

MOUNT NICHOLAS HOLDINGS INC.
PROJECT NUMBER: 211-05278-00

CULTURAL HERITAGE IMPACT STATEMENT 0 NICHOLAS STREET, CALEDON, ONTARIO

APRIL 25, 2022

CONFIDENTIAL





CULTURAL HERITAGE IMPACT STATEMENT

0 NICHOLAS STREET,
TOWN OF CALEDON,
ONTARIO

MOUNT NICHOLAS HOLDINGS INC.

FINAL
CONFIDENTIAL

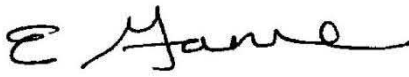
PROJECT NO.: 211-05278-00
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EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by the Biglieri Group on behalf of Mount Nicholas Holdings Inc. to complete a Cultural Heritage Impact Statement (CHIS) for the subject property located at 0 Nicholas Street, and adjacent heritage properties, in the former Village of Alton, now the Town of Caledon. The proposed development is located north and west of Amelia Street and set back from Main Street approximately 60 metres (Figure 1).²

The proposed development for the subject property at 0 Nicholas Street consists of a 15-lot residential subdivision, the development will be confined to the eastern half of a 5.8 hectare lot. This CHIS is being undertaken to evaluate the proposed residential subdivision on the subject property as well as adjacent built heritage resources (BHRs) and cultural heritage landscapes (CHLs).

While 0 Nicholas Street is not included on the Town of Caledon's Municipal Heritage Register, it is adjacent to several properties with varying levels of heritage protection: 55 John Street (the Millcroft Inn), which is designated under Part IV of the Ontario *Heritage Act* (OHA); and 46 Amelia Street, 19876 Main Street, and 19904 Main Street that are listed, non-designated properties of cultural heritage value or interest (CHVI). The proposed development is also located within the boundaries of the Alton and Environs Cultural Heritage Landscape (CHL) and the Alton Heritage Conservation District (HCD) Study.

As part of the CHIS, an evaluation of the cultural heritage value of 0 Nicholas Street, 46 Amelia Street, 19876 Main Street, and 19904 Main Street was conducted using the criteria outlined in Ontario Regulation 9/06 (O. Reg. 9/06). It was determined that each property met at least one of the criteria outlined in O. Reg. 9/06, and as such a Statement of Cultural Heritage Value or Interest (CHVI) has been drafted for each property.

Evaluating the proposed development plan for the subject properties against the Statements of Cultural Heritage Value or Interest, it was determined that the new residential development would have direct impacts to 0 Nicholas Street, 55 John Street, 46 Amelia Street, 19876 Main Street, 19904 Main Street and the Alton and environs CHL. The following alternatives were considered to avoid or reduce these adverse impacts to the heritage attributes of the subject properties and the surrounding CHL:

- 1) Preserve and maintain 0 Nicholas Street with no further development of the property;
- 2) Development of 0 Nicholas Street as proposed, without heritage considerations; and,
- 3) Development of 0 Nicholas Street, with additional mitigation measures.

Based on the review of the alternatives, Option 1, Do Nothing, is the preferred option from a cultural heritage perspective, followed by Option 3, Option 2 is the least preferred option. As such, the following recommendations are provided.

SUMMARY OF KEY RECOMMENDATIONS

The following recommendations to reduce impacts to 0 Nicholas Street and adjacent heritage properties include:

- 1 The following should be implemented through the development application process:
 - 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

² Main Street is oriented in an approximately northwest to southeast direction. For ease of description in this report, Main Street will be described as being north-south oriented.

- 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, and 19904 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).
- 2** Contract documentation should include information regarding the CHVI of the aforementioned properties, specifically the List of Heritage Attributes.
 - 3** In accordance with the *Town of Caledon Terms of Reference Heritage Impact Assessment* (2019), WSP also recommends that the following properties meet the criteria for heritage designation under O. Reg. 9/06:
 - a** 0 Nicholas Street for its contextual value as the property is important in defining the character of the Village of Alton, and because of the property's location on the east face of the Pinnacle of Alton, it is considered a landmark. Lastly, the property is functionally and visually linked to its surroundings as the property has historically been used for recreation since the town's settlement in the nineteenth century
 - b** 46 Amelia Street as a representative example of an Ontario Gothic Cottage, for its connection to the nineteenth century industrial development of the Town of Alton as well as for its contribution to the surrounding historic Main Street corridor.
 - c** 19876 Main Street as a representative example of an early Ontario Cottage with Neo-Classical influences, for its connection to the nineteenth century industrial development of the Town of Alton as well as for its contribution to the surrounding historic Main Street corridor.
 - d** 19904 Main Street as a representative example of a Central Ontario bank barn and its contribution to the surrounding historic Main Street corridor.
 - 4** Should development plans change significantly in scope or design after approval of this CHIS, additional cultural heritage investigations may be required.
 - 5** This report should be filed with the Town of Caledon Archives for their records.
 - 6** This CHIS should be submitted to the Town of Caledon Heritage Planner for review and comment.

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1 INTRODUCTION

WSP Canada Inc. (WSP) was retained by the Biglieri Group on behalf of Mount Nicholas Holdings Inc. to complete a Cultural Heritage Impact Statement (CHIS) for the subject property located at 0 Nicholas Street, and adjacent heritage properties, in the former Village of Alton, now the Town of Caledon. The proposed development is located north and west of Amelia Street and set back from Main Street approximately 60 metres (Figure 1).

The subject property is not listed on the Town of Caledon's Register, however, there is one designated, and three listed non-designated properties adjacent to the subject property. The subject property is also located within the boundaries of the Alton and Environs Cultural Heritage Landscape (CHL) and the Alton Heritage Conservation District (HCD) Study area. The forested 5.8 hectare property is currently vacant. The property is designated as Rural Residential in the *Town of Caledon Official Plan* (2018, 2019 d).

The property owner's contact information is as follows:

Mt. Nicholas Holdings Inc.,
c/o David Goodman, Goodman, Solomon & Gold
1500-439 University Ave
Toronto, ON M5G 1Y8
416-895-5555, ext. 1

The proposed development for the subject property at 0 Nicholas Street consists of a proposed Plan of Subdivision for the subject lands for the development of a 15-lot residential subdivision on the eastern half of a 5.8 hectare lot. Based on requirements outlined in the Town of Caledon's *Official Plan*, a Cultural Heritage Impact Statement (CHIS) has been prepared to evaluate the potential impacts of the proposed Plan of Subdivision on the subject property and adjacent cultural heritage resources.

This CHIS has been structured to adhere to the guidelines of the Town of Caledon *Terms of Reference Heritage Impact Assessment* (2019 a) and guidance provided in the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2006), the OHA, Section 2(d) of the *Planning Act*, Section 2.6.3 of the *Provincial Policy Statement* (2020), and Section 3.3 of the *Town of Caledon Official Plan* (2018). This document will provide:

- A background on the project and introduction to the development site;
- A description of the methodology used to investigate and evaluate the study area;
- A summary of background research and analysis related to the study area;
- An assessment of existing conditions;
- An evaluation of 0 Nicholas Street, 46 Amelia Street, 19876 Main Street and 19904 Main Street for CHVI and a Statement of Cultural Heritage Value or Interest, if applicable;
- A description of the proposed development and a summary of potentially adverse impacts;
- An assessment of alternative options, mitigation measures and conservation methods to be considered to avoid or limit negative impacts to the CHVI of the study area;
- Conservation methods and proposed strategies, as required; and,
- Recommendations as to whether 0 Nicholas Street, 46 Amelia Street, 19876 Main Street and 19904 Main Street are worthy of heritage designation under the OHA.





LEGEND

-  Project Location
-  Subject Property (Designated Part IV)
-  Subject Property (Non-designated, Listed)

TITLE: FIGURE 1: LOCATION OF STUDY AREA ON AERIAL PHOTOGRAPH IN ALTON, ONTARIO	SCALE: 1:5,949	PROJECT NO: 211-05278-00	DATE: DECEMBER 2021
PROJECT: 0 NICHOLAS STREET, HERITAGE IMPACT ASSESSMENT	CREDITS:		
0 125 250 m			

2 POLICY FRAMEWORK

2.1 PLANNING ACT AND PROVINCIAL POLICY STATEMENT

The *Planning Act* (1990) and the *Provincial Policy Statement* (PPS) (Ministry of Municipal Affairs and Housing (MMAH), 2020) issued under Section 3 of the *Planning Act*, provide Ontario-wide policy direction on land use planning. All decisions affecting land use planning “shall be consistent with” the PPS, which identifies that properties and features demonstrating significant architectural, cultural, historical, archaeological, technical or scientific interest are of provincial interest and should be conserved.

The importance of identifying, evaluating and conserving built heritage resources and cultural heritage landscapes is noted in two sections of the PPS 2020:

- Section 2.6.1 – “Significant built heritage resources and significant heritage landscapes shall be conserved”; and,
- Section 2.6.3 – “Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.”

The following concepts, as defined in the PPS, are fundamental to an understanding of the conservation of cultural heritage resources in Ontario:

Built heritage resources (BHR) are defined as “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.”

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

Cultural heritage landscapes (CHL) “means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.”

Heritage attributes “means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).”

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

Woodlands means “treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of

clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest".

2.2 ONTARIO HERITAGE ACT

The OHA gives municipalities and the provincial government powers to preserve the heritage of Ontario, with a primary focus on protecting heritage properties and archaeological sites. The OHA grants authority to municipalities and the province to identify and designate properties of heritage significance, provide standards and guidelines for the preservation of heritage properties and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the OHA). Designation offers protection for the properties under Sections 33 and 34 of the OHA, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

In addition to designated properties, the OHA allows municipalities to list properties that are considered to have CHVI on their Register, which provides interim protection against demolition in the form of a 60-day delay in issuing a demolition permit. Under Part IV, Section 27, municipalities must maintain a Register of properties situated in the municipality that are of CHVI. Section 27 (1.1) states that the Register shall be kept by the Clerk and that it must list all designated properties (Part IV and V). Under Section 27 (1.2), the Register may include a property that has not been designated, but that the municipal council believes to possess CHVI. Listed properties, although recognized as having CHVI, are not protected under the OHA against demolition or unsympathetic alteration as are designated properties, but are acknowledged under Section 2 of the *PPS* (MMAH, 2020).

2.3 ONTARIO REGULATION 9/06

The evaluation of cultural heritage resources is guided by *Ontario Regulation 9/06* (O. Reg 9/06), which provides three principal criteria with nine sub-criteria for determining CHVI. The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include: design or physical value, historical or associative value and contextual value.

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
- i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

If a potential cultural heritage resources is found to meet any one of these criteria, it can then be considered an identified resource.

2.4 MHSTCI HERITAGE RESOURCES IN LAND USE PLANNING

The MHSTCI's *Heritage Resources in Land Use Planning Process* (2006) identifies HIAs as an important tool to evaluate cultural heritage resources and to determine appropriate conservation options. The document identifies what an HIA should contain and any specific municipal requirements.

To determine the effect that a proposed development or site alteration may have on a significant cultural heritage resource, the MHSTCI's *Heritage Resources in Land Use Planning Process* outlines seven potential negative or indirect impacts:

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

2.5 PEEL REGION OFFICIAL PLAN

The *Peel Region Official Plan* (2018) was first adopted by Regional Council on July 11, 1996, through By-law 54-96 and was subsequently approved with modifications by the Minister of Municipal Affairs and Housing. There have been many amendments approved by the Minister since. The Office Consolidated version of Plan was released in 2018.

Section 3.6, Cultural Heritage, addresses heritage resource conservation. Relevant policies include:

- 3.6.2.5 Direct the area municipalities to require, in their official plans, that the proponents of development proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to cultural heritage resources.
- 3.6.2.6 Encourage and support the area municipalities in preparing, as part of any area municipal official plan, an inventory of cultural heritage resources and provision of guidelines for identification, evaluation and impact mitigation activities.

2.6 TOWN OF CALEDON OFFICIAL PLAN

The *Town of Caledon Official Plan* (2018) was Consolidated in April 2018. Cultural heritage conservation policies are addressed in Section 3.3. The following policies provide guidance for development proposals that may impact cultural heritage resources.

S. 3.3.3.2.1 To identify and conserve the Town's cultural heritage resources, in balance with the other objectives of this Plan, through the implementation of appropriate designations, policies and programs including public and private stewardship and partnering with other heritage organizations in the community.

S. 3.3.3.1.5 Cultural Heritage Impact Statements

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

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

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

S. 3.3.3.1.6 Appropriate Mitigation

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

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

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

3.3.3.1.9 Designation

Pursuant to the *Ontario Heritage Act*, Council may by by-law designate cultural heritage resources, including individual properties, conservation districts and landscapes, and archaeological sites.

3.3.3.1.10 Securities

Where any development requiring the approval of the Town involves lands on which a cultural heritage resource(s) is to be retained the Town may, where it has the authority to do so and where appropriate, require that the applicant enter into an agreement which will provide for the retention of the cultural heritage resource(s) on the subject lands. Such agreement may also require the applicant to provide sufficient securities to the Town for the specific purposes set out in the agreement. This provision will not apply to cultural heritage resources in so far as these cultural heritage resources are the subject of another agreement respecting the same matters made between the applicant and another level of government or Crown agency.

3.3.3.1.13 Heritage Easements and Acquisitions

The Town may pass by-laws for the entering into of easements or covenants with owners of property of cultural heritage value or interest for the purposes of conservation. The Town may also acquire, by purchase, lease or donation, property of cultural heritage value or interest for the purposes of conservation.

3.3.3.1.14 Cultural and Natural Landscapes

In its consideration of all development and redevelopment proposals, the Town will have regard for the interrelationship between cultural heritage landscapes and scenic natural landscapes, in accordance with Section 3.2.3.5 of this Plan.

3.3.3.1.15 Vegetation

The Town will encourage the conservation of significant cultural heritage vegetation. Retention of significant cultural heritage vegetation shall be a consideration in the design of any development. The conservation of significant cultural heritage vegetation along streets and roads shall be encouraged by the Town, except where removal is necessary because of disease, damage or to ensure public health and safety.

The following *Town of Caledon Official Plan* policies provide guidance for the conservation of built heritage resources.

3.3.3.2 Built Heritage Resources Inventory

An inventory of built heritage resources and their contextual landscape elements shall be prepared and maintained through the Heritage Resource Office. Inventoried built heritage resources may be considered for designation under the *Ontario Heritage Act* and/or for conservation in the Town's consideration of any proposed development or undertaking, subject to all relevant legislation.

Criteria will be developed pertaining to the significance of built heritage resources which will guide rankings within the inventory. Revisions to the initial inventory may occur as a result of additional investigations and field checks.

3.3.3.3 Retention/Relocation of Heritage Buildings

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

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

d) Relocation of the building to a sympathetic site. If interest is demonstrated, the heritage building could be relocated to an available lot at a sympathetic site within the Town.

3.3.3.3.4 Second Dwellings

In Prime Agricultural Area and General Agricultural Area and Rural Lands designations, and subject to all provisions of this Plan and any other relevant legislation and/or policy, the retention and conservation of built heritage resources containing a single-dwelling may be permitted by allowing the construction of a second single-dwelling, or the conversion of a building to a second single-dwelling, on an existing lot of record subject to all of the following:

- a) The existing dwelling is designated and an easement agreement is registered under the *Ontario Heritage Act*;
- b) There is adequate provision for private sewage disposal for both dwellings;
- c) There is adequate provision for potable water for both dwellings;
- d) All setback requirements are satisfied;
- e) For agricultural operations in the Prime Agricultural Area and General Agricultural Area designations the second dwelling or structure shall satisfy the policies of Section 5.2.3.1 a) iii) of this Plan;
- f) The subject lot is outside the Oak Ridges Moraine Conservation Plan area;
- g) Will not adversely impact surrounding land use and landscape character;
- h) A rezoning;
- i) No future severance of either dwelling; and,
- j) Where located in, or in proximity to CHPMARA as shown on Schedule L; satisfying the Land Use Compatibility policies in Section 5.11.2.6 of this Plan.

3.3.3.6.2 Adaptive Re-Use in Prime Agricultural Areas and General Agricultural Areas and Rural Lands

Where appropriate in Prime Agricultural Areas, General Agricultural Areas and Rural Lands, and in accordance with the provisions of this Plan and any other relevant legislation, regulations, policy or by-law, the retention and conservation of non-residential built heritage features, such as barns, will be encouraged through their conversion or redevelopment. Such conversion or redevelopment must be sympathetic to the original form and material of the rural structure and not hinder the operation of any existing agricultural activity on adjacent properties, and may require an MDS assessment to the satisfaction of the Town and external agencies if there is a heritage concern.

2.7 FEDERAL AND PROVINCIAL HERITAGE GUIDELINES

In accordance with the Town of Caledon Terms of Reference Heritage Impact Assessment (2019 a), additional guidelines were considered including Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (Second Edition, 2010), hereafter referred to as Parks Canada's *Standards and Guidelines*; the former Ministry of Culture's *Eight Guiding Principles in the Conservation of Historic Properties* (1997) and *Heritage Conservation Principle's for Land Use Planning* (2007); and *Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (1988).

3 PROJECT METHODOLOGY

A CHIS evaluates the proposed impact of development on the heritage attributes of a property of potential CHVI. This CHIS is guided by the Town of Caledon *Terms of Reference Heritage Impact Assessment* (2019 a) and the MHSTCI's *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2005).

To address the requirements of a CHIS, this report provides the following information:

- A summary of the history of the immediate context informed by a review of archival sources and historical maps;
- Photographic documentation of the subject properties and context;
- A written description of the existing conditions and context of the subject properties;
- An evaluation of the subject properties using O. Reg. 9/06;
- Preparation of a Statement of Cultural Heritage Value or Interest and List of Heritage Attributes, if applicable;
- A review of the proposed development;
- Identification of impacts;
- The identification and analysis of mitigation opportunities, as required;
- A statement of the subject property's worthiness for heritage designation under the OHA;
- The preferred strategy recommended to best protect and enhance the CHVI and heritage attributes of the cultural heritage resource; and,
- Conservation recommendations.

3.1 PREVIOUS STUDIES

3.1.1 ALTON HERITAGE CONSERVATION DISTRICT STUDY

The proposed residential subdivision is located within the boundaries of the Alton Heritage Conservation District (HCD) Study. Phase I of the Study was recommended by the Town of Caledon in order to determine if the area has significant cultural heritage value (Town of Caledon, 2009).

Through the completion of Phase I of the HCD Study, the Town of Caledon determined there is merit in pursuing the designation of a portion of the HCD Study area as an HCD under the OHA. Based on these findings, the Town developed a description of the heritage character of Alton and a list of its heritage attributes, and developed a recommended HCD boundary.

The HCD Study found that the unique character of Alton Village is related to the natural landscape and early indigenous use of the landscape/natural resources. The HCD Study also identified important nineteenth and early twentieth century built features and settlement patterns, primarily based on milling and the use of waterpower.

The HCD Study identified the following heritage attributes:

Natural Features and Landscape

- Topography, including the Pinnacle;
- Shaw's Creek and valley lands; and,

- Mature trees and vegetation on public and private roads.

Historic Mill Town

- Remining mills and remains of mill complexes, including mill infrastructure;
- Mill privileges;
- Dams and mill ponds; and,
- Nineteenth and twentieth century built features.

Crossroads Settlement

- Main Street and Queen Street West intersection;
- Street grid pattern adapted to the topography and valley lands; and,
- Remaining features on the 1857 Plan of Alton

Views and Vistas

- View of the Alton mill pond from Queen Street West; and,
- Historic views from the Pinnacle.

Built Features of Nineteenth and Twentieth Century Alton

- Features which contribute to Alton's unique heritage character;
- Credit Valley Railway (CVR) corridor; and,
- Concentration of heritage buildings (commercial, residential, institutional, industrial, etc.).

If Town Council endorses the HCD Study recommendations, it will proceed with the second phase, the creation of an HCD Plan and Guidelines. Developed through further community consultation, the HCD Plan would provide detailed implementation information to guide future conservation and development activities within the district.

3.1.2 ALTON AND ENVIRONS CULTURAL HERITAGE LANDSCAPE

The project is situated within the Alton and Environs Candidate CHL. The Candidate CHL area is an *organically evolved mill village landscape as defined by the Town of Caledon: Criteria for the Identification of Cultural Heritage Landscapes* and is focused on the milling heritage which extends along Shaw's Creek through the existing village.

The Candidate CHL area is bounded by the footprint of the historic village as identified on the Peel County Atlas map of 1877 to the south, east and west and by (and including) the hill known as the Pinnacle which served to define/constrain the shape of the village and serves as its northern scenic backdrop.

Within the village, lots are defined by hedges, windrows, the location of driveways as well as a variety of fencing types, mostly of wood and ranging from pickets to lattice-topped privacy fences.

The area is considered an excellent Candidate CHL in that it is closely associated with a number of Caledon's major historic themes, including: pioneer settlement; early industry – grist and sawmills along the Credit and the Railway. Much evidence of these themes remain today.

The Candidate CHL is part of the Credit River Valley and is sited directly below the large morainic hill locally known as the Pinnacle. This segment of the river once contained a long set of rapids and a fall of approximately 108 feet, making it an ideal location for mill sites. The main branch of the Credit River is located east of the Village of Alton where the Alton Branch, also known as Shaw's Creek, and a tributary originating near Orangeville converge.

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.

Evaluation and Significance

The CHL was evaluated using the Significance Criteria from the *Town of Caledon: Criteria for the Identification of Cultural Heritage Landscapes*. Excerpts from the evaluation criteria are provided below.

Significance Criteria

While any landscape upon which humankind has left their imprint is a cultural landscape, only those cultural landscapes that have a deep connection with the history of the jurisdiction can be identified as cultural heritage landscapes. To be considered significant from a heritage perspective it must be demonstrated through the Inventory Report that the Candidate CHL meets one or more of the following criteria:

- A. Is associated with events that made significant contributions to the broad patterns of area history, i.e., strong association with central themes.
- B. Is closely associated with the lives of individuals and/or families who are considered significant to the history of the area.
- C. Embodies the distinctive characteristics of a particular settlement pattern or lifeway whether derived from ethnic background, imposed by the landscape, was the practice of a specific historic period or a combination of the above.
- D. Manifests a particularly close and harmonious long-standing relationship between the natural and domestic landscape. Has yielded or is likely to yield information important to prehistory or history. Is strongly associated with the cultural and/or spiritual traditions of First Nations or any other ethnic and/or religious group.

Integrity

A CHL must be able to be justified as distinct area of contiguous heritage integrity. The key individual elements which constitute the cultural heritage landscape and the way in which their interweaving makes a unique 'place' must still clearly reflect the historic period and/or organic evolution from which the heritage significance derives.

Conclusions

The preceding Inventory Report clearly demonstrates that this Candidate CHL area fulfills Significance Criteria A, B and C. The importance of water-powered industry to the development of Caledon cannot be overstated and

Alton was, in its time, one of the most important (and one of the earliest) industrial centres in the Township. It certainly retains the greatest material evidence of its milling heritage.

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.

The Statement of Significance for the Candidate CHL can be found in Section 7.2.

4 HISTORICAL CONTEXT

The following sections provide a general review of the pre-contact and post-contact periods of Southern Ontario as well as the history of the study area, specifically, to provide a generalized historical framework for the archaeological assessment.

4.1 PRE-CONTACT PERIOD

The following provides a generalized cultural history of Indigenous people within the region the study area is situated. Information is primarily derived from the archaeological record and the interpretations of archaeologists. Technological or temporal divisions have been defined to describe adaptations to changing climates, physiography, subsistence patterns, and geopolitical pressures which do not necessarily provide an accurate reflection of fluid cultural practices spanning thousands of years. The following presents a sequence of Indigenous land-use from earliest human occupation following deglaciation to the recent past based on periods defined by archaeologists as:

- The Paleo Period
 - The Archaic Period
 - The Woodland Period
-

4.1.1 PALEO PERIOD

Paleo period populations were the first to occupy what is now Southern Ontario, moving into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years before present (BP). The first Paleo period populations to occupy Southern Ontario are referred to by archaeologists as Early Paleo (Ellis and Deller, 1990).

Early Paleo period groups are identified by their distinctive projectile point types, exhibiting long grooves, or 'flutes', that likely functioned as a hafting mechanism (method of attaching the point to a wooden shaft). These Early Paleo group projectile types include Gainey (ca. 10,900 BP), Barnes (ca. 10,700), and Crowfield (ca. 10,500) (Ellis & Deller, 1990). By approximately 10,400 BP, Paleo projectile points transitioned to various unfluted varieties, such as Holcombe (ca. 10,300 BP), Hi Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These types were utilized by Late Paleo period groups (Ellis and Deller, 1990). Both Early and Late Paleo period populations were highly mobile, participating in the hunting of large game animals. Paleo period sites often functioned as small campsites where stone tool production and maintenance occurred (Ellis and Deller, 1990).

4.1.2 ARCHAIC PERIOD

Climatic warming, approximately 8,000 BP, was accompanied by the arrival of the deciduous forest in Southern Ontario. With this shift in flora came new faunal resources, resulting in a change in cultural adaptations in the region. This change is reflected in new tool-kits and associated subsistence strategies referred to archaeologically as the Archaic period. The Archaic period in Southern Ontario is divided into three phases: the Early Archaic (ca. 10,000 to 8,000 BP), the Middle Archaic (ca. 8,000 to 4,500 BP), and the Late Archaic (ca. 4,500 to 2,800 BP) (Ellis et al. 1990). Generally, in North America, the Archaic period represents a transition from big game hunting to broader, more generalized subsistence strategies dependent on local environmental parameters. This period is characterized by the following traits:

- An increase in stone tool variation and reliance on local stone sources,
- The emergence of notched and stemmed projectile point types,

- A reduction in extensively flaked tools,
- The use of native copper,
- The use of bone tools for hooks, gorges, and harpoons,
- An increase in extensive trade networks, and,
- The production of ground stone tools and an increase in larger, less portable tools.

The Archaic period is also marked by population growth. Archaeological evidence suggests that by the end of the Middle Archaic period (ca. 4,500 BP) populations were steadily increasing in size (Ellis et al., 1990). Over the course of the Archaic period, populations began to rely on more localized hunting and gathering territories. By the end of the Archaic period, populations were utilizing more encampments that are seasonal. From spring to fall, the archaeological record shows populations were shifting their settlement patterns on a regular, seasonal basis. From spring to fall, settlements would exploit lakeshore/riverine locations where a broad-based subsistence strategy could be employed, while the late fall and winter months would be spent at interior site where deer hunting was likely a primary focus with some wild edibles likely being collected (Ellis et al. 1990, p. 114). This steady increase in population size and adoption of a more localized seasonal subsistence strategy eventually evolved into what is termed the Woodland period.

4.1.3 EARLY AND MIDDLE WOODLAND PERIODS

The beginning of the Woodland period is defined by the emergence of ceramic technology. Similar to the Archaic period, the Woodland period is separated into three timeframes: the Early Woodland (ca. 2,800 to 2,000 BP), the Middle Woodland (ca. 2,000 to 1,200 BP), and the Late Woodland (ca. 1,200 to 350 BP) (Spence et al., 1990; Fox, 1990).

The Early Woodland period is represented in Southern Ontario by two cultural complexes: the Meadowood Complex (ca. 2,900 to 2,500 BP), and the Middlesex Complex (ca. 2,500 to 2,000 BP). During this period, the life ways of Early Woodland populations differed little from that of the Late Archaic with hunting and gathering representing the primary subsistence strategies. The pottery of this period is characterized by its relatively crude construction and lack of decoration. These early ceramics exhibit cord impressions, which are likely the result of the techniques used during manufacture rather than decoration (Spence et al., 1990).

The Middle Woodland period has been differentiated from the Early Woodland period by changes in lithic tool forms (e.g. projectile points, expedient tools), and the increased decorative elaboration of ceramic vessels (Spence et al., 1990). Additionally, archaeological evidence suggests the rudimentary use of maize (corn) horticulture by the end of the Middle Woodland Period (Warrick, 2000).

In Southern Ontario, the Middle Woodland has been divided into three different complexes based on regional cultural traditions: the Point Peninsula Complex, the Couture Complex, and the Saugeen Complex. These groups are differentiated by sets of characteristics that are unique to regions within the province, specifically regarding ceramic decorations.

The Point Peninsula Complex extends from south-central and eastern Ontario into southern Quebec. The northernmost borders of the complex can be found along the Mattawa and French Rivers. Ceramics are coil constructed with conical bases, outflaring rims, and flat, rounded, or pointed lips. The interior surfaces of vessels are often channelled with a comb-like implement, creating horizontal striations throughout. The exterior is smoothed, or brushed, and decoration generally includes pseudo-scallop stamps or dentate impressions. Occasionally, ceramics will have been treated with a red ochre wash (Spence et al, 1990).

The Saugeen Complex is found generally in south-central Ontario and along the eastern shores of Lake Huron. The Saugeen Complex ceramics are similar in style to Point Peninsula Complex; however, the vessels tended to be cruder than their Point Peninsula counterparts. They were characterized by coil construction with thick walls, wide necks, and poorly defined shoulders. Usually, the majority of the vessel was decorated with pseudo-scallop stamps or dentate impressions, with the latter occurring more frequently at later dates (Spence et al., 1990).

4.1.4 LATE WOODLAND PERIOD

There is much debate as to whether a transitional phase between the Middle and Late Woodland Periods is present in Ontario, but it is generally agreed that the Late Woodland period of occupation begins around 1,100 BP. The Late Woodland period in Southern Ontario can be divided into three cultural sub-phases: The early, middle, and late Woodland periods. The early Late Woodland is characterized by the Glen Meyer and Pickering cultures and the middle Late Woodland is characterized by the Uren and Middleport cultures. These groups are ancestral to the Iroquoian-speaking Neutral-Erie (Neutral), the Huron-Wendat (Huron), and Petun Nations that inhabited Southern Ontario during the late Woodland period (Smith, 1990, p. 285).

The Pickering and Glen Meyer cultures co-existed within Southern Ontario during the early Late Woodland period (ca. 1250-700 BP). Pickering territory is understood to encompass the area north of Lake Ontario to Georgian Bay and Lake Nipissing (Williamson, 1990). Glen Meyer is centred around Oxford and Norfolk counties, but also includes the southeastern Huron basin and the western extent is demarcated by the Ekfrid Clay Plain southwest of London, Ontario (Noble, 1975). Villages of either tradition were generally smaller in size (~1 ha) and composed of smaller oval structures, which were later replaced by larger structures in the Late Woodland period. Archaeological evidence suggested a mixed economy where hunting and gathering played an important role, but small-scale horticulture was present, indicating a gradual shift from hunting-gathering to a horticultural economy (Williamson, 1990).

The first half of the middle Late Woodland period is represented by the Uren culture (700-650 BP) and the second half by the Middleport (650-600 BP). Uren and Middleport sites of the middle Late Woodland share a similar distribution pattern across much of southwestern and south-central Ontario. (Dodd et al., 1990). Significant changes in material culture and settlement-subsistence patterns are noted during this short time. Iroquois Linear, Ontario Horizontal, and Ontario Oblique pottery types are the most well-represented ceramic assemblages of the middle Late Woodland period (Dodd et al., 1990). At Middleport sites, material culture changes included an increase in the manufacture and use of clay pipes as well as bone tools and adornments (Dodd et al., 1990; Ferris & Spence, 1995).

The appearance of evidence of small year-round villages, secondary ossuary burials, and what are thought to be semi-subterranean sweat lodges suggest a marked increase in sedentism in Southern Ontario during the Uren and Middleport cultures (Ferris & Spence, 1995). The increasing permanency of settlements resulted in the development of small-scale cultivation and a subsequent increased reliance on staple crops such as maize, beans, and squash (Dodd et al., 1990; Warrick, 2000; Ferris & Spence, 1995).

Archaeological evidence from the middle Late Woodland sites also documents increases in population size, community organization and village fissioning, and the expansion of trade networks. The development of trade networks with northern Algonquian peoples has also been inferred from findings at Middleport sites along the northern parts of southwestern and south-central Ontario. These changes resulted in the more organized and complex social structures observed in the late Woodland period.

During the late Woodland period, village size significantly increased as did the complexity of community and political systems. Villages were often fortified with palisade walls and ranged in size from a few longhouses to over 100 longhouses observed in large villages. Larger longhouses oriented differently than others in the village have been associated with primary familial groups and it has been suggested that longhouses that were located outside of palisade walls may have been for visiting groups for the purposes of trade or social gatherings (Ramsden, 1990). More recent research has indicated that smaller, temporary camp or cabin sites were often used seasonally for the tending of agricultural fields or as fishing camps (Ramsden, 1990). By this time, large-scale agriculture had taken hold, making year-round villages even more practical as a result of the ability to store large crop yields over winter.

Villages in the vicinity of the study areas were typically associated with the Huron-Wendat nations who occupied areas as far east as the Trent River and as far west as the Niagara Escarpment. They typically inhabited each village for several decades until the agricultural land was exhausted, and communities moved to more fertile areas. Throughout the fifteenth and sixteenth century, community movement often included northern migrations and the incorporation of multiple smaller villages into larger coalescent villages.

The Huron-Wendat eventually dispersed from the Toronto area in the seventeenth century, during the period of French contact, to settle in their historic homeland of Wendake, which included territory in present-day Simcoe and Grey Counties. Today, “Wendake” is the name of the Huron-Wendat reserve located in Quebec, Ontario, which was formerly known as the village of Huronia. This coalescence and subsequent movement northward was thought to be the result of a number of socio-political factors, including increased conflict with the Haudenosaunee, an increased complexity in political organization, stronger trade relations with northern Algonquian groups, and interactions with early European traders (Ramsden, 1990; Birch, 2012; Ferris & Spence, 1995).

Oral histories of the Michi Saagiig (Mississauga Anishinaabeg) reflect increasing levels of inter-community relationships, integration, and trade between different groups. For example, these oral histories speak to the arrival of, and relationships with, the Huron “corn growers” (Migizi & Kapyrka, 2015, pp. 127-136). In addition to archaeological interpretations, oral histories also provide a valuable contribution to our understanding of the occupation and movement of Indigenous peoples in Ontario. The following oral history, provided by Michi Saagiig elder Gitiga Migizi, speaks to the occupation of this area of Southern Ontario by the Anishinaabeg throughout the pre-contact and post-contact periods:

The traditional homelands of the Michi Saagiig (Mississauga Anishinaabeg) encompass a vast area of what is now known as Southern Ontario. The Michi Saagiig occupied and fished the north shore of Lake Ontario where the various tributaries emptied into the lake. Their territories extended north into and beyond the Kawarthas as winter hunting grounds on which they would break off into smaller social groups for the season, hunting and trapping on these lands, then returning to the lakeshore in spring for the summer months.

The Michi Saagiig were a highly mobile people, travelling vast distances to procure subsistence for their people. They were also known as the “Peacekeepers” among Indigenous nations. The Michi Saagiig homelands were located directly between two very powerful Confederacies: The Three Fires Confederacy to the north and the Haudenosaunee Confederacy to the south. The Michi Saagiig were the negotiators, the messengers, the diplomats, and they successfully mediated peace throughout this area of Ontario for countless generations.

Michi Saagiig oral histories speak to their people being in this area of Ontario for thousands of years. These stories recount the “Old Ones” who spoke an ancient Algonquian dialect. The histories explain that the current Ojibwa phonology is the 5th transformation of this language, demonstrating a linguistic connection that spans back into deep time. The Michi Saagiig of today are the descendants of the ancient peoples who lived in Ontario during the Archaic and Paleo periods. They are the original inhabitants of Southern Ontario, and they are still here today.

The traditional territories of the Michi Saagiig span from Gananoque in the east, all along the north shore of Lake Ontario, west to the north shore of Lake Erie at Long Point. The territory spreads as far north as the tributaries that flow into these lakes, from Bancroft and north of the Haliburton highlands. This also includes all the tributaries that flow from the height of land north of Toronto like the Oak Ridges Moraine, and all of the rivers that flow into Lake Ontario (the Rideau, the Salmon, the Ganaraska, the Moira, the Trent, the Don, the Rouge, the Etobicoke, the Humber, and the Credit, as well as Wilmot and 16 Mile Creeks) through Burlington Bay and the Niagara region including the Welland and Niagara Rivers, and beyond. The western side of the Michi Saagiig Nation was located around the Grand River which was used as a portage route as the Niagara portage was too dangerous. The Michi Saagiig would portage from present-day Burlington to the Grand River and travel south to the open water on Lake Erie.

Michi Saagiig oral histories also speak to the occurrence of people coming into their territories sometime between 500-1000 A.D. seeking to establish villages and a corn growing economy – these newcomers included peoples that would later be known as the Huron-Wendat, Neutral, Petun/Tobacco Nations. The Michi Saagiig made Treaties with these newcomers and granted them permission to stay with the understanding that they were visitors in these lands. Wampum was made to record these contracts, ceremonies would have bound each nation to their respective responsibilities within the political relationship, and these contracts would have been renewed

annually (see Gitiga Migizi and Kapyrka 2015). These visitors were extremely successful as their corn economy grew as well as their populations. However, it was understood by all nations involved that this area of Ontario were the homeland territories of the Michi Saagiig.

The Odawa Nation worked with the Michi Saagiig to meet with the Huron-Wendat, the Petun, and Neutral Nations to continue the amicable political and economic relationship that existed – a symbiotic relationship that was mainly policed and enforced by the Odawa people.

Problems arose for the Michi Saagiig in the 1600s when the European way of life was introduced into Southern Ontario. Also, around the same time, the Haudenosaunee were given firearms by the colonial governments in New York and Albany which ultimately made an expansion possible for them into Michi Saagiig territories. There began skirmishes with the various nations living in Ontario at the time. The Haudenosaunee engaged in fighting with the Huron-Wendat and between that and the onslaught of European diseases, the Iroquoian speaking peoples in Ontario were decimated.

The onset of colonial settlement and missionary involvement severely disrupted the original relationships between these Indigenous nations. Disease and warfare had a devastating impact upon the Indigenous peoples of Ontario, especially the large sedentary villages, which mostly included Iroquoian speaking peoples. The Michi Saagiig were largely able to avoid the devastation caused by these processes by retreating to their wintering grounds to the north, essentially waiting for the smoke to clear.

Often times, Southern Ontario is described as being “vacant” after the dispersal of the Huron-Wendat peoples in 1649 (who fled east to Quebec and south to the United States). This is misleading as these territories remained the homelands of the Michi Saagiig Nation.

The Michi Saagiig participated in eighteen treaties from 1781 to 1923 to allow the growing number of European settlers to establish in Ontario. Pressures from increased settlement forced the Michi Saagiig to slowly move into small family groups around the present day communities: Curve Lake First Nation, Hiawatha First Nation, Alderville First Nation, Scugog Island First Nation, New Credit First Nation, and Mississauga First Nation. The Michi Saagiig have been in Ontario for thousands of years, and they remain here to this day.

Migizi and Kapyrka pp. 127-136 (2015)

Early contact with European settlers at the end of the Late Woodland period resulted in extensive changes to the traditional lifestyles of most populations inhabiting Ontario including settlement size, population distribution, and material culture. The introduction of European-borne diseases significantly increased mortality rates, resulting in a drastic drop in population size (Warrick, 2000).

4.2 POST-CONTACT PERIOD

Early European presence within the study area began as early as 1615 with the travels of the French explorer Etienne Brulé who travelled with the Huron along the major portage route known as the Toronto Carrying Place Trail, which connected Lake Ontario with Lake Simcoe to the north by way of the Humber River and the Holland Marsh. By the 1650s, the Neutral had been dispersed as a result of increasing conflicts with the Haudenosaunee, and the warfare and disease that had arrived with European colonization. A significant number of the Neutral had also been adopted into Haudenosaunee populations. The large-scale population dispersals gave way for the Haudenosaunee to occupy the territory along the north shore of Lake Ontario where they settled along inland-running trade routes. Due to increased military pressure from the French in the late 1600s, and the return of the Anishinaabe Nations (Ojibwa, Odawa, Potawatomi, and Mississauga) who had previously retreated to the north, the Haudenosaunee abandoned their villages along the north shore of Lake Ontario.

By the 1680s, the Anishinaabeg had returned and re-occupied the land along Lake Ontario, as well as northward beyond the Haliburton Highlands. The Anishinaabeg later participated in a significant number of treaty

agreements with the British Crown, establishing the foundation of Euro-Canadian settlement in Southern Ontario (Ferris and Spence, 1995).

The land on which the study areas are located falls within the boundaries of the Ajetance Purchase (Treaty No. 19). The Ajetance Purchase was signed by the Crown and the Mississauga of the Credit in 1818 and covers approximately 6,500 square kilometers north of the Head of the Lake Purchase (Duric, 2017). Current communities in the area include Brampton, Georgetown, and Caledon

4.3 EURO-CANADIAN CONTEXT

4.3.1 PEEL COUNTY

From 1783 to 1787 the British government negotiated a series of treaties to acquire lands along the north shore of Lake Ontario from the Mississaugas of the Credit except for a portion of land that ran between Etobicoke Creek and Burlington Bay, which came to be known as the “Mississauga Tract.” The land surrounding the tract was used to settle United Empire Loyalists that were displaced from the American colonies during the Revolutionary War in 1783 (Riendeau, 1985). In 1818, as settlement in the area increased, the British Crown conducted the Mississauga Purchase, acquiring 648,000 acres of the Mississauga Tract, which included what was to become known as the Townships of Albion, Caledon, Chinguacousy and Toronto Gore (Heyes, 1961).

In 1854, Peel County was established and was named after Sir Robert Peel, Prime Minister of Great Britain. Originally, the County was united with the County of York, but many inhabitants wanted independent county status. In October of 1866, a vote was taken that favoured separation, and eventually, the Village of Brampton was chosen as the county town. On January 22, 1867, the first county council of Peel met at the newly constructed courthouse in Brampton. At this time, the County of Peel included the Townships of Albion, Caledon, Chinguacousy, Toronto, and Toronto Gore, and the Town of Brampton and Village of Streetsville (Mika & Mika, 1983).

The Townships of Caledon and Chinguacousy were both surveyed in 1819 and settlement occurred shortly after by United Empire Loyalists. The land within the area was sold in parcels to individuals as well as awarded to soldiers in lots under the stipulation that a percentage of the land be cleared and planted. In the early settlement days, the county had an established industry of timber, specifically tall pines used as masts on the British Navy ships (Riendeau, 1985). As more land was cleared and settled, a new industry was needed to sustain the economy of the county. In the 1850s, by capitalizing on the trade demands with the United States, the County of Peel was established as an agricultural hub. Rather than focusing on cereal crops, the county developed a niche in the breeding of livestock and dairy industries. These agricultural industries brought economic growth to the county well into the early 1900s (Riendeau, 1985).

The Regional Municipality of Peel incorporated on October 15, 1973, and includes the City of Brampton, the City of Mississauga, and the Town of Caledon (Mika & Mika, 1983).

4.3.2 CALEDON TOWNSHIP

Caledon Township is located in the northwestern part of Peel County. The Township is divided by Hurontario Street, which originally served as a rough sleigh track when the area was being surveyed in 1819-20. Included in Caledon Township are several communities including Alton, Belfountain, Caledon, Cataract and Inglewood. A range of hills called the Caledon Mountains, stretches across the Township. The Township was first settled by Scots, Irish and United Empire Loyalists - those who remained loyal to the British Crown after the American Revolution (Mika & Mika, 1977).

For some, Caledon Township was considered too far removed, and by 1821, the population was only 100. More settlers began to arrive by the latter half of the 1820's and early pioneer communities began to grow. By the mid-1830's the population of Caledon reached over 1,400 (Mika & Mika, 1977).

In January of 1824, the first town meeting of Caledon was held, it was at this time that the settlers appointed a clerk, a tax collector and a constable. A post office was not opened in the township until around 1835.

The Caledon Township amalgamated with the Villages of Bolton, Caledon East and the Township of Albion to become the new Town of Caledon (Mika & Mika, 1977).

4.3.3 TOWN OF CALEDON

Originally surveyed in 1818 and 1819 as part of the New Survey, the Townships of Albion, Caledon and Chinguacousy were opened for Euro-Canadian settlement in 1820. Lots were surveyed as “double-front,” 200-acre lots (Heritage Caledon et al., n.d.). The name is derived from a shortened form of Caledonia, the Roman name for North Britain (Hamilton, 1978:139). The earliest settlement areas developed around water-powered mill sites on the Credit and Humber Rivers, as well as at various crossroads (Town of Caledon, 2019 c). Several railway lines were constructed through Caledon in the 1870s, providing the area with direct access to urban markets and further encouraging settlement in the region. The new railway routes secured economic fortunes for some communities, while causing the economic downtown of others that were bypassed by the rail lines. The first railway to cross Caledon was the Toronto, Grey and Bruce Railway that extended from Toronto to Owen Sound by 1873. This line would later become part of the Canadian Pacific Railway (CPR) network. The Hamilton and North-Western Railway (HNWR) was built through Caledon in the late 1870s with a station in Caledon East. The CVR also passed through Caledon, connecting Toronto to St. Thomas with branch lines to Orangeville and Elora. The impetus behind these two northern routes was to allow southern markets to access cordwood and quarried stone. Development in the area was also influenced by the Peel Plain, Niagara Escarpment and the Oak Ridges Moraine (Town of Caledon, 2019 c).

When the Township of Chinguacousy dissolved in 1973, the Township of Caledon acquired the land north of Mayfield Road (excluding Snelgrove) (McEvoy, 1869). When regional amalgamation took place in 1973, the Town of Caledon was first named the Town of Albion, however the name was changed by order of the Treasurer of Ontario and Minister of Economics and Intergovernmental Affairs after a vote held by the town on October 1, 1973 (C.V. Peel County Council Charters, 1967).

Today, the primary administrative and commercial centre of the Town of Caledon is the community of Bolton, located on the east side of the municipality. Many smaller communities comprise the Town, including Albion, Alton, Belfountain, Boston Mills, Caledon Village, Caledon East, Cheltenham, Forks of the Credit, Mono Mills, Palgrave and Terra Cotta. Although some historic hamlets have disappeared, and urban development is increasing, the Town of Caledon's current configuration continues to reflect early rural agricultural settlement practices and patterns built around roads and concessions.

4.3.4 ALTON

The Village of Alton was first settled by Thomas Russell and his family in 1834. In 1851, Robert Meek opened a general store and Messrs. Shrigley & Farr established the first grist mill in the village. A post office opened in 1855 with John Meek acting as postmaster. The first church was built by the Congregationalists in 1846 and by the 1870's, the Canadian Methodists and Presbyterians had also constructed churches (Mika & Mika, 1977).

A branch of the CVR was constructed through the village and by the 1870s, the village began to prosper. It had several grist, flour, and sawmills and two lime kilns.

The Village of Alton became a part of the Town of Caledon, Regional Municipality of Peel, on January 1, 1974 (Mika & Mika, 1977).

4.4 SITE SPECIFIC HISTORY: LOT 23, CONCESSION IV, WEST OF HURONTARIO STREET

Euro-Canadian land use history for Lot 23, Concession IV, West of Hurontario Street, was produced using land registry records, archival photographs, historical mapping, and other primary and secondary sources, where available. The following land use history was completed during the COVID-19 pandemic when local area archives were closed to the public. Accordingly, research was limited to online resources.

4.4.1 0 NICHOLAS STREET

The subject property at 0 Nicholas Street is located within part of Lot 23, Concession IV, West of Hurontario Street, in the former Township of Caledon.

The first patent was issued in 1839 from the Crown to Elizabeth Gaynor for all 200 acres of Lot 23, Concession IV, West of Hurontario Street. On May 5, 1849, Nicholas Smith purchased 50 acres in the north quarter and the 124 acres in the west half, from Gaynor for £94.10 (Book 43, Page 311, Instrument 46055).

The subject property was further divided into village lots on the 1857 Plan of the Village of Alton; it is sited within Lots 22 to 28, 32 to 43 and 47 to 59.

Nicholas Smith is indicated as owning the western part of Lot 23, Concession IV, West of Hurontario Street on the 1859 Tremaine Map of Peel County. Given a portion of the subject property is located within the boundaries of the Village of Alton, ownership has not been illustrated on the map, but rather each block comprising the core of the Village has been defined. No structures are illustrated with the subject property. Original concession roads including Main Street West and Mississauga Street are identified on the map and the settlement of “Alton” was established by 1859.

The 1877 Historical Atlas of the County of Peel (Walker & Miles, 1877, Figure 3, Appendix A) identifies Matthew Elliott as the owner of the western portion of the subject property. Similar to the 1859 Tremaine Map, ownership is not illustrated on the eastern portion of the subject property. By 1877, railway tracks have been built east of the intersection of Queen Street West and Main Street.

Archival photographs from 1890 and 1930 (Plate 1 and Plate 2) show the Pinnacle as largely unforested lands used for livestock grazing. Split rail fences marking property boundaries are visible in the photographs.

The 1937 National Defence and Militia's Topographic Map (Sheet 040P16) shows no change in the subject property. While no structures are illustrated within the subject property, considerable development has occurred along Main Street and Queen Street West (Figure 4, Appendix A).

In the 1940s and 1950s, the east slope of the Pinnacle was used as a recreational ski hill. Wallace Bruce Randall constructed a tow rope to pull skiers to the top of the Pinnacle, he also built three small cabins on the Pinnacle (Visit Caledon, 2017).

An aerial photograph dating to 1954 was reviewed (Figure 5, Appendix A). The 1954 aerial photograph reveals a largely agricultural landscape, not significantly different than that depicted in the 1877 historical map and the 1937 National Defence and Militia's Topographic Map. No structures are present within the subject property and several mature trees are visible on the aerial photograph.

The current stand of trees within 0 Nicholas Street were planted between 1955 and 1962 by Jim Dodds, the property owner at the time (P. Newall, Personal Communication, November 23, 2021). The trees were planted as part of the post-Hurricane Hazel private reforestation program outlined in the Credit Valley Conservation Report (Department of Planning and Development, 1956). The trees were planted in an effort to reduce water run-off and soil erosion.



Plate 1: View of Alton from the Pinnacle, 1890 (Beaumont, 1974)



Plate 2: View of Alton from the Pinnacle, c. 1930 (PAMA, 2020)

4.4.2 46 AMELIA STREET

46 Amelia Street was originally part of the 200 acre Crown Patent granted to Elizabeth Gaynor on September 28, 1839 (Book 43, Page 311). 46 Amelia Street is shown on the 1857 Plan of the Village of Alton (Figure 3, Appendix A) as being within Lots 29 and 30 of Block VII. No structures are illustrated within lots 29 and 30 on the 1857 Plan of the Village of Alton.

Given the high concentration of structures within the area, property ownership has not been illustrated on the 1859 Tremaine Map of Peel County or the 1878 historical atlas map, but rather each block comprising the core of the Village has been shaded black (Figure 3, Appendix A).

According to the Abstract Parcel Book for Plan 5, Block I to VII, Nelson Smith *et ux* sold all of lot 29 within Block VII to Edward A. Morris for \$200.00 on June 30, 1874 (Plan 5, Block I to VII, Page 733, Instrument 1909). On July 31, 1882, Edward A. Morris *et ux* sold the lot to William G. Morris for \$457.00 (Plan 5, Block I to VII, Page 733, Instrument 4685). On January 12, 1910, the lot is willed from William G. Morris to Gertrude and Mary Louise Morris who then go on to sell the lot to Richard Page for \$400.00 (Plan 5, Block I to VII, Page 733, Instruments 13539 and 13902). Daniel McPaul purchased the lot from Page on November 28, 1919, for a sum of \$1,600.00 (Plan 5, Block I to VII, Page 733, Instrument 15950). Based on the increase in lot price, it is believed the structure at 46 Amelia Street was built between 1911 and 1919.

The 1937 National Defence and Militia's Topographic Map (Sheet 040P16) depicts one structure within the property, though the building material is not identified (Figure 4, Appendix A).

The residence at 46 Amelia Street is visible on the 1954 aerial photograph. The poor quality of the photograph, however, makes it challenging to discern the configuration of the structure (Figure 5, Appendix A). The aerial photograph shows that Amelia Street once extended northeast, past its current alignment, to connect with Nicholas Street.

4.4.3 19876 MAIN STREET

19876 Main Street was originally part of the 200-acre Crown Patent granted to Elizabeth Gaynor on September 28, 1839 (Book 43, Page 311). On May 5, 1849, Nicholas Smith purchased 50 acres in the north quarter and 124 acres in the west half from Gaynor for £94.10 (Book 43, Page 311, Instrument 46055).

The subject property is shown on the 1857 Plan of the Village of Alton (Figure 3, Appendix A) as being within Lot 8 of Block VII, one structure, with an L-shaped footprint, is illustrated within the lot.

Given the high concentration of structures within the area, property ownership has not been illustrated on the 1859 Tremaine Map of Peel County or the 1878 historical atlas map, but rather each block comprising the core of the Village has been shaded black (Figure 3, Appendix A).

On January 17, 1867, 40 acres of the east half of the lot are willed from Nicholas Smith to Agnes Smith et al. Nelson Smith et ux. sells 40 acres of the east half to Peter V. Lemon for \$1100.00 (Book 43 B, Page 442, Instrument 2711). Smith sold an additional 20 acres of the east half of the lot to Lemon on April 27, 1888, for \$1.00 (Book 43 B, Page 443, Instrument 7343).

No structures are identified on the 1937 National Defence and Militia's Topographic Map (Sheet 040P16). This is likely due to a recording error when the map was produced (Figure 4, Appendix A).

On May 20, 1937, Margaret L. Lemon granted part of Lot 23, Concession IV to Amelia A. Randall for \$1.00 (Plan 5, Block 1 to 7, Page 693, Instrument 19149). Part of the lot is granted from Amelia A. Randall to Wallace Bruce Randall on October 7, 1949 (Plan 5, Block 1 to 7, Page 693, Instrument 21585), Randall then granted part of the lot to Homer A. Newall on August 18, 1950. The Newall family currently own 19876 Main Street.

Several structures, including the Nicholas Smith house and several outbuildings are visible on the 1954 aerial photograph of the property (Figure 5, Appendix A).

4.4.4 19904 MAIN STREET

On October 10, 1866 (Plan 5, Block I to VII, Page 669, Instrument 14811) Nicholas Smith *et ux.* sold all of Lot 11 within Block VII to Michael Hill for \$120.00, who then sold the Lot to Elizabeth Sawyers on March 14, 1868, for \$36.00 (Plan 5, Block I to VII, Page 669, Instrument 15791).

19904 Main is shown on the 1857 Plan of the Village of Alton (Figure 3, Appendix A) as being within Lots 11, 12 and 13 of Block VII. One structure is shown within lot 11 of the Plan.

The lot, in its entirety changes ownership several more times until, on August 25, 1877, a certificate for building is issued from William Menary to Jerimiah Burke for \$48.00 (Plan 5, Block I to VII, Page 669, Instrument 2782). John Burke *et ux.* sold the lot to James C. Beackwood on November 21, 1878, for \$700.00 (Plan 5, Block I to VII, Page 669, Instrument 3271). Given the issuance of a building certificate and the increase in value of the property, it is assumed a structure was built on the lot c. 1878. It cannot be confirmed, however, if the barn and ancillary building on the property are the buildings represented in this transaction. On May 1, 1885, Eliza Smith purchased the lot from the Peoples Loan & Deposit Co. for a sum of \$400.00 (Plan 5, Block I to VII, Page 669, Instrument 8754). Smith sold the lot to George Hall on August 29, 1893, for a sum of \$380.00 (Plan 5, Block I to VII, Page 669, Instrument 9199). The lot was granted from the estate of George Hall to Hazel Beales on May 15, 1951 (Plan 5, Block I to VII, Page 669, Instrument 21992), and again on August 14, 1968, from the Hall estate to John and Harold Laxton (Plan 5, Block I to VII, Page 669, Instrument 611977). The final transaction for the lot takes place on March 21, 1983, when the lot is granted from Harold and John Laxton to Harold Laxton for a sum of \$39,800 (Plan 5, Block I to VII, Page 669, Instrument 886910).

The 1937 National Defence and Militia's Topographic Map (Sheet 040P16) illustrates one structure within the property, the building material however is not identified (Figure 4, Appendix A).

A 1954 aerial photograph of 19904 Main Street was reviewed (Figure 5, Appendix A). The quality of the photograph is poor, making it challenging to clearly identify building footprints.

5 EXISTING CONDITIONS

The following descriptions of the subject property and adjacent properties are based on a field review conducted on November 23, 2021, by Emily Game, Cultural Heritage Specialist. Permission to enter 19904 Main Street and 46 Amelia Street were not granted, as such, the field review was conducted from the public right of way. Permission to enter 19876 Main Street was granted to WSP on November 23, 2021, by property owner Paul Newall. Building interiors are not included in this CHIS.

The study area is located within the boundaries of the Alton and Environs CHL and the Alton HCD Study. The properties are part of the historic Main Street Corridor, the corridor once formed the commercial and institutional district of Alton. The area was comprised of shops, churches, hotels, a post office, a school, a cemetery, and residences.

5.1 0 NICHOLAS STREET

The subject property at 0 Nicholas Street is a 5.8-acre forested property with an irregular boundary. The property is set back approximately 175 metres from Queen Street West, 60 metres from Main Street and on the eastern face of the Pinnacle of Alton, a large morainic hill with a scenic outlook which provides a view of the rolling hills of Caledon (Photographs 1 to 3, Appendix B). It is surrounded by forested lands to the north and west, residential properties to the east and commercial and residential properties to the south.

5.2 55 JOHN STREET (MILLCROFT INN)

The building descriptions for 55 John Street have been extracted from the Statement of Significance from Canada's Register of Historic Places (Canada's Historic Places, n.d.)

5.2.1 LANDSCAPE CONDITIONS

55 John Street is located on the north side of John Street, north of Queen Street West, between Main Street and Mississauga Road. The 100-acre property consists of several buildings that form the Millcroft Inn, which includes parking lots, forested lands, recreational trails, formal and informal gardens, and large areas of manicured lawns. Shaw's Creek, a branch of the Credit River, crosses the property (Photographs 4 to 7, Appendix B).

5.2.1.1 UPPER MILL

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 (Photographs 8 to 10, Appendix B).

5.2.1.2 THE WARD-DODS-MILLCROFT HOUSE

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 (Photographs 12 to 15, Appendix B).

5.3 46 AMELIA STREET

5.3.1 LANDSCAPE CONDITIONS

46 Amelia Street consists of a residential property, with an irregular shape. The property is situated at the northern terminus of Amelia Street and at the base of the Alton Pinnacle (Photograph 16, Appendix B). The house is located on the western portion of the property, a small storage shed is located east of the house (Photograph 17, Appendix B). The property is accessed via a wide gravel driveway from Amelia Street. The north, west and south property lines are delineated by a chain-link fence and the eastern property line by a wooden fence.

The lands on which the residence and storage shed are sited have been graded, and, as a result are relatively flat. The area surrounding the residence and shed consist of grassed lawns with informal flower beds. The property immediately west and north of the residence slope steeply. The face of the graded slope is supported by terraced drystone retaining walls which follow the topography of the lands. The terraces constructed across the slopes serve to catch water and divert it at a gentle grade (Photograph 18, Appendix B). The remainder of the property is comprised of forested lands.

5.3.2 RESIDENCE

The one-and-a-half storey Suburban Villa or Farmhouse is situated on an irregular lot, at the northern terminus of Amelia Street. The house has a shallow setback, with its façade oriented south, towards Amelia Street. The residence was originally built to a T-shaped plan, with one rear addition on the north elevation. The building material and foundation type are unknown. All of the windows on the house appear to be modern replacements for what would have likely been wood sash.

5.3.2.1 EXTERIOR

The south (main) façade represents the current active entrance to the residence, accessed through an enclosed porch of modern construction. The main floor of the south façade has one centrally placed rectangular window and two windows in the upper storey. The east façade of 46 Amelia Street contains two window openings, a centrally placed window in the gable end and a small rectangular window set off-centred (Photographs 19, Appendix B).

Three window openings are present on the west façade, two in the upper storey, and one on the main floor. An exterior brick chimney is extant on the west façade (Photograph 20, Appendix B).

The rear façade has a one-storey addition with a gable roof (Photograph 21, Appendix B). The façade is asymmetrical with one window and one door opening.

The lower third of the main façade, the enclosed porch, the west façade and addition on the north façade are clad in half-round logs, the remainder of the house is clad in horizontal metal vinyl siding.

5.4 19876 MAIN STREET (NICHOLAS SMITH HOUSE)

5.4.1 LANDSCAPE CONDITIONS

19867 Main Street consists of a 0.68-acre residential property, with a rectangular shape. The Nicholas Smith house is located on the west side of Main Street, north of Nicholas Street, set back approximately 18 metres

from Main Street and is accessed by a paved driveway off Nicholas Street. The lands on the east and south side of the house are generally flat, and the lands west and north of the house are steeply sloped (Photographs 22 to 24, Appendix B). A dry-stone retaining wall has been constructed into the slope west of the house, the remnants of a stone barn foundation were also observed (Photographs 25 and 26, Appendix B).

There are a total of six structures on the property: the Nicholas Smith House; a one-storey frame garage; a one storey frame barn; a modern shed and two frame buildings used for wood storage.

Along Main Street, a low drystone wall extends approximately 25 metres south from the northern property line. The stone wall was constructed c. 2014 by Eric Landman, an experienced drystone wall builder (P. Newall, Personal Communication, November 23, 2021). The remainder of the property along Main Street and Nicholas Street is separated from the public right-of-way by a split rail cedar fence. Nicholas Street extends approximately 50 metres west from Main Street, after this point, the road consists of a gravel path that narrows to a footpath as it extends west (Photograph 27, Appendix B).

One heritage tree is also present on the property. The crab apple tree on the west side of the house was included in the 2019 Heritage Trees of Caledon Report. The tree is believed to be over 100 years old and has a diameter of 65 cm (Town of Caledon, 2019 e).

5.4.2 RESIDENCE

The principal built heritage resource on the property is a one-and-a-half-storey structure with a one-storey kitchen tail, constructed in the late-1840s. The house was constructed for wagon maker Nicholas Smith, and is the oldest house in Alton. The residential building is of timber frame construction with a drystone foundation (P. Newall, Personal Communication, November 23, 2021), a polychromatic brick veneer was added to the exterior at a later, unknown date. The brick is currently painted white. The original two-over-two double-hung wooden sash windows have been replaced with modern divided-light sash, but retain their original size.

One-storey additions have been constructed on the north and south façades of the Smith house. The addition on the north façade has a with shed roof and is clad in horizontal wood siding. The addition on the south façade has also has a shed roof with a projecting peak. The centre gable peak on the south façade has return eaves that mimic the size and proportions on the original portion of the house. These additions have been completed in a manner which is sympathetic to the original structure, and based on archival photos, these additions have historically been present on the elevations (Plate 3, Plate 4).



Plate 3: Archival Image of the Nicholas Smith House, date unknown (courtesy of P. Newall)



Plate 4: 19876 Main Street, c. 1956 (Department of Planning and Development, 1956)

5.4.2.1 EXTERIOR

The Ontario Cottage, with Neo-Classical influences has a symmetrical main facade, with five-bays and an original centrally placed entrance with side lights. The surround of the main entrance of the house is comprised of square posts of stylized classical forms. The reveals around the portal, the sidelight aprons as well as the door itself have fielded panels (Photograph 28, Appendix B). The windows on the main façade retain their size and proportions, but the original window sash have been replaced with modern divided-light sash. The windows have lintels, constructed of an unknown material, and are topped with brick voussiors.

The first floor of the south and north façades are obscured by a modern additions (Photograph 29, Appendix B).

The windows on the second storey façades contain two rectangular windows with brick voussours. Return eaves are present on the north and south façades. The interior chimneys visible on Plates 1 and 2 are on longer extant on the gable ends.

The west (rear) façade is partially covered by a one-storey kitchen tail (Photograph 30, Appendix B). The kitchen tail is clad in modern siding and the doors and windows on this portion of house have been replaced with modern vinyl sash.

The visible portion of the west façade is symmetrical with three windows on the first floor and a small rectangular window within the upper storey. The original wooden sash windows on the first-floor façade have been replaced with modern vinyl sash with a single windowpane.

5.4.3 BARN AND GARAGE

The barn and garage on 19876 Main Street are located on the southern property boundary. Both structures consist of one-storey frame buildings clad in horizontal wooden siding. The barn has a nearly square footprint and measures approximately 6.5 metres by 6.5 metres. The garage has a rectangular plan and measures 7 metres by 4 metres (Photographs 31 and 32, Appendix B).

5.5 19904 MAIN STREET

5.5.1 LANDSCAPE CONDITIONS

The residential property at 19904 Main Street consists of a 0.51 hectare lot, with four buildings are sited on the property, including two c. 1875-1899 barns, a 1960s bungalow and a modern garage (Photograph 33, Appendix B). The property is located on the west side of Main Street, north of Nicholas Street, on a small rise (Photograph 34, Appendix B).

The lands surrounding the house consists of a generally flat grassed lawn with informal flower beds, several mature trees are also present on the property. Although difficult to confirm from the public right of way, the property appears to slope down to the west. The property is accessed by a paved driveway as well as by a path with concrete steppingstones embedded in the graded slope.

5.5.2 BARN

The barn on the subject property is a vernacular Central Ontario bank barn, it is clad in board and batten with a raised stone foundation (Photograph 35, Appendix B). The barn, built to a rectangular plan with a medium pitched side gable roof, is built into the natural slope of the lot; the bank on the main façade of the barn slopes down to the north, and is partially supported by a drystone retaining wall. The bank on the south façade covers the bottom three-quarters of the stone foundation. The active entrance of the barn is oriented east, facing Main Street. The barn is accessed by a small ramp, which leads to a set of double doors with clipped corners. The northern door has been retrofitted with a modern aluminum door. The south façade of the barn has three windows; a large rectangular window in the basement level with a wood frame and lintel; a small square window on the main floor; and a small square window in the gable end. The windows in the upper two storeys are repeated on the south façade.

As the field review was complete from the public right of way, a description and images of the west façade is not included in this report.

5.5.3 ANCILLARY BUILDING

A frame ancillary building is located west of the Central Ontario bank barn and is not clearly visible from the public right of way. As a result of this limitation, a fulsome description and images of the structure are not included in this report.

The ancillary building appears to be a one-storey frame building clad in horizontal wood siding with a rectangular plan. Based on aerial imagery, the ancillary building has a rectangular plan and measures approximately 6 metres by 10 metres.

5.5.4 RESIDENCE AND GARAGE

The house at 19904 Main Street is a one-storey bungalow, clad in off-white brick. The house has an asymmetrical façade; the main entrance is covered with a large portico (Photograph 36, Appendix B). The house is sited south of the barn and ancillary building and is set back approximately 17 metres from Main Street. A one-car garage is also located on the property, it is constructed on a concrete foundation and is clad in modern vinyl siding (Photograph 37, Appendix B).

5.6 ARCHITECTURAL STYLE

5.6.1 GOTHIC REVIVAL STYLE

46 Amelia Street contains a vernacular farmhouse with Gothic Revival influences. The term ‘vernacular’ is used to describe buildings constructed of local material often without the help of a professional architect and which do not reflect a widely recognized style of architecture. Barbara Raue describes vernacular architecture in *Waterloo Ontario Book 1 in Colour Photos* as, “influenced but not defined by a particular style, vernacular buildings are made from easily available materials and exhibit local design characteristics” (Raue, 2015).

The Gothic Revival style has long influenced Canada and rural Ontario specifically. *The Canada Farmer* published plans and elevations for a farmhouse that would become the Gothic Revival Cottage, the most popular home style in Canada until 1950 (Kyles, 2016b). “The first time that the influence of printed media truly infiltrated Canada’s rural landscape was with the introduction of *The Canada Farmer* in 1864” (Mace 2013:29).

The periodical successfully popularized these simple houses, helping to spread the Gothic Revival style to rural structures (Mace 2013:36). The style of farmhouse design has proven to be versatile and found in many different expressions across Ontario.

In *Beautifying the Countryside: Rural and Vernacular Gothic in Late Nineteenth-Century Ontario*, Jessica Mace notes that Gothic Revival residences in Ontario generally derive from three designs that were simple and affordable to build and which contributed significantly to the evolution of the architectural landscape of nineteenth century Ontario (2013:29). One of these three designs, the “Suburban Villa or Farm House,” (Plate 5) is reflected as a vernacular interpretation at 46 Amelia Street. The expression of this style is larger than the “Small Gothic Cottage,” commonly referred to as an Ontario Gothic Cottage, and includes two floors, five bedrooms and formal rooms for entertaining. A comparative analysis is included in Section 5.7.1.



Plate 5: “Suburban Villa or Farm House” from 1864 edition of *The Canada Farmer* (Mace, 2013:30)

5.6.2 ONTARIO COTTAGE

The property at 19876 Main Street is a vernacular structure and example of a historic Workers' Cottage with Neo-Classical influences.

The term 'cottage' is derived from the Scottish word 'cotter', which was used to describe a person who owned a small shanty or lean-to as a residence, a garden and a plot of land large enough to feed a family (Kyles, 2017). Workers' Cottages are characterized by a small building oftentimes constructed by the owner of a factory or farm and intended for the living quarters of individuals or families employed by the business (Kyles, 2017). In towns, factory owners built rows of Worker's Cottages, which were often dedicated as residences for good workers (Kyles, 2017). Cottages for labourers were illustrated in various early British and American books such as *Lamond's A Narrative of the Rise and Progress of Emigration* (1821), *Loudon's An Encyclopaedia of Cottage, Farm, and Villa Architecture and Furniture* (1839), *Allen's Rural Architecture: Farm Houses, Cottages and Out Buildings* (1853), and *Tarbuck's The Builder's Practical Director or Buildings for All Classes* (c.1856), as single or multiple units and inspired the design of cottages built for workers' in Ontario throughout the nineteenth century (McKendry, 2016). Examples of these cottage designs are illustrated in Plate 6. In Ontario, Workers' Cottages are observed as simple and vernacular frame structures to more elaborately detailed examples built of brick or stone and inspired by the Georgian, Regency and Gothic Revival styles. Some of these well-appointed examples are referred to as the Ontario Cottage, notably if they reflect the vernacular design of the Regency Cottage. This style generally includes an ornate doorway with a partial or full verandah surrounding it and the roof can have a dormer, a belvedere, and often two chimneys (Kyles, 2017).

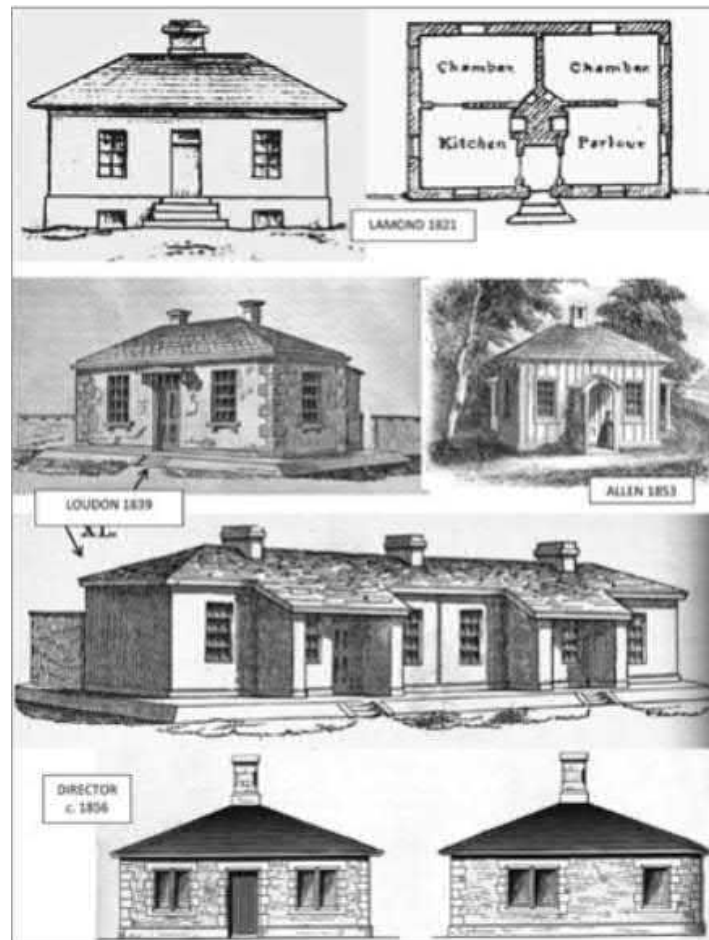


Plate 6: Simple Workers' Cottages in nineteenth century architectural pattern books (McKendry, 2016)

Workers' Cottages are commonly found in the Town of Caledon. Detached examples in the Town of Caledon include the Nicholas Smith House at 19876 Main Street late 1840's, 14377 Creditview Road (c.1850), 1499 Mill Street (c. 1870) and 15023 Chinguacousy Road (c. 1847). A comparative analysis is included in Section 5.7.3 below.

5.6.3 CENTRAL ONTARIO BARN

The barn at 19904 Main appears to be a vernacular example of the Central Ontario style, a common barn design in Southern Ontario dating to the last quarter of the nineteenth century (Ennals, 1972). Based on information from the Caledon Abstract index, the estimated construction date of the barn is thought to date to c. 1878.

The Central Ontario barn is distinguished by its large size, usually 40-50 feet in width and 60-100 feet in length built to a rectangular plan, and is most often constructed of wood on a stone foundation with a gable or gambrel roof (Ennals, 1972). The two roof styles associated with the Central Ontario barn are indicative of the period of construction. Gable roofs were used up to about 1880, after which gambrel roofs were introduced. The barn on the subject property features a gable roof, which supports its estimated construction date prior to 1881 (Ennals, 1972). The gambrel roof was a design element adopted from Dutch style barns for functional reasons as it significantly increased the storage capacity of the loft. This was an important development as farmers began to practice mixed farming after 1880 and needed to store more feed to maintain their growing herds of livestock.

The Central Ontario barn style is two storeys with a lower stable area and an upper level for crop and implement storage and working space. Access to the ground floor is provided by doorways leading to the farmyard and entry to the upper level is by means of an earth ramp leading to a large door in the eave-side (long side) (Ennals, 1972). The large double door and height of the second floor allowed wagons and machinery to be brought in for unloading and repair. This type of barn is known as a bank barn in Southern Ontario. As is the case with the subject property, the barn is often set into a slope so that the upper level can be entered directly from the top of the slope.

Typical of the Central Ontario barn, the second level is often constructed of heavy timber frames or “bents” and includes a drive-floor, which would serve as a workspace and tool and machine storage; a granary (a room or series of rooms facing onto a passageway set at right angles to the drive floor); and an area for hay, straw, grain and crop storage (Ennals, 1972). The lower level would serve as a stable arranged to accommodate stalls for horses and livestock and may include space for root crop storage. The animals and water supply on the ground floor were protected in the winter by the hay insulation on the second floor, which preserved the animal’s body heat.

5.7 COMPARATIVE ANALYSIS

5.7.1 46 AMELIA STREET - GOTHIC REVIVAL

A comparative analysis was undertaken to establish a baseline understanding of similar recognized mid-to-late nineteenth century Gothic Revival “Suburban Villa or Farm House” dwellings in the Town of Caledon to determine if the subject property at 46 Amelia Street *“is a rare, unique, representative or early example of a style, type, expression, material or construction method”* as described in O. Reg. 9/06.

Comparative examples were drawn from Part IV designated properties within the Town of Caledon. Residential dwellings were selected from this data set, with a preference for buildings of similar age, style, typology and material. Five comparable designated properties were identified within the Town of Caledon (see Table 5-1 below). This analysis does not represent all available properties, but the examples are intended to provide a representative sample of similar building typologies.

Table 5-1: 46 Amelia Street: Comparative analysis of heritage properties of a similar age, style and/or typology

Address	Recognition	Picture	Age	Material	Style
6 Damascus Drive (Garden Hill Villa)	Part IV Designated		1881	Buff brick	Late nineteenth century dwelling; one-and-a-half storeys; L-shaped plan; cross gable roof with one centrally placed peak; clad in buff brick; asymmetrical three-bay façade; off-centre placement of front door; covered porch; lancet and segmentally arched window openings (all original except one), some with shutters; bay window; bargeboard.
15045 Chinguacousy Road (Boston Mills House)	Part IV Designated		1850-1874	Frame	Mid-to-late nineteenth century dwelling; one-and-a-half storeys; L-shaped plan; cross gable roof; clad in horizontal wood siding; fieldstone foundation; asymmetrical three-bay façade; off-centre placement of front door with sidelights and transom; covered porch; round and segmentally arched window openings, some with shutters; bay window; two corbelled red brick chimneys.
16081 Airport Road (The Johnston-Wallis House)	Part IV Designated		1875-1899	Buff brick	Mid-to-late nineteenth century dwelling; one-and-a-half storeys; L-shaped plan; cross gable roof with one centrally placed peak; clad in buff brick; asymmetrical three-bay façade; off-centre placement of front door; covered porch; segmentally arched window openings; bay window with double brackets; bargeboard, quoins and decorative brickwork.

Address	Recognition	Picture	Age	Material	Style
16024 Airport Road (The Cranston-Moses-Graham house)	Part IV Designated		1875-1899		Mid-to-late nineteenth century dwelling; one-and-a-half storeys; L-shaped plan; cross gable roof with one centrally placed peak; clad in buff brick; asymmetrical three-bay façade; off-centre placement of front door; covered porch supported by wood posts; segmentally arched window openings; bay window; bargeboard, two brick chimneys, cornice with a moulded frieze.
18260 Hurontario Street (the Ridge House)	Part IV Designated		1875-1899	Red and buff brick	Mid-to-late nineteenth century dwelling; one-and-a-half storeys; T-shaped plan; cross gable roof with two centrally placed peaks; clad in horizontal wood siding; fieldstone foundation; asymmetrical two-bay façade; off-centre placement of front door with sidelights and transom; covered porch supported by Grecian columns; round and segmentally arched window openings; bay window; two corbelled red brick chimneys.

Of these five examples, all were Gothic Revival “Suburban Villa or Farm Houses” built in the mid-to-late nineteenth century.

The following architectural elements characteristic of Gothic Revival “Suburban Villa or Farm Houses” in the Town of Caledon were observed:

- **Type:** All five examples of these Gothic Revival “Suburban Villa or Farm Houses” are one-and-a-half storeys.
- **Plan:** Four examples are built to an L-shaped plan and one to a T-shaped plan
- **Roof:** Each example has a cross gable roof, four examples have at least one front gable peak. All feature overhanging eaves, and two examples include bargeboard in the gable peak.
- **Cladding:** Four examples are clad in buff or red brick. The remaining example is clad in horizontal wood siding.
- **Façade:** Each of the dwellings have asymmetrical facades.
- **Porches:** Each example include a covered porch, three of which are affixed to the corner of the projecting bay. Two examples include wrap-around porches.
- **Windows:** The window openings in these examples are a combination of segmentally arched and lancet. All examples include bay windows. All of the windows appear to be either one-over-one sash units or two-over-two sash units, and two examples include shutters.
- **Decorative Elements:** Five examples include decorative elements such as bay windows, bargeboard, brackets, rusticated stone lintels, brick voussoir, and a covered porch with spindle work or Grecian columns.
- **Alterations:** Although it is difficult to confirm when viewed from the public right of way, it appears that two examples have minimal alterations, two examples have a rear addition, and at least two examples have some replacement windows.

This comparative analysis suggests that the residence on the property at 46 Amelia Street demonstrates some basic elements of the Gothic Revival “Suburban Villa or Farm House”, but is not a representative example of such. The remaining architectural elements of the house reflective of the Gothic Revival style included: the T-shaped Plan, the one-and-a-half storey height, the cross-gable roof. The dwelling has undergone extensive modifications including recladding the exterior with horizontal modern siding, replacement of all windows, replacement of doors, construction of a small addition on the north side as well as an enclosed porch on the main facade, and the removal of any bargeboard. The elements that continue to reflect the Ontario Gothic Cottage style include its one-and-a-half storey height, its side gable roof with central peak, its symmetrical three-bay facade and its T-shape plan. Believed to be constructed between 1911 and 1919, the house is not an early example of Gothic Revival style architecture, which can date from the early nineteenth century and it is not the earliest example of such style in the Town of Caledon.

Lastly, as there are at least nine examples of Gothic Revival Cottages in Caledon designated under Part IV of the Ontario Heritage Act and approximately 151 Gothic Revival influenced properties not designated but included on the Municipal Register. As such, 46 Amelia Street is not considered to be a rare or unique example of a Gothic Revival Cottage.

5.7.2 19876 MAIN STREET – ONTARIO COTTAGE

A comparative analysis was undertaken to establish a baseline understanding of similar recognized heritage properties in the Town of Caledon, and to determine if the subject property cottage *“is a rare, unique, representative or early example of a style, type, expression, material or construction method”* as described in O. Reg. 9/06.

Comparative examples were drawn from Part IV designated properties within the Town of Caledon. Residential dwellings were selected from this data set, with a preference for buildings of similar age, style, typology, and material. Four comparable designated properties were identified within the Town of Caledon (see Table 5-2 below). This analysis does not represent all available properties, but the examples are intended to provide a representative sample of similar building typologies.

Table 5-2: 19876 Main Street: Comparative analysis of heritage properties of a similar age, style and/or typology

Address	Recognition	Picture	Age	Material	Style
16563 Horseshoe Hill Road (John Judge Property)	Part IV Designated (By-law 2009-118)		c. 1837-1850	Frame	Ontario Cottage; T-plan; one-and-a-half storey; side gable roof with shallow pitch; one interior end chimney; clad in siding; symmetrical three-bay façade, centrally placed entrance with wood surround and sidelights; rectangular windows with flat heads, with two-over-two double-hung sash windows.
14377 Creditview Road (Edwards-Andrews House)	Part IV Designated (By-law 94-55)		c. 1850	Frame	Ontario Cottage; rectangular plan; one-and-a-half storey; side gable roof with rear salt box (with modern rear addition); rectangular window openings with twelve-over-eight double-hung sash windows; clad in modern siding; asymmetrical three-bay façade; rectangular windows with flat heads.
1499 Mill Street (Horatio Haines Property)	Part IV Designated (By-law 2009-010)		c. 1870	Frame	Ontario Cottage; rectangular plan; one-and-a-half storey; frame building, clad in board and baton; symmetrical three-bay façade, centrally placed entrance with modern portico; rectangular windows with flat heads.
15023 Chinguacousy Road (Dick-Caslor-Maloney House)	Part IV Designated (By-law 89-23)		c. 1847	Frame	Ontario Cottage; rectangular plan; one-and-a-half storey (with modern rear addition); frame building, clad in board and baton; symmetrical three-bay façade, centrally placed entrance; rectangular windows with flat heads.

Of these examples, the following architectural elements characteristic of the Ontario Cottage style were observed:

- **Type:** All five are residential examples of Ontario Cottages; three are located in rural areas, one is located within a small settlement.
- **Plan:** Three examples are built to a rectangular-shaped plan, one is built to a T-shaped plan.
- **Roof:** All examples have side gable roofs, none of the roofs feature return eaves.
- **Cladding:** Two examples have horizontal wood siding; two have vertical board and batten.
- **Façade:** All the examples have symmetrical facades and are three-bays wide.
- **Main Entrance:** All the examples have central front doors; one of the examples has sidelights; three have no transoms or sidelights.
- **Windows:** All of the examples have rectangular windows with flat heads and contain multi-pane wood windows.
- **Alterations:** Although it is difficult to confirm when viewed from the public right of way, it appears that four examples have minimal alterations, two examples have rear additions, all examples have had cladding replaced.

This comparative analysis suggests that the residence at 19876 Main Street demonstrates representative elements of an Ontario Cottage including: Neo-Classical influences; the one-and-a-half storey height, rectangular plan; symmetrical façade with multiple bays; centrally placed entrance with wood surround and side lights and side gable roof with return eaves. Constructed in the late-1840s, it is the oldest house in the Village of Alton.

Although there are at least five examples of Ontario Cottages designated under Part IV of the OHA and numerous properties included on the Municipal Register, the residence at 19876 Main Street is considered a rare and unique example. It demonstrates the key characteristics including the one-and-a-half storey height, the symmetrical five-bay façade with wooden surround and side gable roof with return eaves. Built in the late 1840s, the house is considered an early example of this style, and is the oldest house in the Village of Alton. The residence is a fine example of its type and style, in spite of the replacement of some details in modern materials. The proportions and massing of the house are preserved, as are its simplicity and clean lines.

5.7.3 19904 MAIN STREET – CENTRAL ONTARIO BANK BARN

A comparative analysis was undertaken to establish a baseline understanding of similar recognized mid-to-late nineteenth century Central Ontario style barns to determine if the barn at 19904 Main Street “is a rare, unique, representative or early example of a style, type, expression, material or construction method” as described in O. Reg. 9/06.

This O. Reg. 9/06 evaluation has considered barn trends across Southern Ontario, rather than locally within the Town of Caledon. This approach was taken because the Town of Caledon’s Heritage Register does not include any Part IV designated Central Ontario bank barns. Moreover, while some barns would inevitably be included on non-designated properties included on the Register, these were not readily identified, nor would a review of barns (which are often well set back) from the public right-of-way provide a reliable comparative analysis, making it challenging to compare contextually appropriate properties with recognized CHVI. This analysis does

not represent all available properties, rather the examples are intended to provide a representative sample of similar building typologies.

Table 5-3: 19904 Main Street: Comparative analysis of heritage properties of a similar age, style and/or typology

Address	Recognition	Picture	Age	Material	Style
13831, Leslie Street, Aurora, Ontario	Part IV Designated (By-law 4729-05)		c. 1840	Stone foundation, timber frame, clad in board and batten	Mid-nineteenth century bank barn; rectangular plan; two storeys; gable roof; clad in board and batten; stone foundation.
748 Zeller Drive, Kitchener, Ontario	Part IV Designated (By-law 98-177)		c. 1870	Stone foundation, timber frame, clad in board and batten	Late-nineteenth century bank barn; rectangular plan; two storeys; gable roof; clad in board and batten; stone foundation.
536 County Road 18, Fergus, Ontario	National Historic Site of Canada	No photo available	1877	Stone foundation, timber frame, clad in board and batten	Late-nineteenth century bank barn; rectangular plan; two storeys; gable roof; clad in board and batten; stone foundation; earthen ramp leading to sliding doors.

Of these examples, the following architectural elements characteristic of the Central Ontario bank barn were observed:

- **Type:** All three examples of Central Ontario bank barns are located within formerly rural areas, undergoing development.
- **Plan:** All three examples are built to a rectangular-shaped plan.
- **Roof:** All examples have side gable roofs.
- **Cladding:** All examples have vertical board and batten.
- **Foundation:** All the examples have raised stone foundations.
- **Alterations:** It is difficult to confirm when viewed from the public right of way, it is likely however, that all examples have had exterior cladding replaced.

This comparative analysis suggests that the barn at 19904 Main Street demonstrates representative elements of a Central Ontario bank barn. In assessing the architectural elements of the subject property reflective of the style, those observed include: the banked access and two storey height; original rectangular plan; wood barn board cladding; and the gable roof. It is likely the board and batten has been replaced, otherwise the building has undergone few changes. Constructed prior to 1881, the barn may be among the earlier examples of a Central Ontario barn in Caledon, which commonly dates to the last quarter of the nineteenth century in Ontario.

There are no examples of Central Ontario bank barns designated under Part IV of the OHA on the Town of Caledon's Heritage Register; WSP was unable to determine the number of non-designated properties including Central Ontario bank barns on the Register.

It is acknowledged that the small number of Central Ontario bank barn examples reviewed means that this comparative analysis could be misleading. It was also challenging to fully assess the architectural details of each comparative structure from the public right of way. As such, the cultural heritage evaluations included in Section 8.4 have not only considered the results of this comparative analysis, but typical architectural trends across Ontario.

6 CONSULTATION

6.1 TOWN OF CALEDON

The Town of Caledon's Heritage Planner, Policy, Heritage and Design, was contacted via email on April 29, 2021, to inquire about heritage interests related to the subject property at 0 Nicholas Street and adjacent properties, including 55 John Street, 46 Amelia Street, 19876 Main Street, and 19904 Main Street. A response was received on May 14, 2021, confirming that 55 John Street is designated under Part IV of the OHA (by-law 91-121) and the remaining properties are non-designated properties listed on the Town's Heritage Register.

The *Town of Caledon Cultural Heritage Landscape Inventory* (2009) was also reviewed and it was confirmed that the aforementioned properties are located within the Alton and Environs CHL and the Alton HCD Study.

On December 6, 2021, Sally Drummond, Heritage Planner with the Town of Caledon, provided a copy of Caledon's Heritage Trees.

6.2 FEDERAL AND PROVINCIAL

The MHSTCI's list of Heritage Conservation Districts was reviewed, none of the properties addressed in this report were found to be located within a designated district (MHSTCI, 2019), they are, however, within the boundaries of the Alton Village Heritage Conservation District Study. The Ontario Heritage Trust (OHT) plaque database was searched, as was the Federal Canadian Heritage Database. 0 Nicholas Street, 55 John Street, 46 Amelia Street, 19876 Main Street and 19904 Main Street are not commemorated with an OHT plaque nor are they recognized with a federal heritage designation. None of the aforementioned properties are subject to an OHT conservation easement. A Heritage Canada plaque is affixed to the former mill building at 55 John Street (Photographs 10, Appendix A). The plaque inscription is as follows:

*1978 National Award of Honour for Heritage Preservation
The Millcroft Inn Alton*

7 STATEMENTS OF CULTURAL HERITAGE VALUE

7.1 55 JOHN STREET

7.1.1 THE MILLCROFT INN

The Millcroft Inn is recognized for its cultural heritage value at the municipal level and federal levels of government: the Millcroft Inn is included on Canada's Register of Historic Places and is designated under Part IV of the OHA by the Town of Caledon. The relevant Statements of Cultural Heritage Value of Interest are reproduced below.

CANADA'S REGISTER OF HISTORIC PLACES: STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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.

TOWN OF CALEDON: REASONS FOR DESIGNATION (BY-LAW 91-121)

Reasons for Designation

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.

7.1.2 WARDS-DODS-MILLCROFT HOUSE

The Wards-Dods-Millcroft house is recognized for its cultural heritage value at the municipal level and federal levels of government: The house is included on Canada's Register of Historic Place and the property is designated under Part IV of the OHA by the Town of Caledon. The relevant Statements of Cultural Heritage Value are reproduced below.

CANADA'S REGISTER OF HISTORIC PLACES: STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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.

The property was designated, by the Town of Caledon in 1985, for its heritage value, under Part IV of the Ontario Heritage Act, By-law 85-167.

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.

7.2 ALTON AND ENVIRONS CULTURAL HERITAGE LANDSCAPE

The description of the Alton and Environs CHL included below was extracted from the Town of Caledon Cultural Heritage Landscapes study and details its evaluated significance and heritage attributes. The landscape has not yet been formally protected through an Official Plan Amendment.

7.2.1 DESCRIPTION

Boundaries: The original Alton Village Plan, extending southward, from its industrial origin at the river and northward, around the foot of the Pinnacle, remains essentially discernible to this day. It is the core area of the original plan centred on the intersection of Queen and Main Streets, extending along Queen and the riverbank, south along Main and including Edmund and Station Streets, where the key historic resources are concentrated.

The village of Alton is very much tied both visually and, in terms of its historic evolution, to the Pinnacle. This large landform needs to be included in the Alton CHL. Drawing a boundary which includes the Pinnacle will also

mean the inclusion of a large number of much more recent structures but these, while certainly not historic resources, do not diminish the over all heritage character of the 'place'.

Historic Themes: Pioneer settlement; early industry – grist and sawmills along the Credit River and the railway.

Land Uses and Activities: Though no archaeological survey has yet been undertaken for the area, this river valley with its associated relatively gentle hills would have almost certainly been occupied, at least seasonally for fishing and hunting, for many centuries prior to Euro-Canadian settlement.

The survey of Caledon Township was completed in 1819-1820. Thomas Russell is credited as the area pioneer having settled with his family in 1834 on the east half of Lots 23 and 24, Concession IV. In 1837 he was joined by several other families and in just over a decade an urban node had formed around grist and sawmills erected

on the banks of Shaw Creek. By 1856 various plans of subdivision were registered and the village took on a form still recognizable today.

With the opening of a store by Robert Meek, the village had become an established settlement. It was granted a post office in 1855, at which time the name Alton was chosen. By 1877 the village had three churches for the Congregational, Methodist, and Presbyterian denominations respectively, five stores, two hotels and a railway station and switches for the Toronto, Grey and Bruce Railway (TG&B). The long rapids noted above allowed for eight dams which provided the head for such industries as D & L McKinnon's flour and grist mills with four run of stone producing for export; Walter McClelland's and George Alanhams' flour and grist mills; Alanham's sawmill: the King brothers steam furniture factory as well as a tannery, axe factory and iron foundry. In the latter part of the 19th century woolen mills replaced grist and flour mills as the dominant industry and it is their legacy which is most obvious today.

During the great flood of 1889, the McClelland's dam burst wiping out other dams downriver, flooding the village and causing two deaths. Throughout the age of direct water powered industry Alton thrived, but with changing technology its role as an industrial centre went into decline.

Patterns of Spatial Organization: The survey of Caledon Township was completed by Samuel Rykman in 1819 and was one of the first to be undertaken using the double-front system. In this system the common unit of concession is the half-lot of 100 acres with each half of the 200 acre lot fronting on a different concession line road. These half lots are almost square. The concessions run essentially north-south in this region (actually northwest). At every five lots there was an allowance for a side road.

It may well be that Thomas Russell chose his property with an eye to its potential as a mill seat(s). Shaw's Creek tends roughly east-west through Lot 23 with its long run of rapids, and it was along this stretch that the first mills were located. A road (Queen Street) was then laid out south of this stretch of the river for the commercial and residential needs of the expanding mill work force and their families, intersecting Third Line West, which eventually became Main Street. This established the main commercial intersection of the new settlement. While the area north of the river was originally mainly industrial, in 1856-57 extensive further residential subdivision took place on both sides of Shaw's Creek necessitating an increased number of bridges. By 1859 the village had taken on a form still recognizable today. The schools, churches and public buildings were concentrated south of Queen Street, either on, or just off of, Main Street.

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 historic village pattern remains largely intact.

Circulation Networks: The internal village road system with its series of bridges was connected to the main concession road grid via Queen Street. The original lay-out of streets is generally intact except as noted above and where slightly reworked at the Millcroft Inn property. Later the TG & B Railway established a station on the

eastern outskirts of the village and ran several switches to the lime kilns of Jamison and Carroll as their lime was very much in demand for construction purposes in Toronto. By 1877 the CVR had been graded through Alton eventually establishing a station on Station Street. The line has been activated once again to accommodate sightseeing excursions through this scenic area though the original station has been moved off site.

Boundary Demarcations: The Candidate CHL area is bounded by the footprint of the historic village as identified on the Peel County Atlas map of 1877 to the south, east and west and by (and including) the hill known as the Pinnacle which served to define/constrain the shape of the village and serves as its northern scenic backdrop.

Within the village lots are defined by hedges, windrows, the location of driveways as well as a variety of fencing types, mostly of wood and ranging from pickets to lattice-topped privacy fences.

Vegetation Related to Land Use: Although much altered over time, the vegetation throughout the village alludes to its historic settlement patterns, and retains windrows, hedges and other domestic landscape features. Many of these elements are likely in original locations. Some mature trees remain along the streets and on residential properties. Riparian vegetation, willows and cattails exist in association with the millpond, marsh and creek system.

Buildings, Structures and Objects: A high percentage of heritage structures remain in the village, concentrated along Queen Street north of the river west of Main, as well as Main Street south of Queen Street West. The structures listed below predominantly focus on the village's water-powered industrial heritage and the Queen Street West properties, though several other designated properties are included as well.

- | | | |
|--|---|--|
| • 55 John Street, Millcroft Inn* | • 1398 Queen Street West, Science Hall | • 1341 Queen Street West |
| • The Manor House, Millcroft Inn* | • 1565 Queen Street East, Wright-Didd House* | • 42 Charles Street, Fead-Fendley House* |
| • 1402 Queen Street West, The Alton Mill Studios | • 1456 Queen Street West, Alton Mechanic's Institute and Library* | • 10 Station Street, former Alton Baptist Church* |
| • 1334 Queen Street West, Algie – Hall House* | • 1422 Queen Street West, Dods-Long House* | • 19739 Main Street, former Alton Congregational Church and Town Hall* |
| • The Miller's House | • Dods-Long House | • Upper mill pond and dam (Millcroft) |
| • lower mill pond and dam (Alton Mills) | • Bridge over Shaw's Creek | • Dam and sluice ruins and former bridge abutments |
| • The Palmer House | • North and east slopes of the Pinnacle as seen from the village | • Shaw's Creek rapids |

* Denotes properties designated under Part IV of the OHA.

Settlement Clusters: The subject area is itself a settlement cluster.

Site Context: The dominant site feature is the large hill known as the Pinnacle. The village, and particularly all the historic milling operations which were its raison d'être, 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.

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.

8 CULTURAL HERITAGE EVALUATION

8.1 0 NICHOLAS STREET

8.1.1 EVALUATION USING ONTARIO REGULATION 9/06

The subject property is not municipally designated under the OHA nor is it included on the Town of Caledon's Register of Non-designated properties. The property is, however, within the boundaries of the Alton and Environs CHL and the Alton HCD Study.

O. Reg. 9/06 provides criteria for determining whether a property has CHVI. If a property meets one or more of the criteria in O. Reg. 9/06, a property is eligible for designation under the OHA.

Table 8-1: Evaluation of 0 Nicholas Street as per O. Reg. 9/06 Criteria

O. REG. 9/06 CRITERIA	CRITERIA MET (Y/N)	JUSTIFICATION
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	As a vacant lot located on a natural feature of the landscape, this criterion does not apply.
ii. displays a high degree of craftsmanship or artistic merit, or	N	As a vacant lot located on a natural feature of the landscape, this criterion does not apply.
iii. demonstrates a high degree of technical or scientific achievement.	N	As a vacant lot located on a natural feature of the landscape, this criterion does not apply.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Although the subject property is located on the east face of the Alton Pinnacle, a landscape feature that shaped the development of the Village of Alton, research conducted for the subject property determined the property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	N	Based on the research conducted for 0 Nicholas Street, the property does not yield, or have the potential to yield information that could contribute to the understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	As a vacant property located on a natural feature of the landscape, this criterion does not apply.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Y	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.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	The property is functionally and historically linked to its surroundings. Sited on the east face of the large morainic hill locally known as the Pinnacle, 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 trees on the subject property were planted between 1955 and 1962 as part of the CVC's post-Hurricane Hazel tree planting program.
iii. is a landmark.	Y	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'être, 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.

8.1.2 RESULTS OF THE CULTURAL HERITAGE EVALUATION

Based on the evaluation of the property at 0 Nicholas Street against the criteria outlined in O. Reg. 9/06, the subject property does possess CHVI for its contribution to its historical association, and contextual value.

8.1.3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST: 0 NICHOLAS STREET

8.1.4 DESCRIPTION OF HISTORIC PLACE

0 Nicholas Street consists of a 5.8 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.

8.1.5 HERITAGE VALUE

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'être*, 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.

8.1.6 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
 - o Used for recreation purposes since the nineteenth century, including a ski hill, and currently includes formal trails and footpaths that traverse the property
 - o 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 Pinnacle, the subject property is considered a landmark within the Town of Alton.

8.2 46 AMELIA STREET

8.2.1 EVALUATION USING ONTARIO REGULATION 9/06

The property is not municipally designated under the OHA; however, it is included on the Town of Caledon's Register of Non-designated properties.

O. Reg. 9/06 provides criteria for determining whether a property has CHVI. If a property meets one or more of the criteria in O. Reg. 9/06, a property is eligible for designation under the OHA.

Table 8-2: Evaluation of 46 Amelia Street as per O. Reg. 9/06 Criteria

O. REG. 9/06 CRITERIA	CRITERIA MET (Y/N)	JUSTIFICATION
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The house on the subject property was likely constructed between 1911 and 1911 in a popular style for farmhouses, Ontario Gothic Cottage. Given the estimated construction date, the house is not an early example of the style which date can date to the early nineteenth century and of which there is one in Caledon that dates back to c. 1832. The elements that continue to reflect the Ontario Gothic Cottage style include its one-and-a-half storey height, its side gable roof with central peak, its symmetrical three-bay facade and its T-shape plan. The dwelling has undergone significant modifications including the installation of modern siding and the replacement of all windows and doors.
ii. displays a high degree of craftsmanship or artistic merit, or	N	The house displays minimal architectural detail due to numerous alterations. The house reflects modest and vernacular construction techniques, materials and additions. As such, this criterion is not satisfied.
iii. demonstrates a high degree of technical or scientific achievement.	N	The building 46 Amelia Street reflects typical building techniques of their time and as such do not demonstrate a high degree of technical or scientific innovation. As such, the property does not satisfy this criterion.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	The property at 46 Amelia Street is associated 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. The industrial development of mills and factories along the Credit River is significant as it contributed to the town's early development.
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	N	Based on the research conducted for 46 Amelia Street, the property does not yield, or have the potential to yield information that could contribute to the understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community. The builder of the farmhouse and other buildings is unknown. As such, this criterion is not satisfied.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Y	While there have been significant alterations to the residence, 46 Ameilia Street, its massing, scale and location on Amelia Street is important in defining, maintaining, and supporting the historic character of the area. It is one of the few surviving worker's houses on Amelia Street. 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.

ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	The property is functionally and historically linked to its surroundings. 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 property is further historically linked to the foundry operated by Alexander Dick and was likely built by Alexander Dick, a foundry owner and local industrialist. Housing of this type was frequently provided to attract and retain employees.
iii. is a landmark.	N	46 Amelia Street is not considered a landmark.

8.2.2 RESULTS OF THE CULTURAL HERITAGE EVALUATION

Based on the evaluation of the property at 46 Amelia Street against the criteria outlined in O. Reg. 9/06, the subject property does possess CHVI for its contribution to its historical association, and contextual value.

8.2.3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST: 46 AMELIA STREET

8.2.4 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.

8.2.5 HERITAGE VALUE

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 Pinnacle and the grading on the property functionally and historically link the property to its surroundings.

8.2.6 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 Pinnacle

- 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.

8.3 19876 MAIN STREET

8.3.1 EVALUATION USING ONTARIO REGULATION 9/06

The property is not municipally designated under the OHA; however, it is included on the Town of Caledon's Register of Non-designated properties.

O. Reg. 9/06 provides criteria for determining whether a property has CHVI. If a property meets one or more of the criteria in O. Reg. 9/06, a property is eligible for designation under the OHA.

Table 8-3: Evaluation 19876 Main Street as per O. Reg. 9/06 Criteria

O. REG. 9/06 CRITERIA	CRITERIA MET (Y/N)	JUSTIFICATION
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The house on the property is a representative example of an early Ontario Cottage with Neo-Classical influences. Although additions have been constructed on the north and south façades, the house maintains its integrity through the retention of much of the original construction materials and application of historic building methods. Built to a rectangular plan with a shallow-pitched side gable roof the house exhibits elements consistent with house construction in the early-to-mid nineteenth century. Characteristic features of the style include a symmetrical main façade with five bays, the centrally placed entrance with side lights, main entrance wood surround with square posts of classical stylized form, return eaves and a wood door with fielded panels.
ii. displays a high degree of craftsmanship or artistic merit, or	N	As a residential property with modest architectural detailing, the property does not display a high degree of craftsmanship or artistic merit. As such, this criterion is not satisfied.
iii. demonstrates a high degree of technical or scientific achievement.	N	The buildings and structures on the subject property reflect typical building techniques of their time and as such do not demonstrate a high degree of technical or scientific innovation. As such, the property does not satisfy this criterion.
2. The property has historical value or associative value because it,		

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	Built in the late-1840s for wagon maker Nicholas Smith, 19876 Main Street has functioned as a house since its construction, it is directly associated with the commercial development of the Village of Alton. This theme is significant as it contributed to the community's early economy.
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	N	While the property is within the historical Village of Alton, neither the property nor its owners are known to have made a significant contribution to the community that may yield information that contributes to the understanding of a community or culture. As such, this criterion is not satisfied.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community. The builder of the farmhouse and other buildings is unknown. As such, this criterion is not satisfied.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Y	19876 Main Street is important in defining, maintaining and supporting the character of the Village of Alton. 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 an important part of mid-to-late nineteenth century buildings in the area including the 55 John Street (Millcroft Inn), 1565 Queen Street East (Wright-Didd House), 1460 Queen Street West (Alton Mechanics' Institute & Library), 1422 Queen Street West (Dods-Long House) and 1402 Queen Street (Alton Mill).
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	The property at 19876 Main Street has important visual and historical connections to the surrounding residential and commercial enclave that developed in the early-to-mid nineteenth century. 19876 Main Street is one of several remaining residential buildings that contributes to the overall character of the Village of Alton. The property is located on the east of the hill known as the Pinnacle which served to define/constrain the shape of the village and serves as its northern scenic backdrop.
iii. is a landmark.	N	Although prominently sited in the historic Main Street corridor, 19876 Main Street is not considered a landmark.

8.3.2 RESULTS OF THE CULTURAL HERITAGE EVALUATION

Based on the evaluation of the property at 19876 Main Street against the criteria outlined in O. Reg. 9/06, the subject property does possess CHVI for its contribution to its design and physical value, historical association, and contextual value.

8.3.3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST: 19876 MAIN STREET

8.3.4 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.

8.3.5 HERITAGE VALUE

The Nicholas Smith House at 19876 Main Street, is a representative example of mid 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 nineteenth 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.

8.3.6 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.

8.4 19904 MAIN STREET

8.4.1 EVALUATION USING ONTARIO REGULATION 9/06

The property is not municipally designated under the OHA; however, it is included on the Town of Caledon's Register of Non-designated properties.

O. Reg. 9/06 provides criteria for determining whether a property has CHVI. If a property meets one or more of the criteria in O. Reg. 9/06, a property is eligible for designation under the OHA.

WSP did not have permission to enter 19904 Main Street to fully document the built heritage resources on the property. A separate development application is in process for the demolition of the barn and ancillary building at 19904 Main Street (Town of Caledon, 2021). A CHIS is currently being completed as part of development application B 017-19 by AECOM Canada Ltd. At the time the CHIS for 0 Nicholas Street was completed, WSP did not have access to the AECOM CHIS, and, as a result a cursory O. Reg. 9/0 was completed for 19904 Main Street.

Table 8-4: Evaluation of 19904 Main Street as per O. Reg. 9/06 Criteria

O. REG. 9/06 CRITERIA	CRITERIA MET (Y/N)	JUSTIFICATION
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The barn on the property is a representative example of a Central Ontario bank barn. The barn appears to maintain its integrity through the retention of much of the original construction materials and application of historic building methods. Built to a rectangular plan with a bank constructed to the east side, the structure exhibits elements consistent with barn construction in Ontario in the mid to late-nineteenth century. Characteristic features of the style include a field stone foundation and gable roof along with the two-storey

		construction housing what appears to be a lower stable area and a large upper level for crop and implement storage. The house and garage on the subject property have a construction date of the mid-twentieth century are not considered to display design or physical value.
ii. displays a high degree of craftsmanship or artistic merit, or	N	Based on the presumed construction date of the Central Ontario bank barn and ancillary building, they are likely constructed using mortise and tenon. This method is typical to the nineteenth century and is not considered to display a high degree of craftsmanship or artistic merit. The house and garage display construction techniques common to their time.
iii. demonstrates a high degree of technical or scientific achievement.	N	The barn, ancillary building and modern structures on the subject property reflect typical building techniques of their time and as such do not demonstrate a high degree of technical or scientific innovation. As such, the property does not satisfy this criterion.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Based on archival research, it was determined the property does not have any direct associations and any events, beliefs, people, activities or organizations that are significant to the community.
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	N	While the property is within the historical Village of Alton, neither the property nor its owners are known to have made a significant contribution to the community that may yield information that contributes to the understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community. The builder of the barn and ancillary buildings is unknown.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Y	19904 Main Street is important in defining, maintaining and supporting the character of the Village of Alton. 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 an important part of mid-to-late nineteenth century buildings in the area including the 55 John Street (Millcroft Inn), 1565 Queen Street East (Wright-Didd House), 1460 Queen Street West (Alton Mechanics' Institute & Library), 1422 Queen Street West (Dods-Long House) and 1402 Queen Street (Alton Mill).
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	The property at 19904 Main Street has important visual and historical connections to the surrounding residential and commercial enclave that developed in the early-to-mid nineteenth century. 19904 Main Street is one of a several barns in the Village of Alton that contributes to the overall character of area.
iii. is a landmark.	N	19904 Main Street is not considered a landmark.

8.4.2 RESULTS OF THE CULTURAL HERITAGE EVALUATION

Based on the evaluation of the property at 19904 Main Street against the criteria outlined in O. Reg. 9/06, the subject property does possess CHVI as the barn on the property is considered a representative example of a Central Ontario bank barn. The property as a whole was also identified for its overall contribution to the rural context and for its historical association with the theme of early settlement in the Village of Alton.

8.4.3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST: 19904 MAIN STREET

8.4.4 DESCRIPTION OF HISTORIC PLACE

19904 Main Street consists of a rectangular lot located on the west side of Main Street. The property 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. The property consists of a 0.51 acre residential property with a residence likely constructed in the 1960s, a Central Ontario bank barn, constructed c. 1878, an ancillary building and a modern garage with an unknown construction date.

8.4.5 HERITAGE VALUE

The barn at 19904 Main Street is a representative example of a Central Ontario bank barn. The barn appears to maintain its integrity through the retention of much of the original construction materials and application of historic building methods. Built to a rectangular plan with a bank constructed to the east side, the structure exhibits elements consistent with barn construction in Ontario in the mid to late-nineteenth century. Characteristic features of the style include a field stone foundation and gable roof along with the two-storey construction housing what appears to be a lower stable area and a large upper level for crop and implement storage.

The property is important in defining, maintaining, and supporting the character of the Village of Alton. 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 an important part of mid-to-late nineteenth century buildings in the area including the 55 John Street (Millcroft Inn), 1565 Queen Street East (Wright-Didd House), 1460 Queen Street West (Alton Mechanics' Institute & Library), 1422 Queen Street West (Dods-Long House) and 1402 Queen Street (Alton Mill). The property has important visual and historical connections to the surrounding residential and commercial enclave that developed in the early-to-mid nineteenth century. 19904 Main Street is one of a several barns in the Village of Alton that contributes to the overall character of area.

8.4.6 HERITAGE ATTRIBUTES

The cultural heritage attributes that reflect the historical association with the theme of early industrial development and the contextual value of 19904 Main Street include the:

- Assembly of barn and ancillary in the eastern half of the property:
 - o The nineteenth century vernacular Central Ontario bank barn:
 - One-and-half-storey massing
 - Stone foundation

- Frame construction with board and batten cladding
 - Orientation towards the street
 - Setback from the street
 - Earth ramp leading to barn
- Frame ancillary building
- Its location within the Alton and Environs CHL and Alton HCD Study.
- Its location east of the Pinnacle of Alton.

9 PROPOSED UNDERTAKING AND IMPACTS

9.1 DESCRIPTION OF PROPOSED UNDERTAKING

9.1.1 DEVELOPMENT CONCEPT

The proposed development concept includes the construction of a 15-lot subdivision with detached residential dwellings. The structures discussed in this report, including 55 John Street, 46 Amelia Street, 19876 Main Street, and 19904 Main Street will be maintained *in-situ*.

The proposed development concept for 0 Nicholas Street consists of the removal of the European Larch trees and grading on the eastern half and lower portions of the property on the east face of the Alton Pinnacle. (see Appendix B for Site Plan current as of December 2021).

The draft plan proposes to connect Amelia Street to Main Street by updating an existing road allowance and a parcel of land owned by the Town of Caledon. The newly constructed houses will be connected to the municipal water supply and private septic systems.

A Landscape Plan has yet to be completed for the proposed development.

9.1.2 GRADING PLAN

The subject property rises from an existing elevation of 404.17 metres above sea level (masl) at the southeast corner to 429.0 masl at the northwest corner. Existing grades along the development limit on the west portion of the subject site is between 413.07 to 423.83 masl.

The proposed development will match the existing grades along the southern, northern, and eastern property lines and along the western development limit. Regrading will be required along the existing and future public road allowances to provide access to each of the proposed lots. Portions of the rear yards of Lots 7 and 11-15 will have minor grading works to allow for usable rear yards and septic systems. Each residential building will be site on the existing slopes. See Appendix C for the grading plan.

9.2 POTENTIAL IMPACTS

The MHSTCI *Ontario Heritage Toolkit: Resources in Land Use Planning Process* identifies seven potential impacts that an undertaking may have on a cultural heritage resource (see 2.4 for the full list).

As neither MHSTCI nor any other Canadian agency provides guidance on evaluating the magnitude of impact, this report uses guides published by the *International Council on Monuments and Sites* (ICOMOS) of United Nations Educational, Scientific and Cultural Organization (UNESCO) from the World Heritage Convention of January of 2011. The grading of impact is based on the "Guide to Assessing Magnitude of Impact" summarized in Table 9-1 below.

Table 9-1: Impact Grading

IMPACT GRADING	DESCRIPTION
Major	Change to heritage attributes that contribute to the CHVI such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many heritage attributes, such that the resource is significantly modified. Changes to the setting of a heritage property, such that it is significantly modified.
Minor	Change to heritage attributes, such that the asset is slightly different. Change to the setting of a heritage property, such that it is noticeably changed.
Negligible/Potential	Slight changes to heritage attributes or the setting that hardly affects it.
None	No change to heritage attributes or setting.

9.3 EVALUATION OF IMPACTS

Table 9-2: Evaluation of Impacts

CRITERIA	EVALUATION
<i>Destruction of any, or part of any, significant heritage attributes or features;</i>	0 Nicholas Street Impact: Major Analysis: 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.
	46 Amelia Street Impact: None Analysis: The proposed 15-lot residential subdivision will not result in the destruction of any of the heritage attributes identified as part of the O. Reg. 9/06 evaluation.
	55 John Street (Millcroft Inn) Impact: None Analysis: The proposed 15-lot residential subdivision will not result in the destruction of any of the heritage attributes identified in the Millcroft's Inn designation by-law.
	19876 Main Street (Nicholas Smith House)

	Impact: None Analysis: The proposed 15-lot residential subdivision will not result in the destruction of any of the heritage attributes identified as part of the O. Reg. 9/06 evaluation.
	19904 Main Street Impact: None Analysis: The proposed 15-lot residential subdivision will not result in the destruction of any of the heritage attributes identified as part of the O. Reg. 9/06 evaluation.
	Alton and Environs CHL Impact: Major Analysis: 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.
<i>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;</i>	0 Nicholas Street Impact: 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.
	55 John Street (Millcroft Inn) Impact: None Analysis: As there are no development plans for the subject property, there will be no alteration impacts to the Millcroft Inn at 55 John Street.
	46 Amelia Street Impact: None Analysis: As there are no development plans for the subject property, there will be no alteration impacts to 46 Amelia Street.
	19876 Main Street, (Nicholas Smith House) Impact: None Analysis: As there are no development plans for the subject property, there will be no alteration impacts to 19876 Main Street.
	19904 Main Street, Alton Impact: None

	Analysis: As there are no development plans for the subject property, there will be no alteration impacts to 19904 Main Street.
	Alton and Environs CHL Impact: Major Analysis: 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.
<i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</i>	0 Nicholas Street Impact: None Analysis: Given the proposed low-density nature of the development and its location removed from any other buildings or landscape elements in the CHL, it is not anticipated to result in additional shadows cast on the heritage attributes of the Alton and Environs CHL.
	55 John Street, Alton (Millcroft Inn) Impact: None Analysis: As there are currently no development plans for the subject property, no shadows impacts to the Millcroft Inn are anticipated at this time.
	46 Amelia Street Impact: None Analysis: As there are currently no development plans for the subject property, no shadows impacts to 46 Amelia Street are anticipated at this time.
	19876 Main Street (Nicholas Smith House) Impact: None Analysis: As there are currently no development plans for the subject property, no shadows impacts to 19876 Main Street are anticipated at this time.
	19904 Main Street Impact: None Analysis: As there are currently no development plans for the subject property, no shadows impacts to 19904 Main Street are anticipated at this time.
	Alton and Environs CHL Impact: None Analysis: Given the proposed low-density nature of the development and its location removed from any other buildings or landscape elements in the CHL, it is not anticipated

	to result in additional shadows cast on the heritage attributes of the Alton and Environs CHL.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	0 Nicholas Street Impact: None / N/A Analysis: The proposed development will remove the heritage attributes, therefore providing no opportunity for any heritage attributes to be isolated.
	55 John Street (Millcroft Inn) Impact: None Rationale: The proposed 15-lot residential subdivision will not isolate any heritage attributes of the Millcroft Inn.
	46 Amelia Street Impact: Moderate Analysis: 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.
	19876 Main Street (Nicholas Smith House) Impact: Moderate Rationale: 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.
	19904 Main Street Impact: Moderate Rationale: The removal of the trees and proposed grading on the east face of the Alton Pinnacle will greatly alter the contextual relationship with 19904 Main Street and the surrounding forested lands. The introduction of the proposed development will isolate 19904 Main Street from its current context.
	Alton and Environs CHL Impact: None / N/A Rationale: The proposed development will remove the heritage attributes, therefore providing no opportunity for any heritage attributes to be isolated.
Direct or indirect obstruction of significant views or vistas within, from, or	0 Nicholas Street Impact: Major

<i>to built and natural features;</i>	Analysis: Views from the Alton Pinnacle were identified as heritage attributes in the Alton and Environs CHL and the Alton HCD Study. The removal of tress on the east face of the Pinnacle will greatly alter the view the Pinnacle to the town of Alton and vice versa.
	55 John Street (Millcroft Inn) Impact: Moderate Analysis: Views from the Alton Pinnacle were identified as heritage attributes in the Alton and Environs CHL and the Alton HCD Study. The removal of tress on the east face of the Pinnacle will greatly alter the view the Pinnacle to the town of Alton and vice versa.
	46 Amelia Street Impact: Moderate Analysis: Views from the Alton Pinnacle were identified as heritage attributes in the Alton and Environs CHL and the Alton HCD Study. The removal of tress on the east face of the Pinnacle will greatly alter the view the Pinnacle to the town of Alton and vice versa.
	19876 Main Street (Nicholas Smith House) Impact: Moderate Analysis: Views from the Alton Pinnacle were identified as heritage attributes in the Alton and Environs CHL and the Alton HCD Study. The removal of tress on the east face of the Pinnacle will greatly alter the view the Pinnacle to the town of Alton and vice versa.
	19904 Main Street Impact: Moderate Analysis: Views from the Alton Pinnacle were identified as heritage attributes in the Alton and Environs CHL and the Alton HCD Study. The removal of tress on the east face of the Pinnacle will greatly alter the view the Pinnacle to the town of Alton and vice versa.
<i>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;</i>	0 Nicholas Street Impact: Major Analysis: 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.
	55 John Street (Millcroft Inn) Impact: None Analysis: There is currently no development plan for 55 John Street, as such, there are no anticipated changes to the property.
	46 Amelia Street Impact: None

	Analysis: There is currently no development plan for 46 Amelia Street, as such, there are no anticipated changes to the property.
	19876 Main Street (Nicholas Smith House) Impact: None Analysis: There is currently no development plan for 19876 Main Street, as such, there are no anticipated changes to the property.
	19904 Main Street Impact: None Analysis: There is currently no development plan for 19904 Main Street, as such, there are no anticipated changes to the property.
	Alton and Environs CHL Impact: Major Analysis: 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 the Alton and Environs CHL.
	0 Nicholas Street Impact: Moderate Analysis: 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 a change of drainage patterns that may negatively impact the lands within the Alton and Environs CHL.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a Provincial Heritage Property, including an archaeological resource.	55 John Street (Millcroft Inn) Impact: None Analysis: The proposed development will not create any land disturbances that would affect the property at 55 John Street.
	46 Amelia Street Impact: Unknown/Potential

	Analysis: The change in grade associated with the proposed development may result in in a change of drainage patterns that may negatively impact 46 Amelia Street. Drainage impacts are anticipated as the built heritage resources is at a considerably lower grade than the proposed development. Given the proximity of 46 Amelia Street to the proposed limits of grading, vibration impacts are anticipated.
	19876 Main Street (Nicholas Smith House) Impact: Unknown/Potential Analysis: The change in grade associated with the proposed development may result in in a change of drainage patterns that may negatively impact 19876 Main Street. Drainage impacts are anticipated as the built heritage resources is at a considerably lower grade than the proposed development. Given the proximity of 19876 Main Street to the proposed limit of grading, vibration impacts are anticipated.
	19904 Main Street Impact: Unknown/Potential Analysis: The change in grade associated with the proposed development may result in in a change of drainage patterns that may negatively impact 19904 Main Street. Drainage impacts are anticipated as the built heritage resources is at a considerably lower grade than the proposed development. Given the proximity of 19904 Main Street to the proposed limits of grading, vibration impacts are anticipated.
	Alton and Environs CHL Impact: Moderate Analysis: In 2017, Archeoworks Inc. completed a Stage 1-2 Archaeological Assessment for 0 Nicolas Street, 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.

9.4 RESULTS OF IMPACT ASSESSMENT

The results of the impact assessment have determined that removal of trees and grading of a portion of the east face of the Alton Pinnacle will result in impacts to the cultural heritage value of the subject property ranging from moderate to major. Additional impacts were also identified for adjacent heritage properties and the Alton and Environs CHL.

An options analysis of potential alternatives, mitigation and conservation options is provided in Section 10.

10 ALTERNATIVES, MITIGATION AND CONSERVATION OPTIONS

The following alternatives were considered to avoid or reduce adverse impacts to the heritage attributes of the property at 0 Nicholas Street:

- 1 Preserve and maintain 0 Nicholas Street with no further development of the property;
- 2 Development of 0 Nicholas Street as proposed, without heritage considerations; and,
- 3 Development of 0 Nicholas Street, with additional mitigation measures.

10.1 ALTERNATIVES, MITIGATION AND CONSERVATION OPTIONS ANALYSIS

Table 10-1 weighs the available options and provides mitigation and conservation measures to ensure heritage resources are conserved.

Table 10-1: Alternatives, Mitigation and Conservation Options

OPTIONS	ADVANTAGES	DISADVANTAGES	MITIGATION/CONSERVATION NOTES
1) Preserve and maintain 0 Nicholas Street with no further development of the property.	This option would maintain the general heritage principle that prefers minimal intervention to a heritage resource. It would ensure that the subject property and adjacent heritage resources will retain all identified heritage attributes. This option is also consistent with the Town of Caledon Official Plan policies that encourage retention of cultural heritage resources (s. 3.3.3.3.3) and encourage the conservation of significant cultural heritage vegetation (s. 3.3.3.1.15). It is also consistent with s 3.3.3.4.7, which states “public works and landscaping within and adjacent to an inventoried Cultural Heritage Landscape or a designated Heritage Conservation District should maintain or	The subject property is located within an area zoned Rural Residential by the Town of Caledon. A Do Nothing approach for 0 Nicholas Street would not halt the ongoing and future development of the subject property and surrounding area.	None required.

	enhance existing roads and streetscapes and be complementary to the identified heritage character of the landscape or district.”		
2) Development of 0 Nicholas Street as proposed, without heritage considerations	This option would allow the residential houses to be developed as currently proposed.	As currently proposed, this option would result in the complete and irreversible loss of all the identified heritage attributes of 0 Nicholas Street. This option will also adversely impact adjacent heritage resources. This option is inconsistent with the Town of Caledon’s heritage policies in the Official Plan, the MHSTCI’s Eight Guiding Principles in the Conservation of Historical Properties and general heritage conservation best practices.	None required.
3) Development of 0 Nicholas Street, with additional mitigation measures	This option would allow the residential houses to be developed while reducing impact to the adjacent heritage properties.	From a heritage perspective there are no disadvantages to this option.	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. 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. 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.

			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. Complete a Hydrogeological Investigation / Water Balance study on the adjacent heritage properties (55 John Street, 46 Amelia Street, 19876 Main Street, and 19904 Main Street) to determine how the proposed development will impact the heritage attributes identified in Sections 7 and 8 of this report. Manage fugitive dust emissions by creating a fugitive dust emissions plan following practices outlined in the <i>Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources</i> (2017).
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10.2 RESULTS OF OPTIONS ANALYSIS AND CONSERVATION RECOMMENDATIONS

Based on the review of the alternatives, mitigation and conservation options analysis presented in Table 10-1 above, Option 1, Do Nothing, is the preferred option from a cultural heritage perspective, followed by Option 3, Option 2 is the least preferred option.

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 preservation of existing trees and vegetation, as well as the introduction of new vegetation should be considered to ensure the proposed residential subdivision is compatible with the existing landscape characteristics.

To mitigate impacts resulting from land disturbance, the graded portion of the subject property should be returned, as close as possible, to its previous condition and any impacted trees should be replaced with species appropriate to the area.

Given the close proximity of the proposed grading to adjacent Heritage properties (55 John Street, 46 Amelia Street, 19876 Main Street and 19904 Main Street), a comprehensive pre-construction survey should be completed followed by a Zone of Influence Construction Vibration Study to identify the vibration zone of influence, the proximity of heritage attributes to the construction area and to monitor vibration impacts to mitigate any potential damage to the structural integrity of built heritage resources and landscape features resulting from construction. The study should include a plan showing the construction site and adjacent land and buildings, prepared by a professional engineer that identifies the zone of influence of vibrations and whether the zone of influence will extend beyond the legal boundaries of the construction site that is the subject of the permit application. It should also include a general review commitment certificate and letter of

undertaking in a form acceptable to the Town of Caledon's Chief Building Official. During construction, vibrations should be monitored by a qualified professional to ensure that they are within keeping of the threshold established in the Zone of Influence Construction Vibration Study. If the vibration threshold is neared or exceeded, work should cease immediately until a new approach(es) that produces acceptable vibration levels is achieved (i.e., slowing of drill speeds).

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.

The contract documentation for the development should contain all necessary direction to the contractor to protect the built heritage resources and landscape features on the adjacent heritage resources, notably the house at 46 Amelia Street, the frame barn and the stone barn foundation at 19876 Main Street as well as the two frame structures at 19904 Main Street, which are located closest to the project location. Particular consideration should be given to the Nicholas Smith house at 19876 Main Street; the house has a drystone foundation and is likely to be extremely sensitive to impacts from vibration.

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 from construction activities or equipment.

Complete a Hydrogeological Investigation / Water Balance study on the adjacent heritage properties (55 John Street, 46 Amelia Street, 19876 Main Street, and 19904 Main Street) to determine how the proposed development will impact the heritage attributes identified in Sections 7 and 8 of this report.

Manage fugitive dust emissions 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).

10.3 IMPLEMENTATION AND MONITORING

While Option 1 is the preferred alternative, an Implementation and Monitoring Plans have been identified for Option 3 in Table 10-2 below. The purpose of this plan is to conserve cultural heritage resources as the development is undertaken. The requirement for these heritage mitigation measures may be incorporated by the Town of Caledon into the development application decision as a condition prior to the issuance of a Building Permit or during the development application process.

Table 10-2: Implementation Schedule for Option 3

CONSTRUCTION PHASE	MITIGATION MEASURES	DEVELOPMENT APPLICATION CONDITIONS
Pre-Construction	Prepare a Tree Preservation Plan for 0 Nicholas Street	✓
	Prepare a comprehensive pre-construction survey should be completed followed by a Zone of Influence Construction Vibration Study to identify the vibration zone of influence	✓
	Town of Caledon to consider designation of 0 Nicholas Street, 46 Amelia Street, 19876 Main Street and 19904 Main Street under Part IV of the OHA and/or a Heritage Conservation Easement	✓* *within 90 days of the receipt of a complete application

	A Construction Hoarding Plan should be prepared detailing where temporary construction fencing should be erected to buffer the graded area adjacent heritage properties.	✓
	Complete a Hydrogeological Investigation / Water Balance study on the adjacent heritage properties (55 John Street, 46 Amelia Street, 19876 Main Street, and 19904 Main Street) to determine how the proposed development will impact the heritage attributes identified in Sections 7 and 8 of this report.	✓
	Manage fugitive dust emissions by creating a fugitive dust emissions plan following practices outlined in the <i>Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources</i> (2017).	✓
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.	n/a
	Fencing (including silt fencing) should be erected at a sufficient distance to ensure that there will be no direct or indirect impacts to the built heritage resources from construction activities or equipment. Determine an appropriate location of staging and construction materials and equipment.	✓
	Manage fugitive dust emissions by following recommendations in the fugitive dust emissions plan	n/a
Post- Construction	n/a	n/a

11 RECOMMENDATIONS

Based on the results of the historical research, field review, site analysis and evaluation of the identified built heritage resources against the criteria for heritage designation under O. Reg. 9/06 of the OHA, 0 Nicholas Street, 46 Amelia Street, 19876 Main Street, and 19904 Main Street were confirmed to possess CHVI.

The proposed development, consisting of the construction of 15 detached dwellings on the adjacent lot at 0 Nicholas Street was evaluated and determined to pose impacts ranging from moderate to major to the identified heritage attributes of 0 Nicholas Street, 46 Amelia Street, 19876 Main Street, and 19904 Main Street. Based on the review of the alternatives, mitigation and conservation options analysis, Option 1, Do Nothing, is the preferred option from a cultural heritage perspective. However, a Do Nothing approach is not feasible as the subject property is located within an area zoned Rural Residential by the Town of Caledon, this approach would not halt the ongoing and future development of the subject property and surrounding area. As such, Option 3 is the next preferred option, followed lastly by Option 2.

The following conservation/mitigation strategies are recommended:

- 1 The following should be implemented through the development application process:
 - 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, and 19904 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).
- 2 Contract documentation should include information regarding the CHVI of the aforementioned properties, specifically the List of Heritage Attributes.
- 3 In accordance with the *Town of Caledon Terms of Reference Heritage Impact Assessment* (2019), WSP also recommends that the following properties meet the criteria for heritage designation under O. Reg. 9/06:
 - a 0 Nicholas Street for its contextual value as the property is important in defining the character of the Village of Alton, and because of the property's location on the east face of the Pinnacle of Alton, it is considered a landmark. Lastly, the property is functionally and visually linked to its surroundings as the property has historically been used for recreation since the town's settlement in the nineteenth century
 - b 46 Amelia Street as a representative example of an Ontario Gothic Cottage, for its connection to the nineteenth century industrial development of the Town of Alton as well as for its contribution to

- the surrounding historic Main Street corridor.
- c 19876 Main Street as a representative example of an early Ontario Cottage with Neo-Classical influences, for its connection to the nineteenth century industrial development of the Town of Alton as well as for its contribution to the surrounding historic Main Street corridor.
 - d 19904 Main Street as a representative example of a Central Ontario bank barn and its contribution to the surrounding historic Main Street corridor.
- 4 Should development plans change significantly in scope or design after approval of this CHIS, additional cultural heritage investigations may be required.
 - 5 This report should be filed with the Town of Caledon Archives for their records.
 - 6 This CHIS should be submitted to the Town of Caledon Heritage Planner for review and comment.

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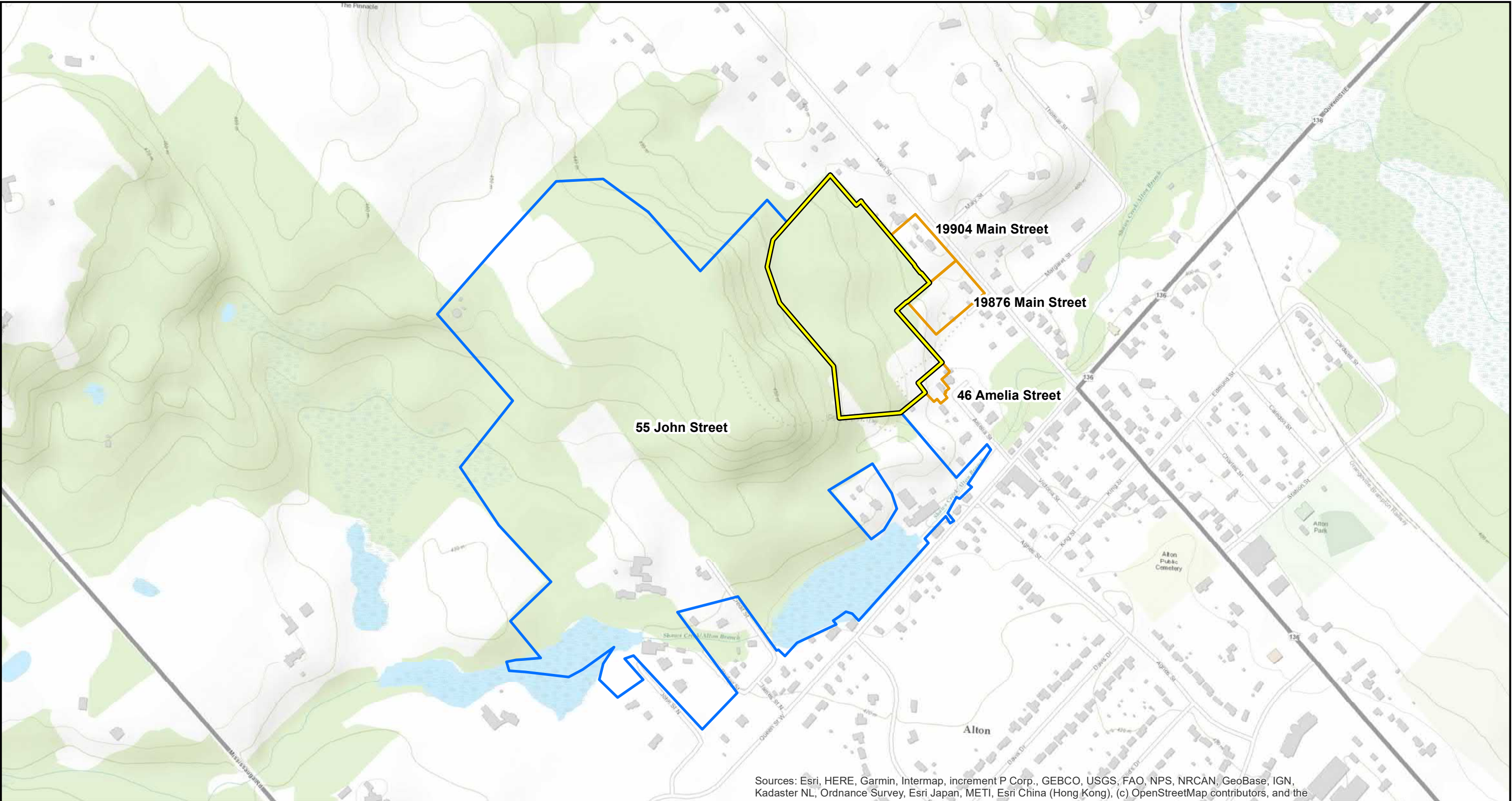
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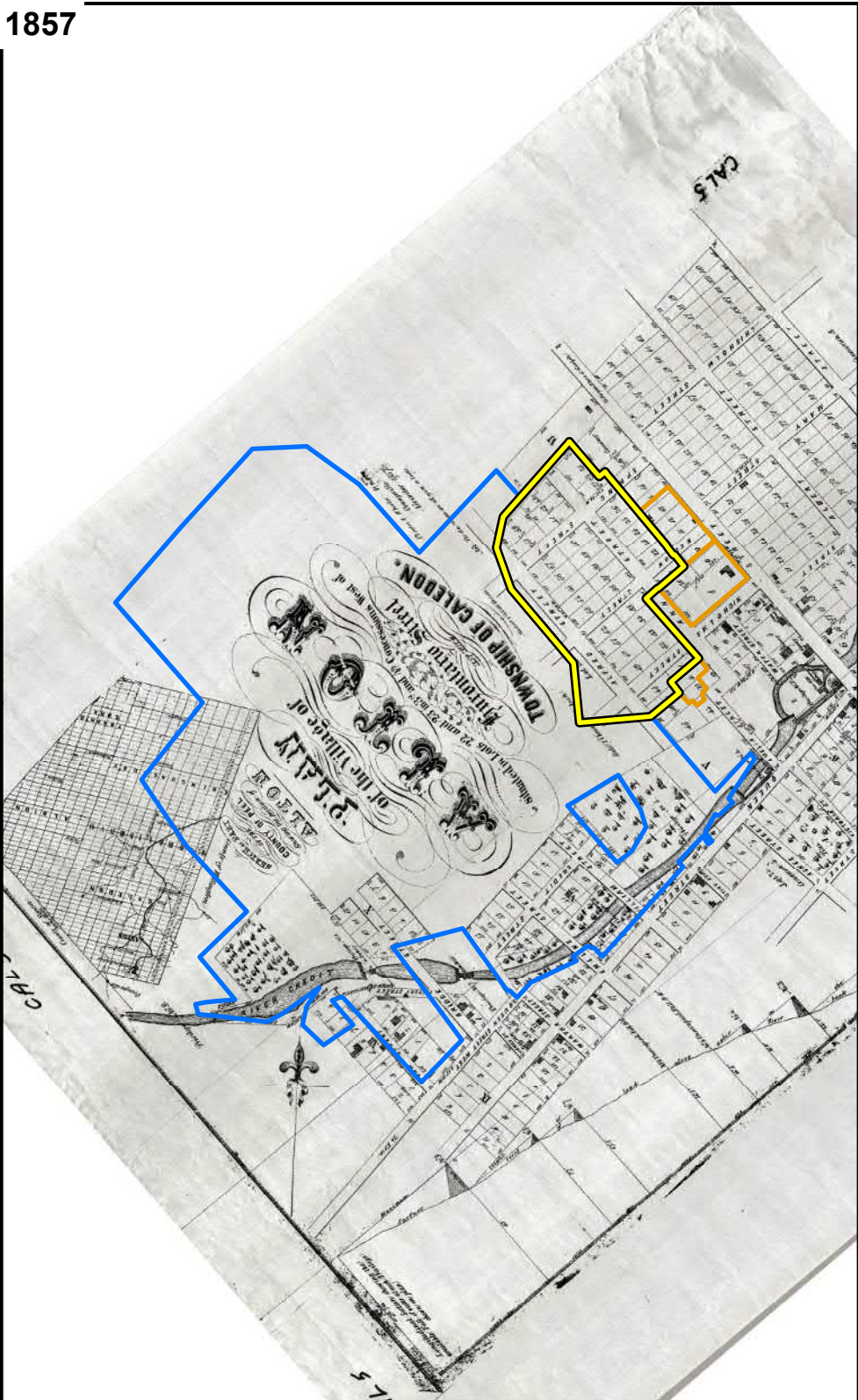
Appendix A: Figures



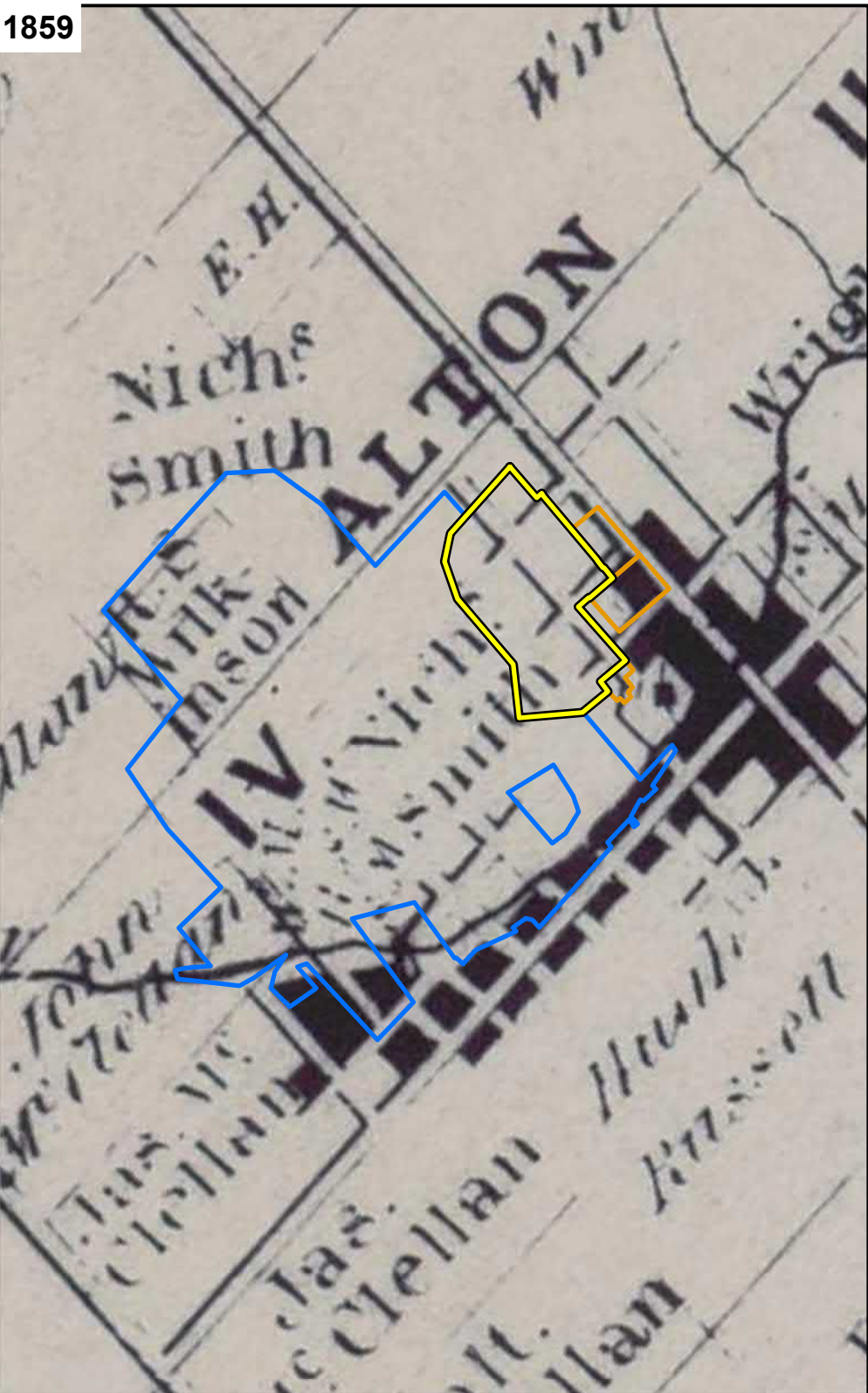
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	LEGEND Project Location Subject Property (Designated Part IV) Subject Property (Non-designated, Listed)	TITLE: FIGURE 2: LOCATION OF STUDY AREA IN ALTON, ONTARIO		SCALE: 1:5,949	PROJECT NO: 211-05278-00	DATE: DECEMBER 2021
		PROJECT: 0 NICHOLAS STREET, HERITAGE IMPACT ASSESSMENT		DRAWN BY: BR	CLIENT: MR DAVID GOODMAN	
		0 125 250 m N		CREDITS:		

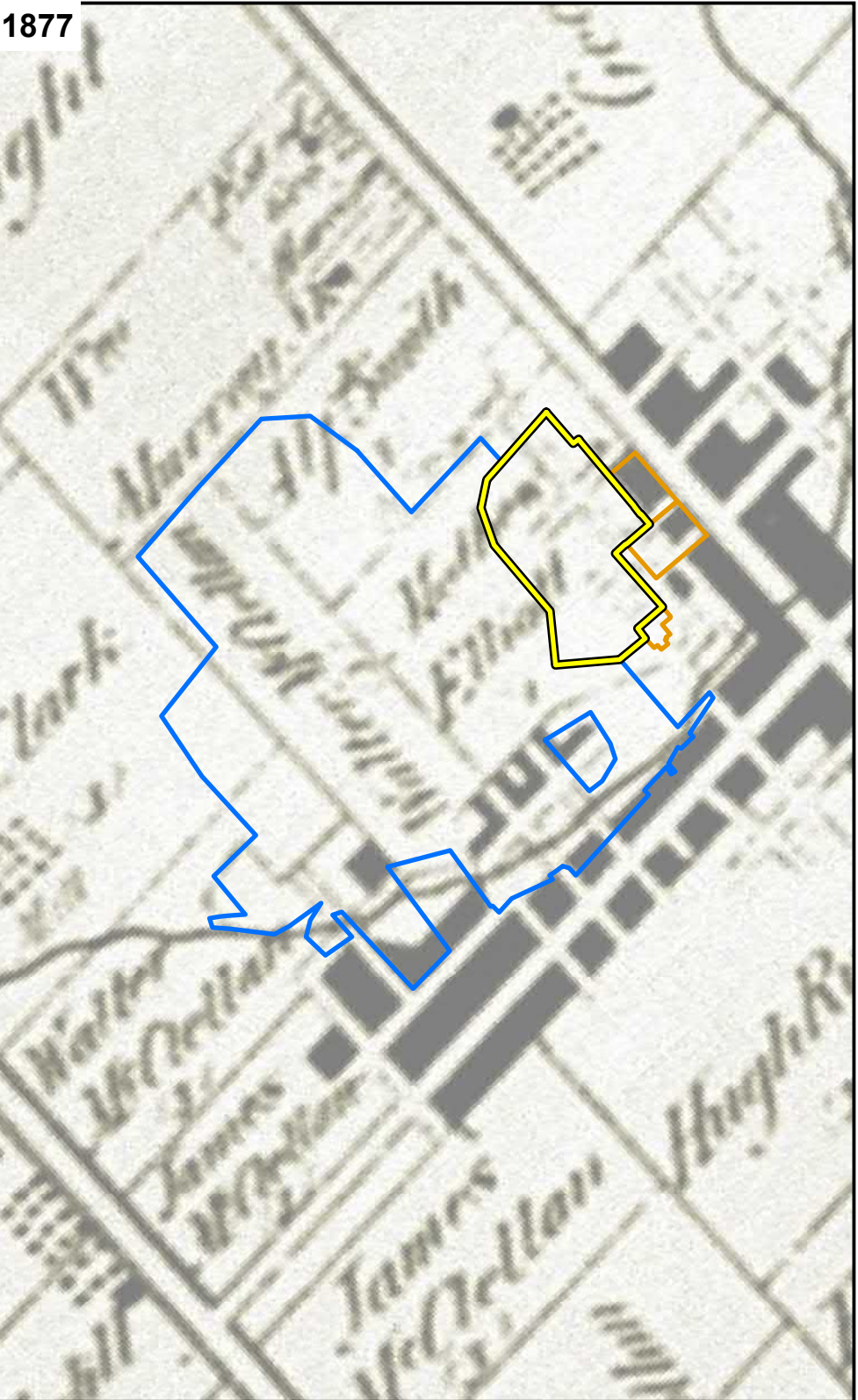
1857



1859



1877



LEGEND

-  Project Location
-  Subject Property (Designated Part IV)
-  Subject Property (Non-designated, Listed)

TITLE:
FIGURE 3: HISTORIC MAPPING
(1857, 1859 & 1877)

PROJECT:
0 NICHOLAS STREET, HERITAGE IMPACT
ASSESSMENT

0 187.5 375 m



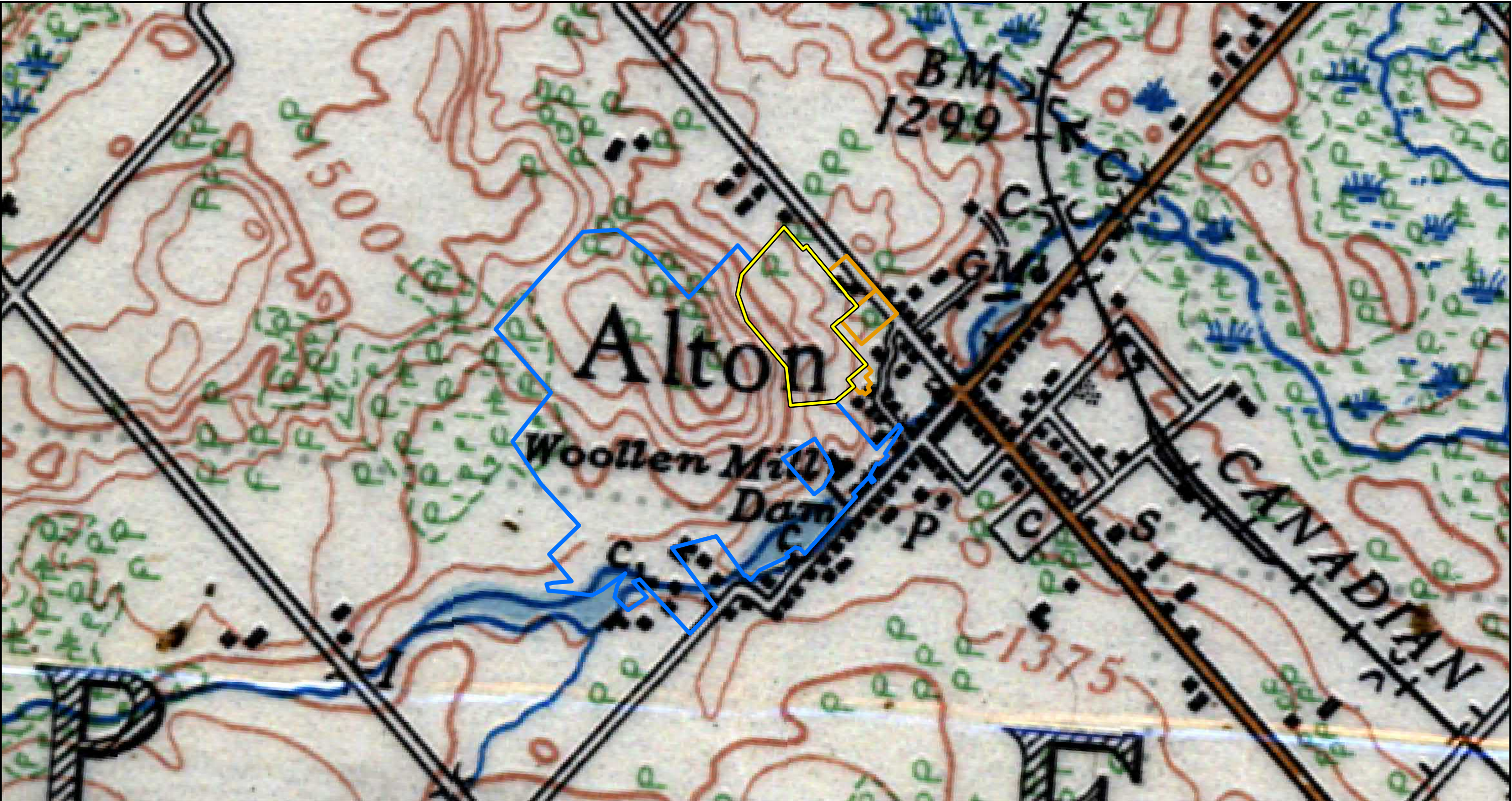
SCALE:
1:9,000

DRAWN BY:
BR

PROJECT NO:
211-05278-00

CLIENT:
MR DAVID GOODMAN

CREDITS:
PLAN OF THE VILLAGE OF ALTON, 1857
COUNTY MAP OF PEEL, TREMAINE, 1859
PEEL COUNTY, WALKER & MILES, 1877





LEGEND

-  Project Location
-  Subject Property (Designated Part IV)
-  Subject Property (Non-designated, Listed)

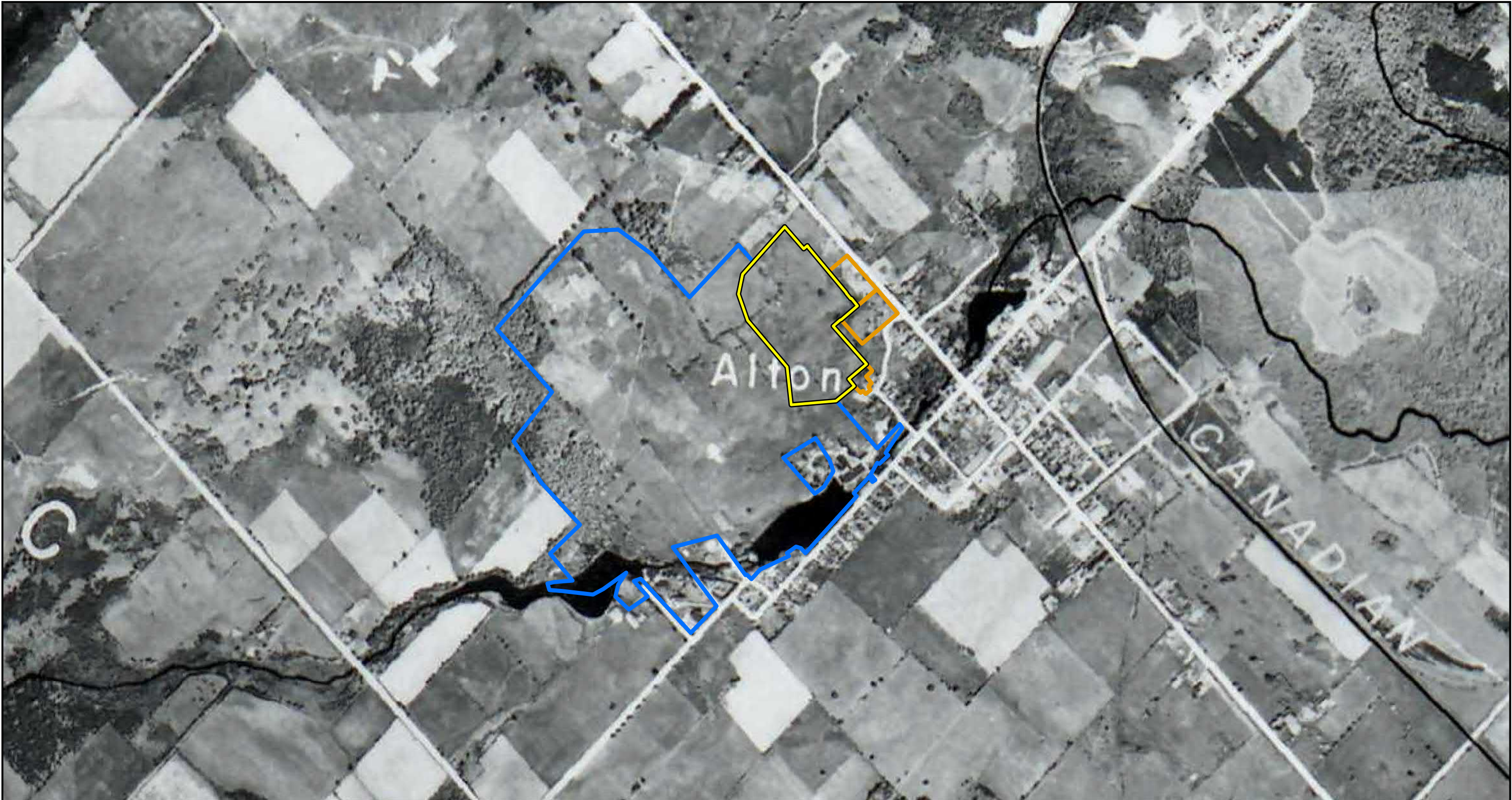
TITLE:
FIGURE 4: LOCATION OF STUDY AREA ON 1937 TOPOGRAPHIC MAPPING

PROJECT:
0 NICHOLAS STREET, HERITAGE IMPACT ASSESSMENT

0 170 340 m

N

SCALE: 1:8,111	PROJECT NO.: 211-05278-00	DATE: DECEMBER 2021
DRAWN BY: BR	CLIENT: MR DAVID GOODMAN	
CREDITS: DEPARTMENT OF NATIONAL DEFENCE, 1937 (SHEET 040P16)		





LEGEND

-  Project Location
-  Subject Property (Designated Part IV)
-  Subject Property (Non-designated, Listed)

TITLE:
FIGURE 5: LOCATION OF STUDY AREA ON
1954 AERIAL PHOTOGRAPH

PROJECT:
0 NICHOLAS STREET, HERITAGE IMPACT
ASSESSMENT

0 170 340 m

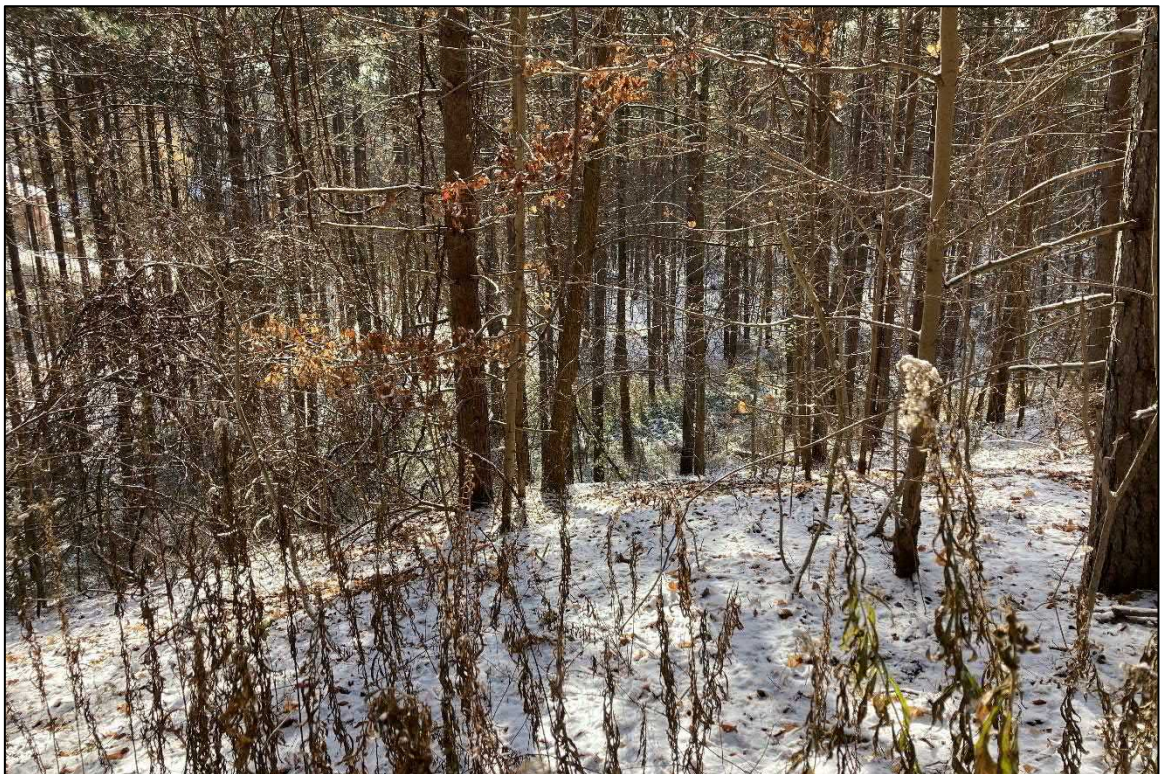
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SCALE: 1:8,111	PROJECT NO: 211-05278-00	DATE: DECEMBER 2021
DRAWN BY: BR	CLIENT: MR DAVID GOODMAN	
CREDITS: UNIVERSITY OF TORONTO MAP AND DATA LIBRARY		

Appendix B: Photographs



Photograph 1: View from the Alton Pinnacle, looking east



Photograph 2: View to the east of forested lands within 0 Nicholas Street



Photograph 3: View to the west of forested lands within 0 Nicholas Street



Photograph 4: View to west of forested lands within 55 John Street



Photograph 5: View of bridge over Shaw's Creek



Photograph 6: View to Shaw's Creek (mill building on left)



Photograph 7: Millpond within 55 John Street



Photograph 8: West façade of the Mill



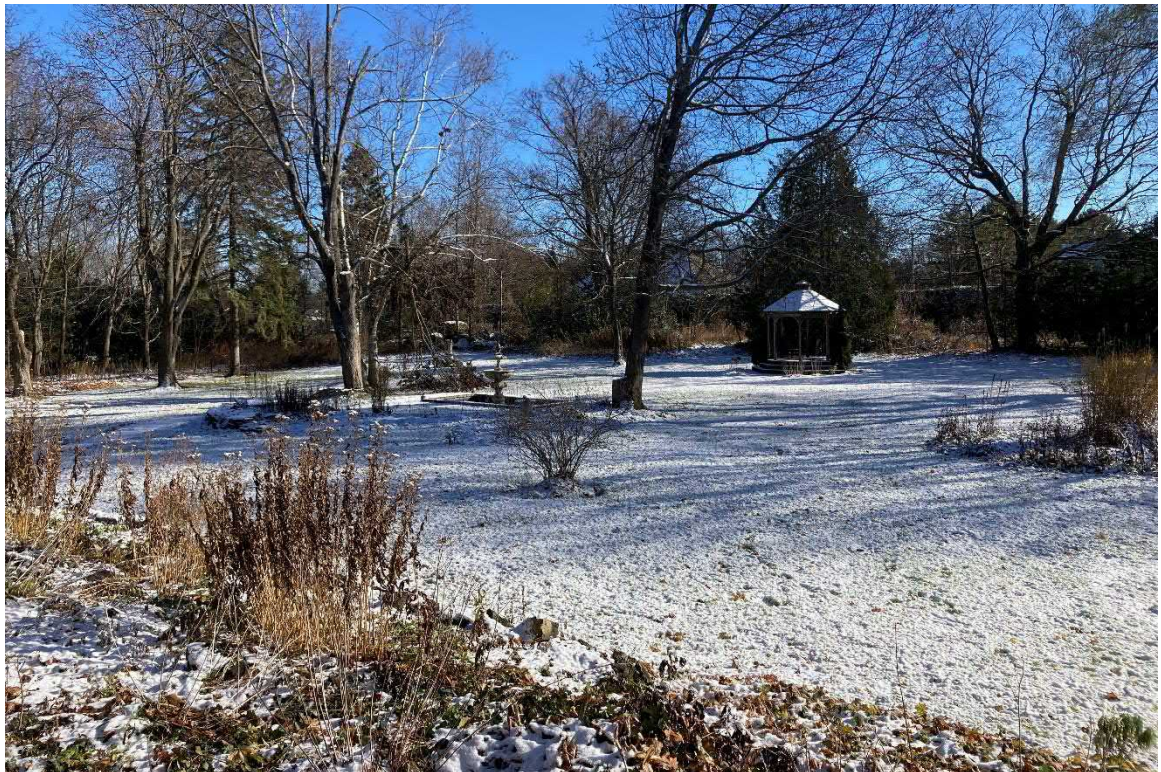
Photograph 9: East façade of the mill



Photograph 10: Heritage Canada plaque on the east façade of the mill



Photograph 11: East façade of the warehouse building



Photograph 12: Formal gardens associated with the Wards-Dods-Millcroft house



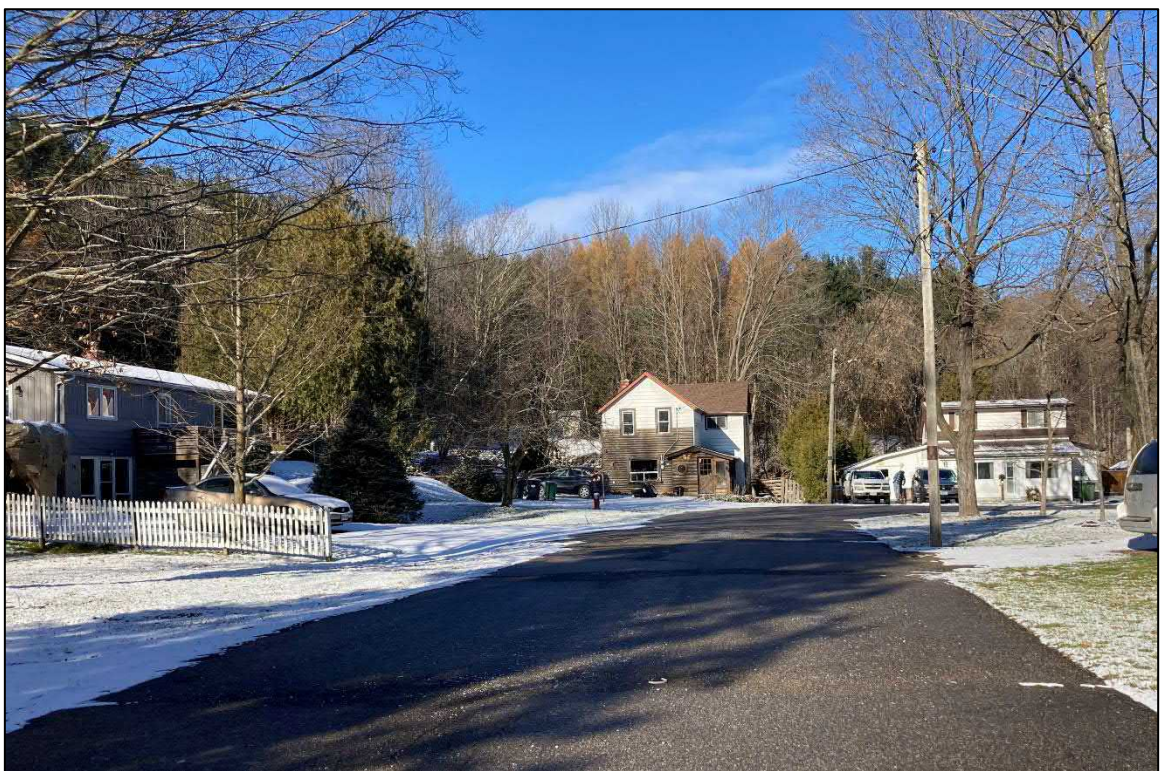
Photograph 13: Main façade of the Wards-Dods-Millcroft house



Photograph 14: Three-quarter view of the main and east façades of the Wards-Dods-Millcroft house



Photograph 15: Three-quarter view of the north and west façades of the Wards-Dods-Millcroft house



Photograph 16: View along Amelia Street to residence, 0 Nicholas Street and the Alton Pinnacle in background



Photograph 17: View to west of 46 Amelia Street showing storage shed and sloped land



Photograph 18: View to northwest of terraced drystone retaining walls at 46 Amelia Street



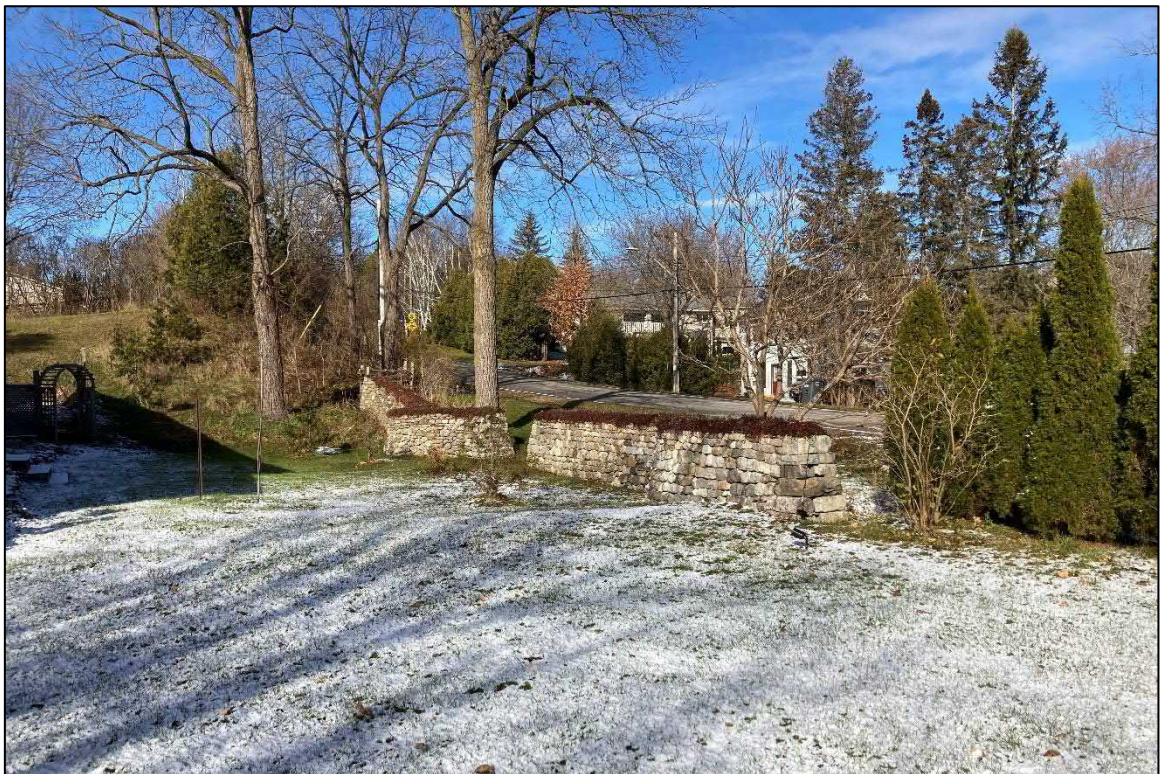
Photograph 19: Main and east façade of 46 Amelia Street



Photograph 20: West and north façade of 46 Amelia Street



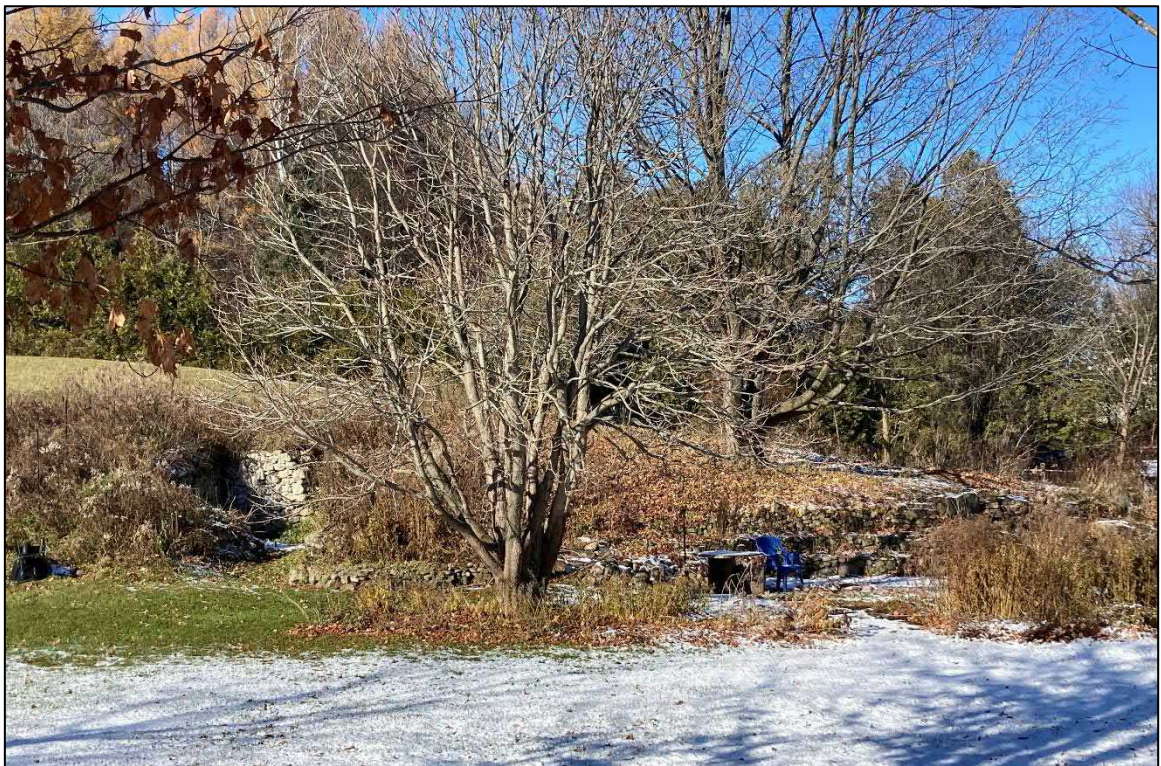
Photograph 21: North (rear) façade of 46 Amelia Street



Photograph 22: View from front yard of 19876 Main Street facing north



Photograph 23: Slope north of house at 19876 Main Street



Photograph 24: Sloped land and stone terraces west of house at 19876 Main Street



Photograph 25: Terraced drystone retaining wall west of the house at 19876 Main Street



Photograph 26: Remnants of barn foundation built into slope at 19876 Main Street



Photograph 27: Terminus of Nicholas Street facing west towards subject property and Alton Pinnacle



Photograph 28: Main façade of the Nicholas Smith House at 19876 Main Street



Photograph 29: South façade of 19876 Main Street



Photograph 30: West façade of 19876 Main Street



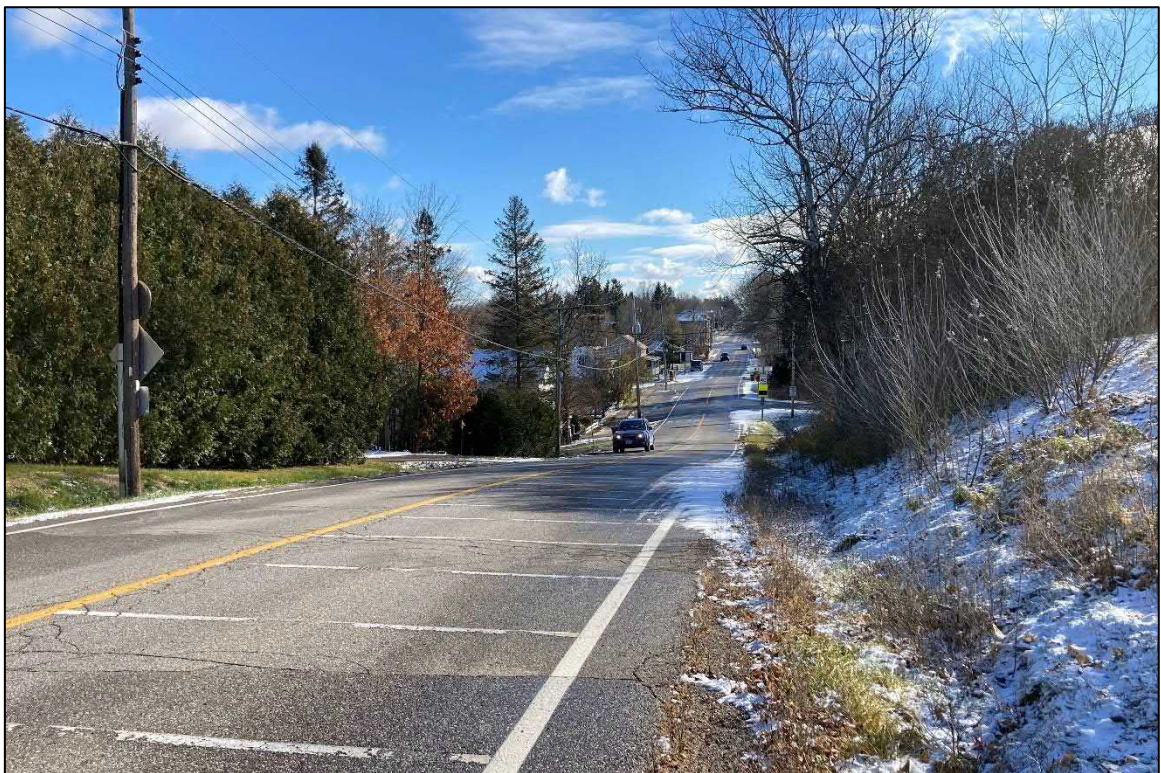
Photograph 31: One-storey garage at 19876 Main Street



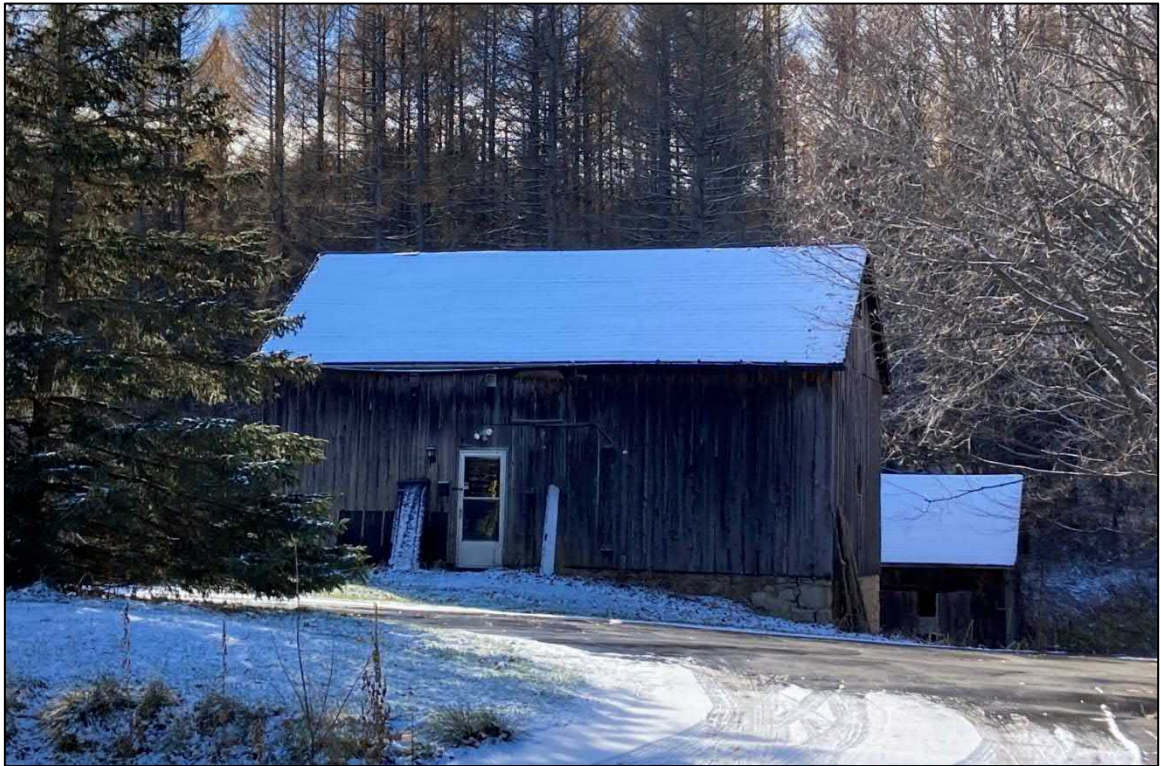
Photograph 32: Barn and shed at 19876 Main Street



Photograph 33: View to west of 19904 Main Street, 0 Nicholas Street in background



Photograph 34: View to south of Main Street



Photograph 35: View to west of barn and ancillary building at 19904 Main Street, 0 Nicholas Street in background

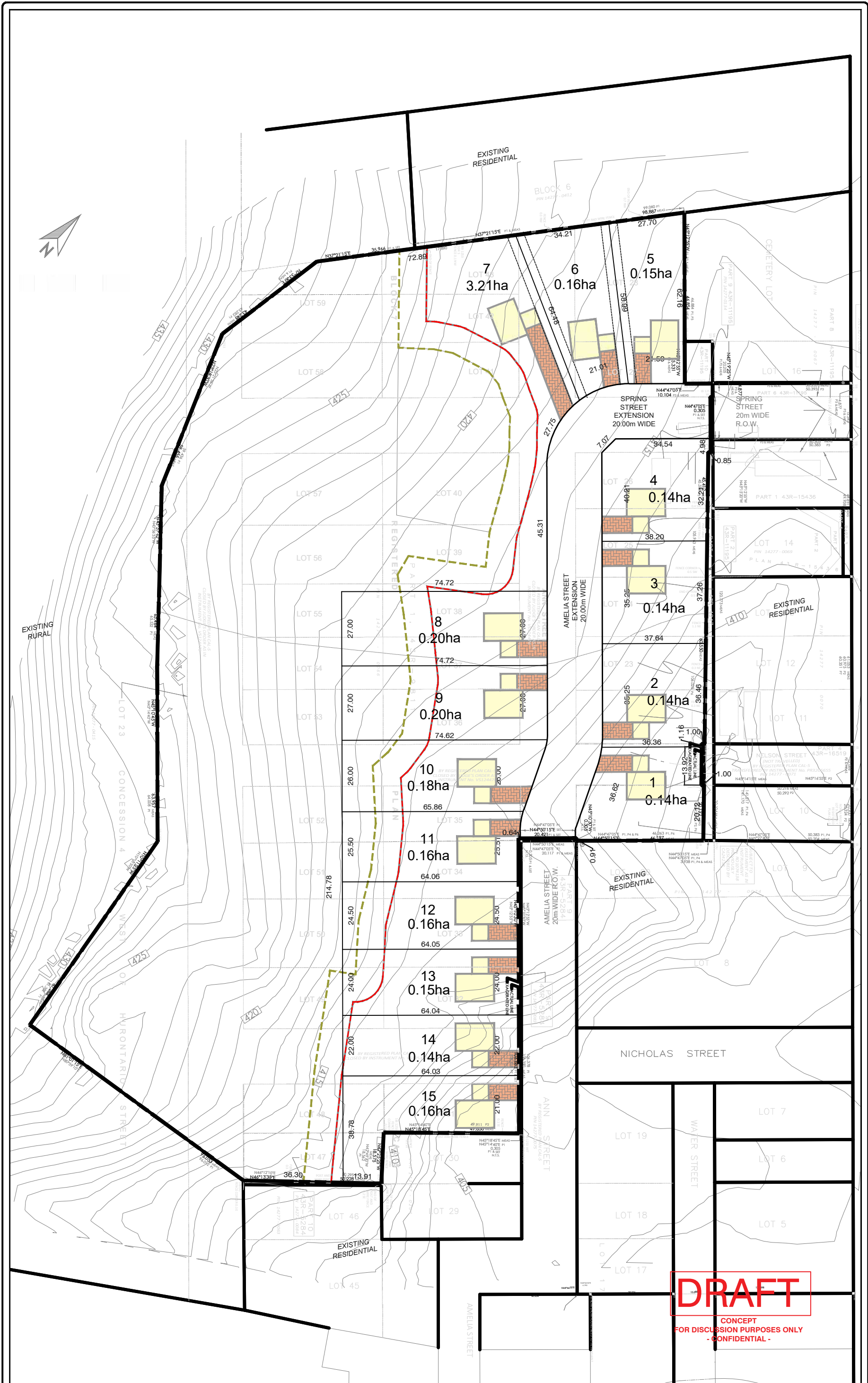


Photograph 36: View to residence at 19904 Main Street, 0 Nicholas Street in background



Photograph 37: Modern garage at 19904 Main Street

Appendix C: Plan of Subdivision (2020)



DRAFT

CONCEPT
FOR DISCUSSION PURPOSES ONLY
- CONFIDENTIAL -

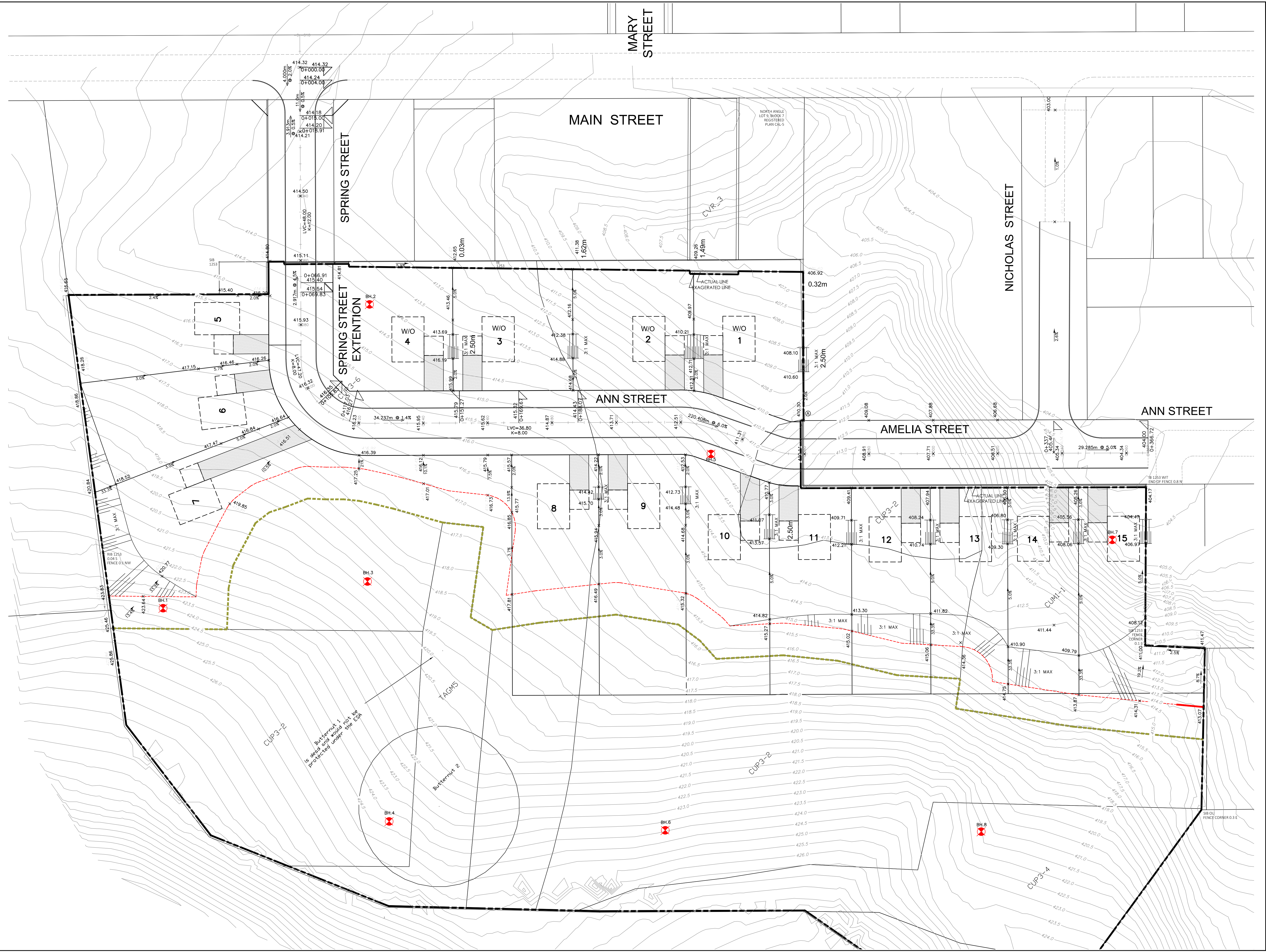
**BIGLIERI
GROUP**

PROJECT NUMBER:
16420
DATE:
October 25, 2021
SCALE:
1:1300
DRAWN BY:
JS

SITE STATS
UNIT COUNT: 15
LOT AREA MIN. : 0.14ha
LIMIT OF WOODLAND 
10m WOODLAND MVPZ 

**ALTON VILLAGE
CALEDON,
ONTARIO**

Appendix D: Grading Plan (2021)



KEY PLAN
N.T.S

LEGEND:

- + 301.08 EXISTING ELEVATION
- 188.5 EXISTING CONTOUR
- 2% DRAINAGE FLOW DIRECTION AND SLOPE
- x 126.50 PROPOSED ELEVATION
- FFF FINISHED FIRST FLOOR ELEVATION
- BSMT BASEMENT ELEVATION
- STORM MANHOLE
- CATCHBASIN
- ⊗ VALVE AND BOX
- ⊕ HYD&V

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.

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

PRELIMINARY

VALDOR ENGINEERING INC.
Consulting Engineers - Project Managers
741 Rowntree Drive Road, Suite 2, Woodbridge, Ontario, L4L 5P9
Tel: (905) 854-0044 Fax: (905) 854-0099
E-Mail: info@valdor-engineering.com
www.valdor-engineering.com

SPRING STREET SUBDIVISION
COMMUNITY OF ALTON
TOWN OF CALEDON
REGION OF PEEL

PRELIMINARY
GRADING PLAN

SCALE: 1:500	DATE OF DWG. NOV. 27, 2019	PROJECT NO. 17121
DRAWN BY: D.Z.	DRAWING NO. PGR-1	
CHKD BY: D.G.		

Appendix E: 55 John Street Designation Report



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW 91-121

To designate properties as being of
architectural and historical value
under the Ontario Heritage Act.

WHEREAS Section 29 of The Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest;

AND WHEREAS the Council of The Corporation of the Town of Caledon has caused to be served on the owners of the lands and premises know as (1) Millcroft Inn, located on Pt. Lot 23 W 1/2, Conc. 4 WHS, former Township of Caledon (2) Smith-Metcalf House, located on Lot 31, W 1/2 Conc. 2 EHS, Former Township of Chinguacousy and upon The Ontario Heritage Foundation, Notice of Intention to Designate the aforesaid real properties and has caused such Notice of Intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS no notice of objection to the proposed designations has been served on the Clerk of the municipality;

1. (a) Millcroft Inn

There is designated as being of architectural and historical value or interest, the real property know as "Millcroft Inn", being Pt. Lot 23, W 1/2, Conc. 4 WHS, Village of Alton, Town of Caledon, Regional Municipality of Peel, formerly in the Township of Caledon.

Reasons for Designation

Constructed in stone from Inglewood Quarries for Benjamin Ward in 1881 this former woollen mill was later owned and operated by J. M. Dods before eventually becoming an Inn. The adjacent stone warehouse originally linked 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.

(2)

(b) Smith-Metcalf House

There is designated as being of architectural and historical value or interest, the real property know as "Smith Metcalfe House", being Lot 31, W 1/2 Conc. 2 EHS, Village of Inglewood, Town of Caledon, Regional Municipality of Peel, formerly in the Township of Chinguacousy.

Reasons for Designation

This circa 1850, five bay, two storey vernacular stuccoed stone house was home to Catherine & Andrew Smith and their family. The Smiths had immigrated from Scotland in 1831 were an important influence in the 19th century in the development of northern Chinguacousy Township. One son, John became MPP for the area and was an advocate of womens suffrage. Other family members also married into local families and continue to be involved in their community.

2. The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described herein in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owners of the aforesaid properties and on The Ontario Heritage Foundation and cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

Read a first, second, and third time)
and finally passed this 7th day of)
October, 1991)

Errol Kell
Mayor
Marjory Morden
Clerk

Certified a True Copy
Marjory Morden
MARJORY MORDEN A.M.C.T. (A.)
Clerk
Town of Caledon

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Caledon, in the Regional Municipality of Peel, and the Province of Ontario and being composed of Part of Lots 3 and 4, in Block 11, and Part of Privilege No. 8, in Block 11, and Part of Factory Street, according to a Plan of The Village of Alton, being a subdivision of Part of Lots 22 and 23, in the Third and Fourth Concessions, West of Hurontario Street, in the former Township of Caledon, referred to as CAL-5, and more particularly described as follows;

PREMISING that the Southerly limit of Factory Street as shown on Reference Plan 43R-9032, has an astronomic bearing of North 37 Degrees 17 Minutes 10 Seconds East, and relating all bearings herein thereto;

FIRSTLY:

BEGINNING at an iron bar planted at the Northerly Angle of Lot 4, Block 11;

THENCE South 37 Degrees 17 Minutes 10 Seconds West, along the southerly limit of Factory Street, 4.66 feet to an standard iron bar;

THENCE North 36 Degrees 27 Minutes 00 Seconds West, 20.34 feet to a concrete nail, being the POINT OF COMMENCEMENT;

THENCE South 33 Degrees 15 Minutes 40 Seconds East, 62.00 feet to an iron bar;

THENCE South 56 Degrees 44 Minutes 20 Seconds West, 58.10 feet to an iron bar;

THENCE North 33 Degrees 15 Minutes 40 Seconds West, 62.00 feet to an iron bar;

THENCE North 56 Degrees 44 Minutes 20 Seconds East, 58.10 feet to a concrete nail, being the Point of Commencement.

SECONDLY:

BEGINNING at an iron bar planted at the Northerly Angle of Lot 4, Block 11;

THENCE South 37 Degrees 17 Minutes 10 Seconds West, along the southerly limit of Factory Street, 4.66 feet to an standard iron bar;

THENCE North 80 Degrees 04 Minutes 20 Seconds West, 64.90 feet to a concrete nail, being the POINT OF COMMENCEMENT;

THENCE North 39 Degrees 19 Minutes 40 Seconds West, 79.15 feet to a concrete nail;

THENCE North 00 Degrees 40 Minutes 20 Seconds East, 66.50 feet to a point;

THENCE South 39 Degrees 19 Minutes 40 Seconds East, 16.02 feet to a point;

THENCE North 00 Degrees 40 Minutes 20 Seconds East, 1.22 feet to a point;

THENCE North 56 Degrees 29 Minutes 00 Seconds East, 15.49 feet to a point;

THENCE South 39 Degrees 19 Minutes 40 Seconds East, 13.27 feet to a point;

THENCE South 00 Degrees 40 Minutes 20 Seconds West, 9.92 feet to a point;

THENCE South 89 Degrees 19 Minutes 40 Seconds East, 86.07 feet to a concrete nail;

THENCE South 00 Degrees 04 Minutes 00 Seconds East, 40.86 feet to a concrete nail;

THENCE South 65 Degrees 30 Minutes 20 Seconds West, 60.27 feet to a concrete nail, being the Point Of Commencement.

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Caledon, in the Regional Municipality of Peel, and the Province of Ontario and being composed of Part of the West Half Lot Thirty-one (31), Concession Two, East of Hurontario Street, in the former Township of Chinguacousy, and more particularly described as follows;

PREMISING that the Northeasterly limit of the Road Allowance Between Concessions 1 and 2, East of Hurontario Street, has an astronomic bearing of North 44 Degrees 20 Minutes 30 Seconds West, and relating all bearings herein thereto;

BEGINNING at an standard iron bar planted at the Southerly Angle of the West Half Lot 31, Concession 2, East of Hurontario Street;

THENCE North 44 Degrees 20 Minutes 30 Seconds West, along the northeasterly limit of the Road Allowance Between Concessions 1 and 2, East of Hurontario Street, 1720.23 feet to a point;

THENCE North 45 Degrees 39 Minutes 30 Seconds East, 346.45 feet to an iron bar, being the POINT OF COMMENCEMENT;

THENCE North 43 Degrees 01 Minutes 20 Seconds West, 59.06 feet to an iron bar;

THENCE North 46 Degrees 58 Minutes 40 Seconds East, 106.00 feet to an iron bar;

THENCE South 43 Degrees 01 Minutes 20 Seconds East, 33.53 feet to an iron bar;

THENCE South 46 Degrees 58 Minutes 40 Seconds West, 59.95 feet to an iron bar;

THENCE South 43 Degrees 01 Minutes 20 Seconds East, 25.53 feet to an iron bar;

THENCE South 46 Degrees 58 Minutes 40 Seconds West, 46.05 feet to an iron bar being the Point of Commencement.