

Heritage Impact Assessment

5155 Old School Road

Town of Caledon, Ontario

Final Report

Prepared for:

TACC Developments

600 Applewood Crescent
Vaughan, ON L4K 4B4

Archaeological Services Inc. File: 25CH-046

June 2026



Executive Summary

Archaeological Services Inc. was contracted by TACC Developments to conduct a Heritage Impact Assessment (H.I.A.) for the proposed development application covering multiple properties, which will be referred to in this report as 5155 Old School Road, in the Town of Caledon, Ontario. The proposed development site is not a known or potential cultural heritage resource. An H.I.A. is required because the proposed development of the 5155 Old School Road, which is to consist of a mixed-use community containing townhouses, a public elementary school, mixed use retail, and parkland, is adjacent to 5069 Old School Road which is listed on the Town of Caledon's Heritage Register. As such, the H.I.A. is required to evaluate the cultural heritage value of the adjacent property at 5069 Old School Road and to provide an assessment of how the proposed development will impact the property's cultural heritage value. The listed adjacent property at 5069 Old School Road consists of a farmhouse with elements of the Italianate architectural style, surrounded by lawn, and accessed by a driveway lined with sugar maples.

The evaluation for 5069 Old School Road was prepared in consideration of data regarding the design/physical, historical/associative, and contextual values within the Town of Caledon. This evaluation determined that the property at 5069 Old School Road meets the criteria outlined in Ontario Regulation 9/06. Therefore, the property at 5069 Old School Road does retain cultural heritage value or interest. Based on the property's determined cultural heritage value and a thorough review of the proposed plans for the development of 5155 Old School Road, it is not expected that any construction activity on the development lands will directly impact the property at 5069 Old School Road. This report includes recommendations to best conserve the property and to mitigate against indirect impacts and potential unintended impacts to the property at 5069 Old School Road and its identified heritage attributes.



The following recommendations and mitigation measures have been developed and should be implemented:

1. Construction crews should be advised of the heritage status and heritage attributes of the property at 5069 Old School Road prior to any work in its vicinity.
2. Staging and construction should be suitably planned and executed to ensure that unintended negative impacts to the identified heritage attributes of the property at 5069 Old School Road are avoided. Mitigation measures may also include establishing no-go zones with fencing and directing working crews to avoid identified heritage attributes.
3. A buffer should be created in order to protect the long-term health of the trees along the driveway and provide an appropriate transition between the development lands and the property at 5069 Old School Road. This could be accomplished by establishing an approximate five metre landscaped buffer on the east side of the proposed mixed-use retail block. This could also minimize the soil disturbance impacts to the sugar maples along the southwestern border of 5069 Old School Road. The precise size of the buffer should be informed by further arborist study results to confirm spatial extent of soil disturbance impacts to the sugar maples.
4. Location and height of adjacent buildings in the adjacent mixed-use block can also establish an appropriate transition to the property at 5069 Old School Road and limit adverse impacts of resultant shadows. Specific location and heights of buildings should be informed by an urban design review and shadow study to be completed during the block planning phase and the results of which should be addressed through an addendum to this Heritage Impact Assessment.
 - a. To address the potential for indirect impacts due to construction-related vibration, a baseline vibration assessment should be undertaken to determine potential vibration impacts when specific designs for parcels adjacent to 5069 Old School Road are further



advanced and specific construction methods are established. Where impacts due to vibration are anticipated, a vibration assessment and monitoring plan should be prepared by a qualified engineer and implemented by the contractor to lessen vibration impacts related to construction as required.

5. This report should be submitted to heritage planning staff at the Town of Caledon for review and comment. Any feedback will be considered and incorporated into the report, where appropriate.



Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act, 2005* (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Practice Area at Archaeological Services Inc., by email at aveilleux@asiheritage.ca or by phone 416-966-1069 ext. 255.



Project Personnel

- **Principal In Charge:** Rebecca Sciarra, M.A., C.A.H.P., R.P.P., Principal - Cultural Heritage
- **Senior Project Manager:** Kristina Martens, B.A., Dipl. Heritage Conservation, Manager, Area Planning and Building Conservation, Senior Cultural Heritage Specialist - Cultural Heritage
- **Project Coordinator:** Jessica Bisson, B.F.A. (Hon.), Cultural Heritage Technician, Division Coordinator – Cultural Heritage
- **Project Manager:** Kirstyn Allam, B.A. (Hon), Advanced Dipl. Applied Museum Studies, Cultural Heritage Analyst, Project Manager - Cultural Heritage
- **Field Review:** Becca Clark, B.A. (Hon), Advanced Dipl. Applied Museum Studies, Cultural Heritage Technical Writer and Researcher, Project Administrator – Cultural Heritage
- **Report Production:** Kirstyn Allam, Becca Clark
- **Graphics Production:** Peter Bikoulis, P.h.D., Archaeologist, Geomatics Technician – Operations
- **Report Reviewer(s):** Kristina Martens, Rebecca Sciarra

For further information on the Qualified Persons involved in this report see Appendix A.



Glossary

Built Heritage Resource (B.H.R.)

Definition: "...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" (Ministry of Municipal Affairs and Housing, 2024, p. 40).

Cultural Heritage Landscape (C.H.L.)

Definition: "...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" (Ministry of Municipal Affairs and Housing, 2024, p. 41).

Significant

Definition: With regard to cultural heritage and archaeology resources, significant means "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*" (Ministry of Municipal Affairs and Housing, 2024, p. 52).



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1.0 Introduction

Archaeological Services Inc. was contracted by TACC Developments to conduct a Heritage Impact Assessment (H.I.A.) for the proposed development application covering multiple properties, which will be referred to in this report as 5155 Old School Road, in the Town of Caledon, Ontario. The proposed development site is not a known or potential cultural heritage resource. An H.I.A. is required because the proposed development of 5155 Old School Road, which is to consist of a mixed-use community containing townhouses, a public elementary school, mixed-use retail, and parkland, is adjacent to 5069 Old School Road which is listed on the Town of Caledon's Heritage Register. As such, the H.I.A. is required to evaluate the cultural heritage value of the adjacent property at 5069 Old School Road and to provide an assessment of how the proposed development will impact the property's cultural heritage value. The listed adjacent property at 5069 Old School Road consists of a farmhouse with elements of the Italianate architectural style, surrounded by lawn, and accessed by a driveway lined with sugar maples.

1.1 Project Overview

The Development Concept Plan (June 5, 2025) by Glen Schnarr & Associates Inc. consists of mid-to-high density mixed-use residential and commercial development bordered by Old School Road to the northwest, Bramalea Road to the southwest, and future residential lands. The development surrounds 5069 Old School Road on three sides. No construction or development is planned for the property at 5069 Old School Road, located on Part 1 of parcel 43R-15705. Planned uses immediately adjacent to 5069 Old School Road are: Mixed Use/Retail to the west and Detached/Street Townhouses to the south. To the east and south of the property is a Natural Heritage System with a seasonal watercourse connected to the West Humber River Watershed.



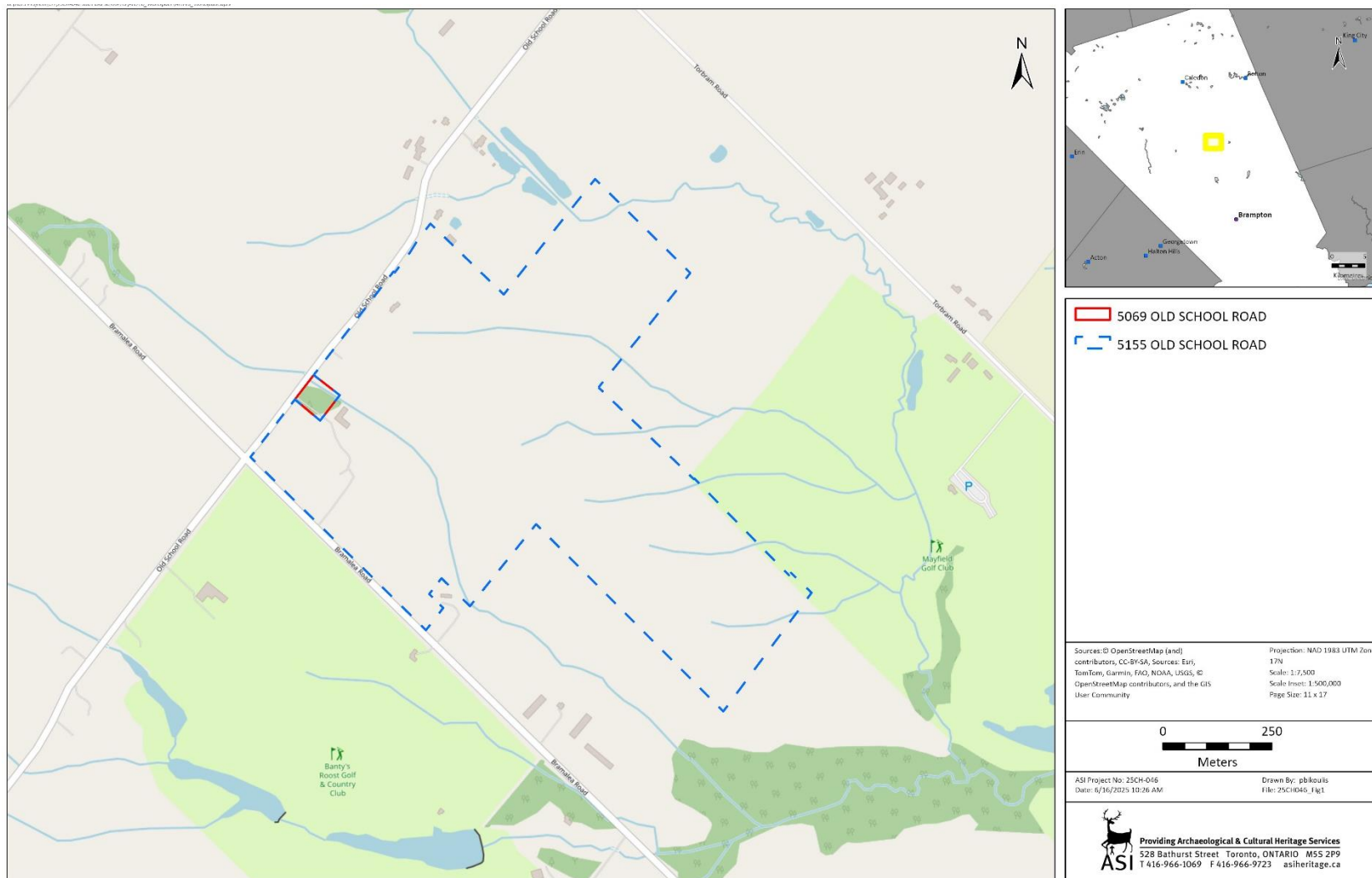


Figure 1: Location of the properties at 5069 and 5155 Old School Road, at the northeast corner of Old School Road and Bramalea Road. Source: (c) Open Street Map contributors, Creative Commons n.d.



1.2 Ownership Information

The property at 5069 Old School Road is owned by:

Stephen and Elizabeth Armstrong

5069 Old School Road
Caledon, ON L7C 0Y3

1.3 Legislation and Policy Context

The subject proposal requires an H.I.A. to provide an assessment of how the proposed development will impact the heritage resources' cultural heritage value. The assessment of 5069 Old School Road is being conducted in accordance with: the Town of Caledon *Official Plan* (Town of Caledon, 2024b), the Town of Caledon's *Terms of Reference Heritage Impact Assessment* (Town of Caledon, 2019), the *Mayfield-Tullamore Secondary Plan* (Town of Caledon, 2022), the *Planning Act* (Planning Act, R.S.O. 1990, c. P.13, 1990), and the 2024 *Provincial Planning Statement* (Ministry of Municipal Affairs and Housing, 2024).

Other various pieces of legislation and supporting guidelines considered include:

- *Ontario Heritage Act* (Ministry of Citizenship and Multiculturalism, 1990);
- *Ontario Heritage Tool Kit* (Ministry of Citizenship and Multiculturalism, 2025).

1.4 Approach to Heritage Impact Assessment Reports

The scope of a H.I.A. is in accordance with the Town of Caledon's *Official Plan* (Town of Caledon, 2024b) and the Town of Caledon's *Terms of Reference Heritage Impact Assessment* (Town of Caledon, 2019).



Generally, H.I.A.s include the following components:

- A general description of the history of the subject property as well as detailed historical summaries of property ownership and building(s) development;
- A summary of community engagement with relevant agencies and other stakeholders;
- A description of the property and adjacent property;
- A discussion of the property's historical or associative value (including historical mapping), physical and design value, and contextual value;
- Representative photographs of the exterior and interior of a building or structure, and character-defining architectural details;
- A cultural heritage resource evaluation guided by the *Ontario Heritage Act* criteria;
- A draft statement of cultural heritage value and summary of heritage attributes;
- A description of the proposed development;
- An impact assessment; and
- Recommendations for mitigating impacts to the property.

Using background information and data collected during the site visits, the property is evaluated using criteria contained within Ontario Regulation 9/06. The criteria require a full understanding, given the resources available, of the history, design and associations of all cultural heritage resources of the property. The criteria contained within Ontario Regulation 9/06 requires a consideration of the community context.

An H.I.A addresses impacts of a proposed development or site alteration on built heritage resources (B.H.R.s) or cultural heritage landscapes (C.H.L.s). H.I.A.s are used to determine the magnitude of these potential impacts and provide recommendations for their avoidance, wherever possible, or their mitigation. H.I.A.s are to be completed by qualified heritage professionals who will, through historical research and field work, identify the B.H.R. or C.H.L.'s cultural significance and heritage attributes and, where one is not already in existence,



prepare a formal Statement of Significance. Following a thorough review of the proposed development or site alteration plan to measure its potential impacts to the C.H.L or B.H.R., the H.I.A. will issue recommendations on how these impacts may be avoided, mitigated, and how the site may best be conserved. Strategies will then be suggested for their implementation and ongoing monitoring as the development or site alteration progresses.

2.0 Engagement

The following section outlines the community consultation that was undertaken to gather and review information about 5069 Old School Road.

2.1 Relevant Agencies and/or Stakeholders Engaged

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning 5069 Old School Road and any additional adjacent built heritage resources (B.H.R.s) or cultural heritage landscapes (C.H.L.s):

- Sally Drummond, Senior Planner, Town of Caledon (email communications 3 and 9 April 2025). Email correspondence confirmed that the property is a non-designated, listed property on the Town of Caledon Heritage Register, and no adjacent lands are recognized as potential or known heritage resources. The Town then provided Archaeological Services Inc. with the 2008 and 2020 Built Heritage Resources Inventory property sheets, a family file on the Littles from the William Perkins Bull fonds at Region of Peel Archives, a census summary, and the Town of Caledon's *Terms of Reference Heritage Impact Assessment* (Town of Caledon, 2019), which is under review.
- The Ontario Heritage Trust (email communications 3 and 7 April 2025). A response indicated that the Ontario Heritage Trust does not own or protect via easement or have heritage plaques within or adjacent to 5069 Old School Road. As well, the 5069 Old School Road and all adjacent properties are not protected with a heritage designation.



- Nick Moreau, Archivist, Peel Region Archives (email communications 22, 23, and 27 May 2025). The Peel Region Archives provided archival records and photographs relating to the Little and Armstrong Families including family trees, newspaper clippings, land records, and photographs (however all photographs were deemed unrelated).

2.2 Agency Review

This Heritage Impact Assessment report should be submitted to the Town of Caledon for their information.

3.0 Description of the Property

The following section provides a description of the development lands and 5069 Old School Road.

3.1 Existing Conditions

The development land covering multiple properties, which will be referred to in this report as 5155 Old School Road, consists of lands to the northeast, southeast, and southwest of the adjacent heritage property (5069 Old School Road) on the south side of Old School Road and the east side of Bramalea Road. Currently, the majority of these lands consist of active agricultural fields and a farming operation on the property of 12933 Bramalea Road, as well as two residential properties to the northeast of 5069 Old School Road. The proposed development is for a mixed-use community containing townhouses, a public elementary school, mixed use retail, and parkland.

The adjacent property at 5069 Old School Road in the Town of Caledon contains a farmhouse with elements of the Italianate architectural style built circa 1891 (Figure 2). The property is located on the south side of Old School Road, east of Bramalea Road. The size of the property is approximately 0.69 hectares. The house is set back approximately 44 metres from Old School Road and is accessed via a gravel driveway lined with sugar maple trees. There are also



fruiting, coniferous, and deciduous trees throughout the lawn. The development plan will not encroach onto the adjacent heritage property.



Figure 2: Aerial image of 5069 Old School Road with the draft plan for development of 5155 Old School Road (Google Maps)

3.2 Heritage Recognitions

The development lands are not recognized as a known or potential heritage property by the municipality, province, or federal government.

3.3 Adjacent Lands

The property at 5069 Old School Road is listed on the Town of Caledon Heritage Register as a non-designated property (Town of Caledon, 2024a).



4.0 Research

This section provides: the results of primary and secondary research; a discussion of historical or associative value; a discussion of physical and design value; a discussion of contextual value; and results of comparative analysis.

4.1 List of Key Sources and Site Visit Information

The following section describes the sources consulted and research activities undertaken for this report.

4.1.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the study area. In addition, online historical research was undertaken through the websites of the following libraries and archives to build upon information gleaned from other primary and secondary materials:

- Library and Archives Canada (Library and Archives Canada, n.d.);
- Peel Region Archives;
- Peel Art Gallery, Museum and Archives (Peel Art Gallery Museum and Archives, n.d.); and
- ONLand Ontario Land Registry Access (*OnLand Property Search*, n.d.).

Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the properties. These included:

- Town of Caledon Heritage Register (Town of Caledon, 2024a);
- Town of Caledon Cultural Heritage Landscapes Inventory (Scheinman, 2009);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust, n.d.b);
- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);



- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust's *An Inventory of Provincial Plaques Across Ontario*: a PDF of Ontario Heritage Trust Plaques and their locations (Ontario Heritage Trust, 2023);
- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and
- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).

Previous consultant reports associated with potential above-ground cultural heritage resources within and/or adjacent and/or in the vicinity of the 5069 Old School Road in the Town of Caledon, Ontario included the following:

- Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, Growth-Related Roads Detailed Design 2023 Segment 1123, Bramalea Road (King Street to Old School Road), Region of Peel (Archaeological Services Inc., 2021);
- Settlement Area Boundary Extension Study, Cultural Heritage Resource Assessment: Existing Conditions Report, Region of Peel (Archaeological Services Inc., 2020); and,
- Cultural Heritage Analysis: Mayfield Tullamore Secondary Plan (G.B.C.A. Architects, 2024).

A full list of references consulted can be found in Section 9.0 of this document.

4.1.2 Site Visit

A site visit to 5069 Old School Road was conducted on 24 April 2025 by Kirstyn Allam and Becca Clark of Archaeological Services Inc. (A.S.I.). The site visit included photographic documentation of the exterior of the residence at 5069



Old School Road and surrounding context. Permission to Enter (P.T.E.) was granted for the development lands at 5155 Old School Road which provided A.S.I. staff the ability to document 5069 Old School Road from within the development lands.

4.2 Discussion of Historical or Associative Value

Historically, the property was located on Lot 22, Concession 5 East of Centre Road in the historical Township of Chinguacousy. The development parcel is located at 5155 Old School Road and the adjacent heritage property is located at 5069 Old School Road, Town of Caledon.

4.2.1 Summary of Early Indigenous History in Southern Ontario

Current archaeological evidence indicates humans were present in southern Ontario approximately 13,000 years before present (B.P.) (Ferris, 2013). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 B.P., the environment had progressively warmed (Edwards & Fritz, 1988) and populations now occupied less extensive territories (C. J. Ellis & Deller, 1990).

Between approximately 10,000-5,500 B.P., the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 B.P.; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest archaeological evidence for cemeteries dates to approximately 4,500-3,000 B.P. and is interpreted by archaeologists to be indicative of



increased social organization and the investment of labour into social infrastructure (Brown, 1995, p. 13; C. J. Ellis et al., 1990, 2009).

Between 3,000-2,500 B.P., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period begins around 2,500 B.P. and exchange and interaction networks broaden at this time (Spence et al., 1990, pp. 136, 138) and by approximately 2,000 B.P., evidence exists for small community camps, focusing on the seasonal harvesting of resources (Spence et al., 1990, pp. 155, 164). By 1,500 B.P. there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2,300 B.P. – it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch & Williamson, 2013, pp. 13–15). As is evident in detailed Anishinaabek ethnographies, winter was a period during which some families would depart from the larger group as it was easier to sustain smaller populations (Rogers, 1962). It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1,000 B.P., lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (C.E.), larger settlement sites focused on horticulture begin to dominate the archaeological record. Seasonal dispersal of the community for the exploitation of a wider territory and more varied resource base was still practised (Williamson, 1990, p. 317). By 1300-1450 C.E., archaeological research focusing on these horticultural societies note that this episodic community dispersal was no longer practised and these populations now occupied sites throughout the year (Dodd et al., 1990, p. 343). By the mid-sixteenth century these small villages had coalesced into larger communities (Birch et al., 2021). Through the process of coalescence, the socio-political organization of these First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. Other First Nation communities continued to practice residential mobility and to



harvest available resources across landscapes they returned to seasonally/annually.

By 1600 C.E., the Confederation of Nations were encountered by the first European explorers and missionaries in Simcoe County. By the 1640s, devastating epidemics and the traditional enmity between the Haudenosaunee and the Attawandaron and the Huron-Wendat (and their Algonquian allies such as the Nipissing and Odawa) led to their dispersal from southern Ontario. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. Peace was achieved between the Haudenosaunee and the Anishinaabe Nations in August of 1701 when representatives of more than twenty Anishinaabe Nations assembled in Montreal to participate in peace negotiations. Peace was confirmed again at council held at Lake Superior when the Haudenosaunee delivered a wampum belt to the Anishinaabe Nations. This agreement between the Haudenosaunee and Anishinaabe nations is referred to as the Dish with One Spoon.

In 1763, following the fall of Quebec, New France was transferred to British control with the Treaty of Paris. The British government began to pursue major land purchases to the north of Lake Ontario in the early nineteenth century. The Crown acknowledged the Mississaugas of the Credit as the owners of the lands between Georgian Bay and Lake Simcoe and entered into negotiations for additional tracts of land as the need arose to facilitate European settlement.

5155 Old School Road and 5069 Old School Road are located on Treaty #19 territory. The Ajetance Purchase, or Treaty #19, included 648,000 acres of land occupying portions of present-day Halton and Peel Region as well as Dufferin and Wellington County. This area was the last large tract of land ceded by the Mississaugas of the Credit First Nation, following the settlement of the Head of the Lake purchase (Treaty 14) in 1806, and is also surrounded by Treaty #3 (1784/1792) to the west, Treaty 13 (1788/1805) to the east, and Treaty 18 (1818) to the north (Government of Canada, 2016). By 1818, the Mississaugas were experiencing a rapid decline in population due to



increased encroachment by settlers and declining resources. Additionally, the area to the north had just been ceded by Chippewa nations (Mississaugas of the Credit First Nation, 2017).

On October 23, 1818, Deputy Superintendent William Claus met with Chief Ajetance and other delegates of the Mississaugas of the Credit First Nation to negotiate the sale of this tract of land. The payment offered for this land consisted of the yearly sum of five hundred and twenty-two pounds ten shillings in goods annually. By 1820, the Mississaugas of the Credit negotiated the sale of the remainder of their lands except for a 200-acre parcel near the mouth of the Credit River (Crown-Indigenous Relations and Northern Affairs, 2016; Mississaugas of the Credit First Nation, 2017; Surtees, 1984).

The Ajetance Purchase is also significant due to its relationship to the Haldimand Tract. On October 25, 1784, the Governor of Quebec Sir Frederick Haldimand signed a proclamation that allotted land six miles (10 km) on either side of the Grand River to the Six Nations People for their assistance during the American revolutionary war (Filice, 2018; Surtees, 1984).

Upon review of the Haldimand Proclamation, however, politician and Indian Department official Sir John Johnson noted an error involving the location of the northern boundary of the tract. Governor Haldimand had mistakenly assumed in 1784 that the headwaters of the Grand River resided within the area negotiated under Treaty #3. However, the headwaters extended to the present-day community of Dundalk, Grey County, which was not negotiated until 1818 under Treaty #18. Additionally, the northern reach of the Grand River crosses through the northwestern corner of the Ajetance Purchase lands in Dufferin and Wellington County (Filice, 2018; Government of Canada, 2016; Surtees, 1984). Due to this inconsistency, the northern boundaries of the Haldimand Tract were redefined in 1793 under Treaty #4 to end at Jones Base Line in Fergus, Ontario – at the boundary of Treaty #3 and Treaty #19. This decision to end the Haldimand tract within Treaty #3 lands rather than continuing the tract up to the headwaters of the Grand River is still disputed by Six Nations of the



Grand River and the community continues to contest the redefined territory with the Government of Canada (Filice, 2018).

4.2.2 Township of Chinguacousy

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed Indigenous pathways and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes continued the use of existing Indigenous trails that typically followed the highlands adjacent to various creeks and rivers (Archaeological Services Inc., 2006). Early European settlements occupied similar locations as Indigenous settlements as they were generally accessible by trail or water routes and would have been in locations with good soil and suitable topography to ensure adequate drainage.

Throughout the period of initial European settlement, Indigenous groups continued to inhabit Southern Ontario, and continued to fish, gather, and hunt within their traditional and treaty territories, albeit often with legal and informal restrictions imposed by colonial authorities and settlers. In many cases, Indigenous peoples acted as guides and teachers, passing on their traditional knowledge to Euro-Canadian settlers, allowing them to sustain themselves in their new homes. Indigenous peoples entered into economic arrangements and partnerships, and often inter-married with settlers. However, pervasive and systemic oppression and marginalization of Indigenous peoples also characterized Euro-Canadian colonization, with thousands being displaced from their lands, denied access to traditional and treaty hunting, fishing, and collecting grounds, and forced to assimilate with Euro-Canadian culture through mandatory attendance at Day and Residential Schools (Ray, 2005; Rogers & Smith, 1994).

The township of Chinguacousy is considered by some to have been named by Sir Peregrine Maitland after the Mississauga word for the Credit River meaning



“young pine”, while other scholars assert that it was named in honour of the Ottawa Chief Shinguacose, which was corrupted to the present spelling of ‘Chinguacousy,’ “under whose leadership Fort Michilimacinac was captured from the Americans in the War of 1812” (Mika & Mika, 1977; Rayburn, 1997). The township was formally surveyed in 1818, and the first Euro-Canadian settlers took up their lands later in that same year. It was recorded that the first landowners in Chinguacousy included settlers from New Brunswick, the United States, and also United Empire Loyalists and their children (Armstrong, 1985; Mika & Mika, 1977; Pope, 1877a).

Due to the small population of the newly acquired tract, Chinguacousy was initially amalgamated with the Gore of Toronto Township for political and administrative purposes. In 1821, the population of the united townships numbered just 412. By 1837, the population of the township had reached an estimated 1,921. The numbers grew from 3,721 in 1842 to 7,469 in 1851. Thereafter the figures declined to 6,897 in 1861, and to 6,129 by 1871 (Pope, 1877a; Walton, 1837). Chinguacousy Township was the largest in Peel County and was described as one of the best settled townships in the Home District. It contained excellent, rolling land which was timbered mainly in hardwood with some pine intermixed, and was known for excellent wheat production. The township contained one grist mill and seven sawmills. By 1851, this number had increased to two grist mills and eight sawmills (Smith, 1846, 1851).

In 1974, part of the township was amalgamated with the City of Brampton, and the remainder was annexed to the Town of Caledon (Armstrong, 1985; Mika & Mika, 1977; Rayburn, 1997).

4.2.3 Historical Chronology and Setting of 5155 Old School Road and 5069 Old School Road

The following provides a brief overview of the historical chronology of the development lands and 5069 Old School Road. It includes a history of the people who lived on or owned the property, as provided in available sources, as well as



a mapping review. It is based on a variety of primary and secondary source materials, including maps, census data, and abstract indexes.

The Crown patent for the original 200 acres of Lot 22, Concession 5 East of Centre Road was sold to the Canada Company in 1831 (O.L.R.A., n.d.a). This included both the development lands and adjacent heritage property. Peter Hanan bought the western half of the Lot from the Canada Company in 1835. He owned the property until 1854. The 1851 census lists a Peter Hanan living in Chinguacousy and working as a farmer (Library and Archives Canada, 1851). Denis Tighe purchased the property from Peter Hanan in 1854 (O.L.R.A., n.d.a). Denis is listed in the 1851 census as a farmer in Chinguacousy (O.L.R.A., n.d.a). Denis granted the property to Thomas Tighe in 1855 (O.L.R.A., n.d.a).

In mapping from 1859, Tighe is shown to have acquired the western half of the lot and the eastern half has been split between two other owners (Figure 3). No built structures or natural features are indicated on Tighe's property on this mapping; however, the 1861 census records Thomas Tighe as a farmer living in a one storey log house at Lot 22, Concession 5 (Library and Archives Canada, 1861). No structures are shown within the property on the map. On the 1877 historic mapping, the surrounding parcels are shown to have farmsteads, including orchards, suggesting the agricultural development of the area in the nineteenth century while no structures or orchards are depicted for the development lands or adjacent heritage property (Figure 4). The property was sold to Thomas Little by Thomas Tighe in 1880 (O.L.R.A., n.d.b).

In the 1891 census, Thomas and Margret Little are listed with their children Alice (Alicce) and John as living within Peel District, Chinguacousy Subdistrict. There is a two-storey brick farmhouse house with nine rooms noted as under construction on the property at the time (likely the extant structure), as well as a two-storey wood house with five rooms, which the family inhabits (Library and Archives Canada, 1891). The son of Thomas and Alice, John Orr Little, and his wife Ida Rebecca Little, bought the property from Thomas and Alice in 1904 (O.L.R.A., n.d.b). John was listed as a farmer in the 1911 census (Library and Archives Canada, 1911). The property was sold once again in 1912 to John R.



Armstrong by John O. Little for \$8500.00 (O.L.R.A., n.d.c). The value of the property increased from the prior sale, and combined with the 1891 census stating that a house was under construction at time of recording, this indicates that the farmhouse was constructed circa 1891.

Topographic mapping from 1914 indicates that a structure of stone or brick has been built in the vicinity of the current farmhouse, further confirming the construction of the farmhouse in the late nineteenth century (Figure 5). Although the structure is depicted outside the borders of 5069 Old School Road that is likely due to an offset in the scale of the mapping as opposed to the location of the residence being outside of the property lines. Although no body of water is depicted, a bridge is illustrated on Old School Road northeast of the house, adjacent to the heritage property. The 1921 census declares that the structure on John R. Armstrong's property is a brick house with eight rooms (Library and Archives Canada, 1921). John is identified in the 1921 census as a Canadian farmer of Scottish descent in 1877 (Library and Archives Canada, 1921).

The 1934 topographic map shows little change in the property (Figure 6). The farmhouse is visible within the property at 5069 Old School Road, though no other buildings or topographic features have been identified. According to the chain of title, John R. Armstrong and his wife Laura (Kaake) Armstrong remain the owners of the property from 1912 to 1950, at which point the property is granted to Neil C. Armstrong by 'John O. Little, et ux' (O.L.R.A., n.d.c). According to the 1962 Voter's List, Neil Armstrong was a farmer (Library and Archives Canada, 1962).

The 1954 aerial shows the property within a continued agricultural context (Figure 7). It is possible that an outbuilding has been constructed to the southeast of the farmhouse, though it is unclear due to the quality of imaging. A laneway is visible to the west of the residence connecting to Old School Road, going by the house, and continuing past the farmhouse, before turning to the northeast to travel along the edge one of the fields within the 100-acre



property. There is a cluster of trees around the house. The north, west, and south edges of this portion of the property are lined with trees.

The 1978 topographic mapping shows a continuation in agricultural activity throughout the twentieth century (Figure 8). Two new structures can be seen on the 100-acre property parcel. One structure has an 'L' shaped footprint. Both are likely outbuildings related to farming practices associated with the house.

In 1987 a Reference Plan for Neil Armstrong's property was registered, dividing the property into five parts. Parts 2, 4, and 5 were granted to his wife Muriel (O.L.R.A., n.d.c). In 1991, Part 1 (location of 5069 Old School Road) was sold to Elizabeth and Stephen Anderson on behalf of the Estate of Neil C. Armstrong (O.L.R.A., n.d.c). The 2001 aerial photograph shows several buildings surrounding the property at 5069 Old School Road which are largely agricultural and rural in nature (Figure 9). These structures are present on the parcels granted to Muriel Armstrong. Multiple silos and two large buildings can be seen to the southeast of 5069 Old School Road, indicating the presence of a farming complex.



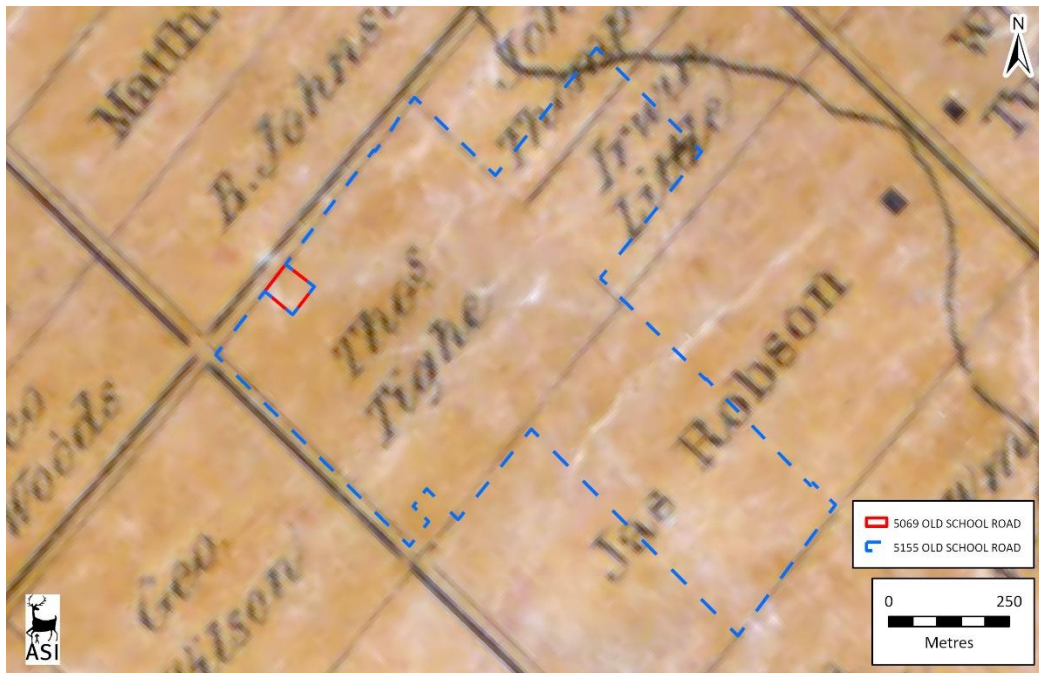


Figure 3: The location of 5069 and 5155 Old School Road overlaid on the 1859 *Map of the County of Peel* (Tremaine 1859).



Figure 4: The location of 5069 and 5155 Old School Road overlaid on the 1877 *Illustrated Historical Atlas of the County of Peel* (Pope, 1877b).



Figure 5: The location of 5069 and 5155 Old School Road overlaid on the 1914 topographic map of Bolton (Department of Militia and Defence, 1914).



Figure 6: The location of 5069 and 5155 Old School Road overlaid on the 1934 topographic map of Bolton (Department of National Defence, 1934).

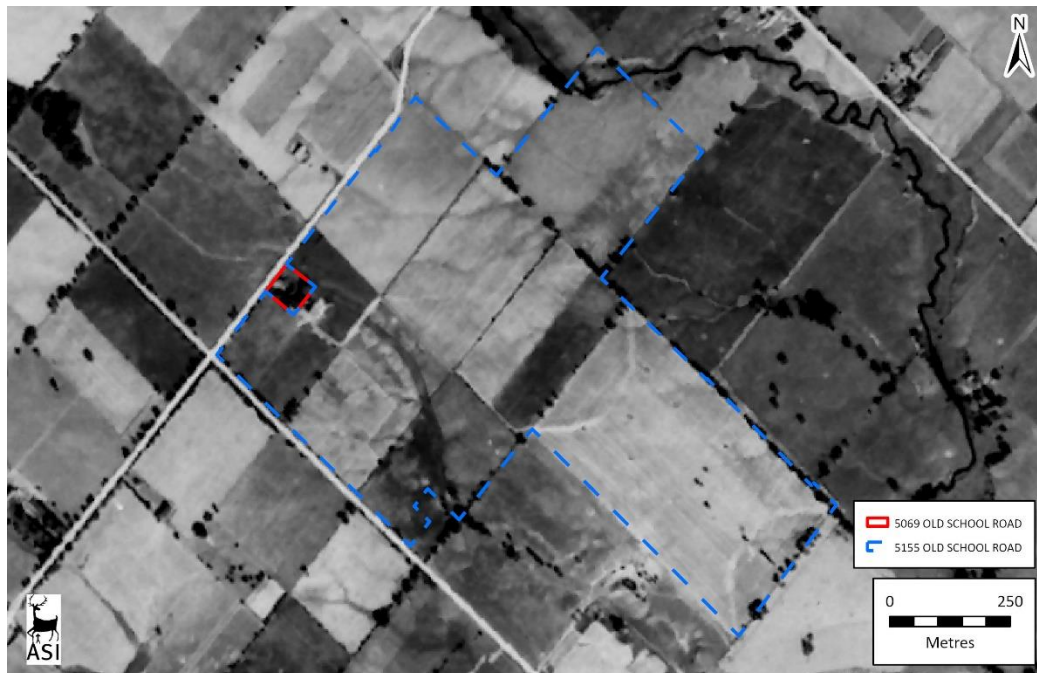


Figure 7: The location of 5069 and 5155 Old School Road overlaid on the 1954 aerial photograph of Southern Ontario (City of Toronto Archives, 1954).

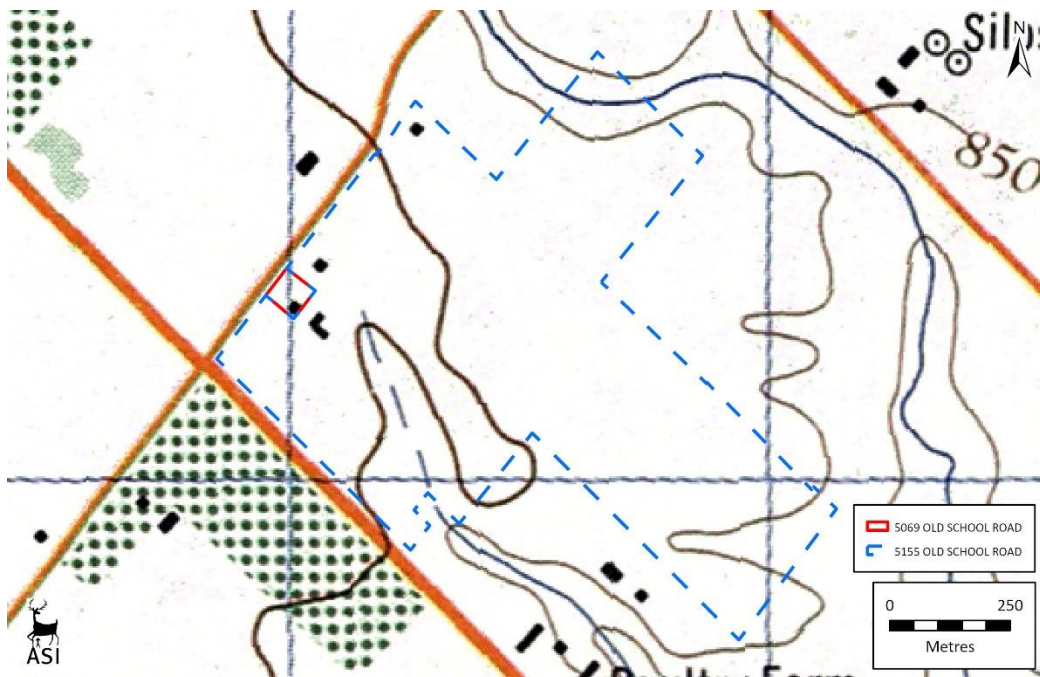


Figure 8: The location of 5069 and 5155 Old School Road overlaid on the 1978 topographic map of Bolton (Department of Energy, Mines and Resources, 1978).



Figure 9: The location of 5069 and 5155 Old School Road overlaid on the 2001 aerial photograph of Caledon (Town of Caledon, 2001).

4.3 Discussion of Physical and Design Value

The following discusses the physical and design value of 5069 Old School Road.

4.3.1 Physical Characteristics

The property at 5069 Old School Road consists of a farmhouse with elements of the Italianate architectural style set within a treed lawn with a driveway lined with sugar maples (Figure 10).



Figure 10: Aerial view of 5069 Old School Road, showing location of structure (A.S.I., 2025).

Property Configuration

The property at 5069 Old School Road is rectangular shaped with gently sloping terrain. The lowest point of the property sits north of the residence and was originally a creek bed, as evidenced by the terrain and a drain at the northern corner of the property. The front lawn is flat-topped and raised above this lowest elevation, and a second elevated area surrounds the foundation of the house.

There is one driveway which is oriented northwest-southeast and is lined by mature sugar maple trees. This is the original driveway leading from the nineteenth century farmstead to the public road system as evidenced by the mature trees along the driveway and the orientation of the house, with the

primary façade facing the driveway. The driveway lined with trees is a typical feature of a nineteenth century farm complex. A lone mature sugar maple tree stands in the middle of the front lawn between the residence and Old School Road. Fruiting trees are scattered along the north side of the property. A partially dismantled split cedar fence is present on the northeast corner of the property. Between 5069 Old School Road and the development lands is a line of evergreens which mark the property division. The trees are within the boundary of the development lands.

Residence

The residence on the property at 5069 Old School Road is a two-storey farmhouse that features elements of the Italianate style with a red-and-buff brick exterior (Town of Caledon, 2024a). The residence has a square footprint with a single-storey addition on the east corner that dates to roughly the late-twentieth century. Both the original structure and addition feature separate hip roofs with internal brick chimneys.

The northwest elevation, facing Old School Road, is not the primary elevation. This elevation features a bay window that, based on materials used and traditional configuration of nineteenth century farmhouses with Italianate elements, was likely a twentieth century addition (Figure 11). The elevation also features two second-storey windows with two-over-two panes, segmental brick arches, and painted wooden sills flanked by shutters. The house features a three-bay front façade oriented southwest toward Bramalea Road and parallel to the entrance driveway (Figure 12). The primary entrance is located on the southwestern façade and presents as a centre hall plan. A secondary entrance is located on the southeast elevation. Based on the maturity of the trees lining the driveway, it is believed that this was the original alignment of the house and driveway. The front façade features a covered porch that extends the length of the elevation and wraps around to the southeast elevation (Figure 13). The front façade features three symmetrical bays with a central door. The five windows on this façade feature two-over-two panes segmental brick arches and painted wooden sills and are flanked by shutters. All other windows on the original



structure (two on the northeast elevation, three on the southeast elevation, and two on the northwest elevation) have the same features. Red brick is the primary construction material in a running course, and buff brick is used for the quoining and voussoirs.

The addition has three entrances between the southwest and northeast elevations. The southwest entrance leads to the porch on the southeastern elevation of the original house. The northeast entrances are both walkouts from the lower level, and two first floor entrances lead to a deck that is flush with the first floor of the original house (Figure 14). The primary construction material of the addition is also red brick with running coursing; however, the brick features less variation in colour and there are no buff brick quoining or voussoirs present.



Figure 11: Northwest elevation from Old School Road (A.S.I., 2025).



Figure 12: Southwest elevation, facing the primary façade (A.S.I., 2025).



Figure 13: Southeast elevation from the eastern edge of the property (A.S.I., 2025).



Figure 14: Northeast (rear) elevation from the northern edge of the property (A.S.I., 2025).

4.3.2 Building Evolution and Alterations

Based on archival research and historical mapping, the house was constructed circa 1891. Records relating to building alterations were not available at the time of report preparation, therefore this assessment is based on a visual assessment of the property performed during field review.

A bay window has been added to the first storey of the northwest elevation (Figure 15). A rear addition is located at the east corner, wrapping around the northeast and southeast elevations (Figure 16). While the red colouring of the brick of the addition somewhat matches the original structure, it is a much harder, smooth-faced brick. Due to the apparent difference in bricks used in the addition, as well as materials used to create the bay window, these two features were likely added in the late twentieth century.



Figure 15: Replacement windows and the bay window on northwest elevation (A.S.I., 2025).



Figure 16: Rear addition on the east corner of the house, from north of the house (A.S.I., 2025).

4.3.3 Building Style

The house is constructed using elements of the Italianate style adapted to suit the property's original farming context. According to *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present*, Italianate homes are characterized by a rooftop cupola or belvedere, ornately decorated cornice brackets and deep projecting eaves (Blumenson, 1990). The Italianate style also may include strongly accentuated corners with dichromatic bricking, segmentally arched windows, large-paned sash-type windows, and tall chimneys. A typical design for Italianate homes from the nineteenth century is included below in Figure 17. The residence at 5069 Old School Road follows the rectangular plan featured below; however, the primary façade features three bays with no projecting bay.

The property at 5069 Old School Road is a two-storey brick-clad house with a low-sloped hipped roof. The structure has some elements of the Italianate style, including the rectangular plan, massing, hip roof, deep eaves, paired brackets, brick construction, dichromatic effects, and tall chimneys. Historical mapping and archival research suggests that the house was constructed circa 1891 and features detailing that relates to the Italianate architectural style.



Figure 17: Illustration of an Italianate house from *The Canada Farmer*, vol. 2, 1865 (Clarke, 1865).

Examples in the Town of Caledon

Within the Town of Caledon there are multiple examples of Italianate residences that have similar dates of construction and architectural elements that are reflective of this style along with 5069 Old School Road.

Located approximately 4.6 kilometres from 5069 Old School Road is 12035 Dixie Road. The Italianate residence was constructed between 1850-1874 and is designated under Part IV of the *Ontario Heritage Act* (By-law [2023-004](#)). The structure is a two-storey residence with: a hip roof and bookend brick chimneys; red and buff brick construction; projecting gable bay on the front façade with a gable peak and bargeboard; wooden brackets; dichromatic decorative brick banding; buff brick voussoirs with buff brick keystones and stone sills; a central entrance with wood half glass entry door, wood paneled sidelights, wood rectangular transom, buff brick voussoir, and buff brick keystone; and regularly coursed Ashlar stone foundation. (Figure 18).



Figure 18: The residence at 12035 Dixie Road, looking east (Google Streetview, 2024).

Another example is the property at 13278 Bramalea Road located approximately 1.2 kilometres from 5069 Old School Road. The residence was constructed between 1875-1899 and is listed as a non-designated property on the Town of Caledon Heritage Register (Town of Caledon, 2024a). The structure is a two-storey residence with a rectangular plan and hip roof with a central dormer on the primary façade. The structure is buff brick. The primary façade has three bays, the centre of which projects outward and is narrower than the flanking bays. The roof of the structure is lined by projecting eaves with decorative brackets and the structure features two chimneys (Figure 19).



Figure 19: The residence at 13278 Bramalea Road, looking southwest (Google Streetview, 2023).

Another example is the property at 14210 Airport Road located approximately 2.9 kilometres from 5069 Old School Road. The residence was constructed between 1875-1899 and is listed as a non-designated property on the Town of Caledon Heritage Register (Town of Caledon, 2024a). The structure is a two-storey residence with a rectangular plan and hip roof. The primary façade has three symmetrical bays. The structure is red brick with decorative buff brick quoining. Decorative brickwork lines the eaves and each window features an arch. The first floor of the primary façade has a covered porch (Figure 20).



Figure 20: The residence at 14210 Airport Road, looking southwest (Google Streetview, 2023).

Another example is the property at 15084 Hurontario Street. The residence was constructed between 1875-1899 and is listed as a non-designated property on the Town of Caledon Heritage Register (Town of Caledon, 2024a). The structure is a two-storey residence with a rectangular plan and hip roof. The primary façade features three bays, the central of which features a dormer and decorative features the front door. All windows are tall and narrow with arch openings and are accompanied by stone arches. The roofline features projecting eaves (Figure 21).



Figure 21: The residence at 15084 Hurontario Street, looking southwest (Zolo Real Estate, n.d.).

4.4 Discussion of Contextual Value

The following section discusses the contextual value of 5069 Old School Road.

4.4.1 Setting and Character of the Property and Surroundings

The property at 5069 Old School Road in the Town of Caledon is located on the south side of Old School Road, approximately 185 metres north of Bramalea Road. The property is surrounded by agricultural land currently. The intersection of Old School Road and Bramalea Road is surrounded by agricultural land to the north, east, and south, and a golf course to the west (Figure 22). The property was severed from its original agricultural lot which now features a separate farming operation (Figure 23 and Figure 24). The properties to the north of 5069 Old School Road are mid-twentieth-century homes that back onto large agricultural plots (Figure 25). The area surrounding 5069 Old School Road has remained within an agricultural context since the mid-nineteenth century, with

the exception of the golf course south of the intersection of Old School Road and Bramalea Road.

This context will be changing as 5069 Old School Road is located within the proposed Mayfield Tullamore Secondary Plan area, which is associated with a proposed Official Plan Amendment Application. The lands associated with this are bounded by Old School Road to the north, Torbram Road to the east, and Mayfield Road to the south. It also includes properties on the west side of Bramalea Road. The Secondary Plan area consists of approximately 609 hectares, with approximately 217 hectares of this area being Greenbelt, resulting in a net developable area of approximately 392 hectares. The proposed secondary plan would include neighbourhoods, urban corridors, neighbourhood centres, parks, schools, and community facilities (Town of Caledon, 2022).



Figure 22: Intersection of Old School Road and Bramalea Road from 12933 Bramalea Road, facing west (A.S.I., 2025).



Figure 23: Farming structures at 12933 Bramalea Road, facing northeast (A.S.I., 2025).



Figure 24: Farming structures at 12933 Bramalea Road over fallow fields, facing east from the intersection of Old School Road and Bramalea Road (A.S.I., 2025).



Figure 25: Properties to the north of 5069 Old School Road (A.S.I., 2025).

4.4.2 Community Landmark

5069 Old School Road is not considered to be a landmark within the local context. While the property stands near the intersection of two well-traveled roads (Old School Road and Bramalea Road), the structure is set back away from the road and is lined by mature sugar maple trees which impede visibility to passing motorists and/or pedestrians. The property does not appear to serve as a place of community or tourist congregation, nor does it appear to serve an orienting function for pedestrians or motorists.

5.0 Heritage Evaluation

The evaluation of 5069 Old School Road using the criteria set out in Ontario Regulation 9/06 is presented in the following section.

The following evaluation has been prepared in consideration of data regarding the design, historical/associative, and contextual values in the Town of Caledon.

5.1 Ontario Regulation 9/06

Evaluation of 5069 Old School Road using Ontario Regulation 9/06 of the *Ontario Heritage Act*.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method:
 - It is a representative example of a farmhouse in an agricultural setting with elements of the Italianate architecture style that features a low-sloped hipped roof, deep overhanging with paired decorative brackets, dichromatic brick with contrasting quoins, two-over-two double hung windows, and a wood verandah. The agricultural setting is expressed by the long driveway lined with mature sugar maple trees typical of a nineteenth century farm complex.
 - The property meets this criterion.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit:
 - The construction of the structure does not suggest a higher degree of craftsmanship than is typical of Italianate residences of similar context and period.
 - The property does not meet this criterion.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement:
 - The residence does not demonstrate a high degree of technical or scientific achievement.
 - The property does not meet this criterion.



4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:
 - While the property is associated with the Tighe, Little, and Armstrong families, a review of the local histories did not reveal any outstanding association between this property, its inhabitants, and their role in the community. Furthermore, the property is not known to have any direct associations with a theme, event, belief, activity, organization or institution that is significant to the community at this time.
 - The property does not meet this criterion.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture:
 - The property is not known to yield, or have the potential to yield, information that contributes to an understanding of a community or culture, and which has not been otherwise addressed through alternative criterion.
 - The property is not known to meet this criterion at this time.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:
 - Neither the architect nor the builder of the residence are known.
 - The property does not meet this criterion.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area:
 - The property is located on the east side of Old School Road north of its intersection with Bramalea Road. While these are both considered to be historic thoroughfares in a historically agricultural context, the historic agricultural landscapes surrounding the property have been altered due to the various severances of land over the course of the



- twentieth century. The original farming patterns are therefore generally no longer extant in the surrounding context.
- The property does not meet this criterion.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings:
- The property does not have a significant relationship to its broader context given that the historic agricultural landscapes surrounding the property have been severed and altered throughout the twentieth century. As such, it is not considered to retain physical or visual links to its surroundings. While it is historically linked to the area, the residence and property have been altered from their nineteenth-century condition and no longer retain an agricultural function.
 - The property does not meet this criterion.
9. The property has contextual value because it is a landmark:
- The property is not considered to be a landmark within the local context. Even though the property is located near the intersection of two historically surveyed roads, the property, including the residence, is not physically or visually prominent within its immediate context as it is largely screened by trees and vegetation and is set back from the right-of-way.
 - The property does not meet this criterion.

Based on available information, it has been determined that 5069 Old School Road meets Ontario Regulation 9/06 criteria.

6.0 Draft Statement of Cultural Heritage Value and Heritage Attributes

This section provides the description of the property, a description of its cultural heritage value or interest, and a list of associated heritage attributes.



Description of Property

The property located at 5069 Old School Road (Part 1 on 43R-15705) contains a two-storey farmhouse with elements of the Italianate architectural style built circa 1891 with a laneway lined with mature sugar maple trees and scattered vegetation. The property is located approximately 185 metres north of the intersection of Old School Road and Bramalea Road. The parcel does not contain any other structures.

Cultural Heritage Value or Interest

5069 Old School Road has cultural heritage value as a representative example of a late nineteenth century farmhouse with Italianate elements. The agricultural setting is expressed by the long driveway lined with mature sugar maple trees typical of a nineteenth century farm complex.

Heritage Attributes

Attributes related to the design value of 5069 Old School Road:

- Scale and massing of structure;
- Low-sloped hipped roof;
- Large eaves overhang with decorative brackets;
- Polychrome brick with contrasting banding and quoins;
- Arched windows with strong vertical proportions;
- Two-over-two double hung windows;
- Wood verandah; and
- Driveway lined with mature sugar maple trees.

7.0 Proposed Development

The following sections provide more detailed information regarding the proposed project undertaking and analysis of the potential impacts on 5069 Old School Road.



7.1 Description of Proposed Development

Archeological Services Inc. has reviewed the Development Concept Plan for 5155 Old School Road and surrounding properties prepared by Glen Schnarr & Associates Inc. (dated April 20, 2026). Figure 26 shows the Development Concept Plan and the location of the adjacent heritage property at 5069 Old School Road. The proposed development is for a mixed-use community containing townhouses, a public elementary school, mixed-use retail, and parkland.

Much of the development is located on agricultural fields, though the project does propose removal of some residential and agricultural buildings.

The property at 5069 Old School Road is adjacent to the proposed development within Part 1 on parcel 43R-15705.

Currently the Development Concept Plan proposes a block of mixed-use retail along the southwest border of 5069 Old School Road to Bramalea Road. Townhouses along the southeast border, as well as greenbelt/natural heritage system along the southeast border, and the greenbelt/natural heritage system extending along the northeast border of 5069 Old School Road.



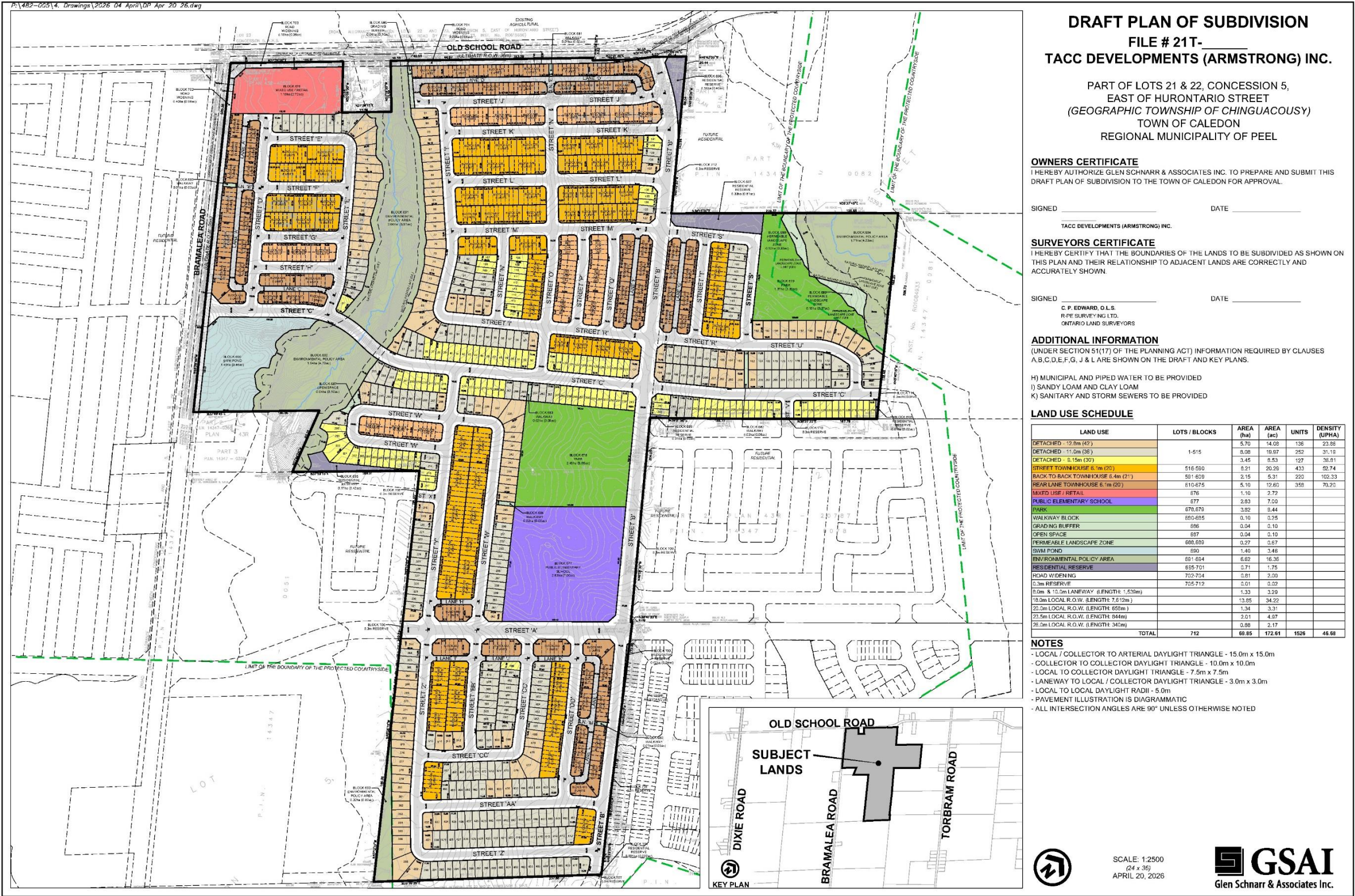


Figure 26: Proposed Development Concept Plan for 5155 Old School Road with 5069 Old School Road (plans dated April 20, 2026) (GSAI, 2025).

7.2 Impact Assessment

The proposed development of the lands identified as 5155 Old School Road includes the transformation of a largely agricultural area into a mixed-use community. The Heritage Impact Assessment is a requirement of the Town of Caledon and is intended to assess the impact of the proposed development on the cultural heritage value of the heritage property at 5069 Old School Road which is adjacent to the proposed development and, based on those findings, recommend appropriate conservation and/or mitigation measures.

To assess the potential impacts of the proposed development on the cultural heritage value of the adjacent property, the proposal was considered against a range of possible impacts described in the *Ontario Heritage Tool Kit InfoSheet #5 Heritage Impact Assessments and Conservation Plans* (Ministry of Citizenship and Multiculturalism, 2006), which include:

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

Impacts beyond those identified within the *Ontario Heritage Tool Kit* were also considered, including potential vibration impacts related to the proposed development. Indirect impacts from construction-related vibration have the potential to negatively affect built heritage resources and cultural heritage



landscapes depending on the type of construction methods and machinery selected for the project and proximity and composition of the identified resources. Potential vibration impacts are defined as having potential to affect an identified built heritage resources and cultural heritage landscapes where work is taking place within 50 metres of features on the property. A 50-metre buffer is applied in the absence of a project-specific defined vibration zone of influence based on existing secondary source literature (Carman et al., 2012; Crispino & D'Apuzzo, 2001; P. Ellis, 1987; Rainer, 1982; Wiss, 1981). This buffer accommodates any additional or potential threat from collisions with heavy machinery or subsidence (Randl, 2001).

Based on these criteria, the following provides a discussion of how the property's cultural heritage value may be impacted by the proposed development.

The introduction of the mixed-use retail and townhouses as part of the proposed development is not anticipated to result in any destruction, removal relocation, or alteration to the heritage attributes of the property at 5069 Old School Road. However, the proposed development may result in isolation of the property. In order for the long-term viability of the property to not be compromised and limit any potential future impacts relating to isolation, development plans should include buffering around the property at 5069 Old School Road. Approaches to buffering should be incorporated into the development plans to provide an appropriate transition between the development lands and the property at 5069 Old School Road. No significant views related to the property at 5069 Old School Road have been identified, and as such, no direct or indirect obstruction of any views will result.

The land use for the heritage property at 5069 Old School Road will not change. The proposed development will result in a change of land use for 5155 Old School Road; however, this is not anticipated to have any impact on the adjacent heritage property.



Shadows from the proposed townhouses and the mixed-use retail, depending on the height of the structures and their location, may occur; however, these are not anticipated to have a significant impact on the heritage attributes of the property at 5069 Old School Road. Building height and proximity to the residence at 5069 Old School Road should be planned in order to lessen any potential impacts caused by shadows.

Soil disturbances are anticipated within the property at 5155 Old School Road. These soil disturbances could have an impact on the sugar maples that are along the property line of 5069 Old School Road and which are an identified heritage attribute of the property at 5069 Old School Road.

Indirect adverse impacts due to construction-related vibration are possible as the farmhouse sits within 50 metres of the proposed development.

7.3 Conservation Measures

To conserve the cultural heritage value of the property at 5069 Old School Road and to avoid or mitigate against known or potential unintended impacts of the proposed works upon the property's identified heritage attributes, the following mitigation measures should be developed and implemented:

- Construction crews should be advised of the heritage status and heritage attributes of the property at 5069 Old School Road Drive prior to any work in its vicinity.
- Staging and construction should be suitably planned and executed to ensure that unintended negative impacts to the identified heritage attributes of the property at 5069 Old School Road are avoided. Mitigation measures may also include establishing no-go zones with fencing and directing working crews to avoid identified heritage attributes.
- A buffer should be created in order to protect the long-term health of the trees along the driveway and provide an appropriate transition between



the development lands and the property at 5069 Old School Road. This could be accomplished by establishing an approximate five metre landscaped buffer on the east side of the proposed mixed-use retail block. This could also minimize the soil disturbance impacts to the sugar maples along the southwestern border of 5069 Old School Road. The precise size of the buffer should be informed by further arborist study results to confirm spatial extent of soil disturbance impacts to the sugar maples.

- Location and height of adjacent buildings in the adjacent mixed-use block can also establish an appropriate transition to the property at 5069 Old School Road and limit adverse impacts of resultant shadows. Specific location and heights of buildings should be informed by an urban design review and shadow study to be completed during the block planning phase and the results of which should be addressed through an addendum to this Heritage Impact Assessment.
- To address the potential for indirect impacts due to construction-related vibration, a baseline vibration assessment should be undertaken to determine potential vibration impacts when specific designs for parcels adjacent to 5069 Old School Road are further advanced and specific construction methods are established. Where impacts due to vibration are anticipated, a vibration assessment and monitoring plan should be prepared by a qualified engineer and implemented by the contractor to lessen vibration impacts related to construction as required.

8.0 Conclusions and Conservation Recommendations

The evaluation for 5069 Old School Road was prepared in consideration of data regarding the design/physical, historical/associative, and contextual values within the Town of Caledon. This evaluation determined that the property at 5069 Old School Road meets the criteria outlined in Ontario Regulation 9/06. Therefore, the property at 5069 Old School Road does retain cultural heritage



value or interest. Based on the property's determined cultural heritage value and a thorough review of the proposed plans for the development of 5155 Old School Road (the proposed development site covering multiple properties), it is not expected that any construction activity on the development lands will directly impact the property at 5069 Old School Road. This report includes recommendations to best conserve the property and to mitigate against indirect impacts and potential unintended impacts to the property at 5069 Old School Road and its identified heritage attributes.

The following recommendations and mitigation measures have been developed and should be implemented:

1. Construction crews should be advised of the heritage status and heritage attributes of the property at 5069 Old School Road prior to any work in its vicinity.
2. Staging and construction should be suitably planned and executed to ensure that unintended negative impacts to the identified heritage attributes of the property at 5069 Old School Road are avoided. Mitigation measures may also include establishing no-go zones with fencing and directing working crews to avoid identified heritage attributes.
3. A buffer should be created in order to protect the long-term health of the trees along the driveway and provide an appropriate transition between the development lands and the property at 5069 Old School Road. This could be accomplished by establishing an approximate five metre landscaped buffer on the east side of the proposed mixed-use retail block. This could also minimize the soil disturbance impacts to the sugar maples along the southwestern border of 5069 Old School Road. The precise size of the buffer should be informed by further arborist study results to confirm spatial extent of soil disturbance impacts to the sugar maples.



4. Location and height of adjacent buildings in the adjacent mixed-use block can also establish an appropriate transition to the property at 5069 Old School Road and limit adverse impacts of resultant shadows. Specific location and heights of buildings should be informed by an urban design review and shadow study to be completed during the block planning phase and the results of which should be addressed through an addendum to this Heritage Impact Assessment.
 - a. To address the potential for indirect impacts due to construction-related vibration, a baseline vibration assessment should be undertaken to determine potential vibration impacts when specific designs for parcels adjacent to 5069 Old School Road are further advanced and specific construction methods are established. Where impacts due to vibration are anticipated, a vibration assessment and monitoring plan should be prepared by a qualified engineer and implemented by the contractor to lessen vibration impacts related to construction as required.
5. This report should be submitted to heritage planning staff at the Town of Caledon for review and comment. Any feedback will be considered and incorporated into the report, where appropriate.



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Appendix A: Qualified Persons Involved in the Project

Rebecca Sciarra, M.A., C.A.H.P., R.P.P. , M.C.I.P. **Principal - Cultural Heritage**

The Principal in Charge for this Heritage Impact Assessment is **Rebecca Sciarra** (M.A., Canadian Studies). She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Rebecca is a Principal of the Cultural Heritage Practice Area. She is responsible for the highest-level management of a busy and diverse team of heritage professionals who apply their expertise across a broad range of public and private sector clientele. Rebecca also provides oversight and quality assurance for all deliverables, maintaining responsive and prompt client communications, and providing heritage clients with a direct connection to corporate ownership. In addition to her role as Director of the Cultural Heritage Practice Area, Rebecca is academically trained in heritage conservation principles and practices. She has led a range of high profile and complex heritage planning and conservation management projects for public and private sector clients. Her experience in both the private and public sectors has involved providing expertise around the strategic development of policies and programs to conserve Ontario's cultural heritage resources as part of environmental and land-use planning processes. She has worked with municipal, provincial, federal and private sector clients to lead heritage evaluations and assessment as part of area planning studies, including secondary plans, heritage conservation district studies, and master plans. Rebecca is a member of the Canadian Institute of Planners and the Canadian Association of Heritage Professionals.

Kristina Martens, B.A., Dipl. Heritage Conservation
Senior Cultural Heritage Specialist, Assistant Manager - Cultural Heritage

The Senior Project Manager for this Heritage Impact Assessment is **Kristina Martens** (B.A., Diploma Heritage Conservation), who is a Senior Cultural Heritage Specialist and Assistant Manager within the Cultural Heritage Practice Area. She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. She has over ten years of experience in the field of cultural heritage planning and management as a conservator and heritage consultant with Vitreous Glassworks and Taylor Hazell Architects prior to joining A.S.I. in 2018. Kristina brings a cultural landscape focus to the heritage planning process and draws on holistic methods for understanding the interrelationships between natural, built and intangible heritage. Kristina has extensive experience conducting field surveys and heritage analysis, including the comprehensive documentation and evaluation of built heritage resources and cultural heritage landscapes in urban and rural settings. She brings together her experience in research, project management, documentation, built form and spatial analysis, architectural history, and built heritage conservation with the practical application of Ontario Regulation 9/06 and 10/06 of the Ontario Heritage Act and writing statements of cultural heritage value. Kristina is a graduate of the prestigious Willowbank School.

Kirstyn Allam, B.A. (Hon), Advanced Dipl. in Applied Museum Studies
Cultural Heritage Analyst, Project Manager - Cultural Heritage

The Project Manager for this project is **Kirstyn Allam** (B.A. (Hon.), Advanced Diploma in Applied Museum Studies), who is a Cultural Heritage Analyst and Project Manager within the Cultural Heritage Practice Area. She was responsible for the day-to-day management activities, including scoping of research activities and site surveys and drafting of study findings and recommendations. Kirstyn Allam's education and experience in cultural heritage, historical research, archaeology, and collections management has provided her with a



deep knowledge and strong understanding of the issues facing the cultural heritage industry and best practices in the field. Kirstyn has experience in heritage conservation principles and practices in cultural resource management, including three years' experience as a member of the Heritage Whitby Advisory Committee. Kirstyn also has experience being involved with Stage 1-4 archaeological excavations in the Province of Ontario. Kirstyn is an intern member of C.A.H.P.

Becca Clark, B.A. (Hons)

Cultural Heritage Technical Writer and Researcher - Cultural Heritage

The Cultural Heritage Technician for this project is Becca Clark (B.A. Hons, Adv. Diploma Applied Museum Studies), who is a Cultural Heritage Technical Writer and Researcher and Project Administrator within the Cultural Heritage Practice Area. She was responsible for preparing research and technical reporting. With her educational and working background, Becca provides an understanding of Ontario history and built heritage as well as skilled research and analysis. Her time as a museum professional focused on local history in Southern Ontario and how it may be represented by objects and built heritage. In 2021, Becca researched, designed, and produced the Guelph Civic Museum's exhibition "The Origin of Fan: Folding Form and Function". She has since translated her knowledge of Southern Ontario's history into built heritage research. In 2023, she joined ASI's Cultural Heritage team as a Cultural Heritage Technician.

