

FINAL REPORT:

HERITAGE IMPACT ASSESSMENT

18309 & 18314 HURONTARIO
STREET, CALEDON, ONTARIO



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December 2020
Project # LHC0183

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EXECUTIVE SUMMARY

Letourneau Heritage Consulting Inc. (LHC) was retained by 2683894 Ontario Inc., to prepare a Heritage Impact Assessment (HIA) for the proposed development of the property known as 18309 and 18314 Hurontario Street (herein referred to as 18314 Hurontario Street) in the Town of Caledon, Ontario.

At the time of this report's production the proposed subdivision development plan comprises 30 new townhouses in four rows and three columns, south of the existing heritage resource. Additional streets access/roads to connect structures within the subdivision, a retaining wall, a stormwater dispersal bed, and two disposal beds are anticipated.

The property at 18314 Hurontario Street is designated under Part IV, Section 29 of the *Ontario Heritage Act* (OHA) as being of architectural and/or historical value or interest (By-law 2000-13).

The subject property is already understood to have Cultural Heritage Value or Interest (CHVI); however, this CHIS has been prepared in order to explicitly articulate the heritage attributes of the property (as the designation By-law does not include a Statement of Cultural Heritage Value or Interest (SCHVI) with a list of heritage attributes) and to assess potential impacts of the proposed development on the cultural heritage value and heritage attributes of the property.

This CHIS was undertaken in accordance with the Town of Caledon's *Heritage Impact Assessment Terms of Reference* (2019) and the *Ontario Heritage Toolkit*.

A site visit was undertaken by Christienne Uchiyama and Colin Yu on December 9, 2020.

It is the professional opinion of LHC that the property at 18314 Hurontario Street continues to exhibit CHVI. A proposed list of heritage attributes is provided in Section 9.4 of this document.

It is in the professional opinion of the authors that the proposed development plan conforms with the provincial and municipal planning policy. The retention of the heritage resources *in situ* is in keeping with the objectives and policies of the Town of Caledon Official Plan.

Based on a review of the current concept, the potential for a potential direct negative impact caused by below-grade activities associated with the installation of the dispersal beds on the property was identified. This impact is being addressed in a Stage 1-2 Archaeological Assessment (under separate cover).

Additionally, there is a potential for indirect impacts caused by construction vibrations. LHC is of the opinion that, with the implementation of appropriate mitigation measures, these potential indirect impacts can be avoided. To this end, as the development planning progresses, the following heritage conservation strategies are recommended:

- A Temporary Protection Plan is recommended to be developed for this project to mitigate potential impacts when construction works starts on the Property
- Once project design has progressed, this CHIS should be revisited to include a review of the compatibility of the design with the former creamery and adjacent heritage properties.

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1 STATEMENT OF PROJECT

Letourneau Heritage Consulting Inc. (LHC) was retained by 2683894 Ontario Inc., to prepare a Heritage Impact Assessment (HIA) for the proposed development of the property known as 18309 and 18314 Hurontario Street (herein referred to as 18314 Hurontario Street) in the Town of Caledon, Ontario. The property at 18314 Hurontario Street is designated under Part IV, Section 29 of the *Ontario Heritage Act* (OHA) as being of architectural and/or historical value or interest (By-law 2000-13).

At the time of this report's production the proposed subdivision development plan comprises 30 new townhouses in four rows and three columns, south of the existing heritage resource. Additional streets access/roads to connect structures within the subdivision, a retaining wall, a stormwater dispersal bed, and two disposal beds are anticipated.

The subject property is already understood to have Cultural Heritage Value or Interest (CHVI), however, this HIA has been prepared in order to explicitly articulate the heritage attributes of the property (as the designation By-law does not include a Statement of Cultural Heritage Value or Interest (SCHVI) with a list of heritage attributes) and to assess potential impacts of the proposed development on the cultural heritage value and heritage attributes of the property.

Once project design has progressed, this HIA should be revised to include a review the compatibility of the design with the former creamery, potential project related impacts, and to provide appropriate alternatives and mitigation measures.

1.1 Methodology

This report has been prepared in compliance with the Town of Caledon's Official Plan requirements regarding HIAs. HIAs are required based on the following:

- i. the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement;
 - ii. the potential for adverse impacts on cultural heritage resources; and,
 - iii. the appropriateness of following other approval processes that consider and address impacts on cultural heritage resources,
- 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 [Information found in Section 3];
 - ii. A description of the cultural heritage resource(s) to be affected by development [Information found in Section 4];
 - iii. A description of the effects upon the cultural heritage resource(s) by the proposed development [Information found in Section 10];
 - iv. A description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s) [Information found in Section 10];
 - v. A description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied (n/a).

Additionally, “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.”¹

The Town prepared a Terms of Reference for Heritage Impact Assessments in 2019. This HIA was prepared in accordance with this document.

Evaluation was also undertaken in accordance with recommend methodology outlined in the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process* (2005).

As such, the HIA follows a three-step approach to understanding the Property and planning for its cultural heritage resources followed by analysis of impacts to its heritage attributes and discussion of strategies to mitigate adverse impacts.

The three-step approach to understanding the Property includes:

- Understanding the heritage planning regulatory framework;
- Understanding the significance of the heritage resource; and,
- Understanding the existing conditions of the Property.

This is consistent with the recommended methodology outlined by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI)² within the 2006 publication *Heritage Property Evaluation*. The MHSTCI identifies three key steps: Historical Research, Site Analysis, and Evaluation.³ This was augmented with a policy analysis to outline the provincial and local policy contexts.

Background research for this HIA was drawn from primary and secondary source material including published and online local histories; historic maps; aerial photographs; archaeological assessment reports; and an interview of the current owner. The impact assessment is based on the Property understanding and includes assessment of potential adverse impacts to the cultural heritage value and heritage attributes of the Property based on the Ontario Heritage Toolkit.

1.2 Site Analysis

A site visit was undertaken by Christienne Uchiyama and Colin Yu on December 9, 2019. The purpose of this site visit was to document the current conditions of the property, its key resource, and its surroundings.

The subject property is located on an angled portion of Hurontario Street. The street itself may be interpreted as running north-south or east-west. Historic maps show the street in a north-south direction and historic land registry records describe lots and concessions as either “west of Hurontario Street (WHS) or east of Hurontario Street (EHS). For ease of understanding directions throughout this report, Hurontario Street travels in a north-south direction.

¹ The Corporation of the Town of Caledon. 2018. *Town of Caledon Official Plan* p. 3-33 to 3-34

² Note, the original author of the publication was the Ministry of Tourism Sport and Culture (MTCS). The MTCS was the predecessor to the MHSTCI; which was renamed to the MHSTCI in 2019

³ MTCS. 2006. *Heritage Property Evaluation. A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities*. p19.

1.3 Report Limitations

The qualifications of the heritage consultants who authored this report are provided at the end of this report. All comments regarding the condition of the structure relate only to observed materials and structural components that are documented in photographs and other studies. The findings of this report do not address any structural or condition-related issues associated with the structures.

With respect to historical research, the purpose of this report is to obtain sufficient material to evaluate the property. The authors are fully aware that there may be additional historical information not treated here. Nevertheless, the consultants believe that the information collected, reviewed, and analyzed is sufficient to conduct an evaluation using O.Reg. 9/06 criteria.

This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

2 DEFINITIONS AND ABBREVIATIONS

Definitions are based upon those provided in the *Ontario Heritage Act* (OHA), the Provincial Policy Statement (2020), and the Town of Caledon Official Plan (2018).

Adjacent Lands – For the purposes of policy 2.6.3 [of the Provincial Policy Statement], those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan (PPS 2020)

Alter means to change in any manner and includes: to restore, renovate, repair, or disturb. “Alteration” has a corresponding meaning (“transformer”, “transformation”) (OHA O. Reg. 170/04).

Built Heritage Resource means 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 (PPS, 2020).

Conserve/Conserved – means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (PPS, 2020).

Cultural Heritage Impact Statement – a study where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required. A Cultural Heritage Impact Statement will look at the extent and significance of a heritage resource, potential for adverse impact on a heritage resource, and to consider other approval processes that may impact the cultural heritage resource (Town of Caledon OP 2018).

Cultural Heritage Landscape means a defined geographical area of heritage significance that human activity has modified and that a community values. Such an area involves a grouping(s) of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from its constituent elements or parts. Heritage conservation districts designated under the *Ontario Heritage Act*, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples. (PPS 2020)

Cultural Heritage Landscape Inventory means an inventory of candidate cultural heritage landscapes shall be prepared by the Town and maintained through the Heritage Resource Office. A cultural heritage landscape identified through this inventory shall be incorporated into the Plan by way of an Official Plan Amendment. A cultural heritage landscape identified by either this section or by a Cultural Heritage Survey will be appropriately conserved and may be considered for designation under the *Ontario Heritage Act*. Prior to the preparation of the inventory of candidate cultural heritage landscapes, candidate cultural heritage landscapes shall be identified by the proponent of development or redevelopment proposals by way of a Cultural

Heritage Surveys and, where necessary, a Cultural Heritage Impact Statements as described in Sections 3.3.3.1.4 and 3.3.3.1.5 of this Plan (Town of Caledon OP 2018).

Development means the creation of a new lot, a change in land use, or the construction of a building and structures requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a) (PPS, 2020)

Heritage Resources means the conservation of heritage resources shall be consistent with the provisions of Section 3.3 of the Town of Caledon Official Plan. The Secondary Plan includes areas that may have potential for undiscovered archaeological resources, if applicable. Prior to final approval of new development or redevelopment, a detailed archaeological assessment shall be conducted according to the Provincial Standards and Guidelines for Consultant Archaeologists, 2011, or as amended, and to the satisfaction of the Town. Additionally, prior to final approval of new development or redevelopment, detailed documentation of identified built heritage features shall be provided by a qualified professional, and opportunities for retention and reuse of features of architectural and historical merit shall be identified (Town of Caledon OP 2018).

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* (PPS, 2020).

MHSTCI refers to the Ministry of Heritage, Sport, Tourism, and Culture Industry.

OHA refers to the *Ontario Heritage Act*.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

The proponent is proposing to develop the approximately 3.39-acre property at 18314 Hurontario Street to include the following (Figure 1):

- The former creamery located at 18314 Hurontario Street is expected to be retained in its current location fronting Hurontario Street and will continue to be accessed off Hurontario Street.
- 30 new townhouse units in four rows and three columns, south of the existing building.
 - Townhouses will have a GFA between 200 m² and 225 m².
 - Townhouses are expected to be three bedrooms.
- Access to the subdivision will be from the currently unopened Brock Street, which is accessed west of Hurontario Street.
- It is anticipated that additional streets access/roads will be added to connect structures within the subdivision.
- A retaining wall is anticipated to be located on the eastern portion of the subdivision.
- A stormwater dispersal bed will be located at the southeastern edge of the subject property.
- A disposal bed (1139 m²) will be located southwest of the former creamery.
- A disposal bed (469m²) will be located at the southwestern edge of the subject property.

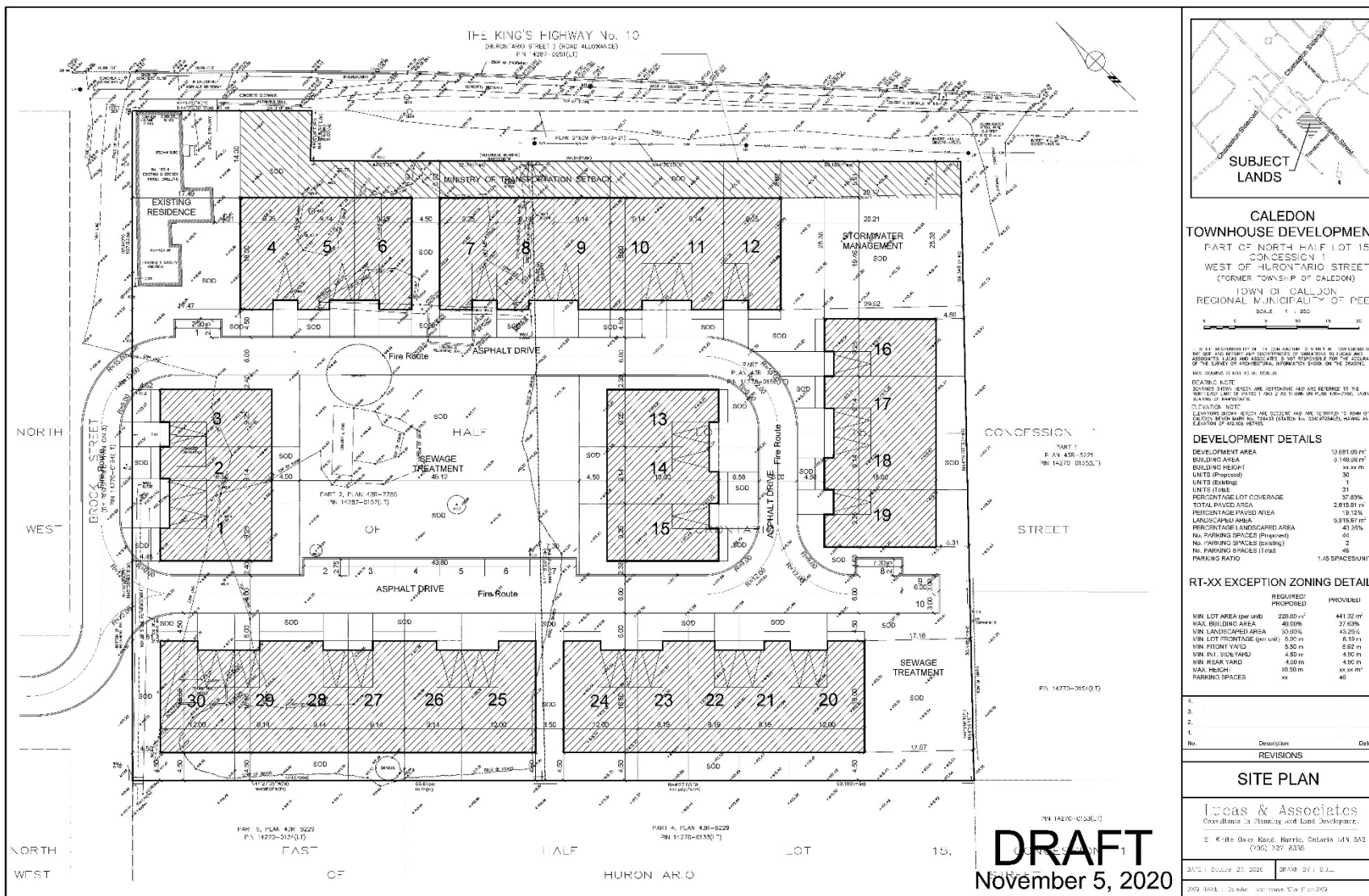


Figure 1: Proposed development plan with location of heritage building marked 'Existing Residence' (Crozier).

4 INTRODUCTION TO THE DEVELOPMENT SITE

4.1 Property Location and Context

The subject property at 18314 Hurontario Street is located on the west side of Hurontario Street, south of Charleston Sideroad. The legal description is Part of North Half Lot 15 Concession 1 West of Hurontario Street. The parcel comprises 3.39 acres.

The property includes a one-and-a-half-storey board and batten frame building and one-storey attached outbuilding. The building known as the “Former Creamery” is bounded by Hurontario Street to the east, a one-and-a-half-storey frame structure to the north and scrub land to the south. Hurontario Street is the main arterial road running in a north-south direction; it is also known as County Road 10 and historically known as Centre Road.

Across the street, to the northeast and southeast, is the Caledon Village Place and the Caledon Agricultural Society, respectively. The subject property falls within the Residential Zone in the Caledon Village Land Use Plan.⁴

4.2 Current Heritage Designations

The subject property is current designated under Part IV of the OHA under By-law 2000-13. As noted above, as this property was designated in 2000, prior to the implementation of O.Reg.9/06, it has not been formally evaluated under this framework. By-law 2000-13 provides the following summary of cultural heritage value or interest.

Former Creamery

There is designated as being of architectural and/or historical value or interest the building of the property known as:

18314 Hurontario Street, Caledon Village, which is more particularly described in Schedule “B” attached hereto.

Reason for Designation

A robust board and batten building, constructed in the nineteenth century, the former creamery has been in residential and commercial use for most of the time since construction. This building is being designated for its historic architecture, its prominence in the historic streetscape of Caledon Village and the important contributions to their community by many of the former residents of the building. The designation also recognizes the conservation efforts of the present owners.⁵

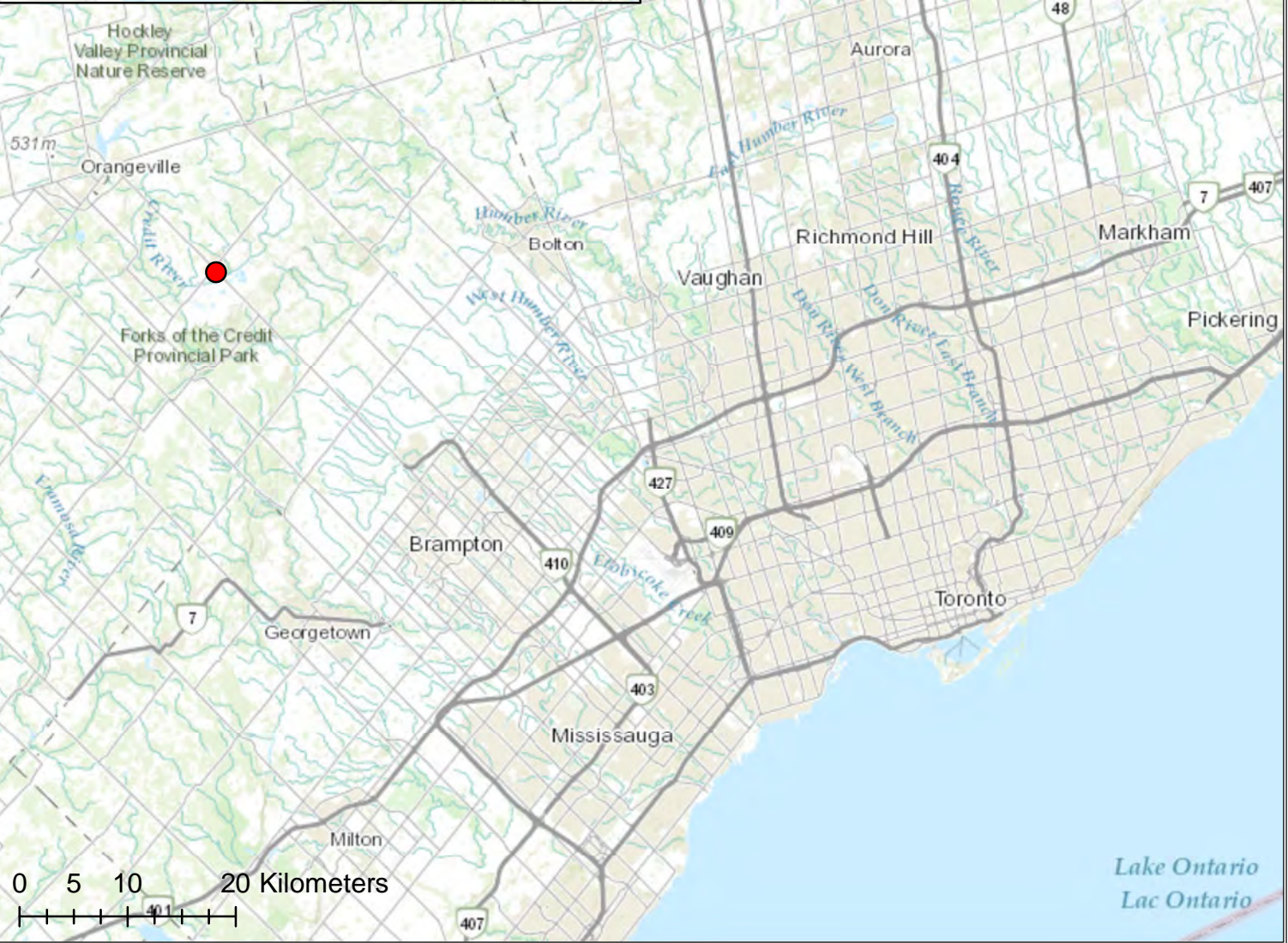
4.3 Surrounding Context

The subject property is in Caledon Village, a historic crossroads community. The area remains largely rural with most houses located north of the property. The subject property fronts onto Hurontario Street (Figure 4). Hurontario Street is a four-lane street that acts as the main arterial road into and out of Caledon Village (Figure 5). Hurontario Street is bounded on both sides by hydro poles, streetlights, and a sidewalk. To the east and south of the subject property is open uncultivated farm fields and beyond that is open scrub land (Figure 6 and Figure 7).

⁴ The Corporation of the Town of Caledon. 2018. *Town of Caledon Official Plan*.

⁵ The Corporation of the Town of Caledon. 2000. By-law 2000-13.

KEY MAP



Legend

● Study Area

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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CLIENT
2683894 Ontario Inc.

PROJECT
Heritage Impact Assessment

18309 & 18314 Hurontario Street, Caledon, Ontario

TITLE
Project Location

CONSULTANT



YYYY-MM-DD 2020-08-24

DESIGNED ---

PREPARED JG

REVIEWED

APPROVED

PROJECT NO.
LHC0183

FIGURE: 1



<p>Legend</p> <p> Study Area</p>	<p>CLIENT 2683894 Ontario Inc.</p> <p>PROJECT Heritage Impact Assessment</p> <p>18309 & 18314 Hurontario Street, Caledon, Ontario</p>	
<p>NOTE(S) 1. All locations are approximate.</p>	<p>TITLE 18314 Hurontario Street, Current Conditions</p>	
<p>REFERENCE(S) 1. Service Layer Credits: Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community</p> <p>Portions of this document include intellectual property of ESRI and its licensors and are used under license. Copyright (C) ESRI and its licensors. All rights reserved.</p>	<p>CONSULTANT</p> <p>LHC Lesourd-Heritage Consulting Inc.</p>	<p>YYYY-MM-DD 2020-08-24</p>
		<p>DESIGNED ----</p>
		<p>PREPARED JG</p>
		<p>REVIEWED</p>
		<p>APPROVED</p>
	<p>PROJECT NO. LHC0183</p>	<p>FIGURE: 2</p>



Figure 4: Hurontario Street, view towards the south (CY 2019).



Figure 5: Hurontario Street, view towards Caledon Village (CY 2019)



Figure 6: View of subject property, looking east (CY 2019).





Figure 7: View of subject property towards the south (CY 2019).

4.4 Adjacent Heritage Properties

There are two heritage properties located adjacent to 18314 Hurontario Street. The two designated properties are located at 18294 Hurontario Street (Caledon Agricultural Society Building) and 18260 Hurontario Street (Ridge House). The Reason for Designation are provided below.

Table 1: List of Adjacent Heritage Properties

Address	Name	Heritage Recognition	Statement of Cultural Heritage Value or Reason for Designation	Image
18294 Hurontario Street	Caledon Agricultural Society Building	Part IV of the OHA By-law 85-96	There is designated as being of architectural and historical value or interest the real property known as “Caledon Agricultural Society Building”, located in part lot 15, Concession 1, East of Hurontario Street, former Township of Caledon, now Town of Caledon. ⁶	 <p>(Image source: Historic Places, 2008)</p>
18260 Hurontario Street	Ridge House	Part IV of the OHA By-law 97-7	Built by the Harris family, the building is designated for its long historical association with the Harris', their daughter and son-in-law, Dr. McFayden, the Dr. Thomas family and for its vernacular historic architecture	 <p>(Image source: Heritage Caledon Walking Tour Series)</p>

⁶ The Corporation of the Town of Caledon. 1985. By-law Number 85-96.

5 POLICY AND LEGISLATIVE CONTEXT

5.1 Provincial Planning Framework

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of The *Ontario Heritage Act (OHA)*, the *Planning Act*, and the *Provincial Policy Statement (PPS)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. The *Environmental Assessment Act* and the *Environmental Protection Act* use a definition of “environment” that includes cultural heritage resources and the *Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying graves that may be prehistoric or historic. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

5.1.1 The Planning Act, R.S.O. 1990, c.P.13

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁷

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *Provincial Policy Statement* which is used under the authority of Part 1 (3). Under the current legislative system, municipalities may grant additional height or density bonuses in exchange for the conservation of heritage resources under Section 37 of *The Planning Act* (1990). When Bill 108—which has received Royal Assent but has not yet been proclaimed—comes into effect, municipalities will no longer be able to negotiate bonus height or density in exchange for community benefits. Rather, municipalities will be able to implement a Community Benefits Charge capped at a percentage of the value of the property prescribed by a Regulation. This Regulation has not yet been made public.

5.1.2 Provincial Policy Statement (2020)

It should be noted that an update of The Provincial Policy Statement (PPS) came into affect as of May 1, 2020 and is an important part of the Ontario Government’s *More Homes, More Choice: Ontario’s Housing Supply Action Plan*.

The PPS is issued under the authority of Section 3 of *The Planning Act* (1990) and provides further direction for municipalities regarding provincial requirements. The *PPS* sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the PPS. The document asserts that cultural heritage and archaeological resources provide important environmental, economic, and social benefits, and directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

⁷ *Planning Act*, R.S.O. 1990, c. P.13, Part I (2, d).

Section 1.7 of the PPS regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the PPS articulates provincial policy regarding cultural heritage and archaeology. Subsections state:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

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.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.⁸

The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province. In accordance with Section 3 of *The Planning Act*, a decision of the Council of a municipality, a local board, a planning board, a Minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” this Provincial Policy Statement.

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *Ontario Heritage Act*. These criteria have not yet been made public but are expected to be announced after Bill 108 is proclaimed.

5.1.3 Ontario Heritage Act, R.S.O. 1990, c.O18

The *Ontario Heritage Act* (OHA) and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province and give municipalities power to identify and conserve individual properties, districts, or landscapes of “cultural heritage value or interest.”

As identified by MHSTCI in its 2006 document, *Designating Heritage Properties*, “careful research and an evaluation of the candidate property must be done before a property can be

⁸ The Province of Ontario. 2020. *The Provincial Policy Statement*. Section 2.6 Cultural Heritage and Archaeology.

recommended for designation”.⁹ This is reiterated in its 2006 publication Heritage Property Evaluation in which MHSTCI states that “individual properties being considered for protection under Part IV, Section 29 of the OHA must undergo a more rigorous evaluation than is required for listing”.¹⁰ Properties proposed for designation under Part IV, Section 29 of the OHA must meet the requirements of O. Reg. 9/06. This regulation states that a property can be designated if it meets one of the three following criteria:

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.

If a property has been determined to meet the criteria of O. Reg. 9/06, and the decision is made to pursue designation, the OHA proscribes the process by which a designation must occur. Municipal council may choose to protect a property determined to be significant under the OHA. After Bill 108 receives Royal Assent Council's decision will be able to be appealed to the Local Planning Appeal Tribunal for adjudication (2019, schedule 11). At present, however, Council's decision is final.

As this property was designated in 2000, prior to the implementation of O.Reg.9/06, it has not been formally evaluated under this framework. Section 6 of this document presents an evaluation under O.Reg.9/06 to facilitate the articulation of the heritage attributes of the property, based on the existing by-law and supplemental background research.

5.1.4 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the Growth Plan) came into effect on May 16, 2019.

In Section 1.2.1 (Guiding Principles), the *Growth Plan* states that one of its key principles is to:

⁹ MHSTCI, 2006: 8.

¹⁰ MHSTCI, 2006: 20.

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.¹¹

Within Section 4.1 Context, the *Growth Plan* notes that the area it covers “contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources” (38). It notes that this also contains important cultural heritage resources. As this Section states that:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹²

Section 4.2.7 (Cultural Heritage Resources) states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹³

5.1.5 The Greenbelt Plan (2017)

The Greenbelt Plan was introduced in 2005 and most recently updated in May 2017. It is the cornerstone of the *Growth Plan* and controls growth in areas with agricultural, ecological, and hydrological features. The vision of the *Greenbelt Plan* is to:

- Protect against the loss and fragmentation of the agricultural land base and support agriculture as the predominant land use;
- Give permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized;
- Provide for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses; and

¹¹ The Province of Ontario. 2019. *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*. p.6.

¹² Ibid. p. 39.

¹³ Ibid. p. 47.

- Build resilience to and mitigate climate change.¹⁴

Section 4.4 of the *Greenbelt Plan* deals with Cultural Heritage Resources and states that:

- Cultural heritage resources will be conserved to foster a sense of place and benefit communities.
- Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
- Municipalities are encouraged to consider the Greenbelt's vision and goals in preparing archaeological management plans and municipal cultural plans and consider them in their decision-making.

The subject property is designated as a Towns/Villages area of the Protected Countryside.

5.1.6 Provincial Planning Framework Summary

Provincial legislation and policy broadly support the conservation of cultural heritage resources within the province. The *Ontario Heritage Act* and regulations establish processes for identification and evaluation of heritage resources.

5.2 Local Planning Framework

5.2.1 Regional Municipality of Peel Official Plan (1996, consolidated 2018)

The Regional Municipality of Peel Official Plan (ROP) was adopted by Regional Council on July 11, 1996 through By-law 54-96 and was approved by the Ministry of Municipal Affairs and Housing on 22 October 1996. Various ROP Amendments (ROPAs) have been incorporated into the ROP, with the Region stating that:

This Office Consolidation is for information purposes only and the actual Council adopted ROPAs, Ministry approvals and Ontario Municipal Board/Local Planning Appeal Tribunal decisions and approvals should be used for legal reference.¹⁵

The ROP has been undergoing review since May 23, 2013 as required under the *Planning Act* with the new ROP planning for 2041.

The ROP's purpose is to guide land use planning policies and "provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives".¹⁶ The ROP recognizes the importance of cultural heritage is the development of healthy and sustainable communities.

Section 3.6 of the ROP outlines cultural heritage policies and states that:

The Region of Peel encourages and supports heritage preservation and recognizes the significant role of heritage in developing the overall quality of life for residents and visitors to Peel. The Region supports identification, preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage

¹⁴ The Province of Ontario. (2017). *Greenbelt Plan*. S. 1.2.1, p. 3-4.

¹⁵ The Regional Municipality of Peel. *Region of Peel Official Plan* (1996, consolidated 2018).

¹⁶ Ibid. S.1.1.

landscapes in Peel (including properties owned by the Region), according to the criteria and guidelines established by the Province.

Section 3.6.1 states the objectives of the Region's cultural heritage policies are, as follows:

3.6.1.1 To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region, for present and future generations.

3.6.1.2 To promote awareness and appreciation and encourage public and private stewardship of Peel's heritage.

3.6.1.3 To encourage cooperation among the area municipalities, when a matter having inter-municipal cultural heritage significance is involved.

3.6.1.4 To support the heritage policies and programs of the area municipalities.

Implementation policies related to cultural heritage are contained in Section 7.6 of this Plan.

Section 3.6.2 lists the Region's cultural heritage policies, with the most relevant including:

3.6.2.1 Direct the area municipalities to include in their official plans policies for the definition, identification, conservation and protection of cultural heritage resources in Peel, in cooperation with the Region, the conservation authorities, other agencies and aboriginal groups, and to provide direction for their conservation and preservation, as required.

3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of cultural heritage resources in Peel, as prescribed by the Ministry of Tourism, Culture and Sport's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.

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.

5.2.2 Town of Caledon Official Plan (2018)

The Town of Caledon Official Plan (OP) is a legal document which provides policies and guidance for long term growth and development in a municipality. The current OP was consolidated in April 2018 and the Town is currently in the process of reviewing and updating the OP to plan for 2041.

Section 3.3 Cultural Heritage Conservation contains several policies concerning archaeology, built heritage resources, and cultural heritage landscapes. The objectives of the OP's cultural heritage policies are:

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

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

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

3.3.2.4 To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the *Ontario Heritage Act*, the *Planning Act*, the *Environmental Assessment Act*, the *Municipal Act*, the *Cemeteries Act* and the *Niagara Escarpment Planning and Development Act* in order to conserve Caledon's cultural heritage.¹⁷

The Town's cultural heritage conservation policies cover a wide range of cultural heritage situations, the most relevant to this project have been included below. Section 3.3.3.1 deals with HIA and outlines the requirements (found in Section 1.1 of this report) including the following conditions:

3.3.3.1.6 ...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 agency¹⁸

Concerning the retention/relocation of heritage buildings:

3.3.3.3.3 ...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:

¹⁷ The Corporation of the Town of Caledon. *Town of Caledon Official Plan*. 2018. Section 3.3.

¹⁸ Ibid.

- 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.¹⁹

The subject property is noted as being part of the Schedule E Caledon Village Land Use Plan which identifies the property as Residential usage. There are no heritage policies related to this designation.

5.2.3 Terms of Reference

The Town of Caledon prepared a Terms of Reference document for HIAs in 2019. This HIA has been prepared in accordance with this document, contains the required information, and was prepared by qualified parties (see Section 13).

5.2.4 Local Planning Framework Summary

Local planning policy supports cultural heritage conservation and values comprehensive assessment in their cultural heritage evaluation reports. The Town encourages retention of a heritage resource *in situ* before other mitigation options are considered.

¹⁹ Ibid.

6 BACKGROUND RESEARCH

6.1 Natural History

The underlying bedrock in the Caledon area is made up of shale, limestone, dolostone and siltstone of the Queenston Formation. When the ice sheets of the Wisconsin glacier retreated around 11,000 years ago the terrain around the Property consisted of till plains with a few drumlins. The Property is in the West Credit River subwatershed, which is part of the larger Credit River watershed. It is in the Lake Simcoe-Rideau Ecoregion, an area with a mild, moist climate. It is in the Great Lakes-St. Lawrence forest region.

6.2 Early Indigenous Land Use

The pre-European contact (pre-contact) history of this area is long and diverse. Archaeologists generally divide the chronology of pre-contact land use in Southern Ontario into three primary periods based on characteristics of settlement patterns and material culture: Paleo; Archaic; and Woodland.

The cultural history of southern Ontario began around 11,000 years ago, following the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo-Indian period (9500-8000 BCE), the climate was like the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometers in a single year.²⁰

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites point to long distance trade for exotic items and increased ceremonialism with respect to burial customs towards the end of the period.²¹

More notably, during the latter part of the Middle Archaic archaeological period (6000-4500 BCE) a Laurentian Archaic archaeological culture appeared in southeastern Ontario, northern New York and Vermont, and western Quebec. The Laurentian Archaic archaeological culture appeared around 6000-5500 BCE and lasted for more than a thousand years. This period is associated with the Canadian biotic province, which was characterised by a unique species community based in mixed deciduous-coniferous forest. A diversity of tool types can be found in Laurentian Archaic sites, including broad bladed projectile points, various chipped stone artifacts, and a range of ground and polished stone tools such as semi-lunar knives, adzes, gouges, and un-grooved axes. A variety of bone tools including needles, barbed harpoons, fish hooks, and bi-pointed gorges along with associated faunal remains provides evidence of specialised fishing and hunting practices.²² The appearance of copper by the Middle Archaic is

²⁰ Chris Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 37.

²¹ Chris Ellis *et. al.*, "The Archaic," in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 65-124.

²² Norman Clermont, "The Archaic Occupation of the Ottawa Valley," in Pilon ed., *La préhistoire de l'Outaouais/Ottawa Valley Prehistory*. Outaouais Historical Society. pp. 47-53. 1999: pp 47-49.

indicative of an extensive trade network, while less extensive territories were utilized for subsistence.

The Woodland period in southern Ontario (1000 BCE–CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub- divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE–CE 500) and Late Woodland (500–1650 CE). During the Early and Middle Woodland, communities grew and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long-distance trade networks.²³

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village- based communities around 500–1000 CE. It was during this period that corn (maize) cultivation was introduced into southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (1000–1300 CE); Middle Iroquoian (1300–1400 CE); and Late Iroquoian (1400–1650 CE). The Late Woodland period (ca. 500–1650 CE) is generally characterized by the establishment of larger village sites, sometimes containing dozens of longhouses, and fortified with palisade walls. Agriculture increased during this period, with an increased reliance on the cultivation of domesticated crop plants, such as corn, squash, and beans.

These village communities were commonly organized at the tribal level.²⁴ By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – were politically organized into tribal confederacies. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Neutral Confederacies.^{25, 26}

6.3 Early Post Contact History

When French explorers and missionaries first arrived in southern Ontario during the first half of the 17th century, they brought with them diseases for which the Indigenous peoples had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.²⁷

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in military conflict with the Haudenosaunee Confederacy over territories rich in resources and furs, as well as access to fur

²³ Michael Spence *et. al.*, “Cultural Complexes of the Early and Middle Woodland Periods,” in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 125-169.

²⁴ William Fox, “The Middle Woodland to Late Woodland Transition,” in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 171-188 and David Smith, “Iroquoian Societies in Southern Ontario: Introduction and Historical Overview,” in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 279-290.

²⁵ *Ibid.*

²⁶ Haudenosaunee Confederacy. 2020. Who Are We. Accessed from: <https://www.haudenosauneeconfederacy.com/who-we-are/>

²⁷ Mississaugas of the Credit First Nation. *The History of the Mississaugas of the New Credit First Nation*, 3. Accessed from <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>

trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.²⁸ Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.²⁹ A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the Credit.³⁰ Artifacts from all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 sites.³¹

International conflicts including The Seven Years War (1756-1763) between Great Britain and France and the American Revolution (1775-1783) lead to a push by the British Crown for greater settlement in Canada leading to treaties.³² In 1792, the area that would become Peel County was part of the already established York County.³³ The current property limits lie within the Ajetance Purchase, also known as Treaty 19 (Figure 8). The treaty was signed on October 28, 1818 by the Crown and the Anishinaabe people (Figure 9).³⁴ Chief Ajetance, which the treaty is named after was forced to sell the land due to increasing encroachment by European settlement³⁵. As the Mississaugas of the Credit First Nation write:

In addition to their three small reserves located on the Lake Ontario shoreline, the Mississaugas of the Credit held 648,000 acres of land north of the Head of the Lake Purchase lands and extending to the unceded territory of the Chippewa of Lakes Huron and Simcoe. In mid-October 1818, the Chippewa ceded their land to the Crown in the Lake Simcoe-Nottawasaga Treaty and, by the end of October, the Crown sought to purchase the adjacent lands of the Mississaugas of the Credit.

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.³⁶

²⁸ Ibid. 3-4.

²⁹ Ibid.

³⁰ Ibid.

³¹ Toronto Region Conservation Authority. 2018. Archaeology Opens a Window on the History of Indigenous Peoples in the GTA. Accessed from: <https://trca.ca/news/archaeology-indigenous-peoples-gta/>

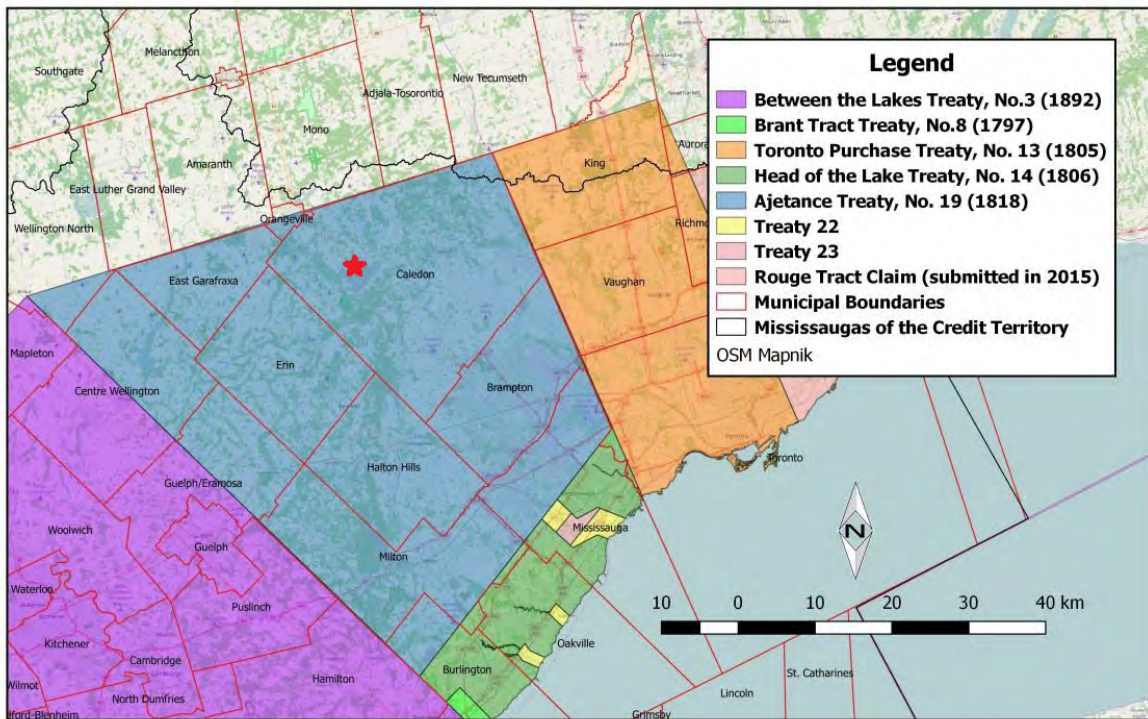
³² Peel Art Gallery, Museum, and Archives. n.d. About Peel. Accessed from: <https://peelarchivesblog.com/about-peel/>

³³ Rayburn (1997). Place Names of Ontario. p266

³⁴ Mississaugas of the Credit. Accessed from <http://mncfn.ca/treaty19/>

³⁵ Ibid.

³⁶ Mississaugas of the Credit First Nations. Ajetance Treaty, No. 19 (1818).



Municipal Boundaries Related to the Ajetance Treaty, No. 19 (1818)

Figure 8: Location of property within the Ajetance Purchase shown in red star. Treaty No. 19, shown in blue (Mississaugas of the Credit First Nations, 2019).

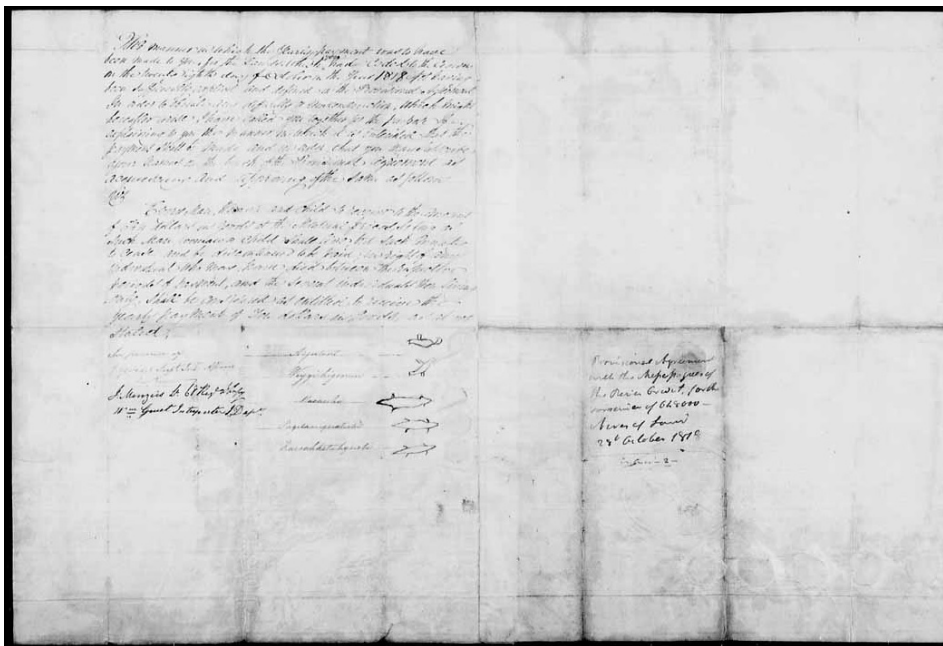


Figure 9: Ajetance Purchase (Library and Archives Canada Mikan no. 3951604:2019).

In 1819, the townships of Albion, Caledon, and Chinguacousy were surveyed by Richard Bristol and Timothy Street on the newly acquired Ajetance Treaty lands.³⁷ A “New Survey” method was used in the creation of smaller Townships within Peel. Traditionally, 200 acres lots were the preferred method of surveying a town. However, these townships granted 100-acre square lots; in order to provide everyone with access to a transportation route and ease of farming.³⁸ They also used the ‘double-front’ system, and established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (today Hurontario Street). Lot numbers were assigned running south to north.

The first township in Peel was Toronto Township.³⁹ The name Peel was given in honour of Sir Robert Peel, who held many senior Government posts.⁴⁰

All the townships within Peel were initially administered by the Home District Court and authority of self governance was minor.⁴¹ The County of Peel was established in 1851 as a subsection of the United Counties of York, Ontario, and Peel, and included Toronto, Toronto Gore, Chinguacousy, Caledon, and Albion.⁴² In 1854 Ontario County separated from the United Counties and in 1866 Peel became an independent county.⁴³ Peel quickly grew and by the late 19th century a shift from small self-sustaining family farms to larger business/export-oriented farms contributed to its growth. By 1873, the construction of the Toronto Grey & Bruce, Hamilton & Northwestern, and Credit Valley rails throughout Peel County allowed the county to prosper and local products were shipped to other parts of Ontario.⁴⁴

Growth following World War II lead to the creation of the Regional Municipality of Peel in 1974.⁴⁵ Caledon, Brampton, and Mississauga became the three lower tier municipalities and Peel Region became the Upper Tier. Responsibility of the Upper Tier was for many over arching services, such as: public health, utility services, and policing.⁴⁶ Lower Tier municipalities were responsible for local matters and included: property assessment, tax collection, public transit, and libraries. At the time, Peel Region had a total population of 334,750⁴⁷ and by 2016 was 1,381,739.⁴⁸

6.4 Township of Caledon and Caledon Village

The Township of Caledon was surveyed in 1819.⁴⁹ Caledon Township was named after the Roman designation for Scotland⁵⁰. In 1846, Caledon encompassed 43,661 acres of which 9,307

³⁷ Town of Caledon (2019). Local History.

³⁸ Peel Art Gallery Museum and Archives (2019).

³⁹ Peel Art Gallery Museum and Archives (2019).

⁴⁰ Rayburn (1997). p266

⁴¹ Ibid.

⁴² Peel Art Gallery, Museum, and Archives. 2017. The Creation of the County of Peel, 1851-1867.

⁴³ Ibid.

⁴⁴ Town of Caledon (2019). Local History.

⁴⁵ Peel Art Gallery, Museum, and Archives. n.d. About Peel.

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ Statistics Canada (2016). Census Profile, 2016 Census. Accessed from <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CD&Code1=3521&Geo2=PR&Code2=35&Data=Count&SearchText=peel&SearchType=Begin&SearchPR=01&B1=All&TABID=1>

⁴⁹ Rayburn 1997 p51

⁵⁰ Ibid.

acres were under cultivation.⁵¹ The population in 1842 was only 1,920 and farmland was good in certain portions. In Smith's Gazetteer, he mentions the Township is hilly and broken with pine trees to the north and different types of hardwood to the south.⁵² The Township of Caledon in 1846 had three grist mills, one sawmill, and 400 acres of land were for sale.⁵³

Caledon Village began as a crossroads community. In 1839, the first post office was opened in Charleston, and the town was renamed Caledon to avoid confusion with Charleston, Illinois.⁵⁴ The first European families in Caledon were the Stubbs, Rayburns, and Bells.⁵⁵ The community has been known by several names - first Raeburn's Corner, then Charlestown⁵⁶, and then Caledon.⁵⁷ An 1859 illustrated atlas by Tremaine shows the earliest representation of inhabitants in the area with a concentration of structures within Lot 15 Concession 1 WHS.⁵⁸

In 1871, the Toronto Grey & Bruce Railway began purchasing land to construct a railway.⁵⁹ The railway company made several purchases from Isaac Harris⁶⁰, Daniel Neeland⁶¹, and Johnston Lindsey.⁶² The railway increased the Township's population and allowed it to prosper. By 1877, 350 people were living in Caledon Village and the community had three blacksmiths, a doctor, a tailor, two shoemakers, three hotels, two churches, a school, an Orange Lodge, and three general stores.⁶³

In the early 20th century, Caledon Village received an acetylene gas station, which provided streets lights with a new source of energy.⁶⁴ By the end of the First World War electricity was brought to the village. The decline of the village came as the railways that serviced the community disbanded in the early 1930s.⁶⁵ Access to the village was now only possible via Centre Road; present-day Hurontario Street.

In 1974, the communities of Caledon Village, Bolton, Caledon East and the Townships of Albion and Caledon and the northern half of Chinguacousy Township amalgamated to form the Town of Caledon.⁶⁶ In 1991 the Town of Caledon had a population of 34,965⁶⁷ and by 2016 had

⁵¹ Smith's Canadian Gazetteer (1846). Caledon. p27

⁵² Ibid.

⁵³ Ibid.

⁵⁴ Rayburn 1997 p52

⁵⁵ Visit Caledon (2019). Visit Caledon Village. Accessed from <https://www.visitcaledon.ca/en/tourism/Caledon-Village.asp>

⁵⁶ The name Charlestown is used in Tremaine's 1859 Historic Atlas of Peel County, however, the post office is called Caledon

⁵⁷ Heritage Caledon (2016). Heritage Caledon Walking Tour Series: Caledon Village Tour. p2

⁵⁸ Although the first signs of Caledon Village are represented on this atlas, it was settled in the 1820s.

⁵⁹ Church's 1851 atlas shows a railway traversing Lot 15; however, Tremaine's 1861 atlas does not depict this railway and it is likely that the 1851 map was edited at a later date

⁶⁰ LRO #43 Instrument Number: 637 and 914

⁶¹ Ibid. Instrument Number: 644

⁶² Ibid. Instrument Number: 644 and 923

⁶³ Visit Caledon (2019). Visit Caledon Village

⁶⁴ Ibid.

⁶⁵ By 1930, the Toronto Grey & Bruce Railroad had sold off several ownership stakes within Lot 15 and LRO#43. Instrument Number: 18582, 18700, 18726 demonstrate this fact.

⁶⁶ Ibid.

⁶⁷ Statistics Canada. 1991 Census

grown to 66,502⁶⁸. The Town is one of the largest in Canada, encompassing over 688 km². Today, Caledon remains largely rural and most land is used for farming.

6.5 Property History Lot 15 Concession 1 West of Hurontario Street (WHS)

The subject property comprises part of Lot 15, Concession 1 (WHS) which as of the 1851 J.G. Church Map of the Town of Caledon, the property was not occupied.



Figure 10: 1851 J.G Church Map of the Town of Caledon.

Lot 15, Concession 1 (WHS) has been subdivided numerous times throughout its history leading to gaps in the historical record and the inability to date the Former Creamery’s construction. Based on archival and land registry research the property’s ownership can be understood as follows.

Table 2: History of Ownership

Years of Ownership	Owners	Notes
1853 – 1854	James Neelands and spouse	Northeast 32.5-acre portion of Lot 15 was granted by the Crown. ⁶⁹
1854 – 1867	Samuel Johnston and wife	19 1/3 acres which encompass the current property for 155 pounds. ⁷⁰

⁶⁸ Ibid. 2016 Census
⁶⁹ LRO #43. Instrument Number: Patent
⁷⁰ LRO #43. Instrument Number: Patent and 498.

Years of Ownership	Owners	Notes
1859 – 18XX ⁷¹	Daniel and Abigail Neelands	The southwest 100-acre and southwest part NE ½ 67.5-acre portions of the lot were granted by the Crown. ⁷² The 1859 Tremaine Map shows Daniel Neelands as the owner and a residence on the property (Figure 11).
1867 – 1894	Isaac and Harriet Ann Harris	The Harris' merchants and prominent Caledon landowner. Purchased property for \$900. ⁷³ The 1877 Walker and Miles Map of Peel County shows Isaac Harris as the owner and a residence on the property (Figure 12).
1894 – 1902	Minnie Birdsall Paisley (née Harris)	Isaac and Harriet Ann Harris' daughter, owned the property and sold 1.15 acres to her sister Carrie B. McFayden (née Harris) who lived in the adjacent designated Ridge house at 18260 Hurontario Street. ⁷⁴
1902 – 1918	David and Ann Taylor	Purchased for \$1,500. ⁷⁵ Emigrated from England in 1869 and settled as farmers in Caledon Township. ⁷⁶
1918 – 1969	Thomas, William, and Annie McCort	Purchased for \$1,800. ⁷⁷ Thomas McCort, a farmer, was born in 1843. ⁷⁸ He and his wife, Katherine (née Dodds ⁷⁹), had two children, William and Annie; who were 11 and 3 respectively in 1871. ⁸⁰ They would go on to have three more children; Sabine, Susa, and Minnie by 1891. ⁸¹ By the 1921 Census, the unwed siblings, William and Annie lived at the property with their nephew, Harvey in a wooden house with

⁷¹ In some cases, the abstract was illegible or transactions were not listed.

⁷² LRO #43. Instrument Number: Patent.

⁷³ LRO #43. Instrument Number: 15888.

⁷⁴ LRO#43 Instrument Number: 923B.

⁷⁵ LRO#43. Instrument Number: 11475.

⁷⁶ Ancestry.com. *1891 Census of Canada* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2008.

⁷⁷ LRO#43. Instrument Number: 15585

⁷⁸ Ancestry.ca (1921). *Census of Canada*. Ancestry.ca Census of Canada. Reference Number: RG 31; Folder Number: 80; Census Place: Caledon (Township), Peel, Ontario; Page Number: 9 Accessed from https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=8991&h=1283956&tid=&pid=&usePUB=true&_phsrc=xjR149&_phstart=success Source

⁷⁹ Ibid. *Find A Grave*. Accessed from <https://www.findagrave.com/memorial/128556207>

⁸⁰ Ibid. Ancestry.ca Census of Canada. Reference Number: RG 31; Folder Number: 80; Census Place: Caledon (Township), Peel, Ontario; Page Number: 9

⁸¹ Ibid. William McCort in 1891 Census of Canada. Year: 1891; Census Place: Chinguacousy, Peel, Ontario, Canada; Roll: T-6361; Family No: 4 Accessed from <https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=1274&h=2675167&tid=&pid=&usePUB=true>

Years of Ownership	Owners	Notes
		<p>nine rooms.⁸² The wooden house described in the census is likely the current house on the property. Harvey continued to farm the property until at least 1963.⁸³</p> <p>The Town of Caledon <i>Heritage Caledon Walking Tour Series</i> dates the building to c. 1850 although this cannot be supported, and states that:</p> <p>“The barns that once stood on the southwest corner of the property reflected the agricultural nature of the village in an earlier period. Harvey McCort operated the creamery, collecting milk from the local farmers and delivering it to the village train station. McCort also raised bees, chickens, foxes and later mink, and at one time manufactured concrete tiles here.”⁸⁴</p>
1957	Town of Caledon and Department of Highways	The Town of Caledon, under the direction of the Department of Highways, expropriated a small portion of Lot 15 for the expansion of Hurontario Street. ⁸⁵
1965	John N. and Norma S. Smallbone	Purchased 0.971 acres from the McCorts. ⁸⁶
1965	Knox United Church and United Church of Canada as joint tenants	Purchased 0.47 acres from the McCorts for \$1,500.00. ⁸⁷
1968	Doris Elen ⁸⁸ and Arthur Elen. ⁸⁹	
1969	Gordon and Clara Elen ⁹⁰	
1969	The Corporation of the Township of Caledon	Purchased 0.104 acres from the McCorts. ⁹¹

⁸² Ancestry.ca Census of Canada. Reference Number: RG 31; Folder Number: 80; Census

Place: Caledon (Township), Peel, Ontario; Page Number: 9

⁸³ Ibid. Harvey McCort in the Canada, Voters Lists, 1935-1980. Library and Archives Canada; Ottawa, Ontario, Canada; *Voters Lists, Federal Elections, 1935-1980*. Accessed from

https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=2983&h=52951159&tid=&pid=&usePUB=true&_phsrc=JKL276&_phstart=succesSource

⁸⁴ Heritage Caledon. 2016. *Heritage Caledon Walking Tour Series: Caledon Village Tour*. p. 5.

⁸⁵ LRO#43 Instrument Number: 24609

⁸⁶ LRO#43 Instrument Number: 27991.

⁸⁷ LRO#43 Instrument Number: 24805VS

⁸⁸ LRO#43 Instrument Number: 66171VS

⁸⁹ LRO#43 Instrument Number: 66172VS

⁹⁰ LRO#43 Instrument Number: 116417VS

⁹¹ LRO#43 Instrument Number: 117539VS

Years of Ownership	Owners	Notes
1969 – 1973	Roger and Rudolfine Kyriazoglow.	Purchased 3.225 acres from the McCorts. ⁹² Parcel that encompasses current property.
1973 – 1975	Silvana Di Battista	Purchased for \$34,000. ⁹³
1975 – 1976	Delldi Homes Limited	Company foreclosed after purchase. ⁹⁴
1976 – 1976	Ernest W. Eggert ⁹⁵	
1976 – 1977	Angelo Papastanos and Trifton Papageorgiou ⁹⁶	
1977 – 1980	Nicola Pento and Maria Pento ⁹⁷	
1980	Florence Stewart (Part 1 parcel) Brian McDonald and Sally Blythe (Part 2 parcel) ⁹⁸	Parcel was further divided and referenced as 43R-7750. ⁹⁹ 43R-7750 was divided into Part 1 being 0.690 ha and Part 2 being 0.679 ha.
1980	Liboria Campsite	Purchased part 2 of the parcel. ¹⁰⁰
Present	204552 Ontario Ltd.	

⁹² LRO#43 Instrument Number: 117540VS

⁹³ LRO#43 Instrument Number: 289234vs and 289235vs

⁹⁴ LRO#43 Instrument Number: 374152vs

⁹⁵ LRO#43 Instrument Number: vs405656

⁹⁶ LRO#43 Instrument Number: vs415872

⁹⁷ LRO#43 Instrument Number: 440693

⁹⁸ Ibid. Instrument Number: 547076, 547082

⁹⁹ LRO #43

¹⁰⁰ LRO#43 Instrument Number: 56884

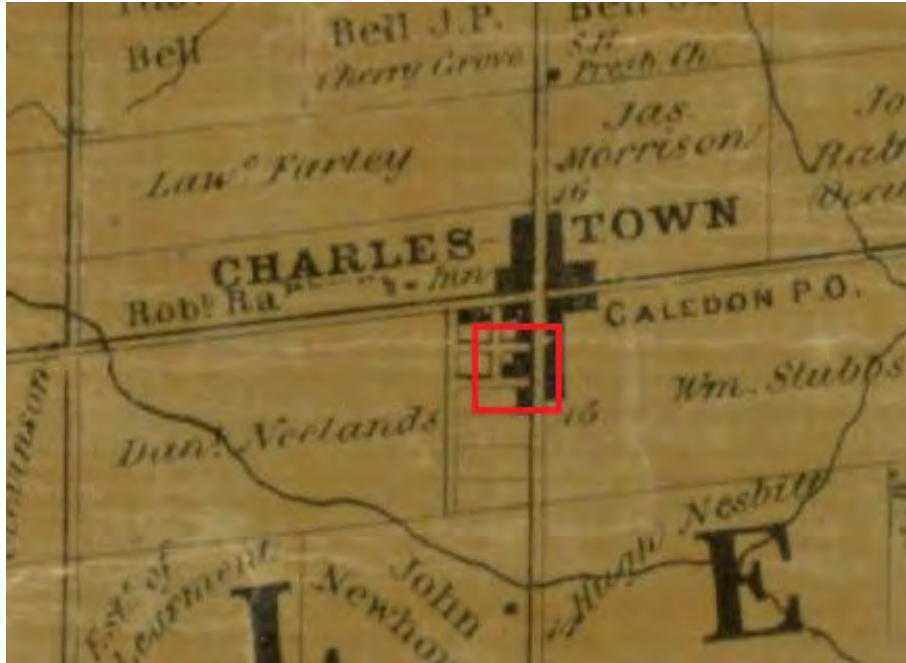


Figure 11: 1859 Tremaine illustrated map of the County of Peel (ArcGIS, 2020. Annotations by LHC)



Figure 12: 1877 Walker and Miles Map of Peel County (McGill University, 1877).



Figure 13: 2001 aerial photograph. No change is visible from 2020. A structure (now demolished) can be seen behind the main residence (Caledon Maps, 2001)

7 PROPERTY CONTEXT

As stated before, for ease of understanding directions when describing the exterior and interior of the structure, Hurontario Street travels in a north-south direction and thus the subject property is located west of Hurontario Street. To better clarify this use of cardinal directions and to provide an example; the driveway is south of the building and the east elevation fronts Hurontario Street.

An Archaeological Assessment (AA) is currently being conducted on the subject property. The AA has identified two possible Euro-Canadian sites that are being addressed under separate cover.

7.1 Main Residence Exterior

The residence is a one-and-a-half-storey, single detached structure, with a one-storey attached outbuilding. It has a three-bay façade with a central doorway and an overhead wood trim without brackets above the front entrance (Figure 13). An addition, similar in design to the main residence, is perpendicular to the main structure; forming an “L” shape. A sealed entrance to a cellar is located on the west elevation of the building (Figure 14). The structure rests on a stone foundation.

Window openings have a rectangular wooden casing with a 2/2 pane with 1/1 sash (Figure 16). All windows have a moulded trim and moulded lug sill.

The front entrance is located on the south side of the structure and a secondary entrance is located on the west. The front entrance is located centrally and has a moulded structural opening. Above the entrance is a wooden shelf (Figure 17) and what appears to be a sealed transom. The secondary entrance has a moulded structural opening with a moulded trim (Figure 18). The door is made of wood and the doorknob is ceramic.

The residence is a rare example and exhibits many qualities of the Ontario Cottage. The Ontario Cottage was popularized by Andrew Jackson Downing and called the Cottage a product of beauty, form, and proportion.¹⁰¹ According to Downing, the Cottage was for those who preferred “snugness, and economy of space” above all else.¹⁰²

The Ontario Cottage became common in the 19th century rural villages and characteristic features of the Ontario Cottage include: rectangular floor plan; three bays-wide; centralized entrance; symmetrical openings; one-and-a-half-storey height; and side-gables.¹⁰³ The addition makes this an “L” shaped plan. This structure is rare because of an attached creamery, located to the rear. Additional information on the creamery is provided below.

¹⁰¹ Downing, A.J. (1969). *The Architecture of Country Houses*. Dover Publications Inc.: New York. p70

¹⁰² Ibid.

¹⁰³ Kalman, H. (1994). *A History of Canadian Architecture*. Oxford University Press: Ontario p165, 604



Figure 14: View of exterior structure at 18314 Hurontario Street (CY 2019).



Figure 15: Sealed cellar entrance (CY 2019).



Figure 16: North elevation of structure. Note the two chimneys, wooden soffits, and projecting eaves (CY 2019).



Figure 17: Example of windows throughout the structure (CY 2019).



Figure 18: Detail of main entrance with wooden shelf (CY 2019).



Figure 19: West entrance (CY 2019).

7.2 Residence, Interior

The structure follows an “L” shaped floor plan (Figure 24 and Figure 25). The entrance leads into the main foyer with a staircase to the left and two openings; one to the kitchen and one to the living room (Figure 26). Several openings have molded wooden casings and no door. Baseboards and floor boards are plain and simple, with no discerning characteristics.

Remnant interior features include window and door casings and the structural beams located in the living room and dining room (Figure 27 to Figure 30). The second floor can be accessed via the staircase from the foyer. Some unique features include the door knobs and lock, sink in the washroom, and low slanted ceilings (Figure 31). see Figure 22 through Figure 33.

The addition functions as the laundry room and/or storage room. The addition is in the process of renovations, with exposed insulation, wiring, and wall and ceiling plywood (Figure 35). Several hand-cut logs located within the addition provide support for the structure (Figure 36). On the east end of the addition is a staircase that leads to the upper floor (Figure 37).



Figure 20: 18314 Hurontario Street, ground floor layout.



Figure 21: 18314 Hurontario Street, 2nd floor layout.



Figure 22: Central foyer (CY 2019).



Figure 23: View of living room (CY 2019).



Figure 24: Hand-hewn structural beams (CY 2019).



Figure 25: View of dining room (CY 2019).



Figure 26: Window casing (CY 2019).



Figure 27: Upper floor view (CY 2019).



Figure 28: Example of a room from the upper floor (CY 2019).



Figure 29: Washroom found on upper floor (CY 2019).



Figure 30: Metal door knob and lock (CY 2019).



Figure 31: View of addition (CY 2019).



Figure 32: Hand-hewn beams located within the addition (CY 2019).



Figure 33: Stairwell to upper level (addition) (CY 2019).

7.3 Attached Creamery Outbuilding

The one-storey field stone and wood frame outbuilding is directly attached to the west of the addition (Figure 19 and Figure 20).

The north elevation is field stone with mortar (Figure 21), while the other three elevations are board and batten. The roof has a medium-pitched gable with projecting eaves and metal shingles. A sealed opening located centrally on the north elevation is made of wood with a plain lintel. An additional opening, located on the south wall is made of wood and painted red.

The windows are less ornate and consist of a plain white wooden casing, projecting sill, with a 1/1 sash and four windowpanes. Of note is one window located on the north elevation. The window is simply an opening with wooden shutters (Figure 22). A pipe, located on the north elevation is also present (Figure 23). The pipe is no longer in use; however, it would have provided cooling water for the functioning of the creamery.

The one-storey attached building is likely the creamery/dairy building. The construction of the creamery is consistent with the main residence as dairies were often built around the same time as the main house.¹⁰⁴ The creamery would have been entirely made of stone, as evidenced by

¹⁰⁴ HSU Murdoch Historical Consulting, Heritage Designation Report, 19134 Hurontario Street, Town of Caledon, August 2009, p. 22.

the north elevation. Stone dairy buildings were also advantageous because they kept warm air and sunlight out, while keeping the room generally cool.

Writing in 1908, William Radford's *Combined House and Barn Plan Book* recommends the following for a dairy:

The dairy may open off from the kitchen but you must keep the door closed. You will need some means of heating this room in winter time, but during the spring, fall and summer it will be warm enough without, and if it is on the north side of the building it will be cool enough most of the time without using ice, but ice is cheap enough to have and use when you need it.

You cannot make gilt-edged butter in the kitchen. There are too many odors from cooking and sometimes tobacco smoke. Cream is very touchy when it comes to odors. You can insult cream with a bad smell quicker than any other food product and when it is once contaminated no cleansing process can possibly eliminate the trouble.

The intention is to pack the butter in one pound prints or five pound crocks and to ship in neat little crates holding 2 or 3 crocks each or in boxes holding 10 or 20 prints. If you have the proper storage and the butter is made to keep you can hold it in your store room until you get ready to ship it.¹⁰⁵

The attached outbuilding conforms to the above passage in its location, access, and construction (with minor variances). It was likely, the structure was entirely of stone and mortar, but at some point, the west and south elevations were converted to match the main residence.

It is directly attached to the house, with an interior eastern door that connected the residence with the creamery. Access from the east was considered the coolest side and protected the ambient interior temperature. The eastern access was also the furthest from the kitchen which had many prominent smells—particularly on farms—that were only slowly removed from kitchen activity between the 1920s-50s. These odours stemmed from activities such as boiling laundry (often even making the soap), fermentation (ale, sour doughs), grey water from dish washing, a constant oven fire, food preparation from scratch including cleaning of small animals or fish, and preserving food.

The stone construction kept the dairy cool in warm weather – possibly augmented by ice and running water from the well or pond, which is accounted for by installing a pipe on the north elevation. The pipe is well placed to allow cool/cold water to drop into the trough and promote circulation, thereby providing additional cooling to containers of milk, cream and butter in the trough, and the building.

Three small windows located only on the north and west, set close to the eaves, provided just enough light for interior work, but mitigated against heat in the summer. The placement of the structure to the west side of the main residence is built upon a slope, which added cooling properties in warm weather.

¹⁰⁵ Radford's *Combined House and Barn Plan Book*, William A. Radford ed. (New York and Chicago: The Radford Architectural Co., 1908), p. 153

The creamery located on the subject property is typical of the ones described by Radford. One can assume the strategic placement of the structure on a slope would make this room ideal for a creamery. The location of the windows and pipe contribute to the notion of cooling techniques used during a time when electric refrigeration was not yet widely available. Overall, the attached outbuilding is indicative of a creamery, however, the neglect of the interior and renovation of the west and south elevations have reduced its exemplary status.



Figure 34: Attached outbuilding. Note the exposed stone on the north wall (CY 2019).



Figure 35: View of attached outbuilding from the south (CY 2019).



Figure 36: Detail of stone and mortar; materials used for north elevation of attached outbuilding (CY 2019).



Figure 37: Window with wooden shutters (CY 2019).



Figure 38: Pipe to attached addition, to which cooling water was delivered to the structure.

7.4 Creamery, Interior

The attached outbuilding is rectangular in shape and is attached to the addition. The north wall is constructed with field stones and mortar, and the rest of the structure is board and batten (Figure 39). The east wall has been covered in plaster and portions of exposed plaster and lathe can be seen (Figure 40). The roofing material is made of milled wooden planks and are enforced with rough log rafters. The application of sheet metal over the roof can be seen through the exposed crevasse of the roof (Figure 41). An entrance to the cellar and main residence can be found along the east wall (Figure 42 and Figure 43). Access to the cellar is blocked by debris and was deemed unsafe to enter. The current function of the outbuilding is unknown but appears to be for storage purposes.



Figure 39: Interior view of attached outbuilding (CY 2019).



Figure 40: Interior view of attached outbuilding, exposed plaster and lathe – east elevation (CY 2019).



Figure 41: Detail of roof (CY 2019).



Figure 42: Entrance to cellar (CY 2019).



Figure 43: East door leading into main residence (CY 2019).

7.5 Landscape

The property is largely covered by open uncultivated farm fields and open scrub land with trees and bushes (Figure 44). A dry stone wall runs parallel of Hurontario Street (Figure 45).



Figure 44: Property facing west (CU 2020).



Figure 45: Stone wall (CU 2020).

8 EVALUATION

Given that the subject property is designated under Part IV of the OHA, its CHVI has already been confirmed. However, the property was designated in 2000, prior to the enactment of O.Reg.9/06, and therefore the designation by-law does not include a Statement of Cultural Heritage Value or Interest (SCHVI) with a list of heritage attributes. The following O.Reg. 9/06 evaluation has been prepared to provide a SCHVI and articulate the property's heritage attributes. The evaluation is presented in Table 3.

Table 3: Evaluation against O.Reg. 9/06 Criteria

O. Reg. 9/06 Criteria	Criteria Met	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,	Yes	<p>The one-and-a-half-storey board and batten structure is of vernacular construction which exhibits some characteristics of the Ontario Cottage style, such as its three-bay façade, central door, side gable roof and projecting eaves.</p> <p>The one-storey attached outbuilding, the former creamery, provided storage for dairy products.</p> <p>This is a rare example of Ontario Cottage style residential architecture with an attached stone and wood frame creamery.</p>
ii. displays a high degree of craftsmanship or artistic merit, or	No	The design and physical structure, overall, does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	Yes	<p>The design and physical structure of the one-storey creamery does demonstrate a degree of technical achievement.</p> <p>The placement of the window openings, location of the structure down slope, installation of cooling pipe, and attachment to the main residence improved cooling that facilitated storage of dairy before it was sold. These design methods are indicative of technical expertise in its construction methods.</p>
2. The property has historical or associative value because it,		

O. Reg. 9/06 Criteria	Criteria Met	Justification
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Yes	<p>The property has direct associations with the Harris family and Harvey McCort, who operated a creamery at 18314 Hurontario Street.</p> <p>Located on the outskirts of Caledon Village, the farm contributed to the growth and development of the village.</p> <p>The Former Creamery functioned as a site of production for the community.</p>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Yes	<p>As a rare example of extant creamery architecture, structural elements have the potential to yield information regarding creamery design, construction methods, and function in the late-19th and early 20th century.</p> <p>The property exhibits archeological potential and a Stage 2 AA is currently being conducted in a separate process.</p>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The builder is unknown.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Yes	<p>The style and scale of the dwelling at 18314 Hurontario Street is consistent with the character along Hurontario Street.</p> <p>The property is an important component in maintaining the rural character and historic streetscape of Caledon Village which was concentrated around the property.</p>
ii. is physical, functionally, visually or historically linked to its surroundings, or	Yes	The residence and creamery are visually and historically linked to their surroundings due to their place in the historic Caledon Village streetscape and its agricultural history.
iii. is a landmark.	Yes	The property is a landmark as it fronts Hurontario Street and would have been one of the first structures seen before entering the village's historic streetscape.

8.1 Evaluation Summary

It is LHC's professional opinion that the property at 18314 Hurontario Street meets criteria 1 i and iii, 2 i and ii, and 3 i, ii, and iii of O. Reg. 9/06. Therefore, it continues to be eligible for designation under the *Ontario Heritage Act*.

9 DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

9.1 Legal Description and Civil Address

- The legal description is Part of North Half Lot 15 Concession 1 West of Hurontario Street
- 18309 and 18314 Hurontario Street, Town of Caledon, Regional Municipality of Peel, Ontario, Canada

9.2 Description of Property

The property known as 18314 Hurontario Street is a 3.39-acre lot which generally follows a rectangular shape with a small section removed along Hurontario Street.

The property includes a one-and-a-half-storey board and batten frame building and one-storey attached outbuilding surrounded by mainly agricultural large open fields located south of the structure.

9.3 Summary of Cultural Heritage Value or Interest

The cultural heritage value or interest of the property at 18309 and 18314 Hurontario Street lies in its design value and physical value, associative value, and contextual value.

The property known as 18314 Hurontario Street 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 and demonstrates a high degree of technical or scientific achievement.

The one-and-a-half-storey board and batten structure is of vernacular construction which exhibits some characteristics of the Ontario Cottage style, such as its three-bay façade, central door, side gable roof and projecting eaves. The one-storey attached outbuilding, the former creamery, provided storage for dairy products. This is a rare example of Ontario Cottage style residential architecture with an attached stone and wood frame creamery. The design and physical structure of the one-storey creamery does demonstrate a degree of technical achievement.

The placement of the window openings, location of the structure down slope, installation of cooling pipe, and attachment to the main residence improved cooling that facilitated storage of dairy before it was sold. These design methods are indicative of technical expertise in its construction methods.

The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community and yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The property has direct associations with Harvey McCort, who operated a creamery at 18314 Hurontario Street. Located on the outskirts of Caledon Village, the farm contributed to the growth and development of the village. The former creamery functioned as a site of production for the community.

As a rare example of extant creamery architecture, structural elements have the potential to yield information regarding creamery design, construction methods, and function in the late-19th and early 20th century. The property exhibits archeological potential and a Stage 2 AA is currently being conducted in a separate process.

The property has contextual value because it is important in defining, maintaining, or supporting the character of an area, is physical, functionally, visually, or historically linked to its surroundings, and is a landmark.

The style and scale of the dwelling at 18314 Hurontario Street is consistent with the character along Hurontario Street. The property is an important component in maintaining the rural character and historic streetscape of Caledon Village which was concentrated around the property.

The residence and creamery are visually and historically linked to their surroundings due to their place in the historic Caledon Village streetscape and its agricultural history.

The property is a landmark. The property fronts Hurontario Street, a major transportation route in Caledon Village. The residence and creamery would have been one of the first structures seen before entering the village as part of the historic streetscape.

9.4 Heritage Attributes

Based on the preceding evaluation, LHC recommends the following list of heritage attributes be considered in the assessment of potential impact:

Heritage attributes that express the cultural heritage value of 18314 Hurontario Street exhibited by the one-and-a-half-storey residence include its:

- Location along Hurontario Street, setback, orientation, scale and massing;
- “L” shaped plan;
- One-and-a-half-storey height;
- Placement of the rear addition separating the residence from the creamery;
- Three-bay façade;
- Side-gable roof with projecting eaves;
- Stone foundation;
- Stone cellar entrance; and
- Wooden casement windows.

Heritage attributes that express the cultural heritage value of 18314 Hurontario Street exhibited by the one-storey attached creamery include its:

- Location at the rear of the residence
- Rectangular plan;
- One-storey height;
- Side-gable roof with projecting eaves
- North elevation, made of stone and mortar;
- Windows and location of window placement;

- Board and batten exterior (west and south elevation);
- Plaster and lathe interior (east elevation);
- Rough log rafters;
- Cooling pipe (north elevation); and
- Wood casing opening to the cellar.

10 IMPACT OF DEVELOPMENT OF SITE ALTERATION

The following section provides an assessment of potential impacts on the heritage attributes of the subject property and adjacent heritage resources through the application of MHSTCI guidance material based on our current understanding of the proposed development.

As stated above, the proposed site development plan (Figure 1) comprises:

- The former creamery, located at 18314 Hurontario Street, is proposed to be retained in its current location fronting Hurontario Street and will continue to be accessed off Hurontario Street.
- 30 new townhouse units in four rows and three columns, south of the existing building.
 - Townhouses will have a GFA between 200 m² and 225 m².
 - Townhouses are expected to be three bedrooms.
- Access to the subdivision will be from the currently unopened Brock Street, which is accessed west of Hurontario Street.
- It is anticipated that additional streets access/roads will be added to connect structures within the subdivision.
- A retaining wall is anticipated to be located on the eastern portion of the subdivision.
- A stormwater dispersal bed will be located at the southeastern edge of the subject property.
- A disposal bed (1139 m²) will be located southwest of the current heritage resource.
- A disposal bed (469m²) will be located at the southwestern edge of the subject property.

The MHSTCI *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* (2006) outlines seven potential negative impacts to be considered with any proposed development or property alteration. Potential impacts include, but are not limited to:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **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; and
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

Table 4: Summary of Potential Impacts for 18314 Hurontario Street.

Impact	Potential Adverse Impact (Y/N)	Justification
Destruction of any part of any significant heritage attribute or features;	N	The proposed development is not anticipated to modify or demolish any heritage attributes or features. It is anticipated that the structures on the property will be retained in its current location.
Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance;	N	<p>The proposed development does not propose alteration of any heritage attributes; however, the proposed new townhouses are a new addition to the property and will alter the overall character of the property.</p> <p>The new structures are sited such that there is sufficient set back from the extant residence and outbuilding. The character of the structure and its heritage attributes will not be negatively affected by their proximity to the proposed new components.</p> <p>As detailed design of the new buildings progresses, this HIA should be revisited to confirm that design and materials are compatible with the former creamery.</p>
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;	N	The proposed development will be sufficiently set back from the former creamery and is not anticipated to result in any shadows that alter the appearance of any of its heritage attributes.
Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship;	N	The proposed development of the townhouses is expected to provide a relatively large setback from the residence. The former creamery will continue to front (and be accessed via) Hurontario Street and will not be isolated from its surrounding environment.
Direct or indirect obstruction of significant views or vistas within, from, or built and natural features;	N	The proposed development of the townhouses is expected to provide sufficient setback from the residence. Views of the former creamery will not be obstructed. The former creamery will continue to front Hurontario Street and can still be seen from this vantage point.
A change in land use such as rezoning a battlefield from open space to residential	N	The proposed development does not plan to change or rezone the land-use within the subject property.

Impact	Potential Adverse Impact (Y/N)	Justification
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, drainage patterns that adversely affect an archaeological resource.	Y	It is anticipated that the installation of the disposal bed and stormwater dispersal bed will impact potential archaeological resources. During the Stage 2 AA, two possible Euro-Canadian archaeological sites were discovered. The CHVI and potential impacts to potential sites are being addressed under separate cover.



10.1 Additional Potential Indirect Impacts

In addition to the potential negative impacts listed in Table 4 and Table 5, the potential for indirect adverse impacts related to construction vibrations was identified with respect to the subject property at 18314 Hurontario Street and the adjacent property located at 18260 Hurontario Street.

The negative effects of traffic and construction vibrations on heritage structures has been demonstrated for structures within a 40 m setback from construction or roadworks. This is, in part, due to the use of masonry and brick as construction materials, but it is also due to an increased number of variables to consider over the longer ages of heritage buildings (e.g., previous damage or repairs).¹⁰⁶ The structures located at 18314 Hurontario Street are within the proposed development site and 18260 Hurontario Street is less than 40 m from the proposed development site. As such, there is potential for indirect impacts caused by vibrations.

¹⁰⁶ Chad Randl, "Protecting a Historic Structure during Adjacent Construction," *Temporary Protection Number 3, Preservation Tech Notes*. US Department of the Interior National Park Service Cultural Resources. July 2001;
M. Crispino and M. D'Apuzzo, "Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building," *Journal of Sound and Vibration*. 246(2). 2001: pp. 319-335.;
Patricia Ellis, "Effects of Traffic Vibration on Historic Buildings," *The Science of the Total Environment*. 59, 1987: pp. 37-45;
J.H. Rainer, "Effect of Vibrations on Historic Buildings," *The Association for Preservation Technology Bulletin*. XIV, No. 1. 1982: pp. 2-10;
J.F. Wiss. "Construction Vibrations; State-of-the-Art," *Journal of Geotechnical Engineering Division*. 107. 1981: pp. 167-181.

Table 5: Summary of Potential Impacts of Adjacent Properties

Address and Name	Image	Heritage Status and Attributes	Potential Negative Impact (Y/N)	Discussion
18294 Hurontario Street Caledon Agricultural Society Building	 <p>(Image source: Historic Places, 2008)</p>	<p>Part IV of the OHA By-law 85-96</p> <p>There is designated as being of architectural and historical value or interest the real property known as "Caledon Agricultural Society Building", located in part lot 15, Concession 1, East of Hurontario Street, former Township of Caledon, now Town of Caledon.</p>	N	<p>No direct impacts are anticipated on the adjacent property at 18294 Hurontario Street.</p> <p>Based on the current concept plan, the proposed development is not anticipated to have a negative impact that would demolish, alter, create shadows, isolate, obstruct, change land use, or cause land disturbances that would create negative impact to the heritage resource.</p>
18260 Hurontario Street Ridge House	 <p>(Image source: Heritage Caledon Walking Tour Series)</p>	<p>Part IV of the OHA By-law 97-7</p> <p>Built by the Harris family the building is designated for its long historical association with the Harris', their daughter and son-in-law, Dr. McFayden, the Dr. Thomas family and for its vernacular historic architecture</p>	N	<p>No direct impacts are anticipated on the adjacent property at 18260 Hurontario Street.</p> <p>Based on the current concept plan, the proposed development is not anticipated to have a negative impact that would demolish, alter, create shadows, isolate, obstruct, change land use, or cause land disturbances that would create negative impact to the heritage resource.</p>

10.2 Next Steps and Mitigation Measures

To minimize the potential for indirect impacts related to construction vibrations and unintended impacts resulting from the delivery of materials, staging areas, and construction activity, the following actions are recommended:

1. A Temporary Protection Plan (TPP) should be developed for this project. The purpose of a TPP is provide an overview of risks that are associated with construction and development activities and describes measures to mitigate those risks. It should be provided to all contractors on site, including delivery and security. The TPP should include the following:
 - The way in which access to the site and the delivery of materials will be undertaken, to minimize impacts;
 - A fire and security plan;
 - Locations of staging and laydown areas;
 - Methods for defining and protecting a buffer around the former creamery (e.g., hoarding/fencing erected along the boundaries of the heritage resource and works/storage of materials being set back as far as possible from this boundary).
2. Once project design has progressed sufficiently, this HIA should be revisited to include a review of the compatibility of the design and materials of the new structures with the former creamery and adjacent heritage properties.

10.3 Town of Caledon Designated Heritage Property Grant Program

As a designated property, 18314 Hurontario Street is eligible for the Town of Caledon Designated Heritage Property Grant Program. The program administers grants which:

“...are intended to assist property owners in the residential, commercial, and institutional tax classes with small to mid-size preservation and/or restoration projects that focus on the maintenance and rehabilitation of existing heritage attributes or the restoration of attributes that would contribute to the cultural heritage value of the property.”¹⁰⁷

The program “...funds matching grants of 50% of eligible costs to a maximum of four thousand dollars (\$4,000), subject to available funding” for costs including labour, materials, and equipment.¹⁰⁸ A full list of eligible work can found in the program guidelines document accessed from the following link: [Designated Heritage Property Grant Program Guidelines 2020](https://www.visitcaledon.ca/en/townhall/resources/Designated-Heritage-Property-Grant-Program-Guidelines-2020.pdf)

It should be noted that “...previously commenced or completed work, projects of a non-heritage nature, work that focus on non-heritage attributes, new additions, spaces, features or finishes, or work that might diminish the cultural heritage value of the property” are ineligible for the program.¹⁰⁹

¹⁰⁷ Town of Caledon. 2020. *Designated Heritage Property Grant Program Guidelines 2020*. Accessed from: <https://www.visitcaledon.ca/en/townhall/resources/Designated-Heritage-Property-Grant-Program-Guidelines-2020.pdf>

¹⁰⁸ Ibid.

¹⁰⁹ Ibid.

Grant applications are due annually in the spring and the 2020 spring application period has now closed.¹¹⁰ Depending on funding, a fall application may be made available.¹¹¹

Applications are assessed based on the following criteria:

- is compatible and consistent with the design or physical value, historical value and contextual value of the property
- serves to rehabilitate the building or property by stabilizing and protecting existing architectural heritage attributes and/or other character defining elements
- if a restoration serves to help restore the building or property by replicating lost or damaged architectural heritage attributes and/or other character-defining elements that were once part of the building fabric or property. Such work must not compromise existing heritage attributes in the process and must be justified using appropriate research and documentation methods
- is consistent with Town of Caledon by-laws and policies, along with relevant provincial and federal regulations and codes
- is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and is consistent with good heritage conservation practices in general¹¹²

¹¹⁰ Town of Caledon. 2020. 2020 Application Form Designated Heritage Property Grant Progra. Accessed from: <https://www.visitcaledon.ca/en/townhall/resources/Heritage-Grant-Application-Form-Spring-2020-FILLABLE.pdf>

¹¹¹ Town of Caledon. 2020. *Designated Heritage Property Grant Program Guidelines 2020*.

¹¹² Ibid.

11 CONCLUSIONS

The property was evaluated against Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act* (O. Reg. 9/06). It was found to satisfy seven criteria under O.Reg.9/06. The key resource that exhibits cultural heritage value or interest and the heritage attributes are found in the one-and-a-half-storey residence and the one-storey attached creamery. A proposed list of heritage attributes is provided in Section 9.4 of this document.

It is in the professional opinion of the authors that the proposed development plan conforms with the provincial and municipal planning policy. The retention of the heritage resources *in situ* is in keeping with the objectives and policies of the Town of Caledon Official Plan.

Based on a review of the current proposed development, LHC is of the opinion that the proposed development will result in one potential direct adverse impact caused by the installation of a dispersal bed on the property (Table 4). This potential direct impact is being addressed through an archaeological assessment under separate cover.

LHC is further of the opinion that, with the implementation of appropriate mitigation measures, potential indirect impacts related to construction vibrations will be avoided. To this end, as the development planning progresses, the following heritage conservation strategies are recommended:

- A Temporary Protection Plan is recommended to be developed for this project to mitigate potential direct and indirect impacts when construction works starts on the Property
- Once project design has progressed, this HIA should be revisited to include a review of the compatibility of the design and materials of the new structures with the former creamery.

12 SIGNATURE



Christienne Uchiyama, MA, CAHP
Principal, Manager Heritage Consulting Services
Letourneau Heritage Consulting Inc.

13 QUALIFICATIONS

Christienne Uchiyama, MA CAHP - Principal and Manager – Heritage Consulting Services

Christienne Uchiyama MA CAHP is Principal and Manager – Heritage Consulting Services with Letourneau Heritage Consulting. She is a Heritage Consultant and Professional Archaeologist (P376) with more than a decade of experience working on heritage aspects of planning and development projects. She currently sits on the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Colin Yu, MA – Cultural Heritage Specialist and Archaeologist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with Letourneau Heritage Consulting Inc. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over five years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Ministry of Heritage, Sport, Tourism, and Culture Industries. Since 2019 he has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over two dozen cultural heritage technical reports for development proposals and include cultural heritage evaluation reports, heritage impact statements, and archaeological assessments. Colin has worked with both small and large proponents and understands the needs of each group. He specializes in built heritage, historic research, and identifying cultural heritage value and/or interest through O. Reg. 9/06 under the *Ontario Heritage Act*.

Hayley Devitt Nabuurs, M.Pl.– Heritage Planner

Hayley Devitt Nabuurs is a Heritage Planner with Letourneau Heritage Consulting Inc. She holds a Bachelor of Arts in Anthropology from Trent University and a Master's of Urban and Regional Planning from Queen's University. Hayley's master's report research concerned the reconciliation of heritage and accessibility.

Hayley has experience in both the public and private planning sector and the museum sector. She has previously worked as a Heritage Planning Research Assistant with the City of Guelph, completing a heritage plaque inventory and property designation research. She has also worked at Lang Pioneer Village Museum and The Canadian Canoe Museum in both historic interpreter

and supervisor roles. Hayley is currently a committee member with the OBIAA on the development of a provincial heritage and accessibility conference.

At Letourneau Heritage Consulting Inc., Hayley has worked on various and complex cultural heritage evaluation reports, planning strategy reports, and heritage impact assessments. She specializes in policy research and analysis, and property history research.

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