

**CULTURAL HERITAGE RESOURCE ASSESSMENT:
BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES**

EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT

**THE MANORS OF BELFOUNTAIN, PART OF THE EAST HALF AND WEST HALF OF LOT 9,
CONCESSION V, W.H.S**

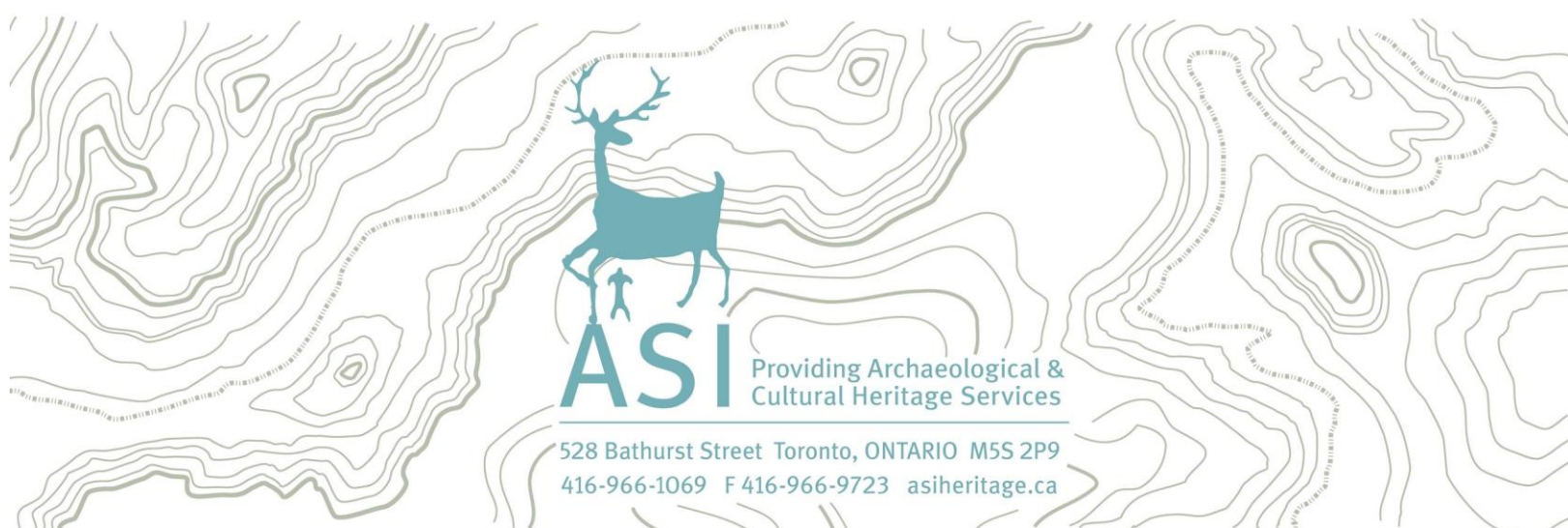
**FORMER TOWNSHIP OF CALEDON, COUNTY OF PEEL
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO**

Prepared for:

The Manors of Belfountain Corporation
7681 Highway 27 Unit 16
Woodbridge, ON L4L 4M5

ASI File: 17CH-100

December 2017 (Revised January and July 2018 and April 2019)



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EXECUTIVE SUMMARY

Archaeological Services Inc. (ASI) was contracted by the Manors of Belfountain Corporation to conduct a Cultural Heritage Resource Assessment (CHRA) of a Plan of Subdivision in the Town of Caledon, Regional Municipality of Peel. The subject lands are located along the east side of Shaws Creek Road, on the west side of Mississauga Road, and south of Old Main Street (Bush Street) in the hamlet of Belfountain. The proposed development for the subject property at 0 Mississauga Road consists of a proposed Plan of Subdivision for the subject lands for the development of a 70-lot estate residential subdivision on approximately 70.35 hectares.

The results of background historical research and a review of secondary source material revealed a study area with a rural land use history dating back to the early nineteenth century. The field review confirmed that this area retains 14 nineteenth- and twentieth-century cultural heritage resources. A total of seven built heritage resources and seven cultural heritage landscapes were identified within and/or adjacent to the Manors of Belfountain study area. This study represents the initial screening of properties within and adjacent to the study area and is structured to meet the requirements outlined in the Town of Caledon Official Plan (2015) for Cultural Heritage Surveys (Section 3.3.3.1.4) and cultural heritage policy contained in the Niagara Escarpment Plan (NEP) Section 2.10.2 (NEC 2017).

The background research, data collection, and field review conducted for the study area determined that 14 cultural heritage resources are located within or adjacent to the Manors of Belfountain study area. Based on the results of the assessment, the following recommendations have been developed:

1. Development activities should be suitably planned to avoid impacts to identified cultural heritage resources, as per Town of Caledon Official Plan Section 3.3.1 and NEP Policy 2.10.2;
2. CHL 2 is expected to be impacted through alteration to setting by the removal of replaceable landscape features (i.e. vegetation and mature tree-lined agricultural fields



- with low stone dividers and mounds). The feasibility of implementing tree protection proposed by BTI in Figure 9 should be investigated for all identified cultural heritage resources where tree removals are planned. If possible, tree protection proposed by BTI in Figure 9 should be implemented for established tree-lined field dividers and circulation routes in CHL 2;
3. According to the development plan the vegetated stone field dividers and stone mounds in CHL 2 and in the southwestern portion of the study area will be suitably preserved in the proposed development application. The proposed undertaking should be designed in a manner that incorporates existing stone features in situ to delineate lot lines, roadways, and parks, where appropriate. Where retention and avoidance of the vegetated stone field dividers and stone mounds associated with agricultural field clearing is determined to be infeasible, a suitable commemoration/interpretation plan should be implemented. Suitable commemoration and/or interpretation could entail, but is not limited to, creation of landscape features, gateway structures, or similar commemorative displays using the remnants of these stone features as a construction material;
 4. Where significant cultural heritage resources are expected to be impacted through alteration to their setting, a resource-specific cultural heritage impact assessment report should be prepared prior to draft plan approval. CHL 2 should be subject to photographic documentation and compilation of a resource-specific Cultural Heritage Impact Statement by a qualified heritage consultant, as per Sections 3.3.3.1.4 and 3.3.3.1.5 of the Town of Caledon Official Plan and NEP Section 2.10.2. This HIA was completed by ASI concurrently to this report (April 2019);
 5. Based on the conceptual plan for the proposed development, the treelines adjacent to CHL 4 are anticipated to be retained. Tree protection adjacent to CHL 4 proposed by BTI as depicted in Figure 9 should be implemented to mitigate altered views out of CHL 4;
 6. Based on the conceptual plan for the proposed development, treelines along CHL 3 (Mississauga Road/Old Main Street) and CHL 6 (Shaw Creek Road) will be suitably preserved. Tree protection proposed by BTI depicted in Figure 9 should be implemented to mitigate altered views;
 7. Where possible, mature trees within the Manors of Belfountain study area should be preserved. The feasibility of implementing tree protection proposed by BTI, as depicted in Figure 9, should be investigated where removal of mature trees is planned. Where mature trees are anticipated to be removed, replanting with native species should be undertaken, where feasible. In this respect a qualified arborist or landscape architect should be consulted to determine the most appropriate species;



8. This report should be submitted to Douglas McGlynn, Heritage Resource Officer at the Town of Caledon, Nancy Mott, Senior Strategic Advisor at the NEC, and Dan Minkin, Heritage Planner at MTCS for review;
9. Construction and staging activities should be suitably planned and executed to ensure that there are no impacts to adjacent cultural heritage resources. Suitable staging activities may include temporary barriers and the establishment of no-go zones throughout construction. On-site workers should be notified of the cultural heritage significance of all adjacent cultural heritage resources in advance of starting construction;
10. No grading, clearing, or grubbing should be conducted on site until the CHRA and HIA have been submitted and approved by the Town of Caledon; and
11. Should future work require an expansion of the Manors of Belfountain study area then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential cultural heritage resources.



PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Annie Veilleux, MA, CAHP <i>Senior Heritage Specialist Manager - Cultural Heritage Division</i>
<i>Project Managers:</i>	Joel Konrad, PhD (2014) <i>Cultural Heritage Specialist Project Manager - Cultural Heritage Division</i>
	John Sleath, MA (2017) <i>Associate Archaeologist Project Manager - Cultural Heritage Division</i>
<i>Cultural Heritage Specialist:</i>	Joel Konrad
<i>Project Administrator:</i>	Carol Bella, Hon. BA <i>Archaeologist Executive Assistant - Operations Division</i>
<i>Report Preparation:</i>	Joel Konrad (2014)
	John Sleath (2017)
<i>Graphics Preparation:</i>	Joel Konrad
	Blake Williams, MLitt <i>Archaeologist Geomatics Specialist - Operations Division</i>
<i>Report Reviewer:</i>	Laura Loney, MPlan, CAHP <i>Cultural Heritage Specialist Project Manager, Cultural Heritage Division.</i>
	Joel Konrad
	Annie Veilleux



TABLE OF CONTENTS

EXECUTIVE SUMMARY ii
 PROJECT PERSONNEL v
 TABLE OF CONTENTS vi
 1.0 INTRODUCTION 1
 2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT 2
 2.1 Legislation and Policy Context 2
 2.2 Municipal Policies 4
 2.3 Data Collection 6
 3.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT 9
 3.1 Background Historical Summary 9
 3.1.1 *Physiographic Setting* 9
 3.1.2 *Indigenous Land Use and Settlement* 10
 3.1.3 *Historical Euro-Canadian Land Use: Township Survey and Settlement* 12
 3.2 Review of Historical Mapping 13
 3.3 Existing Conditions 16
 3.3.1 Review of Existing Heritage Inventories 16
 3.3.2 The Manors of Belfountain– Existing Conditions 17
 3.3.3 The Manors of Belfountain– Identified Cultural Heritage Resources 23
 3.4 Screening for Potential Impacts 25
 3.4.1 *Description of Undertaking* 26
 4.0 CONCLUSIONS 27
 5.0 RECOMMENDATIONS 29
 6.0 REFERENCES 31
 APPENDIX A: CULTURAL HERITAGE RESOURCE INVENTORY 34
 APPENDIX B: CULTURAL HERITAGE RESOURCE LOCATION MAPPING 40
 APPENDIX C: MANORS OF BELFOUNTAIN DEVELOPMENT CONCEPT PLAN 41

LIST OF FIGURES

Figure 1: Location of the study area 1
 Figure 2: The study area overlaid on the 1859 Map of the Township of Caledon 15
 Figure 3: The study area overlaid on the 1877 Map of the County of Peel 15
 Figure 4: The study area overlaid on the 1917 Mapping of Caledon Township 15
 Figure 5: The study area overlaid on 1954 aerial photography 15
 Figure 6: The study area overlaid on the 1994 map of Orangeville 16
 Figure 7: Manors of Belfountain Area Study – Location of Built Heritage Resources (BHR) and Cultural Heritage Landscapes (CHL) 40
 Figure 8: Manors of Belfountain Area Study –Proposed Development Concept Plan 41
 Figure 9: Manors of Belfountain Area Study –Tree Inventory and Preservation Plan 42

LIST OF TABLES

Table 1: Nineteenth-century property owners and historical features 13
 Table 2: Summary of built heritage resources (BHR) and cultural heritage landscapes (CHL) within and adjacent to the study area 24
 Table 3: Manors of Belfountain Study Area – Potential Impacts to Identified Cultural Heritage Resources 26



Table 4: Inventory of built heritage resources (BHR) and cultural heritage landscapes (CHL) in the study area34

LIST OF PLATES

Plate 1: Southwest view into the study area from the Blair-Belfountain Cemetery (July 2014).20

Plate 2: Looking southwest into the study area along Mississauga Road (July 2014).20

Plate 3: View of agricultural fields, tree lines, and access road within the centre of the study area, looking east (July 2014).20

Plate 4: Southwest view of agricultural fields and access road (July 2014).20

Plate 5: Stone-throw in vegetated field divider in southwest portion of the study area (Douglas McGlynn, Town of Caledon, October 2018).20

Plate 6: Vegetated field divider with stone-throw and split-rail fence in the southwest portion of the study area (Douglas McGlynn, Town of Caledon, October 2018).20

Plate 7: Stone rubble mound resulting from field clearing activities in the southwest portion of the study area (Douglas McGlynn, Town of Caledon, October 2018).21

Plate 8: Stone rubble mound resulting from field clearing activities in the southwest portion of the study area (Douglas McGlynn, Town of Caledon, October 2018).21

Plate 9: Looking southeast into the study area from Mississauga Road. Note the circulation route leading into CHL 2 (July 2014).21

Plate 10: Looking south along overgrown circulation route toward inclined slope leading to agricultural fields (July 2014).21

Plate 11: Northwest view toward Belfountain (July 2014).21

Plate 12: East view along access road to the agricultural fields making up the southern portion of the study area (July 2014).22

Plate 13: Northwest view toward Belfountain. Note the boundary between agricultural land and grassland (July 2014).22

Plate 14: Southeast view along Shaws Creek Road. Note the entry to the study area via an agricultural access road on the left-hand side (July 2014).22

Plate 15: Remnant farmscape (CHL 2) structures, looking southwest from Mississauga Road (December 2017).22

Plate 16: Mature tree-lined farm road in the eastern portion of the study area, looking south (December 2017). ..22

Plate 17: Mississauga Road, looking southeast towards CHL 2 (December 2017).23

Plate 18: Old Main Street, looking northwest towards Belfountain (December 2017).23

Plate 19: Shaw’s Creek Road, looking south from Bush Street (December 2017).23

Plate 20: Agricultural fields with established tree lines, looking southeast from Shaw’s Creek Road (December 2017).23



1.0 INTRODUCTION

ASI was contracted by the Manors of Belfountain to conduct a Cultural Heritage Resource Assessment (CHRA) of a Plan of Subdivision in the Town of Caledon, Regional Municipality of Peel. The subject lands are located along the east side of Shaws Creek Road, on the west side of Mississauga Road, and south of Old Main Street (Bush Street) in the hamlet of Belfountain (Figure 1). The proposed development for the subject property consists of a proposed Plan of Subdivision for the subject lands for the development of a 70-lot estate residential subdivision on approximately 70.35 hectares.

The purpose of this report is to present a built heritage and cultural heritage landscape inventory of cultural heritage resources, identify existing conditions of the Manors of Belfountain study area, identify potential impacts to cultural heritage resources, and propose appropriate mitigation measures. This study represents the initial screening of properties within and adjacent to the study area and is structured to meet the requirements outlined in the Town of Caledon Official Plan (2015) for Cultural Heritage Surveys (Section 3.3.3.1.4) and cultural heritage policy contained in NEP Section 2.10.2. This research was conducted under the senior project management of Annie Veilleux and project management of John Sleath, both of ASI.



Figure 1: Location of the study area

Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)

2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT

2.1 Legislation and Policy Context

The authority to request this heritage assessment arises from Section 2(d) of the *Planning Act*. The *Planning Act* (1990) and related *Provincial Policy Statement (PPS)*, which was updated in 2014, make several provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2.(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest

Part 4.7 of the *PPS* states that:

The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of relevance for the conservation of heritage features are contained in Section 2- Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

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

Several definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes.



A *built heritage resource* is defined as: “a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community” (Ministry of Municipal Affairs and Housing 2014).

A *cultural heritage landscape* is defined as “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association” (Ministry of Municipal Affairs and Housing 2014). Examples may include, but are not limited to farmscapes, historical settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value.

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. With regard to cultural heritage and archaeology resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (Ministry of Municipal Affairs and Housing 2014).

Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (Ministry of Municipal Affairs and Housing 2014).

In addition to provincial policy and legislation, the study area is also located within the boundaries of the Niagara Escarpment Committee’s (NEC) Niagara Escarpment Plan (NEP) (Niagara Escarpment Commission 2017). The NEC was established in 1973 with the first NEP established in 1985. This designation identifies the Niagara Escarpment and the land in its vicinity as a significant landform both nationally and internationally and endorses the NEP. An analysis of these policies within the Manors of Belfountain project is further discussed in Section 3.4.

The NEP is Canada’s first large-scale environmental land use plan, and upholds the biosphere reserve principles by balancing protection, conservation and sustainable development to ensure that the Niagara Escarpment will remain a natural environment for future generations. Cultural heritage policies relevant to this assessment within the NEP include the following:

1.6 Minor Urban Centre

This land use designation identifies those rural settlements, villages and hamlets that are distributed throughout the Niagara Escarpment Plan area.

1.6.1 Objectives

1. To recognize, maintain and enhance existing rural settlements or provide concentration points for development and growth in rural areas.
4. To conserve cultural heritage resources, including features of interest to First Nation and Métis communities.
5. To ensure that new development is compatible with the identity and traditional character of Minor Urban Centres.



6. To direct the growth of villages, hamlets, and settlement areas away from Escarpment Natural Areas and Escarpment Protection Areas into Escarpment Rural Areas in a logical manner with the least possible environmental and agricultural disruption.
7. To ensure that any growth will be in accordance with a municipal official plan and/or secondary plan that is not in conflict with the Niagara Escarpment Plan.

2.10 Cultural Heritage

The objective is to conserve the Escarpment's cultural heritage resources, including significant built heritage resources, cultural heritage landscapes, and archaeological resources.

2. Where proposed development is likely to impact cultural heritage resources or areas of archaeological potential, the proponent shall undertake a heritage impact assessment and/or archaeological assessment. The proponent must demonstrate that heritage attributes will be conserved through implementation of proposed mitigative measures and/or alternative development approaches.
5. Removal of the property from the list on Appendix 3 shall require an amendment to the Niagara Escarpment Plan.

2.13 Scenic Resources and Landform Conservation

The objective is to ensure that development preserves the natural scenery, and maintains Escarpment Related Landforms and the open landscape character of the Escarpment.

Scenic Resources

1. Development shall ensure the protection of the scenic resources of the Escarpment.
2. Where a visual impact on the scenic resources is identified as a concern by the implementing authority, a visual impact assessment shall be required.

Landform Conservation

5. Planning, design and construction practices shall ensure that Escarpment Related Landforms are maintained and enhanced, and that development is visually compatible with the natural scenery and open landscape character of the Niagara Escarpment.

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage assessment.

2.2 Municipal Policies

As the subject property is located within the Town of Caledon, the *Town of Caledon Official Plan (2015)* regarding cultural heritage resources were thus reviewed as part of this assessment:



3.3.3.1.3 Cultural Heritage Planning Statements

Where the concentration and/or significance of cultural heritage resources in an area requires that detailed guidance be provided to conserve and enhance the cultural heritage of an area, the Town will prepare Cultural Heritage Planning Statements. The Cultural Heritage Planning Statements will be prepared in part to guide development and redevelopment proposals. Cultural Heritage Planning Statements shall be incorporated through an amendment to this Plan. Where the Cultural Heritage Planning Statement forms part of a secondary planning process, the Cultural Heritage Planning Statement will be incorporated into this Plan by way of that secondary planning process.

In the context of conserving and enhancing the cultural heritage of an area, the Cultural Heritage Planning Statement shall address the following:

- a) Historical development context of the area;
- b) Existence of cultural heritage resources and their significance;
- c) Priorities as to the conservation of these cultural heritage resources;
- d) Redevelopment concerns;
- e) Improved public access to the area or individual site;
- f) The inclusion of areas of open space;
- g) The provision of interpretive devices such as plaques and displays;
- h) Architectural design guidelines; and,
- i) Streetscape guidelines.

3.3.3.1.4 Cultural Heritage Surveys

All development or redevelopment proposals will be reviewed by the Town to determine whether a Cultural Heritage Survey is required or whether, as appropriate, a Cultural Heritage Survey will be requested. In making this determination, the Town will consider the scope of the proposal and, through reference to the archaeological master plan, built heritage resources inventory, cultural heritage landscape inventory, or local information, the likelihood of significant cultural heritage resources being encountered.

Where a Cultural Heritage Survey is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken. The Cultural Heritage Survey will be the responsibility of the proponent and must be undertaken by a qualified professional with appropriate expertise, and it should generally:

- a) Identify the level of significance of any cultural heritage resources, including archaeological resources and potential, existing on and in close proximity to the subject lands; and,
- b) Make recommendations for the conservation of the cultural heritage resources including whether a Cultural Heritage Impact Statement should be prepared.

3.3.3.1.5 Cultural Heritage Impact Statements



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

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

2.3 Data Collection

In the course of the cultural heritage assessment, all potentially affected cultural heritage resources are subject to inventory. Short form names are usually applied to each resource type, (e.g. barn, residence). Generally, when conducting a preliminary identification of cultural heritage resources, three stages of research and data collection are undertaken to appropriately establish the potential for and existence of cultural heritage resources in a particular geographic area.

Background historical research, which includes consultation of primary and secondary source research and historical mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study area. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to nineteenth and twentieth-century



settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during these stages of the research process are reflective of particular architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a particular place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also utilised to identify potential cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilised during the field review to appropriately identify new cultural heritage resources. These investigative criteria are derived from provincial guidelines (e.g., O.Reg 9/06 and 10/06), definitions, and past experience. During the environmental assessment, a built structure or landscape is identified as a cultural heritage resource if it is considered to be 40 years or older, and if the resource satisfies at least one of the following criteria:

Design/Physical Value:

- It is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- It displays a high degree of craftsmanship or artistic merit.
- It demonstrates a high degree of technical or scientific achievement.
- The site and/or structure retains original stylistic features and has not been irreversibly altered so as to destroy its integrity.
- It demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.

Historical/Associative Value:

- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to: the Town of Caledon; the Province of Ontario; or Canada.
- It yields, or has the potential to yield, information that contributes to an understanding of the history of the: the Town of Caledon; the Province of Ontario; or Canada.
- It demonstrates or reflects the work or ideas of an architect, artist builder, designer, or theorist who is significant to: the Town of Caledon; the Province of Ontario; or Canada.
- It represents or demonstrates a theme or pattern in Ontario's history.
- It demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.
- It has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.
- It has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Contextual Value:

- It is important in defining, maintaining, or supporting the character of an area.
- It is physically, functionally, visually, or historically linked to its surroundings.



- It is a landmark.
- It illustrates a significant phase in the development of the community or a major change or turning point in the community's history.
- The landscape contains a structure other than a building (fencing, culvert, public art, statue, etc.) that is associated with the history or daily life of that area or region.
- There is evidence of previous historic and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.)
- It is of aesthetic, visual or contextual important to the province.

If a resource meets one of these criteria it will be identified as a cultural heritage resource and is subject to further research where appropriate and when feasible. Typically, detailed archival research, permission to enter lands containing heritage resources, and consultation is required to determine the specific heritage significance of the identified cultural heritage resource and to be able to identify specific heritage attributes.

All properties within and adjacent to the Manors of Belfountain study area were screened for existing or potential cultural heritage value or interest.

When identifying cultural heritage landscapes, the following categories are typically utilized for the purposes of the classification during the field review:

- Farm complexes: comprise two or more buildings, one of which must be a farmhouse or barn, and may include a tree-lined drive, tree windbreaks, fences, domestic gardens and small orchards.
- Roadscapes: generally two-lanes in width with absence of shoulders or narrow shoulders only, ditches, tree lines, bridges, culverts and other associated features.
- Waterscapes: waterway features that contribute to the overall character of the cultural heritage landscape, usually in relation to their influence on historic development and settlement patterns.
- Railscapes: active or inactive railway lines or railway rights of way and associated features.
- Historical settlements: groupings of two or more structures with a commonly applied name.
- Streetscapes: generally consists of a paved road found in a more urban setting, and may include a series of houses that would have been built in the same time period.
- Historical agricultural
landscapes: generally comprises a historically rooted settlement and farming pattern that reflects a recognizable arrangement of fields within a lot and may



have associated agricultural outbuildings, structures, and vegetative elements such as tree rows.

Cemeteries: land used for the burial of human remains.

Results of the desktop data collection and field review are contained in Sections 3.0, while Sections 4.0 and 5.0 contain conclusions and recommendations for future work to be conducted.

3.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT

This section provides a brief summary of historical research and a description of identified above ground cultural heritage resources that may be affected by the proposed undertaking.

3.1 Background Historical Summary

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of physiography, as well as Indigenous and Euro-Canadian land use and settlement.

3.1.1 Physiographic Setting

The study area is situated within the Guelph Drumlin Field and Horseshoe Moraine physiographic regions of southern Ontario (Chapman and Putnam 1984). The Guelph Drumlin Field physiographic region centres upon the City of Guelph and Guelph Township and occupies roughly 830 km². Within the Guelph Drumlin Field, there are approximately 300 drumlins of varying sizes. For the most part these hills are of the broad oval type with slopes less steep than those of the Peterborough drumlins and are not as closely grouped as those in some other areas. The till in these drumlins is loamy and calcareous and was derived mostly from dolostone of the Amabel Formation that can be found exposed below the Niagara Escarpment. Spillways are the former glacial meltwater channels. They are often found in association with moraines but in opposition are entrenched rather than elevated landforms. They are often, though not always, occupied by stream courses, the fact of which raises the debate of their glacial origin. Spillways are typically broad troughs floored wholly or in part by gravel beds and are typically vegetated by cedar swamps in the lowest beds (Chapman and Putnam 1984:15).

The Horseshoe Moraine physiographic region of southern Ontario forms the core of a horse-shoe shaped area flanking the upland that lies to the west of the highest part of the Niagara cuesta (Chapman and Putnam 1984:127-129). The southwestern limb of the region, located in the southern part of Huron County, has a fairly simple landscape consisting of morainic ridges composed of pale brown, hard calcareous, fine-textured till, with a moderate degree of stoniness. Huron clay loam is the most representative soil type, and it occurs widely throughout the region.

The study area is within the Credit River Watershed, which drains an area of approximately 860 square kilometres from its headwaters in Orangeville, Erin, and Mono, passing through part of the Niagara



Escarpment and the Oak Ridges Moraine, and draining into Lake Ontario at the town of Port Credit (Credit Valley Conservation 2009). The Credit River was historically considered to be one of the best potential power sources for milling in all of southern Ontario, which led to the development of early of saw and grist mill industries, and later textile mills, distilleries, bottling plants, and hydro-electric plants spawned communities throughout the river valley, typically close to the Niagara Escarpment (Town of Caledon 2009:7.1)

3.1.2 Indigenous Land Use and Settlement

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (BP) (Ferris 2013). Populations at this time would have been highly mobile, inhabiting a boreal-parkland like the modern sub-arctic. By approximately 10,000 BP, the environment had progressively warmed (Edwards and Fritz 1988) and populations now occupied less extensive territories (Ellis and Deller 1990).

Between approximately 10,000-5,500 BP, the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 BP; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest evidence for cemeteries dates to approximately 4,500-3,000 BP and is indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (Ellis et al. 1990, 2009; Brown 1995:13).

Between 3,000-2,500 BP, populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. Exchange and interaction networks broaden at this time (Spence et al. 1990:136, 138) and by approximately 2,000 BP, evidence exists for macro-band camps, focusing on the seasonal harvesting of resources (Spence et al. 1990:155, 164). It is also during this period that maize was first introduced into southern Ontario, though it would have only supplemented people's diet (Birch and Williamson 2013:13–15). Bands likely retreated to interior camps during the winter. It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From approximately 1,000 BP until approximately 300 BP, lifeways became more like that described in early historical documents. During the Early Iroquoian phase (AD 1000-1300), the communal site is replaced by the village focused on horticulture. Seasonal disintegration of the community for the exploitation of a wider territory and more varied resource base was still practised (Williamson 1990:317). By the second quarter of the first millennium BP, during the Middle Iroquoian phase (AD 1300-1450), this episodic community disintegration was no longer practised and populations now communally occupied sites throughout the year (Dodd et al. 1990:343). In the Late Iroquoian phase (AD 1450-1649) this process continued with the coalescence of these small villages into larger communities (Birch and Williamson 2013). Through this process, the socio-political organization of the First Nations,



as described historically by the French and English explorers who first visited southern Ontario, was developed.

By AD 1600, the communities within Simcoe County had formed the Confederation of Nations encountered by the first European explorers and missionaries. In the 1640s, the traditional enmity between the Haudenosaunee (Five Nation Iroquois) and the Wendat (and their Algonkian allies such as the Nipissing and Odawa) led to the dispersal of the Wendat.

After the dispersal, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario, including Teiaiagon, near the mouth of the Humber River; and Ganestiquiagon, near the mouth of the Rouge River. Their locations near the mouths of the Humber and Rouge Rivers, two branches of the Toronto Carrying Place, strategically linked these settlements with the upper Great Lakes through Lake Simcoe. The west branch of the Carrying Place followed the Humber River valley northward over the drainage divide, skirting the west end of the Oak Ridges Moraine, to the East Branch of the Holland River. Another trail followed the Don River watershed.

When the Senecas established Teiaiagon at the mouth of the Humber, they were in command of the traffic across the peninsula to Lake Simcoe and the Georgian Bay. Later, Mississauga and earliest European presence along the north shore, was therefore also largely defined by the area's strategic importance for accessing and controlling long established economic networks. Prior to the arrival of the Seneca, these economic networks would have been used by indigenous groups for thousands of years. While the trail played an important part during the fur trade, people would also travel the trail in order to exploit the resources available to them across south-central Ontario, including the various spawning runs, such as the salmon coming up from Lake Ontario or herring or lake trout in Lake Simcoe.

Due, in large part, to increased military pressure from the French upon their homelands south of Lake Ontario, the Iroquois abandoned their north shore frontier settlements by the late 1680s, although they did not relinquish their interest in the resources of the area, as they continued to claim the north shore as part of their traditional hunting territory. The territory was immediately occupied or re-occupied by Anishinaabek groups, including the Mississauga, Ojibwa (or Chippewa) and Odawa, who, in the early seventeenth century, occupied the vast area extending from the east shore of Georgian Bay, and the north shore of Lake Huron, to the northeast shore of Lake Superior and into the upper peninsula of Michigan. Individual bands were politically autonomous and numbered several hundred people. Nevertheless, they shared common cultural traditions and relations with one another and the land. These groups were highly mobile, with a subsistence economy based on hunting, fishing, gathering of wild plants, and garden farming. Their movement southward also brought them into conflict with the Haudenosaunee.

Peace was achieved between the Iroquois and the Anishinaabek Nations in August of 1701 when representatives of more than twenty Anishinaabek Nations assembled in Montreal to participate in peace negotiations (Johnston 2004:10). During these negotiations captives were exchanged and the Iroquois and Anishinaabek agreed to live together in peace. Peace between these nations was confirmed again at council held at Lake Superior when the Iroquois delivered a wampum belt to the Anishinaabek Nations.



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

The eighteenth century saw the ethnogenesis in Ontario of the Métis, when Métis people began to identify as a separate group, rather than as extensions of their typically maternal First Nations and paternal European ancestry (Métis National Council n.d.). Living in both Euro-Canadian and Indigenous societies, the Métis acted as agents and subagents in the fur trade but also as surveyors and interpreters. Métis populations were predominantly located north and west of Lake Superior, however, communities were located throughout Ontario (MNC n.d.; Stone and Chaput 1978:607,608). During the early nineteenth century, many Métis families moved towards locales around southern Lake Huron and Georgian Bay, including Kincardine, Owen Sound, Penetanguishene, and Parry Sound (MNC n.d.). By the mid-twentieth century, Indigenous communities, including the Métis, began to advance their rights within Ontario and across Canada, and in 1982, the Métis were federally recognized as one of Canada's distinct Indigenous peoples. Recent decisions by the Supreme Court of Canada (Supreme Court of Canada 2003, 2016) have reaffirmed that Métis people have full rights as one of the Indigenous people of Canada under subsection 91(24) of the Constitution Act, 1867.

3.1.3 Historical Euro-Canadian Land Use: Township Survey and Settlement

Historically, the study area is located in Lot 9, Concession 5, within the former Township of Caledon, County of Peel.

Township of Caledon

The study area is located within the former Township of Caledon, County of Peel. Historical research reveals that the land which encompasses the study area has a long and well-documented history extending to the early nineteenth century. The study area is located immediately south of the historic settlement of Belfountain.

The land within the Township of Caledon was acquired by the British from the Mississaugas in 1818. The first township survey was undertaken in 1819, and the first legal settlers occupied their land holdings in the following year. The township was named after the Roman designation for Scotland. Caledon was initially settled by the children of Loyalists, soldiers who served during the War of 1812, and by immigrants from England, Scotland and Ireland. By the 1840s, the township was noted for its good farms (Smith 1846: 27; Armstrong 1985:142; Rayburn 1997:51).

Early settlement of Belfountain (also: Bellfountain, Bellefountain, Belfontain) occurred circa 1825 with the construction of a saw mill by William Frank on the Credit River. The settlement that grew around the mill became known as McCurdy Mills. Due to the rugged terrain in the area, straight concession roads could not be established, which defined the character of Old Main Street. By the mid-nineteenth century, the settlement had a general store, a tavern, and a blacksmith shop in addition to the mills. Belfountain came into prominence during the late nineteenth century when large scale quarrying began



in the area and skilled stonecutters and quarry managers settled in the community with their families (Scheinman 2009: 7-29 – 7-31).

3.2 Review of Historical Mapping

The 1859 *Tremaine’s Map of Peel County*, the 1877 *Historical Atlas of the County of Peel*, and the 1917 *Guidal Directory Map of Caledon Township*, aerial photography from 1954, and NTS mapping from 1994 were reviewed to determine the potential for the presence of cultural heritage resources located within the study area (Figures 2 to 6). Historically, the study area is located on part of Lot 9, Concession V in the former Township of Caledon. Starting at the southeast corner, Mississauga Road/Old Main Street runs north-south forming the eastern boundary of the study area. The right of way bends 45° to the west at roughly the middle of Lot 9, arcing to the northwest through the lot and forming the northeastern boundary of the study area. The original north, south, and west boundaries of the property parcel then provide the border of the study area.

It should be noted that not all features of interest appear on historic mapping (Figures 2-4). Features such as farmhouses were generally not illustrated on the Tremaine series of maps and features of interest were not mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference regarding the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the maps. Table 1 provides a summary of the study area’s historic location, corresponding map reference, and associated features depicted on historic mapping.

Table 1: Nineteenth-century property owners and historical features

Lot and Concession	Property Owners (1859)	Property Owners (1877)	Historic Feature(s) (1859)	Historical Feature(s) (1877)
Lot 9, Concession V	Justin McKeown, P Blair	Peter Blair	-	Farmhouse (2), Orchard (1)

The 1859 map demonstrates that Mississauga Road (Old Main Street) and Shaw Creek Road were original concession roads, surveyed prior to 1859 (Figure 2). The map also indicates that the settlement of “Bellefountain” was established by this time, occupying Lot 10, Concession V. The Credit River is depicted as flowing generally west-east, north of the study area. Unfortunately, no further cultural features are decipherable on the map.

The 1877 *Historical Atlas* map confirms that the same road network was in place during the mid-late nineteenth century with Mississauga Road (Old Main Street) acting as a primary thoroughfare for the settlement at “Bellfountain” (Figure 3). It appears that the alignment of Mississauga Road was further to the north at this time, however the quality of the mapping prohibits a definitive judgement on the right of way. In addition, the *Historical Atlas* indicates that two farmsteads were present within Lot 9, Concession V at this time, one of which is located within the study area.



The 1917 *Guidal Directory* indicates that the Credit Forks Tile and Brick Company had established a location adjacent to the eastern boundary of the study area. Development in Belfountain also appears to have extended to the north side of Mississauga Road (Old Main Street) by this time, occupying the north corner of Lot 9, Concession V. In addition, ownership of the study area was split between G. Blair, who occupied the southwest half, and J. Willis, who occupied the northeast.

Aerial photography dating to 1954 demonstrates that development had continued on both sides of Mississauga Road (Old Main Street) northwest of the study area. While the land tenure of the study area cannot be determined by aerial photography alone, the tree massing and field division appear to indicate that this property was divided from the lot sometime prior to the photograph. However, the photograph confirms that the study area largely remained an agricultural landscape at this time with cultivated fields throughout most of the study area and woodlots visible on the north corner lining Mississauga Road (Old Main Street).

The 1994 NTS map reveals that considerable change took place to the northwest of the study area, with the construction of new residences and a school. However, no further development occurred in the study area, which retained a mixture of fields and woodlots.



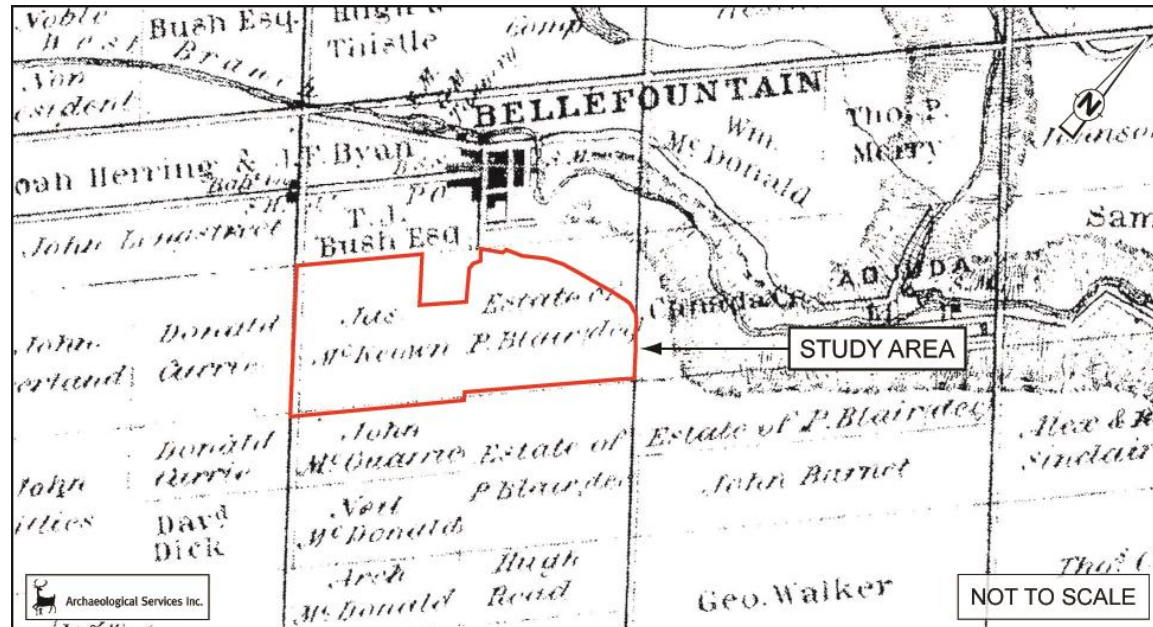


Figure 2: The study area overlaid on the 1859 Map of the Township of Caledon
Base Map: *Tremaine's Map of the Peel County* (Tremaine 1859)

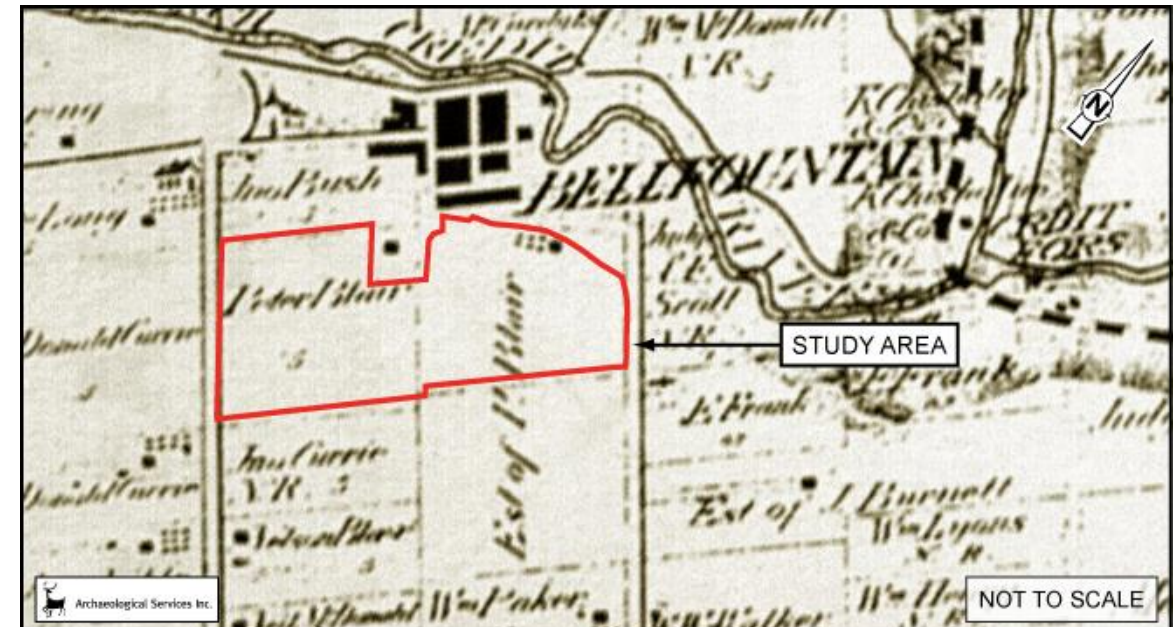


Figure 3: The study area overlaid on the 1877 Map of the County of Peel
Base Map: *Illustrated Historical Atlas of the County of Peel* (Pope 1877)

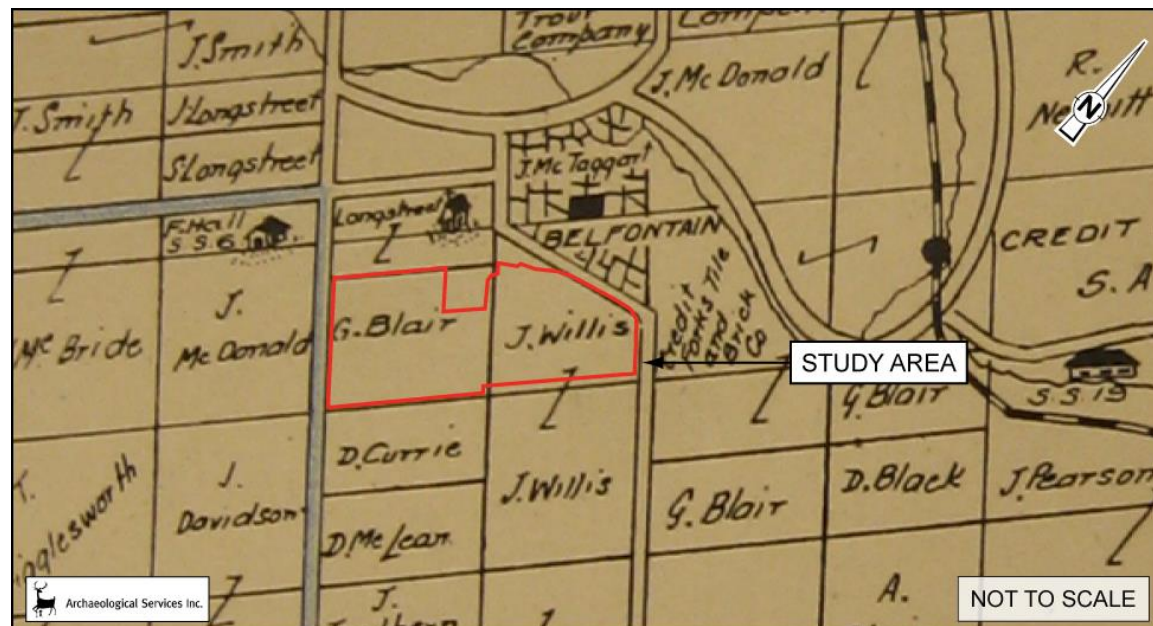


Figure 4: The study area overlaid on the 1917 Mapping of Caledon Township
Base Map: *1917 Guidal Directory Map of Caledon Township* (1917)

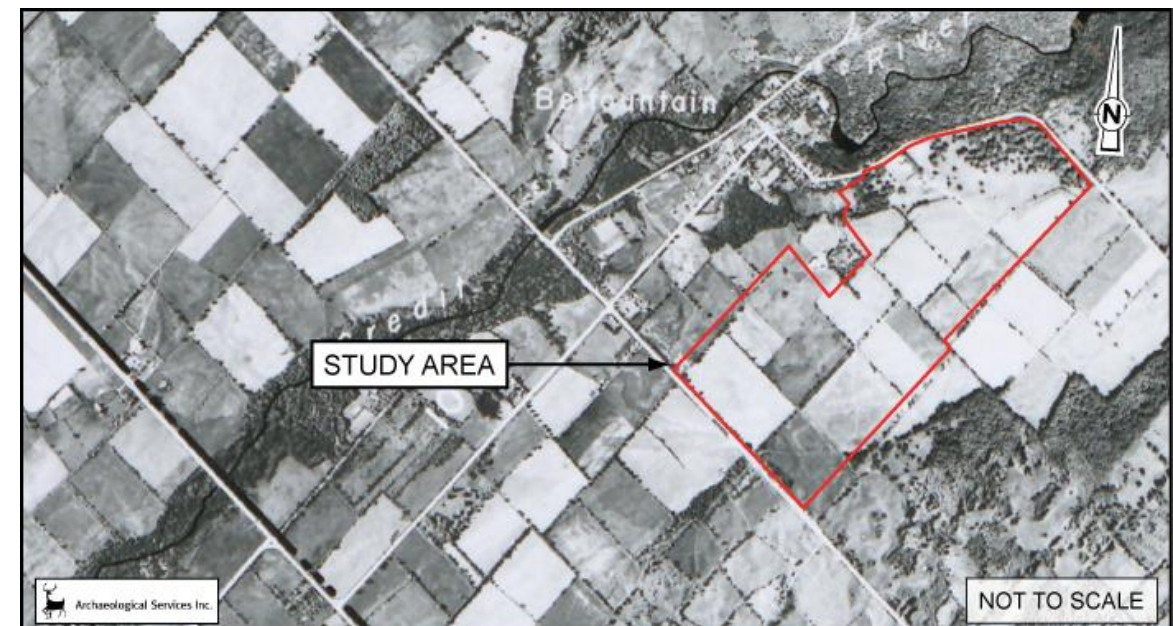


Figure 5: The study area overlaid on 1954 aerial photography
Photo Reference: *Hunting Survey Corporation Limited (#43780)*

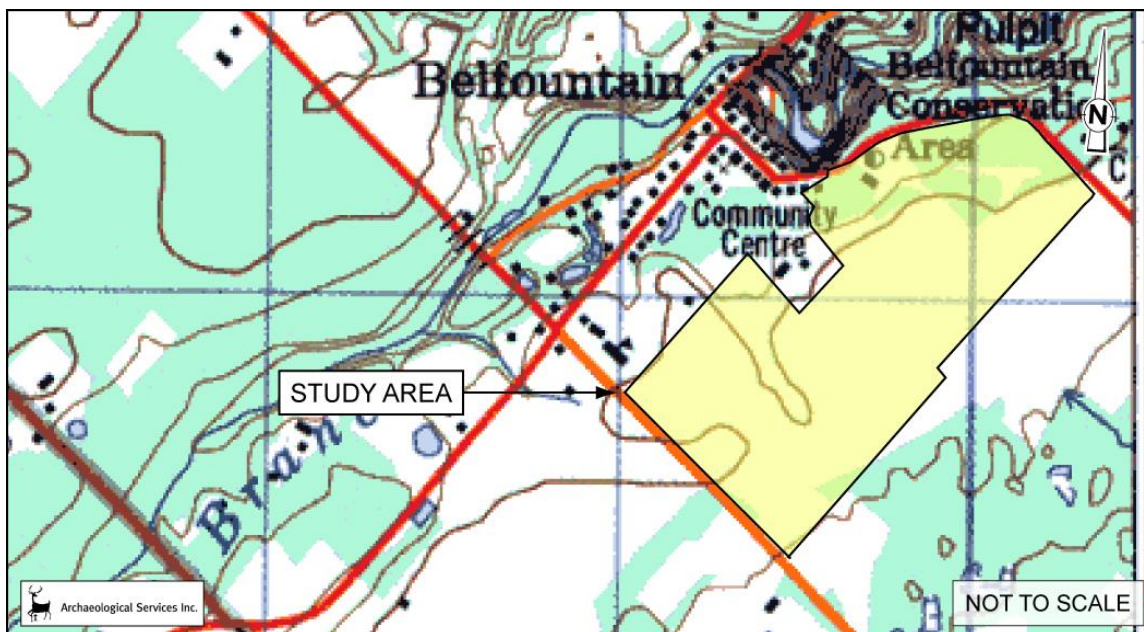


Figure 6: The study area overlaid on the 1994 map of Orangeville

Base Map: NTS Sheet 40 P/16 (Orangeville 1994)

3.3 Existing Conditions

3.3.1 Review of Existing Heritage Inventories

In order to make an identification of existing cultural heritage resources within the study area, several resources were consulted (MTCS 2016). They include:

- The Town of Caledon's *Heritage Register* provides a list of cultural heritage resources that are designated under Part IV and Part V of the *Ontario Heritage Act*. The register also provides a list of non-designated properties that are of cultural heritage value or interest;
- The *Town of Caledon Built Heritage Resources Inventory Report of Findings* (Stewart and Dilse 2008) a municipal register that contains information on heritage properties including those listed and designated under Part IV and V of the *Ontario Heritage Act*;
- The Town of Caledon's *Cultural Heritage Landscapes Inventory*;
- ASI's 2010 "Cultural Heritage Assessment Report: Mississauga Road Improvements";
- The Niagara Escarpment Commission website for information on previously identified cultural heritage resources;¹
- The inventory of Ontario Heritage Trust easements;²
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*, an online, searchable database of Ontario Heritage Plaques;³
- *Ontario's Historical Plaques website*;⁴

¹ Reviewed 30 July, 2018 (<https://www.escarpment.org/ParksTourism/Neposs/Historical>)

² Reviewed 25 August, 2017 (<http://www.heritagetrust.on.ca/en/index.php/property-types/easement-properties>)

³ Reviewed 24 July, 2014 (<http://www.heritagetrust.on.ca/Resources-and-Learning/Online-Plaque-Guide.aspx>)

- Inventory of known cemeteries/burial sites in the Ontario Ministry of Government and Consumer Services and the Ontario Genealogical Society's online databases;⁵
- Parks Canada's *Historic Places* website: available online, the searchable register provides information on historic places recognized for their heritage value at the local, provincial, territorial, and national levels;⁶
- Parks Canada's *Directory of Federal Heritage Designations*, a searchable on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses;⁷
- Canadian Heritage River System. The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage;⁸ and,
- United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Sites.⁹

In addition, the following stakeholders were contacted to gather information on potential cultural heritage resources, active and inactive cemeteries, and areas of identified Indigenous interest within and/or adjacent to the study area:

- The Town of Caledon was contacted directly to gather any information on cultural heritage resources within the study area (email communication 24 July 2014 and 14 December 2017). A response received provided locational information for an additional resource adjacent to the study area, as well as updated property parcel data.
- The Ministry of Tourism, Culture and Sport (email communication 14 December 2017). A response received confirmed there are no identified Provincial Heritage Properties within or adjacent to the study area.¹⁰
- The Niagara Escarpment Commission (NEC) was included in stakeholder consultation to confirm policy initiatives pertaining to cultural heritage resource preservation (Teleconference communication 17 September 2018).

Based on the review of available data, there are 12 previously identified resources within or adjacent to the study area.

3.3.2 The Manors of Belfountain– Existing Conditions

A field review was undertaken by Joel Konrad, Cultural Heritage Specialist, ASI, on 17 July 2014 to document the existing conditions of the study area (Plates 1-4 and 9-14). The field review was preceded by a review of available, current and historic, aerial photographs and maps (including online sources such as Bing and Google maps). These large-scale maps are reviewed for any potential cultural heritage

⁴ Reviewed 13 December, 2017 (www.ontarioplaques.com)

⁵ Reviewed 13 December, 2017 (<http://vitacollections.ca/ogscollections/2818487/data?grd=3186> and <https://www.consumerbeware.mgs.gov.on.ca/esearch/cemeterySearch.do?eformsId=0>)

⁶ Reviewed 24 July, 2014 (<http://www.historicplaces.ca/en/pages/about-apropos.aspx>)

⁷ Reviewed 24 July, 2014 (http://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx)

⁸ Reviewed 13 December, 2017 (<http://chrs.ca/the-rivers/>)

⁹ Reviewed 13 December, 2017 (<http://whc.unesco.org/en/list/>)

¹⁰ Contacted 14 December, 2017 at registrar@ontario.ca.



resources which may be extant in the study area. The Manors of Belfountain study area was examined to identify any built heritage resources (BHR) or cultural heritage landscapes (CHL) within or adjacent to the study area. The existing conditions of the study area are described below.

A second field review was undertaken by John Sleath, Associate Archaeologist, ASI, on 12 December 2017 to confirm the resources identified in the original CHRA (ASI 2014) were present, and account for any changes in the study area (Plates 15-20). Identified cultural heritage resources are discussed in Appendix A and mapped in Appendix B of this report. Detailed plans for the development and a tree inventory and preservation plan can be found in Appendix C.

Field review was also undertaken by Douglas McGlynn, Heritage Resource Officer, Town of Caledon to confirm the location of previously documented vegetated stone field dividers and stone mounds resulting from agricultural field clearing activities. This field review was conducted on 6 October 2018 and focused on the field boundaries in the southwest portion of the study area off Shaw Creek Road (Plates 5-8). These stone features were not located in the 2014 or 2017 field reviews conducted by ASI due to heavy vegetative cover in the July 2014 field review and by heavy snow cover in the December 2017 field review.

For ease of description, the Manors of Belfountain study area is described as generally east-west in orientation. The study area extends along Mississauga Road from the Blair-Belfountain Cemetery to Old Main Street and continues west, generally following the original concession boundary with Lot 10, Concession V (Plates 1 and 2). On the west, the study area is bounded by Shaws Creek Road, while its southern boundary consists of a generally straight, east-west line bisecting the Lot.

The south half of the study area consists of agricultural fields under cultivation separated by mature tree lines consisting of ash, oak, and maple (Plates 3 and 4). These field dividers also feature low-lying stone deposits resulting from stone-throw from field-clearing activities and delineate one section of agricultural field from the next (Gage 2014). The western portion of the agricultural fields adjacent to Shaw Creek Road also features several large stone piles up to two metres in height that are a result of field clearing activities (Town of Caledon, personal communication). These stone field dividers and small stone mounds are featured in many areas in the agricultural portion of the study area (Plates 5 to 8). A small area in the eastern portion, directly adjacent to Mississauga Road, is made up of woodlot. Blair-Belfountain Cemetery (CHL 1) is located adjacent to the southeast corner of the study area on the opposite side of Mississauga Road.

The north half of the study area consists of three distinct areas. The first is comprised primarily of woodlot and grassy fields, defined in part by a steep grade sloping northward from the agricultural fields to the south and toward Mississauga Road. This natural boundary stretches generally east-west, approximately 170 metres to the south of Mississauga Road. An abandoned farm complex (CHL 2), consisting of a silo, remnant stone barn, and the concrete foundations of two outbuildings, sits adjacent to Mississauga Road. The second area is comprised of grassy fields generally south of Belfountain (Plates 9 and 10). Two grassy fields are separated by CHL 4, which consists of a nineteenth-century brick gothic farmhouse, a nineteenth-century barn on stone foundations, as well as a tennis court, pool, and outbuilding. Post-and-rail fencing and field stone retaining walls are visible within the property. The third area is defined by agricultural fields under cultivation bounded by mature tree lines (Plates 11-13). Plate 14 captures Shaws Creek Road which defines the western boundary of the study area (CHL 6).



A variety of cultural heritage resources are found to the north and northwest of the study area. The south side of Old Main Street (CHL 3) features several houses, some of which date to the nineteenth and early twentieth century (BHR 1-5). The frame-constructed Belfountain community hall, featuring board-and-batten siding, is located to the west of these residences (BHR 6). A farmhouse, outbuilding, and other landscape features comprise a nineteenth-century farm complex located between Bush Street and the study area (CHL 5). In addition, the southern boundary of the Belfountain and the Credit River Gorge cultural heritage landscape cuts across the northeastern section of the study area, encompassing BHR 1-6 and CHL 1 and CHL 2.

The field review conducted on 12 December 2017 confirmed that the study area retains all the cultural heritage resources originally identified in the 2014 CHRA (ASI 2014).





Plate 1: Southwest view into the study area from the Blair-Belfountain Cemetery (July 2014).



Plate 2: Looking southwest into the study area along Mississauga Road (July 2014).



Plate 3: View of agricultural fields, tree lines, and access road within the centre of the study area, looking east (July 2014).



Plate 4: Southwest view of agricultural fields and access road (July 2014).



Plate 5: Stone-throw in vegetated field divider in southwest portion of the study area (Douglas McGlynn, Town of Caledon, October 2018).



Plate 6: Vegetated field divider with stone-throw and split-rail fence in the southwest portion of the study area (Douglas McGlynn, Town of Caledon, October 2018).



Plate 7: Stone rubble mound resulting from field clearing activities in the southwest portion of the study area (Douglas McGlynn, Town of Caledon, October 2018).



Plate 8: Stone rubble mound resulting from field clearing activities in the southwest portion of the study area (Douglas McGlynn, Town of Caledon, October 2018).



Plate 9: Looking southeast into the study area from Mississauga Road. Note the circulation route leading into CHL 2 (July 2014).



Plate 10: Looking south along overgrown circulation route toward inclined slope leading to agricultural fields (July 2014).



Plate 11: Northwest view toward Belfountain (July 2014).



Plate 12: East view along access road to the agricultural fields making up the southern portion of the study area (July 2014).



Plate 13: Northwest view toward Belfountain. Note the boundary between agricultural land and grassland (July 2014).



Plate 14: Southeast view along Shaws Creek Road. Note the entry to the study area via an agricultural access road on the left-hand side (July 2014).



Plate 15: Remnant farmscape (CHL 2) structures, looking southwest from Mississauga Road (December 2017).



Plate 16: Mature tree-lined farm road in the eastern portion of the study area, looking south (December 2017).



Plate 17: Mississauga Road, looking southeast towards CHL 2 (December 2017).



Plate 18: Old Main Street, looking northwest towards Belfountain (December 2017).



Plate 19: Shaw's Creek Road, looking south from Bush Street (December 2017).



Plate 20: Agricultural fields with established tree lines, looking southeast from Shaw's Creek Road (December 2017).

3.3.3 *The Manors of Belfountain– Identified Cultural Heritage Resources*

All properties within and adjacent to the Manors of Belfountain study area were screened for existing or potential cultural heritage value or interest. Based on the results of the background research and field review, seven built heritage resources (BHR) and seven cultural heritage landscapes (CHL) were identified within and/or adjacent to the Manors of Belfountain study area (Table 2). Of these, 12 were previously recognized by the Town of Caledon through their BHR Inventory and their CHL Inventory; one was identified as a CHL in a previous study, and one was identified as a CHL as part of this study. A detailed inventory of these cultural heritage resources is presented in Appendix A and mapping of these features is provided in Appendix B of this report.

Those properties determined not to be reflective of particular architectural styles, not known to be associated with an important person, place, or event, and were not considered to contribute to the



contextual facets of a particular place, neighbourhood, or intersection (i.e., not known to retain cultural heritage value or interest) are identified as such on the mapping in Appendix B.

Table 2: Summary of built heritage resources (BHR) and cultural heritage landscapes (CHL) within and adjacent to the study area

Resource	Location	Type	Level of Significance
BHR 1	17170 Old Main Street	Residence	Listed, Town of Caledon BHR Inventory
BHR 2	17176 Old Main Street	Residence	Listed, Town of Caledon BHR Inventory
BHR 3	17180 Old Main Street	Residence	Listed, Town of Caledon BHR Inventory
BHR 4	17190 Old Main Street	Residence	Listed, Town of Caledon BHR Inventory (also in Stewart and Dilse; 24)
BHR 5	17196 Old Main Street	Residence	Listed-High Significance, Town of Caledon BHR Inventory (also in Stewart and Dilse; 24)
BHR 6	17204 Old Main Street	Community Hall	Listed-High Significance, Town of Caledon BHR Inventory
BHR 7	17153 Old Main Street	Residence	Listed, Town of Caledon BHR Inventory
CHL 1	17025 Mississauga Road	Cemetery	Listed-High Significance, Town of Caledon BHR Inventory (also in Stewart and Dilse 2008; 42)
CHL 2	n/a	Remnant farm complex	Listed, Town of Caledon BHR Inventory
CHL 3	Mississauga Road/Old Main Street	Roadscape	No official recognition; identified during field review
CHL 4	17200 Mississauga Road	Farm Complex	Listed-High Significance, Town of Caledon BHR Inventory (also in Stewart and Dilse; 24)
CHL 5	699 Bush Street	Residence; former farm complex	Listed-High Significance, Town of Caledon BHR Inventory (also in Stewart and Dilse 2008: 24; Scheinman 2009: 7-38, BC-7)
CHL 6	Shaw Creek Road (south of Bush Street)	Roadscape	No official recognition; previously identified (ASI 2010)
CHL 7	Belfountain and Credit River Gorge	Cultural Heritage Landscape	Identified in the Town of Caledon's <i>Cultural Heritage Landscapes Inventory (Candidate CHL)</i>



3.4 Screening for Potential Impacts

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts as outlined in the document entitled *Screening for Impacts to Built Heritage and Cultural Heritage Landscapes* (MTC November 2010) which include:

- Destruction of any, or part of any, significant heritage attribute or feature (III.1).
- Alteration which means a change in any manner and includes restoration, renovation, repair or disturbance (III.2).
- Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature of plantings, such as a garden (III.3).
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship (III.4).
- Direct or indirect obstruction of significant views or vistas from, within, or to a built and natural feature (III.5).
- 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 (III.6).
- Soil disturbance such as a change in grade, or an alteration of the drainage pattern or excavation (III.7)

Several additional factors are also considered when evaluating potential impacts on identified cultural heritage resources. These are outlined in a document set out by the Ministry of Culture and Communications (now Ministry of Tourism, Culture and Sport) and the Ministry of the Environment entitled *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (October 1992) and include:

- Magnitude: the amount of physical alteration or destruction which can be expected;
- Severity: the irreversibility or reversibility of an impact;
- Duration: the length of time an adverse impact persists;
- Frequency: the number of times an impact can be expected;
- Range: the spatial distribution, widespread or site specific, of an adverse impact; and
- Diversity: the number of different kinds of activities to affect a heritage resource.

While no cultural heritage resources are outlined in the NEP within the study area, the entire village of Belfountain is identified as a Minor Urban Centre with Natural, Rural, and Protection Areas within or adjacent to the study area (NEC 2018). Accordingly, the NEP was consulted to determine potential impacts of the proposed undertaking on the identified natural and cultural heritage value of the Niagara Escarpment. Section 2.10.2 of the NEP states:

Where proposed development is likely to impact cultural heritage resources or areas of archaeological potential, the proponent shall undertake a heritage impact assessment and/or archaeological assessment. The proponent must demonstrate that heritage attributes will be conserved through implementation of proposed mitigative measures and/or alternative development approaches.



As per NEP policy, this report assesses the anticipated impacts of the proposed development and recommends suitable mitigative measures and/or alternative development approaches to reduce the magnitude of any impacts. These impacts are evaluated below, with recommendations to suitably mitigate impacts provided in in Section 5.0.

3.4.1 Description of Undertaking

The proposed concept plan involves the retention of several existing treelines and stone mounds throughout the subject property, with some removal and modifications throughout the development site to accommodate new residential construction and roadways. A new stormwater management pond will be located along the north lot line of the development site and an area of open space will be located along the south lot line. The proposed development will also introduce a new walkway at the southeast corner of the property to connect the development site to Mississauga Road, formalizing an existing trail used by locals to access the subject property, maintaining the existing farm path associated with CHL 2.

Appendix B (Figure 7) shows identified cultural heritage resources in relation to the proposed Manors of Belfountain study area. Site plans for the undertaking are in Appendix C (Figure 8) below. The cultural heritage resources identified within and/or adjacent to the on-site study area were evaluated against the above criteria and Table 3 provides a summary of impact screening results for the proposed development.

Table 3: Manors of Belfountain Study Area – Potential Impacts to Identified Cultural Heritage Resources

Resource	Impacts
BHR 1	No anticipated impacts.
BHR 2	No anticipated impacts.
BHR 3	No anticipated impacts.
BHR 4	No anticipated impacts.
BHR 5	No anticipated impacts.
BHR 6	No anticipated impacts.
BHR 7	No anticipated impacts.
CHL 1	No anticipated impacts.
CHL 2	Development of agricultural fields, which constitute a significant heritage attribute of the remnant farmscape (III.1) Change in land use from historical agricultural context to a residential one (III.6) Soil disturbance from grading, excavation, and construction activities (III.7)
CHL 3	No anticipated impacts.
CHL 4	No anticipated impacts.
CHL 5	No anticipated impacts.
CHL 6	Possible disruption of roadscape due to altered treelines on the boundary of the study area (III.2).
CHL 7	No anticipated impacts.

The proposed undertaking is anticipated to result in potential impacts to a total of two cultural heritage resources within and/or adjacent to the Manors of Belfountain study area (CHL 2 and CHL 6).



CHL 2 is anticipated to be directly impacted as a result of soil grading and construction related activities, change in land use from agricultural to residential, and the destruction of established vegetated field dividers, some of which feature mature trees, stone mounds, and remnant fencelines. Where feasible vegetated field dividers featuring stone-throw in CHL 2 should be retained and avoided within the proposed development. The proposed undertaking should be designed in a manner that incorporates existing stone features in situ to delineate lot lines, roadways, and parks, where appropriate. The extent of the vegetated field dividers featuring stone-throw are illustrated in Appendix C (Figures 8 and 9), with only small portions where the field dividers intersect with roadways, residences, and storm management pond resulting in their removal. According the available documentation, these vegetated field dividers featuring stone-throw within CHL 2 and extending into the southwestern portion of the study area will be suitably preserved in the proposed development application.

CHL 6 may be impacted as a result of tree removals in the western portion of the study area. Where feasible, tree removals adjacent to CHL 6 should be limited. Based on the conceptual plan for the proposed development, treelines along CHL 6 will be suitably preserved. Tree protection proposed by BTI depicted in Figure 9 should be implemented to mitigate altered views.

The feasibility of implementing tree protection should be investigated for all identified cultural heritage resources where tree removals are planned. If possible, tree protection proposed by BTI in Figure 9 should be implemented for established tree-lined field dividers and circulation routes in CHL 2 and CHL 6. Further, the feasibility of implementing tree protection proposed by BTI in Figure 9 adjacent to CHL 4 should be investigated to mitigate altered views.

4.0 CONCLUSIONS

The results of background historic research and a review of secondary source material, including historic mapping, revealed a study area with a rural land use history dating back to the early nineteenth century. The field review confirmed that this area retains several nineteenth and twentieth-century cultural heritage resources. The following provides a summary of the assessment results:

Key Findings

- A total of 14 cultural heritage resources were identified within and/or adjacent to the Manors of Belfountain study area;
- Seven built heritage resources (BHR) and seven cultural heritage landscapes (CHL) were identified within and/or adjacent to the Manors of Belfountain study area: 12 are listed by the Town of Caledon (BHR 1-7, CHL 1, CHL 2, CHL 4, CHL 5, and CHL 7), one was previously identified by ASI (CHL 6), and one was identified during the field review (CHL 3);
- Of the 14 identified cultural heritage resources: six are residences (BHRs 1-5 and 7), one is a community building (BHR 6), one is a cemetery (CHL 1), two are roadscape (CHL 3 and CHL 6), two are nineteenth-century agricultural complexes (CHL 4 and CHL 5), one is a remnant agricultural complex (CHL 2), and one is an identified Cultural Heritage Landscape (CHL 7);



- Identified cultural heritage resources are historically, architecturally, and contextually associated with nineteenth-century and twentieth-century land use patterns in the Town of Caledon.

Preliminary Impact Assessment

- A total of 12 cultural heritage resources that were identified within and/or adjacent to the Manors of Belfountain study area are not anticipated to be impacted as a result of the proposed undertaking (BHRs 1-7, and CHLs 1, 3-5, and 7);
- A total of two cultural heritage resources that were identified within and/or adjacent to the Manors of Belfountain study area have the potential to be impacted as a result of the proposed undertaking (CHL 2 and CHL 6);
- CHL 2 is anticipated to be directly impacted as a result of soil grading and construction related activities, change in land use from agricultural to residential, and the destruction of established vegetated field dividers, some of which feature stone-throw and remnant fencelines;
- CHL 6 may be impacted as a result of tree removals in the western portion of the study area.

This study represents the screening of properties within and adjacent to the study area and is structured to meet the requirements outlined in the Town of Caledon Official Plan (2015) for Cultural Heritage Surveys (Section 3.3.3.1.4) and the Niagara Escarpment Commission's NEP, Section 2.10.2 (2017).

Based on available documentation including the draft plan of subdivision and tree inventory and preservation plan contained in Appendix C, the proposed undertaking incorporates mitigative measures and alternative development approaches including the recommended retention of vegetation and stone field dividers in CHL 2.



5.0 RECOMMENDATIONS

The background research, data collection, and field review conducted for the study area determined that 14 cultural heritage resources are located within or adjacent to the Manors of Belfountain study area. Based on the results of the assessment, the following recommendations have been developed:

1. Development activities should be suitably planned to avoid impacts to identified cultural heritage resources, as per Town of Caledon Official Plan Section 3.3.1 and NEP Policy 2.10.2;
2. CHL 2 is expected to be impacted through alteration to setting by the removal of replaceable landscape features (i.e. vegetation and mature tree-lined agricultural fields with low stone dividers and mounds). The feasibility of implementing tree protection proposed by BTI in Figure 9 should be investigated for all identified cultural heritage resources where tree removals are planned. If possible, tree protection proposed by BTI in Figure 9 should be implemented for established tree-lined field dividers and circulation routes in CHL 2;
3. According to the development plan the vegetated stone field dividers and stone mounds in CHL 2 and in the southwestern portion of the study area will be suitably preserved in the proposed development application. The proposed undertaking should be designed in a manner that incorporates existing stone features in situ to delineate lot lines, roadways, and parks, where appropriate. Where retention and avoidance of the vegetated stone field dividers and stone mounds associated with agricultural field clearing is determined to be infeasible, a suitable commemoration/interpretation plan should be implemented. Suitable commemoration and/or interpretation could entail, but is not limited to, creation of landscape features, gateway structures, or similar commemorative displays using the remnants of these stone features as a construction material;
4. Where significant cultural heritage resources are expected to be impacted through alteration to their setting, a resource-specific cultural heritage impact assessment report should be prepared prior to draft plan approval. CHL 2 should be subject to photographic documentation and compilation of a resource-specific Cultural Heritage Impact Statement by a qualified heritage consultant, as per Sections 3.3.3.1.4 and 3.3.3.1.5 of the Town of Caledon Official Plan and NEP Section 2.10.2. This HIA was completed by ASI concurrently to this report (April 2019);
5. Based on the conceptual plan for the proposed development, the treelines adjacent to CHL 4 are anticipated to be retained. Tree protection adjacent to CHL 4 proposed by BTI as depicted in Figure 9 should be implemented to mitigate altered views out of CHL 4;
6. Based on the conceptual plan for the proposed development, treelines along CHL 3 (Mississauga Road/Old Main Street) and CHL 6 (Shaw Creek Road) will be suitably preserved. Tree protection proposed by BTI depicted in Figure 9 should be implemented to mitigate altered views;



7. Where possible, mature trees within the Manors of Belfountain study area should be preserved. The feasibility of implementing tree protection proposed by BTI, as depicted in Figure 9, should be investigated where removal of mature trees is planned. Where mature trees are anticipated to be removed, replanting with native species should be undertaken, where feasible. In this respect a qualified arborist or landscape architect should be consulted to determine the most appropriate species;
8. This report should be submitted to Douglas McGlynn, Heritage Resource Officer at the Town of Caledon, Nancy Mott, Senior Strategic Advisor at the NEC, and Dan Minkin, Heritage Planner at MTCS for review;
9. Construction and staging activities should be suitably planned and executed to ensure that there are no impacts to adjacent cultural heritage resources. Suitable staging activities may include temporary barriers and the establishment of no-go zones throughout construction. On-site workers should be notified of the cultural heritage significance of all adjacent cultural heritage resources in advance of starting construction;
10. No grading, clearing, or grubbing should be conducted on site until the CHRA and HIA have been submitted and approved by the Town of Caledon; and
11. Should future work require an expansion of the Manors of Belfountain study area then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential cultural heritage resources.



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APPENDIX A: CULTURAL HERITAGE RESOURCE INVENTORY



Table 4: Inventory of built heritage resources (BHR) and cultural heritage landscapes (CHL) in the study area



Resource	Type	Address/Location	Level of Significance	Description of Cultural Heritage Value or Interest	Photos
BHR 1	Residence	17170 Old Main Street	Listed, Town of Caledon BHR Inventory	<p>Historical Value The Town’s BHR inventory indicates that the house as an altered cottage built between 1900-1924. The structure is visible on mapping dating to 1994 as well as aerial photography dating to 1954.</p> <p>Design Value The structure appears to be a frame building with vinyl siding, a gable roof covered with asphalt shingles, and modern windows. The type of foundation upon which the structure rests was unable to be determined during field review.</p> <p>Contextual Value This early twentieth-century 1 ½ storey residence sits on the south side of Old Main Street, just north of the study area.</p>	 <p>View of the east elevation of the residence.</p>
BHR 2	Residence	17176 Old Main Street	Listed, Town of Caledon BHR Inventory	<p>Historical Value The Town’s BHR inventory indicates that the house was built between 1900-1924. The structure is visible on mapping dating to 1994 as well as aerial photography dating to 1954.</p> <p>Design Value This two-storey residence built retains clapboard and board-and-batten cladding, a gable roof with asphalt shingles. The foundation material was undetermined during field review. The property retains a driveshed/carriage house of frame construction and board-and-batten cladding.</p> <p>Contextual Value Located on Old Main Street, an historical surveyed road in the settlement of Belfountain. Demonstrates early-twentieth century residential patterns in the Town of Caledon.</p>	 <p>View of the north and east elevations of the residence.</p>
BHR 3	Residence	17180 Old Main Street	Listed, Town of Caledon BHR Inventory	<p>Historical Value The Town’s BHR inventory indicates that the house was built between 1900-1924. The structure is visible on mapping dating to 1994 as well as aerial photography dating to 1954.</p> <p>Design Value This early twentieth-century, one-storey vernacular residence retains a two-storey rear extension. A gabled roof with asphalt shingles rests upon the original structure while a flat roof covers the addition. The structure retains clapboard siding, a front porch, and concrete foundations.</p> <p>Contextual Value Located on Old Main Street, an historical surveyed road in the settlement of Belfountain. Demonstrates early-twentieth century residential patterns in the Town of Caledon.</p>	 <p>View of the west elevation of the residence.</p>

Resource	Type	Address/Location	Level of Significance	Description of Cultural Heritage Value or Interest	Photos
BHR 4	Residence	17190 Old Main Street	Listed, Town of Caledon BHR Inventory (also in Stewart and Dilse; 24)	<p>Historical Value The Town’s BHR inventory indicates that the house was built between 1900-1924. The structure is visible on mapping dating to 1994 as well as aerial photography dating to 1954.</p> <p>Design Value This residence appears to be an early twentieth-century vernacular one-and-a-half storey structure. The house retains vinyl siding, gabled roof with asphalt shingles, modern casement windows, and enclosed front porch. The foundation was not visible from the Old Main Street right of way.</p> <p>Contextual Value Located on Old Main Street, an historical surveyed road in the settlement of Belfountain. Demonstrates early-twentieth century residential patterns in the Town of Caledon.</p>	 <p>View of the north and west elevation of the residence.</p>
BHR 5	Residence	17196 Old Main Street	Listed-High Significance, Town of Caledon BHR Inventory (also in Stewart and Dilse; 24)	<p>Historical Value The house is listed on the Town’s BHR inventory as a building of high significance and confirms that the building was constructed between 1850-1874. The house is not individually depicted on the 1877 <i>Illustrated Historical Atlas of the County of Peel</i> as this map indicates the properties flanking Old Main Street as urban settlement. The structure is visible on mapping dating to 1994 as well as aerial photography dating to 1954.</p> <p>Design Value This one-and-a-half storey, nineteenth century stone regency cottage is built on the stone foundation of an early Methodist Church. The structure is of rubblestone construction and retains a hipped roof with asphalt shingles, a single internal rear brick chimney, a gabled dormer on the front façade, and modern casement windows.</p> <p>Contextual Value Located on Old Main Street, an historical surveyed road in the settlement of Belfountain. Demonstrates mid-late-nineteenth-century residential patterns in the Town of Caledon.</p>	 <p>View of the north elevation of the residence.</p>

Resource	Type	Address/Location	Level of Significance	Description of Cultural Heritage Value or Interest	Photos
BHR 6	Community Hall	17204 Old Main Street	Listed-High Significance, Town of Caledon BHR Inventory	<p>Historical Value This building, known as the Belfountain Community Hall, was built in 1893. The structure is visible on mapping dating to 1994 as well as aerial photography dating to 1954.</p> <p>Design Value The structure has two storeys and a generally rectangular footprint sitting on stone foundations faced with concrete. The building retains wooden vertical board-and-batten siding, a gabled roof with asphalt shingles, 2/2 sash windows in original wooden frames, and an enclosed portico. The building was originally used as a public hall and later was home to a mechanic’s institute. The structure is listed on the Town’s BHR inventory as a building of high significance.</p> <p>Contextual Value Located on Old Main Street, an historical surveyed road in the settlement of Belfountain. Demonstrates late nineteenth-century residential patterns in the Town of Caledon.</p>	 <p>View south towards the east elevation of the hall.</p>
BHR 7	Residence	17153 Old Main Street	Listed, Town of Caledon BHR Inventory	<p>Design Value This one-and-a-half storey frame structure retains an L-shaped plan and gable roof. Exterior details of the residence are difficult to determine due to a high fence and significant tree cover. The house is listed on the Town’s BHR inventory.</p> <p>Historical and Contextual Value Located on Old Main Street, an historical surveyed road in the settlement of Belfountain. Demonstrates early-twentieth century residential patterns in the Town of Caledon.</p>	 <p>View south towards the east elevation of the hall.</p>
CHL 1	Cemetery	17025 Mississauga Road	Listed-High Significance, Town of Caledon BHR Inventory (also in Stewart and Dilse 2008; 42)	<p>Historical Value Cemetery not depicted in historical mapping consulted as part of this study. Headstones demonstrate interments dating from the late-nineteenth/early twentieth centuries.</p> <p>Design Value This landscape consists of the Blair-Belfountain Community Cemetery. It is situated on elevated ground, on the crest of a hill where Mississauga Road starts to decline into the valley where Belfountain is located. The property is bounded by tree lines and Mississauga Road. A laneway leads into the cemetery with stone pillars to mark the entrance. A modern retaining wall accommodates road grading activities and a metal culvert is also extant. The cemetery has been expanded to the southeast for new interments. This landscape can be described as a designed and evolved cultural heritage landscape.</p> <p>Contextual Value Located on Mississauga Road, an historical surveyed road south of the settlement</p>	 <p>View east towards the cemetery.</p>

Resource	Type	Address/Location	Level of Significance	Description of Cultural Heritage Value or Interest	Photos
				of Belfountain. Demonstrates late-nineteenth/early-twentieth century mortuary patterns in the Town of Caledon.	
CHL 2	Remnant Farm Complex	n/a	Listed, Town of Caledon BHR Inventory	<p>Historical Value Remnant late-nineteenth-century farmstead established (ASI 2019).</p> <p>Design Value This remnant agricultural landscape consists of a silo, a remnant stone barn, and scattered concrete foundations. The silo is of concrete construction and sits atop a hill overlooking Mississauga Road. The remnant rubblestone barn is located directly to the south of the silo and is generally rectangular in shape and consisted of at least two separate rooms. Various circulation routes, including wooden doorframes, are visible within the remnant structure. The walls reach only ten feet at their highest. A rectangular concrete foundation is located approximately 20 metres to the west of the remnant barn structure while another generally square concrete foundation sits approximately 15 metres south of the remnant barn structure. The property is bounded by post and wire fencing and tree lines. A centrally located driveway is still extant and the vegetation is generally overgrown. This landscape can be described as an evolved cultural heritage landscape.</p> <p>Contextual Value Located on Old Main Street, an historical surveyed road in the settlement of Belfountain. Demonstrates late-nineteenth century residential patterns in the Town of Caledon.</p>	 <p>View south towards the remnant farm complex.</p>
CHL 3	Roadscape	Mississauga Road/Old Main Street	No official recognition; Identified during field review	<p>Historical Value This landscape consists of buildings forming part of a historic settlement, historic fencelines, and the historic alignment of Mississauga Road.</p> <p>Design Value The generally north-south portion of the road retains gravel shoulders and mature treelines. The buildings on the south side of the generally east-west portion of the road are set close to the road ROW and consist of a mixture of nineteenth and twentieth century residential buildings. The streetscape lacks curbs and sidewalks and there are minimal shoulders. Mature vegetation and wooded fence lines are found throughout. This landscape can be described as an evolved cultural heritage landscape.</p> <p>Contextual Value Demonstrates nineteenth-century residential and transportation patterns in the Town of Caledon.</p>	 <p>View west along Mississauga Road toward the remnant farm complex.</p>

Resource	Type	Address/Location	Level of Significance	Description of Cultural Heritage Value or Interest	Photos
CHL 4	Farm Complex	17200 Mississauga Road	Listed-High Significance, Town of Caledon BHR Inventory (also in Stewart and Dilse; 24)	<p>Historical Value</p> <p>Both the residence and the barn are listed on the Town’s BHR inventory as structures of high significance, indicating that both buildings were constructed between 1875 and 1899. However, it is likely that the original farmhouse was constructed prior to 1877 as it is indicated on the <i>Illustrated Historical Atlas of the County of Peel</i>, published in 1877. The structure is also visible on mapping dating to 1994 as well as aerial photography dating to 1954.</p> <p>Design Value</p> <p>This landscape consists of a farmhouse, outbuilding, barn, tennis court, and pool. The one-and-a-half storey nineteenth-century farmhouse is of brick construction and reflects the Ontario Gothic architectural style. Two sympathetic brick additions are located at the north and the south of the farmhouse, the north retaining a rectangular footprint and one-and-a-half storeys and the south retaining a square footprint and single story. The Barn retains an L-shaped footprint and consists of a steel roof, vertical barnboard, and stone foundations. This landscape can be described as an evolved cultural heritage landscape.</p> <p>Contextual Value</p> <p>Located on Old Main Street, an historical surveyed road in the settlement of Belfountain. Demonstrates late nineteenth-century residential patterns in the Town of Caledon.</p>	 <p>Oblique view of the east elevation of the residence.</p>
CHL 5	Residence; former farm complex	699 Bush Street	Listed-High Significance, Town of Caledon BHR Inventory (also in Stewart and Dilse 2008: 24; Scheinman 2009: 7-38, BC-7)	<p>Historical Value</p> <p>The farmhouse, known as the Drury Residence, was constructed ca.1860. Due to its location in the centre of Belfountain, no residence was recorded on the 1877 <i>Illustrated Historical Atlas of the County of Peel</i>. However, the structure is visible on mapping dating to 1994 as well as aerial photography dating to 1954.</p> <p>Design Value</p> <p>This landscape consists of a farmhouse, outbuilding, and landscape features. The residence is a 2-storey 3-bay structure with symmetrical facade, central entrance and gable roof; 2/2 sash windows; wood clapboard exterior; exterior chimney stack on west elevation; and a porch on front elevation covering the entire façade width. The house is located on elevated land, is set back from the ROW, and is surrounded by mature trees. Shrubbery and wooden fencing are located along the ROW. Aerial photographs show outbuildings behind the house. This is an evolved cultural heritage landscape. The residence is listed on the Town’s BHR inventory as a property of high significance.</p> <p>Contextual Value</p> <p>Located on Old Main Street, an historical surveyed road in the settlement of Belfountain. Demonstrates mid-late nineteenth-century residential patterns in the Town of Caledon.</p>	 <p>View toward the north elevation of the residence, looking south.</p>

Resource	Type	Address/Location	Level of Significance	Description of Cultural Heritage Value or Interest	Photos
CHL 6	Roadscape	Shaw Creek Road (south of Bush Street)	Previously identified (ASI 2010)	<p>Historical Value This transportation corridor follows the original road allowances as indicated on historic mapping and contains elements evocative of its historic origin.</p> <p>Design Value The roadway features a narrow two-lane ROW; mostly gravel surface; and lacks shoulders. Undeveloped lands are located to either side of the ROW. Mature vegetation and wooded fence lines are found throughout. This landscape can be described as a designed cultural heritage landscape.</p> <p>Contextual Value Demonstrates nineteenth and twentieth-century transportation patterns in the Town of Caledon.</p>	 <p>View south along Shaw Creek Road.</p>
CHL 7		Belfountain and the Credit River Gorge	Identified in the Town of Caledon's Cultural Heritage Landscapes Inventory (Candidate CHL)	<p>Historical Value The development of a milling industry at the waterfalls of the West Branch and East Branch of the Credit River led to a steady population growth from 1825. The village of Belfountain was itself laid out between Mill Street (River Road) and the river by 1850. By the 1870s, stone for construction material was in great demand, leading to the development of quarries along the escarpment and increased wealth to the area. This area of the Credit River is now a popular recreation area.</p> <p>Design Value This evolved landscape features remnant industrial and railway-related structures that were designed to integrate with the landscape of the surrounding Credit River.</p> <p>Contextual Value This evolved landscape combines settlements, both existing and disappeared, former milling and quarrying sites, railway heritage, recreational sites, and natural sites, all with strong cultural associations within the context of the Credit River Gorge. It is associated with a number of major themes central to Caledon's early settlement, namely the milling industry and Credit River Railway.</p>	 <p>Falls and Ruins of Deagle's Mills Source: Cultural Heritage Landscapes Inventory, Town of Caledon</p>

* Information for this column is a combination of the Town of Caledon's Built Heritage Resources Inventory, previous reports, and/or field review results.

APPENDIX B: CULTURAL HERITAGE RESOURCE LOCATION MAPPING

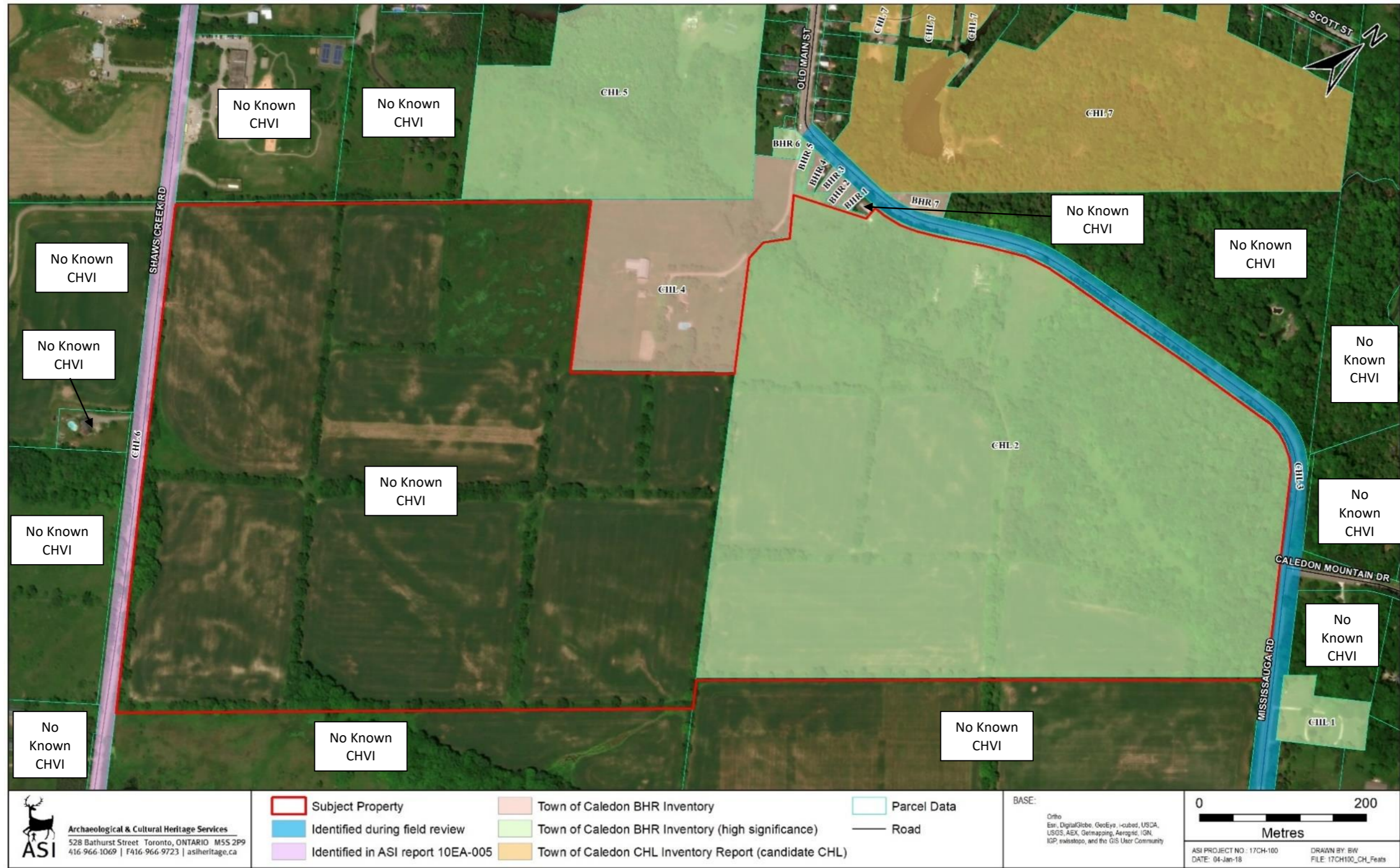
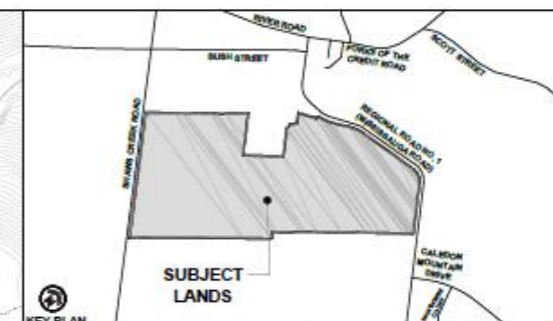
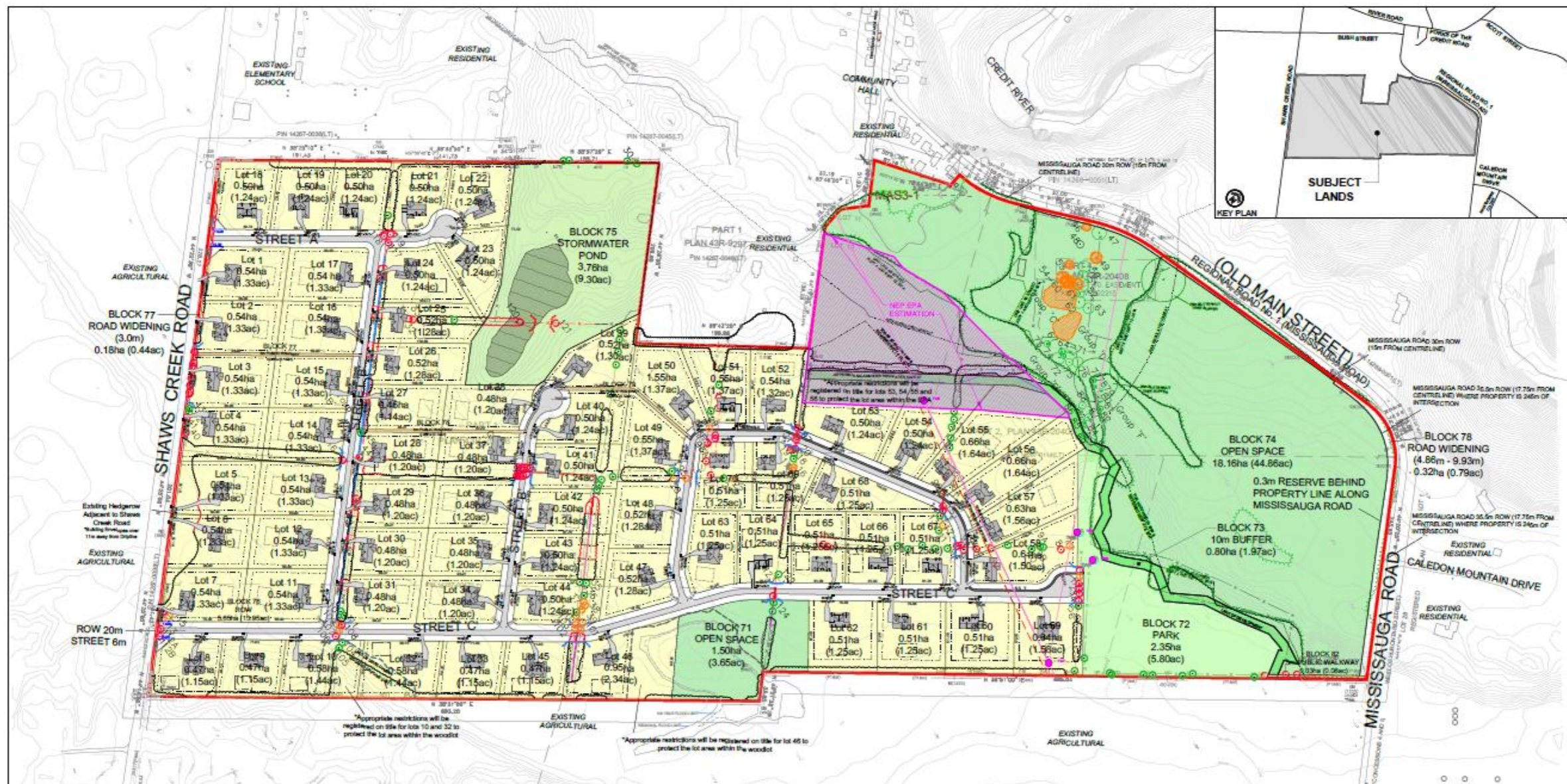


Figure 7: Manors of Belfountain Area Study – Location of Built Heritage Resources (BHR) and Cultural Heritage Landscapes (CHL)



APPENDIX C: MANORS OF BELFOUNTAIN DEVELOPMENT CONCEPT PLAN



**DEVELOPMENT CONCEPT PLAN
MANORS OF BELFOUNTAIN CORP**

FILE # 21T-91015C

PART OF EAST HALF AND WEST HALF LOT 9
CONCESSION 5, W.H.S.
(HAMLET OF BELFOUNTAIN)
TOWN OF CALEDON,
REGIONAL MUNICIPALITY OF PEEL

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: ALISTER SANKEY, OLS
DAVID B. SEARLES SURVEYING LTD.
4255 SHERWOODTOWNE BLVD. SUITE 206
MISSISSAUGA, ON, L4Z 1Y5
PHONE: 905-273-6840
EMAIL: info@dssearles.ca

DATE: _____

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.
H) DRILLED WELLS TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) PRIVATE SEPTIC TO BE PROVIDED; STORMWATER DESIGN IN DISCUSSIONS WITH THE TOWN

NOTES
-Developable Area (excludes Open Space & Woodlot) = 45.00 ha (113.36 ac)
-5% of Developable Area (2.25ha, 5.61ac) required for Park land dedication
-70 Total Lots; average lot size: 0.53ha (1.32ac)
-20m ROW; 22m ROW where sidewalks to be provided; Length - 2,634m (8,642')
-3m Public Walkway Width; 1.5m Sidewalk Width
-4m Street Width; Pavement Illustration is diagrammatic only
-22m/20m cut-de-sac Turning Radius
-Local to local radii - approx. 14m
-Streets 'A' & 'C' to Shaws Creek Rd. daylight triangles - 15.0 x 15.0
-Top of Slope as staked in 1994, reviewed September 4 & 12, 2014
-Dipline staked September 4 & 12, 2014

LEGEND:

- Property Line
- Tree Protection - Show Fence Hoarding
- Show Fence to be Removed
- Existing Fence Line to Remain
- Existing Fence Line to be Removed
- Slope Direction and Percentage
- Existing Vegetation Grouping to Remain
- Existing Vegetation Grouping to be Removed
- Existing Dead/Dying Vegetation Grouping to be Removed
- Existing Tree to be Preserved
- Existing Tree to be Removed
- Existing Tree to be Removed Dead, Upright or Dangerous
- Approximate Location and Orient of Stone Rock Wall
- Stone Rock Wall to be Removed
- Tree Wells

LAND USE SCHEDULE

LAND USE	LOTS/BLOCKS	AREA (HA)	AREA (AC)	UNITS
ESTATE RESIDENTIAL	1-70	37.37	92.40	70
OPEN SPACE	71-74	19.06	48.51	
PARK	72	2.35	5.80	
10m BUFFER	73	0.80	1.97	
STORMWATER POND	75	3.78	9.30	
20.0m/22.0m ROW (0.53m LENGTH)	76	6.85	13.95	
ROAD WIDENING	77-78	0.50	1.23	
PUBLIC WALKWAYS	79-82	0.20	0.48	
TOTAL	82	70.28	173.67	70

Scale: 1=2000
March 26, 2019

Figure 8: Manors of Belfountain Area Study –Proposed Development Concept Plan



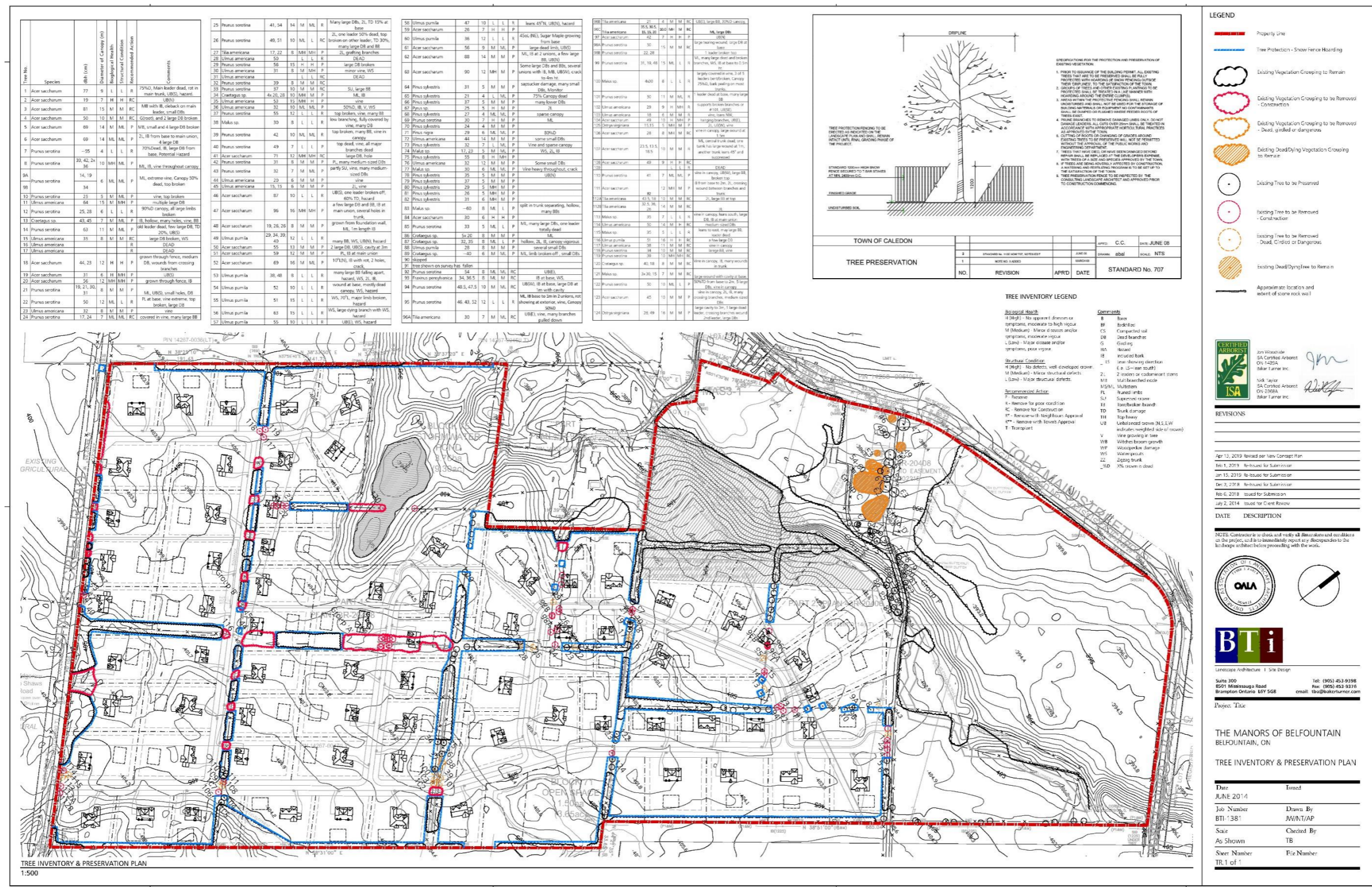


Figure 9: Manors of Belfountain Area Study –Tree Inventory and Preservation Plan (BTI 2019)

