

CBM AGGREGATES

HERITAGE IMPACT ASSESSMENT

1055 CHARLESTON SIDEROAD, TOWN OF CALEDON,
REGIONAL MUNICIPALITY OF PEEL, ONTARIO

JULY 28, 2023





HERITAGE IMPACT ASSESSMENT

1055 CHARLESTON
SIDEROAD, TOWN OF
CALEDON, REGIONAL
MUNICIPALITY OF PEEL,
ONTARIO

CBM AGGREGATES

PROJECT NO.: OCUL2216
DATE: JULY 28, 2023

WSP

WSP.COM

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¹ Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

² Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

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ABBREVIATIONS

BHR	Built Heritage Resource
CHER	Cultural Heritage Evaluation Report
CHIS	Cultural Heritage Impact Statement
CHL	Cultural Heritage Landscape
CHVI	Cultural Heritage Value or Interest
HCP	Heritage Conservation Plan
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
PHP	Provincial Heritage Property
PPS	Provincial Policy Statement
SCHVI	Statement of Cultural Heritage Value of Interest

GLOSSARY

Adjacent lands	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS 2020).
Built Heritage Resource:	Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community [Indigenous Nations]. Built heritage resources are located on property that may be designated under Parts IV or V of the <i>Ontario Heritage Act</i> , or that may be included on local, provincial, federal and/or international registers (PPS 2020).
Conserved:	Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS 2020).
Cultural Heritage Landscape:	Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community [Indigenous Nations]. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the <i>Ontario Heritage Act</i> , or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (PPS 2020).
Heritage Attributes:	Means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property) (PPS 2020).
Protected Heritage Property:	Means property designated under Parts IV, V or VI of the <i>Ontario Heritage Act</i> ; property subject to a heritage conservation easement under Parts II or IV of the <i>Ontario Heritage Act</i> ; property identified by the Province and prescribed public bodies as provincial heritage property under the <i>Standards and Guidelines for Conservation of Provincial Heritage Properties</i> ; property protected under federal legislation, and UNESCO World Heritage Sites (PPS 2020).
Significant:	In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and

criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* (PPS 2020).

EXECUTIVE SUMMARY

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Impact Assessment (HIA) for 1055 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area). The Study Area is a roughly rectangular 19.3 ha property bounded by Mississauga Road to the west, Charleston Sideroad to the north, and agricultural fields to the east and south. The Study Area was historically located within Lot 15, Concession 4 West Side of Hurontario Street (W.H.S.), Caledon Township, Peel County. The Study Area features two structural foundations, an outbuilding, a driveway, mature treelines, and agricultural fields. The property is listed on the Town of Caledon's (the Town) Inventory of Pre-1946 Structures but is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop the Study Area as part of the 262-hectare CBM Caledon Pit / Quarry site licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project determined that the Study Area may meet the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and recommended an HIA to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022).

The preparation of this HIA was guided by the Town's *Terms of Reference for Heritage Impact Assessment* (Town of Caledon 2019) and Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit InfoSheet #5* and *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006a). The HIA was also informed by guidance provide in the *MCM Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014) and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

An evaluation of the Study Area for this HIA determined that the Study Area has CHVI because it meets one criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (Criteria 8). The Study Area's CHVI is principally linked to its contextual role in supporting the character of the area and through its historical and physical link to its surroundings.

An impact assessment of the proposed work determined that the Study Area will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, a variety of mitigation measures were considered. Due to the advance state of disrepair and compromised structural integrity of the ruins in the Study Area and limited CHVI of the remnant landscape elements, conservation or restoration is not feasible. Accordingly, WSP recommends to:

- **Salvage, document, and commemorate the heritage attributes of the Study Area**

To achieve this conservation strategy, the following mitigations are recommended:

- 1 Complete a Heritage Documentation Plan for 1055 Charleston Sideroad to create a record of the property. The documentation of the property must include the foundation ruins of the barn and outbuilding (Structural Foundation No. 1 and Structural Foundation No. 2) and remnant landscape components of the farm complex (driveway and tree lines). The Heritage Documentation Plan must be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within the property.
- 2 Consult with the Town of Caledon heritage planning staff to develop a commemorative plaque or place naming strategy for the property. The commemoration strategy should be implemented during the rehabilitation phase of the project, following the completion of quarrying activities.

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1 INTRODUCTION

1.1 BACKGROUND

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc., to complete a Heritage Impact Assessment (HIA) for 1055 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area) (Figure 1 and Figure 2). The roughly rectangular, 19.3 ha property (the Study Area) is bounded by Mississauga Road to the west, Charleston Sideroad to the north, and agricultural fields to the east and south. The Study Area was historically located within Lot 15, Concession 4 West Side of Hurontario Street, Caledon Township, Peel County. The Study Area features two barn foundations, an outbuilding, a driveway, mature treelines, and agricultural fields. Figure 9 identifies the location of built and landscape features within the Study Area. The property is listed on the Town of Caledon's (the Town) Inventory of Pre-1946 Structures but is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

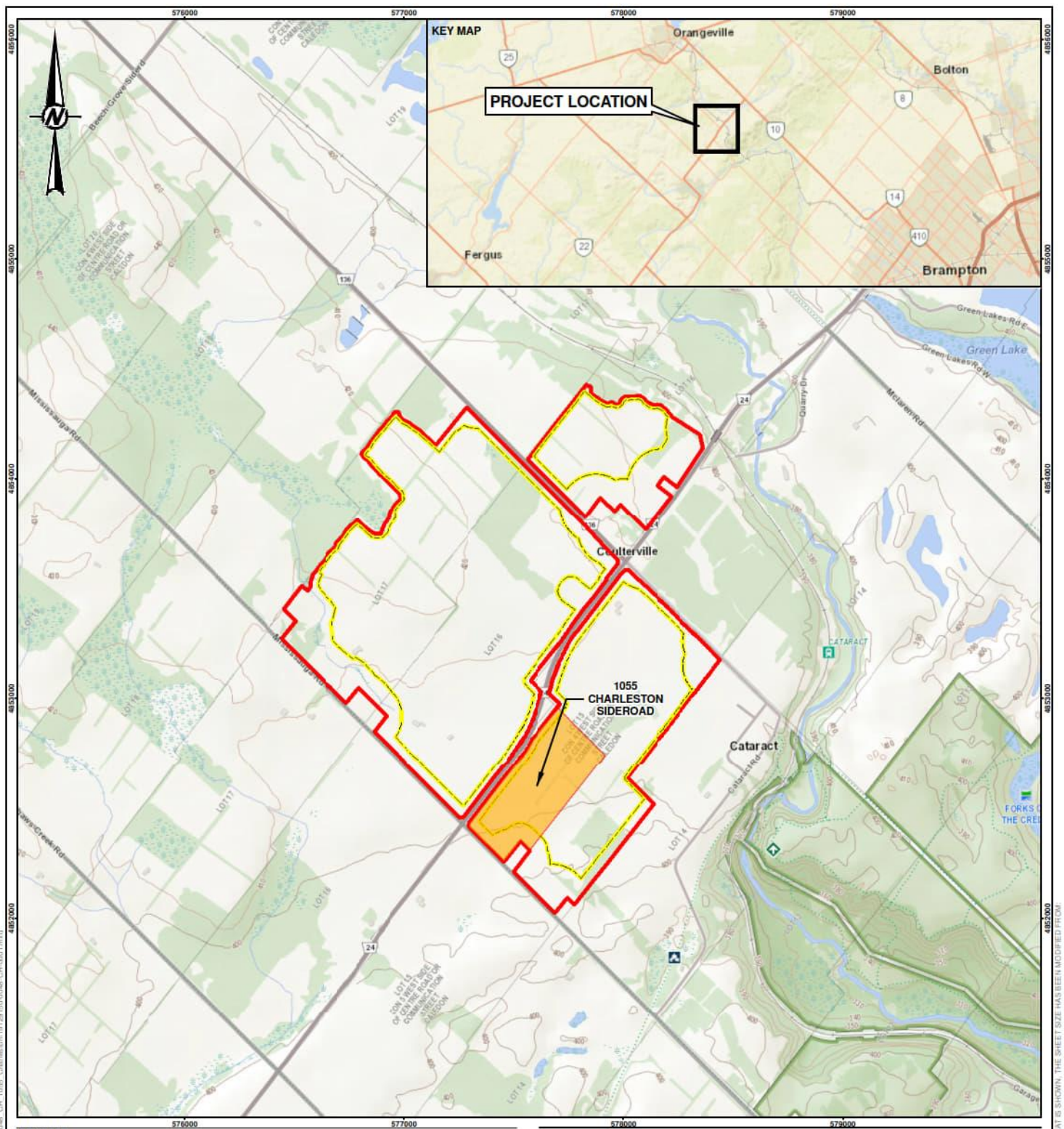
CBM proposes to develop the Study Area as a proposed quarry site. Approximately 262 hectares of land, including the Study Area, are proposed to be licensed under the Aggregate Resources Act and designated / zoned under the Planning Act to permit the proposed CBM Caledon Pit / Quarry. In 2022, WSP prepared a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) for the Project, which determined that there was potential for the Study Area to meet the criteria outlined in Ontario Regulation (O. Reg.) 9/06 (amended through O. Reg. 569/22) and that there was potential for direct impacts to the property's potential heritage attributes. The report recommended that an HIA be conducted.

The preparation of this HIA was guided by the Town's *Terms of Reference for Heritage Impact Assessment* (Town of Caledon 2019) and Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit InfoSheet #5* (2006b) and *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006a). The HIA was also informed by guidance provide in the *MCM Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014) and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

1.2 SCOPE

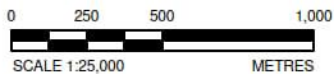
To complete this HIA, WSP:

- Undertook background research, including consultation of primary and secondary sources and review historical maps/aerial imagery to gain an understanding of the historical evolution of the Study Area;
- Collected online data and made agency information requests to the Town of Caledon, Ontario Heritage Trust, and the MCM, to gather information of the subject property to aid in determining the cultural heritage significance of the Study Area;
- Conducted a field investigation to establish the existing conditions of the Study Area, assess built heritage resources, cultural heritage landscape components, and identify heritage attributes (if warranted);
- Evaluated the Study Area using the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06) of the Ontario Heritage Act and drafted a statement of Statement of Cultural Heritage Value or Interest (SCHVI);
- Assessed the potential direct and indirect impacts of the proposed development on the CHVI and heritage attributes of the Study Area; and,
- Recommended mitigation measures and a conservation approach to avoid or reduce the negative impacts.



LEGEND

- STUDY AREA
- LIMIT OF EXTRACTION
- LICENCE BOUNDARY



NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. LIO TOPOGRAPHIC DATA CACHE, ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY, OPEN GOVERNMENT LICENCE – ONTARIO
2. SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, USGS, INTERMAP, INCREMENT P, NRCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI (THAILAND), NGCC, (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1055 CHARLESTON, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

LOCATION OF STUDY AREA

CONSULTANT



YYYY-MM-DD 2023-07-31

DESIGNED SO

PREPARED SD

REVIEWED HS

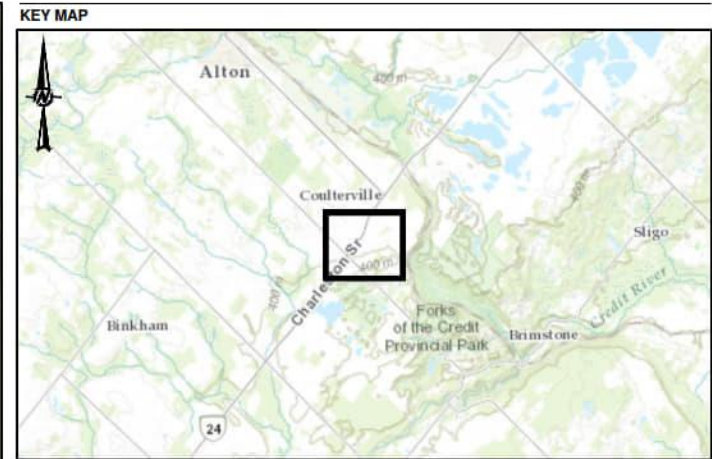
APPROVED HM

PROJECT NO.
19129150

CONTROL
0048

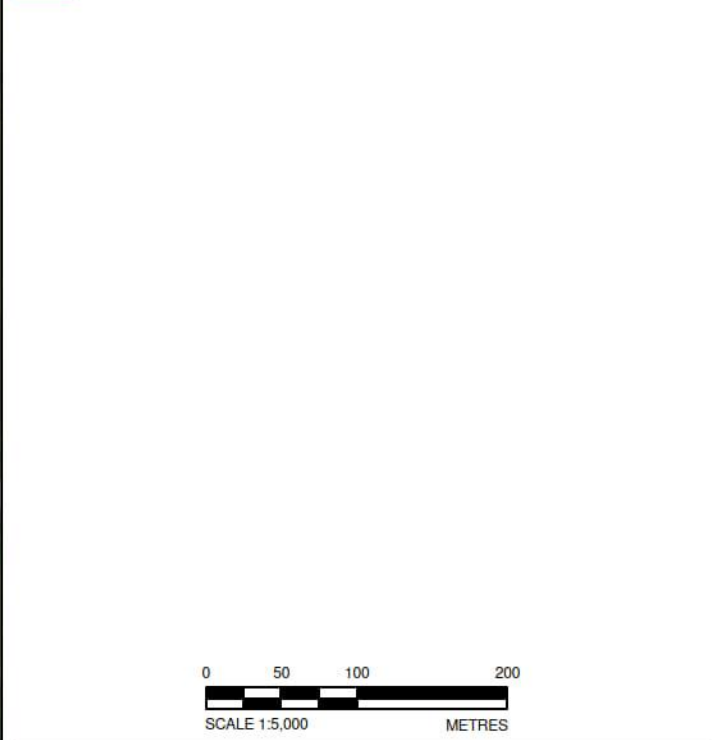
REV.
0

FIGURE
1



SCALE 1:150,000

LEGEND
STUDY AREA



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEBCO, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC.
(CANADA)

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 1055 CHARLESTON SIDEROAD,
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEI, ONTARIO

TITLE
AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE STUDY AREA

CONSULTANT	YYYY-MM-DD	2023-07-31
	DESIGNED	SO
	PREPARED	SD
	REVIEWED	HS
	APPROVED	HM

PROJECT NO. 19129150 CONTROL 0048 REV. 0 FIGURE 2

2 METHODOLOGY

2.1 REGULATORY REQUIREMENTS

The requirements to consider cultural heritage under the Planning Act process is found in the *Provincial Policy Statement* (PPS) (Government of Ontario 2020) and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (Government of Ontario 1990).

2.1.1 PROVINCIAL POLICY STATEMENT

The PPS provides policy direction on matters of provincial interest related to land use planning and development (Government of Ontario 2020:1). The PPS is applicable to the entire Province of Ontario. Under the PPS, the conservation of cultural heritage is identified as a matter of provincial interest. Section 2.6 of the PPS gives direction on the consideration of cultural heritage and archaeology (Government of Ontario 2020:31). Specifically, the following direction is given regarding built heritage resources, cultural heritage landscapes, and protected heritage properties:

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

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

(Government of Ontario 2020)

2.1.2 ONTARIO HERITAGE ACT

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18 enables municipalities and the provincial government to protect heritage properties and archaeological sites (Government of Ontario 1990). The *Ontario Heritage Act* includes two regulations for determining Cultural Heritage Value or Interest (CHVI):

- O. Reg. 9/06 (as amended by O. Reg. 569/22) (Government of Ontario 2022a) to determine if a property has CHVI at a local level, and
- O. Reg. 10/06 (Government of Ontario 2006) to determine if a property has CHVI of provincial significance.

For this study, O. Reg. 9/06 was used. The criteria for determining CHVI under O. Reg. 9/06 are:

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

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

(Government of Ontario 2022a)

2.1.3 REGION OF PEEL OFFICIAL PLAN

The Region of Peel Official Plan outlines policies concerning cultural heritage resources and states that the region:

Encourages and supports conservation of the cultural heritage resources of all peoples whose stories inform the history of Peel. The Region recognizes the significant role of heritage in establishing a shared sense of place, contributing to environmental sustainability and developing the overall quality of life for residents and visitors to Peel. The Region supports the identification, conservation and interpretation of cultural heritage resources, including but not limited to the built heritage resources, structures, archaeological resources, and cultural 3.6 Cultural Heritage Region of Peel Official Plan Chapter 3: Resources Page 111 heritage landscapes (including properties owned by the Region or properties identified in Regional infrastructure projects), according to the criteria and guidelines established by the Province.

(Region of Peel 2022: 110-11)

Objectives and policies relating to the development and protection of cultural heritage are included in Section 3.6 of the Region of Peel Official Plan. Those relevant to this HIA are:

Objectives:

3.6.1 To identify, conserve and promote Peel's non-renewable cultural heritage resources, including but not limited to built heritage resources, cultural heritage landscapes and archaeological resources for the well-being of present and future generations.

3.6.2 To encourage stewardship of Peel's built heritage resources and cultural heritage landscapes and promote well-designed built form to support a sense of place, help define community character, and contribute to Peel's environmental sustainability goals.

3.6.3 To strengthen the relationship between the local municipalities, Indigenous communities and the Region when a matter having inter-municipal cultural heritage significance is involved.

3.6.4 To support the heritage policies and programs of the local municipalities.

Policies:

3.6.5 Work with the local municipalities, stakeholders and Indigenous communities in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

3.6.6 Direct the local municipalities to include policies in their official plans for the identification, conservation and protection of significant cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the Region, the conservation authorities, other agencies and Indigenous communities, as appropriate.

3.6.8 Require cultural heritage resource impact assessments, where appropriate for infrastructure projects, including Region of Peel projects and ensure that recommended conservation outcomes resulting from the impact assessment are considered.

3.6.9 Encourage the local municipalities to consult with the Indigenous communities when commemorating cultural heritage resource and archaeological resources.

3.6.10 Require local municipal official plans to include policies where the proponents of development proposals affecting cultural heritage resources provide sufficient documentation to

meet provincial requirements and address the Region's objectives with respect to cultural heritage resources.

3.6.11 Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

(Region of Peel 2022: 111-112)

2.1.4 TOWN OF CALEDON OFFICIAL PLAN

The Town of Caledon outlines the Official Plan as a “a statement of principles, goals, objectives and policies intended to guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Town of Caledon” (Town of Caledon 2018: 1-3). The policies outlined are “designed to promote public input and involvement in the future of the Town and to maintain and enhance the quality of life for the residents of Caledon” (Town of Caledon 2018: 1-3).

Section 3.3 of the Official Plan is entitled “Cultural Heritage Conservation” and outlines policies for the Town’s heritage resource management strategy. Policies relevant to development and protection of cultural heritage are included below.

3.3.3.1.5 Heritage Impact Assessment s

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 Heritage Impact Assessment may be required. The determination of whether a Heritage Impact Assessment 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 Heritage Impact Assessment should be prepared, the Heritage Impact Assessment 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 Heritage Impact Assessment is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken.

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

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

3.3.3.1.14 Cultural and Natural Landscapes

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

3.3.3.1.15 Vegetation

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

3.3.3.3 Retention/Relocation of Heritage Buildings

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

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

(Town of Caledon 2018: 3-32 - 3-38)

Section 5.11.2.4.2 of the Official Plan sets out the requirements for approval of an application for an Official Plan Amendment to designate lands identified as Aggregate Resource Lands. Among the requirements is the following:

- f) The applicant has completed a Cultural Heritage Survey as described by Section 5.11.2.4.12 and, where required, additional cultural heritage studies, such as a Heritage Impact Assessment , or an archaeological assessment and has demonstrated that there will not be any unacceptable impacts;

(Town of Caledon 2018: 5-138)

Section 5.11.2.4.12 further outlines conservation measures which may be applicable:

- b) Cultural heritage resource conservation measures may include, as appropriate, retention and use or adaptive re-use of heritage buildings and structures, incorporation of cultural heritage elements such as fence lines and tree lines where possible, and carrying out appropriate salvage and recording of cultural heritage resources that may be removed as a result of aggregate extraction operations.

2.2 GUIDANCE DOCUMENTS

2.2.1 PROVINCIAL GUIDANCE

The MCM is responsible for the administration of the *Ontario Heritage Act* and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological sites.

The MCM released the *Ontario Heritage Tool Kit* in 2006, which is a series of guidelines that outline the heritage conservation process in Ontario. Two volumes from the *Ontario Heritage Tool Kit* were used to guide the preparation of this HIA, including:

- *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (MCM 2006a)
- *Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans* (MCM 2006b)

Also used to guide the preparation of this HIA was the MCM *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process* (MCM 2014), which provides detailed direction on the completion of O. Reg. 9/06 evaluations.

2.2.2 TOWN OF CALEDON HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

The Town of Caledon's Terms of Reference for Heritage Impact Assessments (ToR) assists developers and consultants by outlining a set of guidelines that ensures consistent and comprehensive HIAs (Town of Caledon 2019). The ToR details the required components and states that HIAs must adhere to the conservation principles outlined in documents such as the MCM's *Heritage Conservation Principles for Land Use Planning* (MCM 2007), *Eight Guiding Principles in the Conservation of Historic Properties* (MCM 1997), Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP S&Gs) (Canada's Historic Places 2010), and Fram's 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice For Architectural Conservation*.

2.3 BACKGROUND RESEARCH

Background research was carried out to gain a thorough understanding of the historical context of the Study Area. Primary and secondary sources, historical maps, and aerial photographs were consulted, as appropriate, to identify historical themes relevant to the Study Area. Specifically, research regarding the physiography, survey and settlement, and 19th and 20th century land use of the Study Area was completed. A review of historical mapping and aerial photographs was also conducted to identify settlements, structures, and landscape features within, and adjacent to, the Study Area. This included historical maps from 1858 to 1994 and aerial photographs and imagery from 1954 to the present.

The results of the background research are presented in Section 3 of this report.

2.4 INFORMATION GATHERING

The Town of Caledon, Ontario Heritage Trust, and MCM, were contacted by email or telephone to confirm the heritage status of the property and gather background information to inform the heritage evaluation. In addition, cultural heritage input gathered from community consultation sessions and Public Information Centres (PICs) completed as part of the Project have been reviewed by WSP staff and incorporated into this HIA, as appropriate.

The results of the community consultation activities are presented in Section 4.1 of this report.

2.5 FIELD REVIEW

The purpose of the field review was to establish the existing conditions of the Study Area and identify potential heritage attributes in the Study Area. Photographic documentation of the Study Area and its spatial context was completed.

The results of the field review are presented in Section 4 of this report.

2.6 CULTURAL HERITAGE EVALUATION

The scope of work for this HIA included an evaluation of the Study Area to determine if it met the criteria for CHVI prescribed in O. Reg. 9/06 of the *Ontario Heritage Act*. The Study Area is considered to have potential CHVI as it is listed on the Town of Caledon's heritage register but not designated under Part IV of the *Ontario Heritage Act*.

The results of the O. Reg. 9/06 evaluation are provided in Section 5 of this report.

2.7 IMPACT ASSESSMENT

An impact assessment is required when a study area evaluated to have CHVI is anticipated to be directly or indirectly affected by a new development. InfoSheet#5 of *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement* (MCM 2006b) provides guidance to assess the following direct and indirect impacts that may occur when development is proposed within, or adjacent to, a heritage property:

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

2.8 MITIGATION MEASURES

When impact assessment determines that the new development will negatively affect the CHVI and heritage attributes of a study area, mitigation measures are required. MCM InfoSheet#5 presents the following general strategies to minimize or avoid negative impacts to cultural heritage resources:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass setback, setting, and materials
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones and other planning mechanisms

In addition to the mitigation measures contained in InfoSheet#5, general standards for preservation, rehabilitation, and restoration are found in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP S&Gs) (Canada's Historic Places 2010:22). The CHP S&Gs are widely accepted as the guiding document for heritage conservation in Canada and contain general conservation standards and guidelines that are specific to cultural heritage resource types such as buildings, engineering works, and cultural heritage landscapes. Where applicable, guidelines from the CHP S&Gs were used in this HIA to recommend mitigation measures that are specific to a resource type.

3 HISTORICAL CONTEXT

3.1 PHYSIOGRAPHY

The Study Area is situated within the Guelph Drumlin Field physiographic region of southern Ontario (Chapman and Putnam 1984). The Guelph Drumlin Field physiographic region occupies approximately 830 km² between the Regional Municipality of Waterloo and the northwest portion of the Region of Peel, centred around the City of Guelph. Within the Guelph Drumlin Field, there are approximately 300 drumlins or hills 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 spread further apart 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 (Chapman and Putnam 1984).

Within the Guelph Drumlin Field, the Study Area is located within a former spillway or former glacial meltwater channel. Spillways are typically broad troughs floored wholly or in part by gravel beds and are typically vegetated by cedar swamps in the lowest beds. These formations are frequently found in association with moraines but are entrenched rather than elevated landforms. They are often occupied by stream courses, which raises the debate of their glacial origin (Chapman and Putnam 1984)

The Study Area is located within the Mixed-wood Plains ecozone of Ontario (Ecological Framework of Canada 2014). Although largely altered by 19th century human activity, this ecozone once supported a wide variety of deciduous trees, such as various species of ash, birch, chestnut, hickory, oak, and walnut, as well as a variety of birds and small to large land mammals, such as raccoon, red fox, white tailed deer, and black bear.

The Study Area is also situated within the Credit River Watershed which spans 1000 km² and drains into Lake Ontario at the Port Credit, Mississauga waterfront (Credit Valley Conservation 2023). A branch of the Credit River flows approximately 900 m to the east of the Study Area.

3.2 INDIGENOUS HISTORY

Indigenous peoples have lived in Ontario for thousands of years. The following only briefly summarizes this long and complex human history but aims to illustrate the major developments in Indigenous life as revealed through oral history, archaeology, and ethnohistory. In this summary, “culture” —the term archaeologists use to describe a shared material culture that identifies a time period or group— is substituted with “way of life” to reflect the direct Indigenous lineage from those living in the earliest periods to the present day (Julien *et al.* 2010).

The history of southern Ontario begins after the end of the Wisconsin Glacial Period, approximately 11,000 years ago. The earliest people to move into what is now Ontario followed what archeologists refer to as the Paleo way of life with small, highly mobile groups taking advantage of seasonally available resources and following the migration patterns of large mammals, including now extinct megafauna.

As the climate changed and people following a Paleo way of life grew familiar with their surroundings, they developed local adaptations around 9,500 years ago known as the Archaic way of life. Seasonal mobility continued, but more emphasis was placed on adapting to smaller territories and broadening the resource base. The archaeological record suggests that in general the social structures of Archaic people became increasingly complex, with Late Archaic archaeological sites showing evidence of exchange networks stretching as far away as the Mid-Atlantic as well as defined cemeteries with individuals buried with varied grave goods, indicative of a stratified society (Ellis and Ferris 1990).

The transition from an Archaic to Woodland way of life is marked by the introduction of ceramics. While hunter-gathering continued as the primary economy among some groups, others adopted agriculture and lived in large, sedentary villages and established broad trade networks. By the time of contact with Europeans, Southern Ontario

was a culturally dynamic area, populated by distinct Nadowek (Iroquoian) and Anishinaabek (Algonkian) speaking groups (Englebrecht 2003; Trigger 2000; Schmalz 1991).

In the late 1700s, the British colonial regime entered into a series of treaties with the Indigenous Nations in Canada. While these treaties were intended as formal legally binding agreements that would set out the rights, responsibilities and relationships between First Nations and the federal and provincial governments, the government of Ontario acknowledges that Indigenous Nations may have different understandings of the treaties (Government of Ontario 2022b, Historica Canada 2021). As French and British encroachment increased from the early 18th century onwards, Indigenous ways of life adapted to the change in complex and varied ways.

The Seven Years' War (1756-1763) was a global war that was fought in Europe, India, America, and at sea (Historica Canada 2006). In North America, Britain and France struggled for dominance with each side supported by Indigenous allies. At the conclusion of the war, Britain became the leading colonial power in North America (Historica Canada 2006). In 1763, the British issued the Royal Proclamation, which stated that land that was not in control of the British belonged to Indigenous Nations and that the Nations would retain their lands unless ceded to the Crown (Historica Canada 2006). The Nations and the British met at Fort Niagara in 1764 where they negotiated a new alliance that was embodied in the Covenant Chain Wampum Belt and the Treaty of Niagara Alliance Medal (Canadian Museum of History 2023). The Royal Proclamation of 1763 and the Niagara Treaty of 1764 are of great significance since the British recognized the Indigenous Nations owned the land and were an autonomous entity (Canadian Museum of History 2023). This relationship is conveyed on the 1764 Covenant Chain Wampum Belt that depicts two people side by side, as equals (Canadian Museum of History 2023).

The Study Area is located on lands within the boundary of Treaty 19, the Ajetance Purchase, an agreement signed on 28 October 1818 between representatives of the British Crown and Anishinaabe peoples (Government of Ontario 2022b). The treaty outlines a surrender of approximately 648,000 acres of land within present-day Regions of Halton and Peel. This land was coveted by the British and relinquished by the Mississaugas of the Credit after the continuous inflow of settlers into their lands and fisheries weakened the traditional economy, resulting in population decrease and impoverishment (Heritage Mississauga 2021). After the land to the north was ceded by the Chippewa in mid-October of 1818, Chief Ajetance agreed to the sale for £522.10 of goods to be paid annually (Government of Canada 2016). Treaty 19 was signed by William Claus, Deputy Superintendent General of Indian Affairs on behalf of the Crown and Mississauga Chiefs Adjutant (Ajetance), Weggishgomin, Cabibonike, Pagitaniquatoibe and Kawahkitahaquibe (Government of Canada 2016).

To recognize and honour the municipality's Indigenous heritage and land rights, the Town of Caledon, in consultation with the Mississaugas of the Credit First Nation, has developed the following land acknowledgements:

Indigenous Peoples have unique and enduring relationships with the land.

Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.

We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee Peoples, and the Anishnabek of the Williams Treaties.

This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.

We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.

(Town of Caledon 2022)

3.3 TOWNSHIP SURVEY AND SETTLEMENT

During the British colonial period, the Study Area was part of Lot 15, Concession 4, West of Hurontario Street (W.H.S.), in the Geographic Township of Caledon, Peel County.

3.3.1 PEEL COUNTY

In 1788, the colonial government of British North America began dividing Ontario into districts and counties. The Study Area was originally within the district of Nassau, renamed the Home District in 1792, which included the lands at the northwest portion of Lake Ontario and the Niagara Peninsula (Armstrong 1985, Archives of Ontario 2022a). The Home District's administrative centre was Newark, now Niagara-on-the-Lake. Each district was further subdivided into counties and townships but by 1852, the district system was abandoned, leaving governance to the counties, townships, and cities and towns (Archives of Ontario 2022b). The former Home District became the United Counties of York, Ontario, and Peel; after Ontario separated to form its own administration in 1854, Peel officially separated from York in 1867 (Armstrong 1985, PAMA 2023).

Peel County was named for Sir Robert Peel, a British politician who had previously served as the Home Secretary and Prime Minister of Great Britain. In 1974, the Region of Peel replaced Peel County as an upper-tier municipality (PAMA 2023).

3.3.2 CALEDON TOWNSHIP

Caledon Township was surveyed by 1820 with concession lines running northwards from Lake Ontario and side roads intersecting the concessions from east to west (Pope J.H. 1877). Caledon Township is between Erin Township and Albion Township. The townships are named after the Latin names of Scotland, Ireland, and England – Caledonia, Eire, and Albion, respectively (Gardiner 1899). The principal roadway through Caledon Township was Hurontario Street, which stretched from Lake Huron south to Lake Ontario. Hurontario Street formed the baseline for six concessions extending from both sides of the street.

Early colonial settlement in the township was by Scots, Irish, and United Empire Loyalists (Mika and Mika 1977), who established some of the first communities at Alton, Cataract, Charleston, Belfountain, and Silver Creek. Woolen and gristmills, combined with the arrival of the Credit Valley Railway and Toronto, Grey, and Bruce Railway in the 1870s, brought economic prosperity to the township and supported its many agricultural industry. Railway connections to the urban markets at Guelph, Orangeville, and Toronto from the late 19th to early 20th century further enabled large-scale farming in Caledon Township (PAMA 2023).

On January 1, 1974, Caledon Township amalgamated with the Village of Bolton, the Village of Caledon East, and the Township of Albion to become the new Town of Caledon – a lower tier municipality within the upper tier Peel Region (Mika and Mika 1977).

3.4 STUDY AREA HISTORY

3.4.1 LAND USE HISTORY

Land registry data for Lot 15, Concession 4, West of Hurontario Street (W.H.S.) in Caledon Township was accessed from the Ontario Land Property Records Portal and is reproduced, in part, in Table 1. Census data for 1851, 1861, and 1871 was also reviewed.

Table 1: Land Registry Data for Part of Lot 15, Concession 4, W.H.S., Caledon Township, Peel County

INSTRUMENT	DATE	GRANTOR	GRANTEE	QUANTITY OF LAND	AMOUNT
Patent	5 March 1822	Crown	Joseph Brown Jr.	200 Acres	n/a
Bargain and Sale	15 June 1847	Joseph Brown & Spouse	Solomon John Johnson Brown	All	£125
Indenture	17 March 1859	Solomon John Johnson Brown et ux	Henry James Brown	Easterly ½	\$550

INSTRUMENT	DATE	GRANTOR	GRANTEE	QUANTITY OF LAND	AMOUNT
Bargain and Sale	31 March 1862	Thomas McGoldrick et ux	Thomas McNichols	Northeasterly ¼	\$1000
Indenture	29 March 1862	Henry James Brown et ux	Thomas McGoldrick	Easterly ½	\$1000
Indenture	29 March 1862	Solomon J. J. Brown	Joseph Morris	Westerly ½	\$1000
Indenture	6 March 1866	Thomas McGoldrick	John Coyne	Westerly ½ of east ½	\$200
Indenture	2 February 1867	John Coyne	James Cameron	Westerly ½ of east ½	\$50
Indenture	28 March 1867	James Cameron et ux	Thomas McNichol	Westerly ½ of east ½	\$850 "except 4 rows"
Bargain and Sale	9 March 1867	Joseph Morris et ux	Edward Morris	Westerly ½	\$1
Will	28 August 1868	Thomas McNichol	Eliza McNichol	Easterly ½ of east ½	n/a
Bargain and Sale	9 October 1911	Edward Morris et ux	Arch. R. McArthur	Westerly ½	\$8500
Bargain and Sale	29 January 1912	Thomas McNichol Widower	John A. McEachern	Easterly ½	\$9100
Bargain and Sale	6 February 1918	John A. McEachern et ux	Wm. R. Akitt	Easterly ½	\$9000
Mortgage	1 June 1927	Archibald R. McArthur et ux	Thomas Wilson	100 acres. Westerly ½	\$6000
Grant	15 March 1940	Fred Wilson and Irene Wilson executing the will of Thomas Wilson	James F. McDonald and Catherine McDonald as joint tenants	100 acres. Westerly ½	\$4875
Grant	15 May 1943	Fred H. Word executing the will of Catherine McDonald	Donald McArthur	100 acres. Westerly ½	\$1
Grant	23 April 1963	Helen I. McArthur executor of Donald McArthur estate	Helen I. McArthur	100 aces. Westerly ½	n/a
*Between 1963 and 1992 ownership of the property changed multiple times between individuals and land holding companies. CBM Aggregates purchased the property in the 21st century.					

The Study Area is located within the westerly half of Lot 15, Concession 4, West of Hurontario Street (W.H.S.), in the Township of Caledon, former Peel County. The land was originally wooded with maple, elm, beech, and bass, and the soil was a black loam (PAMA n.d., Reel 08, 0665). The patent for the 200-acre Lot 15 was granted to Joseph Brown Jr. in 1822 as a United Empire Loyalist (U.E.L.) land grant (Ontario Land Registry, n.d.(a), 306). Joseph Jr. was one of five children - four sons and one daughter - of Joseph Brown, a U.E.L. who served in Butler's Rangers during the Revolutionary War and moved to Grantham Township, Lincoln County, Canada in 1884. All five of Joseph's children located their U.E.L. grants in Caledon West and were among the pioneers of the township (PAMA n.d., Reel 08, 0691).

Joseph Jr. and his wife sold the entirety of the lot in June 1847 to Solomon John Johnson Brown for £125; the relationship between these parties could not be definitively established. As of the 1851 Census, Solomon J. J. Brown (25) was a resident in Niagara Township with his parents Joseph and Almira Brown, and five siblings, including a brother Henry J. (23) (1851 Personal Census, District 2, Caledon, 145). In March 1859, Solomon Brown transferred the east half of Lot 15 to Henry James Brown, likely his brother, by indenture of \$550. Tremaine's 1859 map of the

County of Peel shows the entire Lot 15 owned by the Estate of Jos. Brown, deceased, and no structures on the property (Tremaine 1859, Figure 3).

The Brown-family of Lot 15 do not appear in the census records for Caledon Township. The 1861 Agricultural census shows the Lot in the use of two farmers, James McBrien, and Thomas McGoldrick. McBrien is listed as holder of 100 acres on Lot 15, with 35 under cultivation (26 acres of wheat, 1 acre of potatoes, and 8 acres of pasture). McGoldrick is also listed as holder of 100 acres, with 40 under cultivation (20 acres of wheat, 1 acre of peas, 2 acres of oats, 1 acre of turnip, 1 acre of potatoes, and 10 acres of pasture). The estimated value of each hundred acres was \$1000 (1861 Agricultural Census, District 6, Caledon, 86). It is likely that Thomas McGoldrick was farming the east half of the lot, as he purchased one hundred acres from Henry James Brown and his wife for \$1000 in March 1862. In the same month, Solomon J. J. Brown and his wife sold the west half of Lot 15, the location of the current Study Area, to Joseph Morris for \$1000 (Ontario Land Registry, n.d.(a), 306).

The 1861 Census shows Joseph Morris (37), living with his wife Martha (37), and five children: Edward (15), Margaret (10), Elizabeth (8), William (6), and Joseph (4) (1861 Personal Census, District 6, Caledon, 77). At that time, Morris was farming Lot 17, Concession 5. Shortly after acquiring the west half of Lot 15, Con. 4 Joseph and Martha gave a mortgage on the property to William Barnard for \$200, possibly for construction of a residence. In April 1868, the couple transferred the property to their eldest son, Edward, for consideration of \$1 (Ontario Land Registry, n.d.(b), 431). Edward Morris married Elizabeth Jane McNichol, of Irish ancestry and born in Rockport, Niagara Township, United States (Find a Grave 2022). Elizabeth's brother, Thomas McNichol, purchased the east half of Lot 15 in two parts, the east part in 1862 and the west part in 1867.

The 1871 Census shows Edward Morris (25) and Eliza Jane (25) with one daughter, Sarah E. (2). The Morris' and McNichols were Presbyterian (1871 Census, Schedule 1, Cardwell 40/A, Caledon No.4, 44). Edward Morris is listed as the owner of 100 acres, with one house, and two barns/stables (Ibid., Schedule 3, 8). Of the 100 acres, 70 were identified as improved, including 39 acres of wheat, a half acre of potatoes, 29 acres of hay, 8 acres of pasture, and 1 orchard (Ibid., Schedule 4, 8). Other assets and products of the farm included 2 horses, 4 milch cows, 8 other horned cattle, 8 sheep, 7 swine, and yearly production of 300 pounds butter, and 32 pounds wood (Ibid., Schedule 5, 8). The structures identified in the census are likely associated with the extant building ruins in the Study Area.

The 1877 Historical Atlas map shows Edward Morris as the owner of the west half of Lot 15, Con. 4 W.H.S. (Walker and Miles 1877, Figure 4). One structure is shown, slightly to the northwest of the property, adjacent to the sideroad. Eliza Morris died in 1888 at the age of 47. The 1891 Census shows Edward Morris still living in Caledon West with his daughter "Lizzie" (Sarah Elizabeth) (1891 Census, Schedule 1, Cardwell 54/D, Caledon, 82). The 1897 Tax Assessment shows Edward Morris, age 49, as owner of 100 acres at Lot 15, Con. 4, with 85 acres cleared, and an assessed value of \$3300 (PAMA 1897, Division 7, 43). Edward continued to own the west 100-acres of Lot 15 until he sold it in October 1911 to Arch. R. McArthur for \$8500 (Ontario Land Registry, n.d.(b), 431). No mention of Arch R. McArthur was found in the census records.

Based on historical mapping, the farmhouse that was located in the Study Area was constructed between 1859 and 1877. The farmhouse is no longer extant and was demolished between 1994 and 2001. A barn was constructed to the southeast of the farmhouse between 1877 and 1937 and an outbuilding was constructed between 1877 and 1954. Construction materials and methods of the extant foundations of the barn and outbuilding support a construction date between the late 19th and early 20th century.

3.4.2 19TH CENTURY MAPPING

Historical records and mapping were examined to gain an understanding of 19th land use in the area. A summary of these historical records is presented below in Table 1 and maps are provided in Figure 3 and Figure 4.

Table 2: Review of 19th Century Historical Mapping

YEAR	MAP TITLE	HISTORICAL FEATURE (S)
1859 (Figure 3)	1859 Tremaine's Map of the County of Peel (Tremaine 1859)	<ul style="list-style-type: none">• The Study Area is owned by the estate of Joseph Brown who is labelled as being deceased.• No structures or natural elements are indicated on the map

YEAR	MAP TITLE	HISTORICAL FEATURE (S)
1877 (Figure 4)	1877 Illustrated Historical Atlas of the County of Peel (Pope 1877)	<ul style="list-style-type: none"> The Study Area is owned by Edward Morris A structure is depicted in the northwestern section of the property An orchard is depicted south of the structure

3.4.3 20TH AND 21ST CENTURY MAPPING AND AERIAL IMAGERY

Land use through the 20th century indicates that the Study Area and surrounding area continued in a rural setting. Small changes take place within the Study Area as outbuildings are constructed and demolished. Table 3 provides a summary of the maps and aerial photographs reviewed. This collection is presented in chronological order Figure 5 to Figure 8.

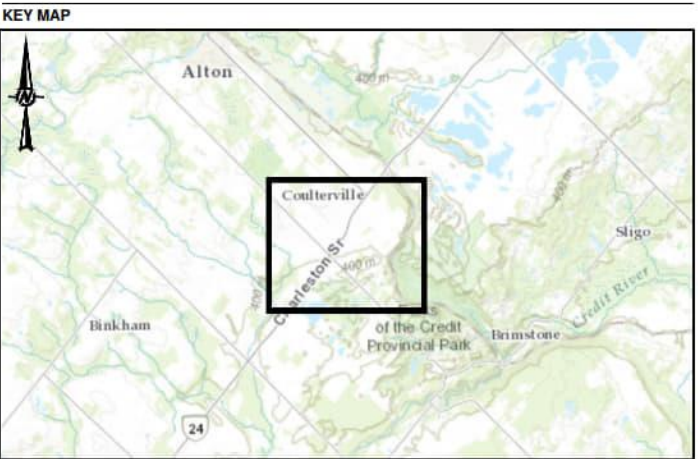
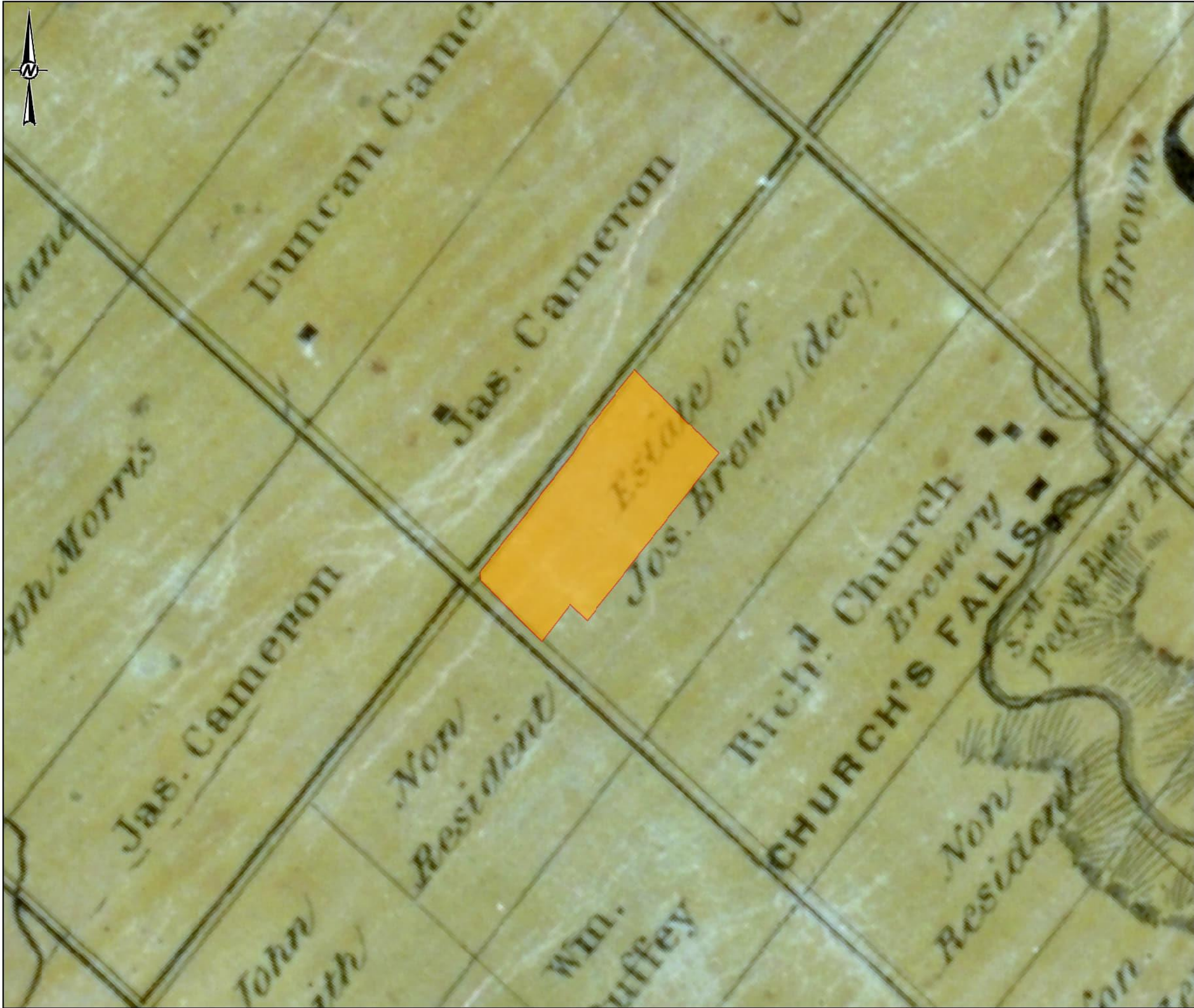
Table 3: Review of 20th Century Historical Mapping

YEAR	MAP TITLE	HISTORICAL FEATURE (S)
1937 (Figure 5)	1937 Topographic Map of Ontario, Orangeville Sheet (Department of Defence 1937)	<ul style="list-style-type: none"> A house and barn (located to the south of the house) are illustrated. The barn is oriented east-west and its location matches the configuration of the existing larger foundation. An orchard is located to the east of the house and barn.
1954 (Figure 6)	1954 Aerial photograph 437.801 (Hunting Survey Corporation Limited 1954)	<ul style="list-style-type: none"> The arrangement of the building complex, agricultural fields, and vegetative boundaries are visible in the same configuration as present-day. Both barns are visible at this time The surrounding lands are primarily agricultural in nature.
1973 (Figure 7)	1973 Topographic Map of Ontario, Orangeville Sheet (Natural Resources Canada 1973)	<ul style="list-style-type: none"> No changes to the structures in the Study Area, only one barn is depicted. The orchard is no longer present in the Study Area
1994 (Figure 8)	1994 Topographic Map of Ontario, Orangeville Sheet. (Natural Resources Canada 1994)	<ul style="list-style-type: none"> An additional barn appears south of the initial barn. The barn is oriented east-west and its location matches the configuration of the existing smaller foundation.
2004-2022	Online Google Earth Aerial Imagery	<ul style="list-style-type: none"> The house is no longer extant. The two barns are no longer standing but their foundations remain. A small shed has been built to the northeast of the barn foundations.

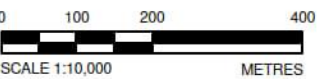
3.4.4 SUMMARY OF PROPERTY HISTORY

A farmhouse was located on the property at 1055 Charleston Sideroad (Lot 15, Concession 4 WHS) as early as 1877, at which time the property was listed as part of the Morris Estate. An associated orchard is illustrated on 1877 mapping in addition to the farmhouse. The agricultural nature of the property was established in the 19th century and developed further in the early 20th century. In 1911 the property was sold by Edward Morris to Arch R. MacArthur and throughout the 20th century the property was bought and sold numerous times. Currently, the property is owned by CBM Aggregates. By the 1930s, at least one of the structures which make up the extant ruins had been constructed. The second was in existence by 1954 but is not shown on 20th century topographic mapping. Based on historical mapping, construction materials, and construction techniques, the barn and outbuilding supported by the structural foundations were constructed between the late 19th and early 20th century. The farmhouse was demolished between 1994 and 2001.

88TH, S. Clark/Norwalk, Caledonia/Leam, Pgs. 5, Caledonia/99, P10211912010/00, P10221044, CH, USE, Caledonia/912010, 0018, CH/003 and PRINTED ON: 2023-08-18 AT: 10:51:41 AM



LEGEND
STUDY AREA



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. 1859 TREMAINE'S MAP OF THE COUNTY OF PEEL, CANADA WEST, GEO. R. TREMAINE, TORONTO, PUBLISHED BY C.R. & G. M. TREMAINE, 1859.
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

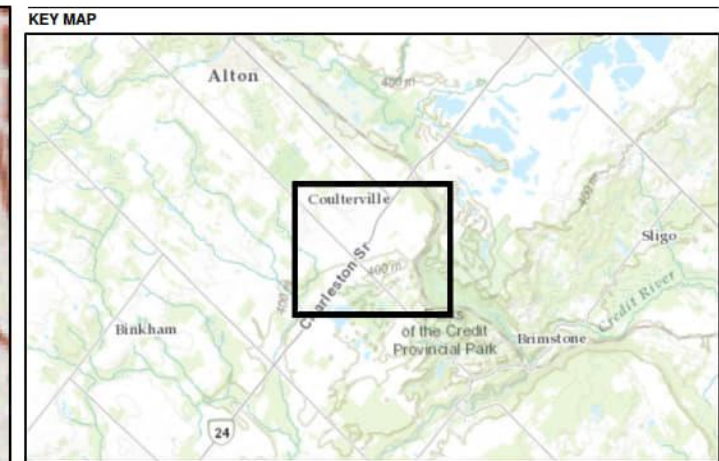
PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 1055 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
1859 HISTORICAL MAP

CONSULTANT	YYYY-MM-DD	2023-07-31
	DESIGNED	SO
	PREPARED	SD
	REVIEWED	HS
	APPROVED	HM

PROJECT NO. 19129150 CONTROL 0048 REV. 0 FIGURE 3

25mm IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM A4/US 11



SCALE 1:150,000

LEGEND

STUDY AREA



NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. ORANGEVILLE (EAST) ONTARIO. 1:50,000. MAP SHEET 040P16, ED. 1, 1952
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC. (CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1055 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1937 TOPOGRAPHIC MAP

CONSULTANT	YYYY-MM-DD	2023-07-31
	DESIGNED	SO
	PREPARED	SD
	REVIEWED	HS
	APPROVED	HM

PROJECT NO. 19129150 CONTROL 0048 REV. 0 FIGURE 5



SCALE 1:150,000

LEGEND

 STUDY AREA

NOTE(S)

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. SOUTHERN ONTARIO, 1954, 437801, ONTARIO. DEPARTMENT OF LANDS AND FORESTS
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC.
(CANADA)

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 1055 CHARLESTON SIDEROAD,
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1954 HISTORICAL AERIAL

CONSULTANT

YYYY-MM-DD 2023-07-31

DESIGNED	SO
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PREPARED	SD
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REVIEWED	HS
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REVIEWED	HS
APPROVED	HM

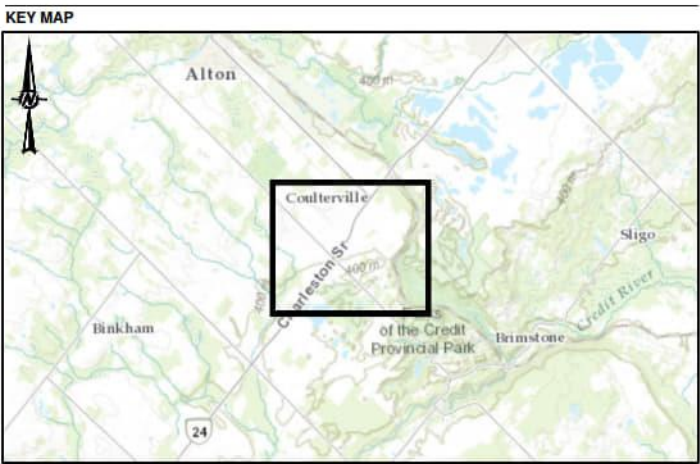


PROJECT NO.
19129150

CONTROL
0048

REV.
0

FIGURE 6



LEGEND
STUDY AREA



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. ORANGEVILLE ONTARIO, 1:50,000, MAP SHEET 040P16, ED. 2, 1973
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

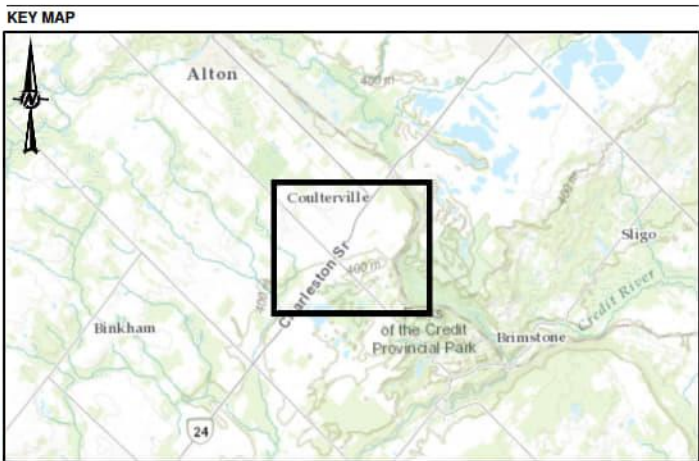
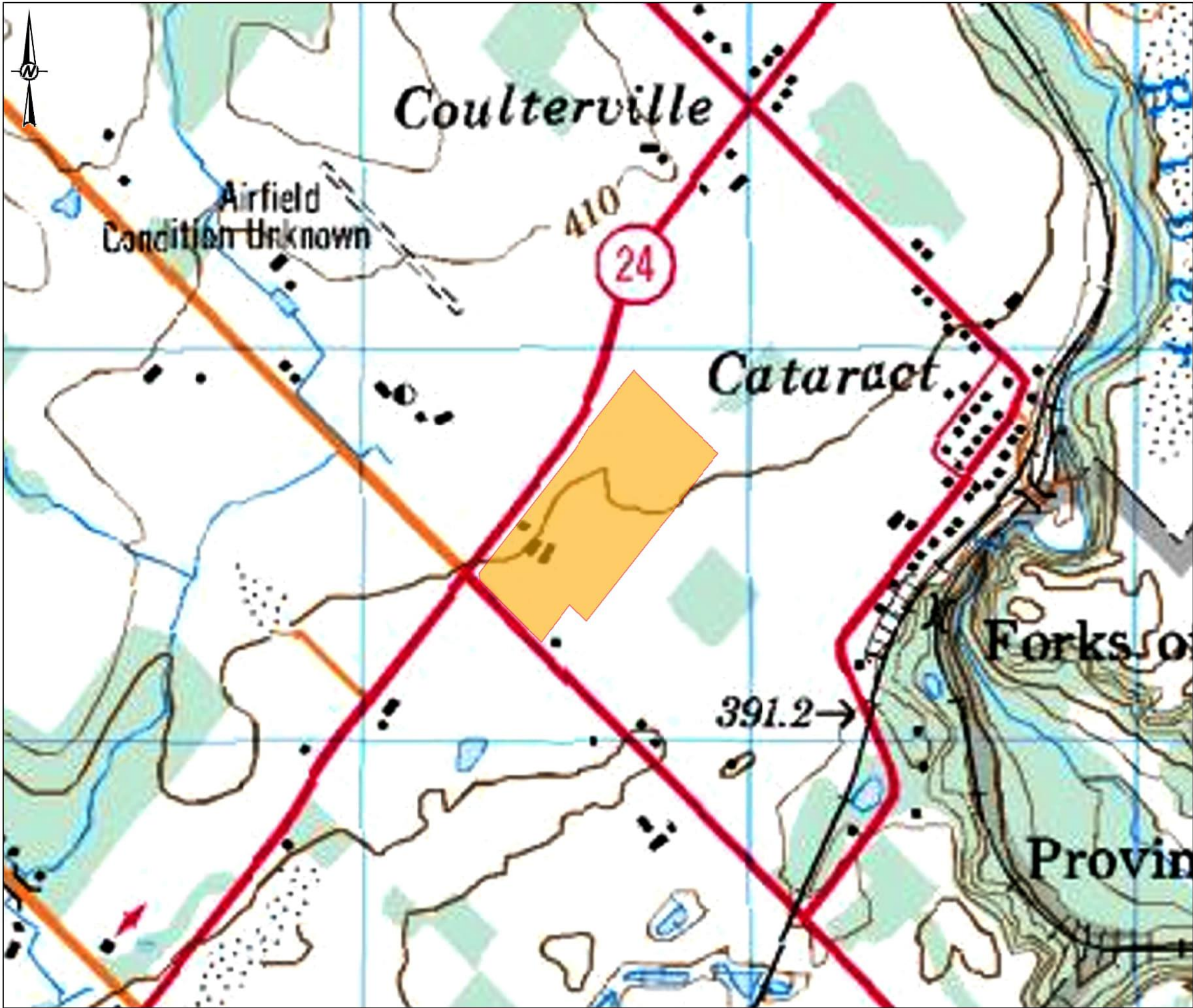
CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC.
(CANADA)

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 1055 CHARLESTON SIDEROAD,
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

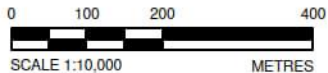
TITLE
1973 HISTORICAL TOPOGRAPHIC MAP

	CONSULTANT	YYYY-MM-DD	2023-07-31
	DESIGNED	SO	
	PREPARED	SD	
	REVIEWED	HS	
	APPROVED	HM	

PROJECT NO. 19129150	CONTROL 0048	REV. 0	FIGURE 7
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LEGEND
STUDY AREA



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. ORANGEVILLE ONTARIO. 1:50,000. MAP SHEET 040P16, ED. 5, 1994
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC.
(CANADA)

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 1055 CHARLESTON SIDEROAD,
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
1994 HISTORICAL TOPOGRAPHIC MAP

CONSULTANT	YYYY-MM-DD	2023-07-31
DESIGNED	SO	
PREPARED	SD	
REVIEWED	HS	
APPROVED	HM	

PROJECT NO. 19129150 CONTROL 0048 REV. 0 FIGURE 8

4 EXISTING CONDITIONS

4.1 INFORMATION GATHERING

The Town of Caledon, Ontario Heritage Trust, and the MCM were consulted to gather information on the Study Area.

Cassandra Jasinski, Heritage Planner at the Town of Caledon, confirmed receipt of the request and indicated that she would provide materials they have on file shortly. This HIA will be updated once a further response is received.

Kevin Baksh, Acting Provincial Heritage Registrar at the Ontario Heritage Trust, confirmed that the Trust does not have any additional information, background documents, or previous reports relating to the Study Area.

Karla Barboza, Team Lead of the Heritage Planning Unit at the MCM, confirmed that the no properties have been designated by the Minister within the Study Area and that there are no provincial heritage properties within or adjacent to the Study Area.

Public consultation is ongoing as part of the Project. Information relevant to cultural heritage that is received from community consultation sessions and PICs has been reviewed by WSP cultural heritage staff. To date, no community information related to the Study Area has been received.

4.2 FIELD REVIEW RESULTS

A field review of the Study Area was completed on November 18, 2022, by WSP staff Chelsea Dickenson and Robert Pinchin. Weather conditions during the field review were sunny with seasonally cool temperatures.

A map of the existing conditions of the Study Area is provided in Section 4.2.2

4.2.1 LOCATION CONTEXT

The Study Area is situated on the southeast corner of the intersection between Charleston Sideroad and Mississauga Road in the Town of Caledon, Region of Peel Ontario. The Study Area is bordered by Mississauga Road to the west, Charleston Sideroad to the north, and agricultural fields to the east and south. The Study Area consists mainly of barn foundations, a small outbuilding, and agricultural fields (Plate 1 and Plate 2). The character of the surrounding area is generally agricultural and residential and the broader area has a history of aggregate extraction as well. The Credit River meanders through the area approximately 1 km east of the Study Area and the community of Cataract is located along the banks of the Credit River, approximately 800 m southeast of the Study Area. There are two known heritage properties adjacent to the Study Area, including: 18501 Mississauga Road and 833 Charleston Sideroad (both listed on the Town of Caledon's heritage register) (Plate 3 and Plate 4). One additional property, 18309 Mississauga Road, is adjacent to the Study Area and was identified as a potential built heritage resource by WSP in 2022 (Plate 5).



Plate 1: Looking south along the Study Area driveway



Plate 2: Looking east at agricultural fields in the Study Area



Plate 3: 18501 Mississauga Road (listed on the Town of Caledon's heritage register)



Plate 4: 833 Charleston Sideroad



Plate 5: 18309 Mississauga Road (potential built heritage resource)

4.2.2 LANDSCAPE CONTEXT

The Study Area is approximately 19.3 hectares and contains elements of the former farm complex as well as the associated agricultural fields surrounding it. A driveway into the property is accessed from Charleston Sideroad (Plate 6 and Plate 7). Three large field stones have been placed at the entrance of the driveway to prevent vehicle

access (Plate 8). From Charleston Sideroad, the driveway extends southwards in a straight line into the Study Area (Plate 9). Rows of mature trees line the east and west side of the core of the former farm complex. Between the driveway and the eastern treeline is an open patch of land where, according to historical imagery, the main farmhouse was located (Plate 10). Approaching the end of the driveway, a small outbuilding is located on the east side of the driveway and two rectangular structural foundations are located to the west. The driveway, tree line, outbuilding, and two foundations compose what would have been the core of the farm complex. The remainder of the Study Area consists of agricultural fields (Plate 11). The fields are bordered by Mississauga Road, Charleston Sideroad, and the agricultural fields of adjacent properties. A deteriorated wood fence extends southwards from the former core of the farm complex into the agricultural fields (Plate 12). Within the agricultural fields, treelines demarcate the separation of fields (Plate 13).



Plate 6: Looking west along Charleston Sideroad from the Study Area



Plate 7: Looking east along Charleston Sideroad from the Study Area



Plate 8: Fieldstones at the foot of driveway



Plate 9: Looking north along the driveway towards Charleston Sideroad



Plate 10: Looking east towards the site of former farmhouse (demolished between 1994 and 2001)



Plate 11: Looking north across agricultural fields



Plate 12: Looking south along wooden fence line



Plate 13: Looking east at treeline in agricultural field

4.2.3 BUILT ENVIRONMENT

4.2.3.1 OUTBUILDING

An outbuilding stands east of the driveway within the farmhouse portion of the Study Area. The outbuilding is a simple wooden structure with metal cladding and a side gable roof, built between 1954 and 2001. The roof is clad in sheet metal that has rusted away in some areas, revealing machine cut wood beams (Plate 14). The roof has projecting eaves on all side and plain wooden fascia. The west (front) elevation has a large entrance, suggesting use as a driveshed or storage space for farm equipment (Plate 14). The north elevation has an offset left (east) one-over-one sash window with wood lintel and wood sill (Plate 16). The east elevation has two evenly spaced windows with wood lintels and wood sills (Plate 17). The south elevation has an offset left (west) entrance and an offset right (east) small wood addition that is clad in sheet metal (Plate 15). The outbuilding does not appear to have CHVI due to the utilitarian design of the building, common materials, and relatively late construction date.



Plate 14: West (front) elevation of outbuilding



Plate 15: South elevation of outbuilding



Plate 16: North elevation of outbuilding



Plate 17: East elevation of outbuilding

4.2.3.2 STRUCTURAL FOUNDATION NO. 1

At the end of the driveway are two foundations of structures that previously stood in the Study Area. The larger, more northern of the two, will be referred to as “Structural Foundation No. 1” for the purpose of this report. Structural Foundation No.1 is in an advanced state of decay. The shape, size, and location of Structural Foundation No. 1 suggest that the foundation originally supported a raised barn (Plate 18 and Plate 19). On the north side of the foundation the land rises sharply to meet the barn’s large threshing doors (Plate 20). This would have acted as an earthen ramp for livestock to access the main level of the barn. The most intact elements of Structural Foundation No. 1 are the walls which are constructed of parged fieldstone and stand approximately 6 feet tall (Plate 21). The fieldstone used in the walls retain their original shape. The wood plank elements of windows and doorways are visible within the fieldstone walls (Plate 22). The remaining windows openings have wood lintels, frames, and sills connected with tongue and groove joinery (Plate 23, Plate 24). A concrete trough is located adjacent to the southern wall of Structural Foundation No. 1 (Plate 25). The interior of the foundation contains the ruins of many wood beams that most likely supported the walls and roof of the barn. The interior also contains metal fencing most likely used as a livestock pen (Plate 26).



Plate 18: West elevation of Structural Foundation No. 1



Plate 19: South elevation of Structural Foundation No. 1



Plate 20: Earthen ramp north of Structural Foundation No. 1



Plate 21: Parged fieldstone wall and doorway



Plate 22: Parged fieldstone wall and window



Plate 23: Wood lintel and frame



Plate 24: Wood window frame joint



Plate 25: Concrete trough



Plate 26: Panoramic photo of Structural Foundation No. 1 interior

4.2.3.3 STRUCTURAL FOUNDATION NO. 2

A smaller building foundation ruin is located south of Structural Foundation No. 1. For the purpose of this report, this ruin is referred to as Structural Foundation No. 2. The shape, size, and location of Structural Foundation No. 2 suggest that the foundation originally supported an outbuilding. This foundation is in a more deteriorated state than Structural Foundation No. 1 but some construction materials can be identified. The walls are constructed of parged fieldstone and concrete (Plate 27, Plate 28). Within the walls wood plank fenestration elements are visible (Plate 29). On the north side of Structural Foundation No. 2 there is a wood lean-to addition (Plate 30). On the south side of Structural Foundation No. 2 there is an opening that leads to a below grade cellar (Plate 31). The cellar walls are constructed of fieldstone (Plate 32). The interior of Structural Foundation No. 2 contains the ruins of many wood beams that most likely supported the walls and roof of the original structure.



Plate 27: Concrete walls of Structural Foundation No. 2



Plate 28: Parged fieldstone walls of Structural Foundation No. 2



Plate 29: Wood fenestration elements of Structural Foundation No. 2



Plate 30: Wood lean-to addition



Plate 31: Entrance to below grade cellar



Plate 32: Fieldstone wall of below grade cellar interior

4.2.3.4 HERITAGE INTEGRITY

In the 2006 *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities*, the MCM stresses that a property need not be in its original condition to have CHVI though stresses the concept of integrity:

“Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.”

(MCM 2006a: 26)

The MCM expands on this concept of integrity in their 2014 *Standards and Guidelines for Conservation of Provincial Heritage Properties, Heritage Identification & Evaluation Process* to include landscape features and references the *Ontario Heritage Tool Kit* and the 2008 *US National Park Service Info Bulletin: VIII. How to Evaluate the Integrity of a Property* as potential guidance documents (MCM 2014; USDI 2008). The latter source identifies integrity as “the ability of a property to convey its significance” (2008: 1-2) and defines this within the seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. Based on this definition, integrity can only be judged once the significance of a place is known (USDI 2008: 1-2).

Other guidance documents reviewed as part of this assessment define integrity as the “wholeness” or “honesty” of a place and examines the subsequent effects of time and change on the site’s cultural heritage value (Drury and McPherson 2008:45). Similarly, Kalman’s 1979 *Evaluation of Historic Buildings* criteria for “Integrity” (“Site”, “Alterations”, and “Condition”) are less specifically linked to significance, so have been used here to determine the Study Area’s level of heritage integrity (Table 4). This analysis was also considered when evaluating the Study Area for CHVI. The associated survival percentage and rating is based on the following scale:

- Poor = 0-20%
- Fair = 21-40%
- Good = 41-60%
- Very Good = 61-80%
- Excellent = 81-100%

4.2.3.5 RESULTS

Based on the analysis of physical conditions and heritage integrity presented in Table 4, it was found that the Study Area is in poor physical condition and has a poor level of heritage integrity.

Table 4: Analysis of Heritage Integrity

ELEMENT	ORIGINAL MATERIAL/TYPE	ALTERATION	SURVIVAL (%)	RATING	COMMENT
Setting	Property located within an agricultural context, bounded by Charlton Sideroad on the north, Mississauga Road on the west and agricultural fields on the east and south.	Minimal alterations to the general setting.	80	Very Good	The Study Area's main farmhouse has been demolished and the two outbuilding structural foundations are in an advanced state of decay with only their structural foundations remaining. Despite this, the location of driveway, outbuilding, treeline, and agricultural fields are original. The general setting and landscape context conveys the rural agricultural and use of the area that dates to the 19th century.
Site Location	Original structural foundations set back approximately 100 metres from Charleston Sideroad	Significant alterations have occurred to the site location.	10	Poor	The main farmhouse within the Study Area has been demolished. Only the structural foundations of the two barns remain. The structural foundations are in an advanced state of decay
Footprint	The ruins of the barn foundations have a rectangular footprint.	Minimal changes have occurred to the footprint	50	Good	The foundations of the barns demonstrate that these structures had a rectangular footprint. It does not appear that significant additions were added to the barns.
Wall	Lower-level walls constructed of fieldstone and concrete. Upper-level wall construction materials are unknown.	Only lower-level walls of the structural foundations remain. The foundation walls of Structural Foundation No. 1 are still standing but the walls of Structural Foundation No. 2 have mostly collapsed.	20	Poor	The remaining walls are in an advanced state of decay.
Foundation	Original structure foundation constructed of fieldstones.	Minimal alterations to foundation have occurred. However, the foundations are in an advanced state of disrepair.	10	Poor	The original foundations are in an advanced state of disrepair.
Exterior Doors	Unknown	Unknown	5	Poor	Only wood door frame is still extant.
Windows	Unknown	Unknown	5	Poor	Only wood window frame is still extant.
Roof	Unknown	Unknown	0	Poor	Roof is not extant.
Chimneys	Unknown	Unknown	0	Poor	Chimney is not extant.
Exterior Decoration	Unknown	Unknown	0	Poor	Exterior decorations are not extant.
Exterior Additions	Original structure building constructed pre-1877	Unknown	0	Poor	No exterior additions are extant.
Interior Plan	Unknown	Unknown	0	Poor	Interior is not extant.
Interior Walls/Floors	Unknown	Unknown	0	Poor	Interior walls and floors are not extant.
Interior Trim	Unknown	Unknown	0	Poor	Interior trim is not extant.
Interior Features	Unknown	Unknown	0	Poor	Interior features are not extant.
Landscape features	Treelines surrounding farmhouse portion of Study Area, fencing, driveway, and agricultural fields.	Minimal alteration has occurred to the landscape features.	80	Very Good.	The trees, driveway, and agricultural fields are unmaintained and overgrown but the general locational placement of the landscape elements is discernible.
Average of Rate of Change/Heritage Integrity			16	Poor	Rating of poor is based on original element survival rating between 0-20%

5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 ONTARIO REGULATION 9/06

The criteria for determining CHVI of a property at a local level are set out in O. Reg. 9/06 of the *Ontario Heritage Act*. A property may be worthy of listing under the *Ontario Heritage Act* if it meets one or more of criteria of O. Reg. 9/06, and designation under Part IV of the *Ontario Heritage Act* if it meets two or more criteria.

5.2 EVALUATION OF THE STUDY AREA

The Study Area was evaluated using the criteria for CHVI prescribed in O. Reg. 9/06. Table 5 provides a summary of the evaluation, and a discussion of the evaluation is provided below.

Table 5: Evaluation of Cultural Heritage Value or Interest

CRITERIA	EVALUATION OUTCOME
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✗
2. Displays a high degree of craftsmanship or artistic merit	✗
3. Demonstrates a high degree of technical or scientific achievement.	✗
4. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✗
5. Yields or has the potential to yield, information that contributes to an understanding of a community or culture	✗
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✗
7. Is important in defining, maintaining or supporting the character of an area	✗
8. Is physically, functionally, visually or historically linked to its surroundings	✓
9. Is a landmark	✗

5.2.1 DESIGN OR PHYSICAL VALUE

The Study Area does not have design or physical value. The Study Area's built elements include a late 20th century outbuilding and two structural foundations. The outbuilding is a simple wooden structure with metal cladding and a side gable roof. This building does not exhibit CHVI due to its utilitarian design, common materials, and late construction date. Background research suggests the structural foundations were constructed between the late 19th and early 20th century. With the exception of the foundations and remnant door and window openings, there are no intact remains of the second level. The walls of Structural Foundation No. 1 are constructed of parged fieldstone and the walls of Structural Foundation No. 2 are constructed of parged fieldstone and concrete. Remnant wood window and door frames are visible in the walls of each foundation. Structural Foundation No. 2 features a below grade cellar and a wood frame lean-to addition. The use of fieldstone in the Study Area is indicative of late 19th and early 20th century rural building construction but is not a particularly rare, unique, representative, or early example of a style, material, or construction method (Criterion 1). The Study Area does not display a high degree of craftsmanship or artistic merit (Criterion 2). The Study Area does not demonstrate a high degree of technical or scientific achievement (Criterion 3).

Accordingly, when assessed against Criteria 1-3 of O. Reg 9/06, the Study Area is not found to possess significant design or physical CHVI.

5.2.2 HISTORICAL OR ASSOCIATIVE VALUE

The Study Area does not have historical value or associative value. Background research has demonstrated that the Study Area has no direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community (Criterion 4). The Study Area is historically related to local families who farmed the land but background research and consultation did not uncover any significant or direct historical associations with the broader community. There is no evidence to suggest the Study Area yields or has the potential to yield, information that contributes to an understanding of a community or culture (Criterion 5). There is no documentary evidence that indicates a specific architect, artist, builder, or designer was involved in the design or construction of the Study Area. As such, the Study Area does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (Criterion 6).

Accordingly, when assessed against Criteria 4-6 of O. Reg 9/06, the Study Area is not found to possess significant historical or associative CHVI.

5.2.3 CONTEXTUAL VALUE

The Study Area has contextual value because it is tied both physically and historically to the surrounding area. The general character surrounding the Study Area is agricultural in nature. The Study Area is one of several 19th century farm complexes in the area which are either listed on the Town of Caledon's Heritage Register or identified on the Town's Built Heritage Resource Inventory of Pre-1946 Structures. Similar to other properties in the vicinity, the Study Area has a long driveway leading to the ruins of a farm complex. Only the structural foundations of the barns are extant but the general composition and spacing of elements in the Study Area collectively create a landscape that retains the 19th century agricultural nature of its original Euro-Canadian settlers. While the Study Area generally supports the surrounding historical context of the area, the deteriorated condition remaining farm complex ruins limits the degree to which this property can maintain, support, or define the character of the area. Accordingly, the Study Area does not meet criterion 7 of O. Reg. 9/06.

The Study Area is one of many properties in the vicinity that is listed on the Town of Caledon's Inventory of Pre-1946 Structures. The general layout of the former farm complex, and the construction materials and methods used in the Study Area's two foundations, are consistent with many of the surrounding properties. As a 19th century agricultural landscape within an area that is defined by its historical farmsteads, the Study Area is historically linked to its surroundings. The fieldstones used in the wall construction were likely sourced from within the Study Area

which links the property physically to its surroundings. Accordingly, the Study Area is physically and historically linked to its surroundings (Criterion 8). The property is not known to act as a landmark. (Criterion 9).

Accordingly, when assessed against Criteria 7-9 of O. Reg 9/06, the Study Area is found to possess contextual CHVI.

5.2.4 SUMMARY

Based on a review of background documents, community engagement and property inspection it was determined that the Study Area meets one criteria of O. Reg. 9/06 of the *Ontario Heritage Act* (Criteria 8), indicating that this property has CHVI for contextual reasons and is eligible for listing under Part IV of the *Act* as a Built Heritage Resource. The Study Area does not meet any of the criteria to be considered a significant Cultural Heritage Landscape. Based on this evaluation, WSP has drafted a Statement of CHVI.

5.3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

5.3.1 DESCRIPTION OF PROPERTY

The Study Area, 1055 Charleston Sideroad, is a roughly rectangular 19.3 ha property bounded by Mississauga Road to the west, Charleston Sideroad to the north, and agricultural fields to the east and south. The Study Area was historically located within Lot 15, Concession 4 West Side of Hurontario Street (W.H.S.), Caledon Township, Peel County. The Study Area contains the ruins of a former farm complex. The extant remnants of the farm complex include the foundation ruins of a barn and outbuilding that date to the late 19th – early 20th century. The Study Area also contains landscape elements that are related to the 19th and 20th century operation of the property as a working farm. Remaining landscape elements include a driveway, treeline, and agricultural fields, and a wood fence.

5.3.2 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The contextual value of the Study Area is derived from the remnant built and landscape components of the former farm complex within the property. The extant remains of the farm complex include the foundation ruins of a barn foundation ruins of an outbuilding, a driveway, tree lines, agricultural fields, and a wood fence. The foundation ruins for the barn are made of parged fieldstones with remnant wood frame door and window openings. The foundation ruins of the outbuilding are a mix of parged fieldstone and concrete with remnant wood frame door and window openings. The materials for the foundations were likely sourced within the property. The spatial organization of the former farm complex are typical for a 19th century farm in the Town of Caledon. The Study Area is listed on the Town of Caledon's Inventory of Pre-1946 Structures and is situated in close proximity to several 19th century farmsteads that are listed on the Town of Caledon's Heritage Register or the Town of Caledon's Inventory of Pre-1946 Structures. The Study Area is historically and physically linked to its surroundings and generally supports the rural, agricultural character of the area that dates to the 19th century.

5.3.3 HERITAGE ATTRIBUTES

- Ruins of the barn (Structural Foundation No. 1) with parged fieldstone foundations and remnant wood frame door and window openings.
- Ruins of the outbuilding (Structural Foundation No. 2) with parged fieldstone and concrete foundations with remnant wood frame door and window openings.

- Remnant landscape elements of the former farm complex, including the driveway and tree lines

6 IMPACT ASSESSMENT

The MCM InfoSheet #5 provides guidance on how to complete impact assessments for heritage properties (MCM 2006b). This assessment considers two categories of impacts:

- **Direct Impact:** A permanent or irreversible negative affect on the CHVI of a property that results in the loss of a heritage attribute. Direct impacts include destruction or alteration.
- **Indirect Impact:** An impact that is the result of an activity on or near a cultural heritage resource that may adversely affect the CHVI and/or heritage attributes of a property. Indirect impacts include shadows, isolation, direct or indirect obstruction of significant views or vistas, a change in land use, or land disturbances.

It should be noted that land disturbances, as defined in MCM InfoSheet #5, apply to archaeological resources (MCM 2006b). An archaeological assessment is beyond the scope of this study since recommendations regarding archaeological resources must be made by a professional archaeologist licensed by the MCM.

6.1 DESCRIPTION OF PROPOSED WORK

It is WSP's understanding that the proposed work includes the extraction of limestone resources, including blasting to a depth between 8 to 27 m, and associated activities and construction for supporting works (i.e., construction of berms and laydown areas). This work will be confined to the license area (261.2 hectares) which will encompass the extraction areas but also areas required for setbacks and supporting works, defined for the project as the limit of extraction.

The limit of extraction proposed in April 2023 encompasses the entire Study Area, with the exception of a narrow strip adjacent to the roadway ROW and is subject to the requirement to complete this study (Figure 1). The proposed license area encompasses the entire Study Area. Within the limit of extraction and license area, proposed construction activities will include:

- Stripping topsoil and overburden to create a perimeter berm. Excess soil will be temporarily stored within the license area or used for progressive rehabilitation of the site.
- Extraction of limestone (involving blasting) and sand and gravel below the water table. This will require dewatering to allow for operations in a dry state.
- The possible use of temporary workspaces/laydown areas, vegetation removal, and heavy machinery/traffic.
- Rehabilitation, the goal of which is to create a landform that represents an ecological and visual enhancement and provides future opportunities for conservation, recreational, tourism and water management. This will ultimately include the creation of lakes, vegetated shorelines, islands, wetlands, upland forested areas, riparian plantings adjacent to the existing watercourse, nodal shrub and tree planting on upland areas grassland meadows and specialized habitat features for bats and turtles.

It should be noted that the lands within the limit of extraction will be maintained in their current state and agricultural uses until they are required for preparation for aggregate extraction.

6.2 ASSESSMENT OF POTENTIAL IMPACTS

An impact assessment to evaluate the potential impacts of the property is contained in Table 6. The impact assessment is based on the above understanding of the proposed work.

Table 6: Assessment of Potential Impacts to the Study Area

IMPACT TYPE	DISCUSSION
<i>Direct Impacts</i>	
Destruction of any, or part of any, significant heritage attributes or features.	<p>The preliminary extraction area, proposed in April 2023, of which the proposed construction activities include extraction (blasting) as well as the possible use of temporary workspaces/ laydown areas, vegetation removal, and heavy machinery/ traffic, encompasses the majority of the Study Area, including the following identified heritage attributes or features: foundation ruins of the barn and outbuilding and remnant landscape elements (driveway and tree lines).</p> <p>The location of the proposed extraction area will result in the destruction of the heritage attributes of the Study Area. Accordingly, mitigation measures to conserve the CHVI of the Study Area are required. See Section 7 for mitigation recommendations.</p>
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	The proposed work, without mitigation measures or conservation planning, could result in totally altering the heritage attributes and contextual value of the Study Area. See Section 7 for mitigation recommendations.
<i>Indirect Impacts</i>	
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	<p>No shadow related impacts to the heritage attributes are anticipated since the proposed work will be ground disturbing rather than building which may create shadows.</p> <p>Accordingly, no negative impacts relating to shadows are anticipated.</p>
Isolation of a heritage attribute from its surrounding environment context or a significant relationship.	<p>The location of the proposed work suggests the possible demolition/destruction of both the Study Area and/or the surrounding farmsteads, to which the Study Area is historically and physically linked.</p> <p>The proposed construction activities suggest the possible demolition/destruction of any one, or all, identified heritage attributes of the Study Area, such as: the fieldstone walls, wood plank window frames, sills, and lintels, wood plank door frames, and mature treelines.</p> <p>Accordingly, isolation of heritage attributes which may indirectly impact the contextual value of the Study Area are a possibility without mitigation measures in place. See Section 7 for mitigation recommendations.</p>
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No significant views or vistas to or from the Study Area were identified as a heritage attribute. Accordingly, no negative impacts to views are anticipated.
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.	<p>A proposal to change the land use of the Study Area and surrounding area to be licenced under the <i>Aggregate Resources Act</i> and designated/zoned under the Planning Act to permit the proposed quarry has been submitted and is in progress.</p> <p>Accordingly, no impacts related to land use are anticipated.</p>
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	<p>The proposed mineral aggregate operation activities will result in significant changes to the grade and drainage patterns of the Study Area.</p> <p>Without mitigation measures, the proposed activities will result in land disturbances which will negatively affect the CHVI and heritage attributes identified in the Study Area.</p> <p>As proposed, the work is anticipated to result in land disturbances that will directly impact the Study Area, adversely affecting CHVI and heritage attributes. See Section 7 for mitigation recommendations.</p>

6.3 SUMMARY OF POTENTIAL IMPACTS

The proposed work will involve the extraction of limestone resources, requiring stripping topsoils and overburden, extraction (blasting), vegetation removal, creation of temporary workspaces/laydown areas, use of heavy machinery/traffic, and ultimate rehabilitation. Overall, this is anticipated to have a negative impact on the CHVI and identified heritage attributes of the Study Area. If conservation and mitigation measures aren't developed and implemented, the proposed work has potential for direct and indirect negative impacts to the Study Area related to destruction, alteration, isolation, and land disturbances.

Section 7 provides recommendations on conservation and mitigation measures which should serve to mitigate any potential negative impacts of the proposed work.

7 CONSIDERATION OF ALTERNATIVES

Since the impact assessment identified the potential for adverse impacts to the CHVI and heritage attributes of the Study Area, alternatives have been considered following Section 3.3.3.3.3 of Town of Caledon's Official Plan (2018) and MCM InfoSheet#5 of the *Ontario Heritage Tool Kit* (2006b). These are:

- 1 Retention of the building on-site in its original use
 - 2 Retention of the building on-site in an adaptive re-use
 - 3 Relocation of the building
 - a on the development site
 - b to a sympathetic site
 - 4 Preserve by Record and Commemorate
-

7.1 OPTION 1: RETENTION OF THE STRUCTURAL FOUNDATIONS ON-SITE IN ITS ORIGINAL USE

Retention of the foundation ruins and remnant landscape components on-site and in their original use.

Advantages: The approach adheres to the conservation principle of minimal intervention. This approach allows for the property to retain its heritage attributes in situ and preserves the integrity and authenticity of the resource.

Disadvantages: While minimum intervention is the most preferred approach, this can prove detrimental to long-term sustainability without sufficient preventative mitigation measures. Importantly, the current structures within the Study Area are abandoned ruins in an advanced state of disrepair that have no potential for functional use. The option of retention without active intervention will result in the continuing deterioration of the structural foundations. The nature and initial purpose of the original structures cannot be accurately understood due to the absence of remaining construction materials and built elements. Additionally, the retention of the built elements within the Study Area without retention of the surrounding landscaping and spatial elements would result in the loss of the contextual CHVI possessed by the Study Area.

Overall feasibility: This option is not feasible because of the:

- The ruins of the barn and outbuilding foundations are abandoned and in an advanced state of disrepair.
 - The ruins within the Study Area are not structurally sound and present health and safety risks if left in situ.
 - The original use and composition of the structural foundations cannot be accurately understood due to a lack of remaining physical evidence.
-

7.2 OPTION 2: ADAPTIVE REUSE

Retention of the structural foundations on-site in an adaptive re-use.

Advantages: This approach would conserve the identified heritage attributes in their current location within the property. Rehabilitation can 'revitalize' a historic place (Canada's Historic Places 2010). Adaptive re-use would serve to retain the Study Area's heritage attributes in its original location, while allowing for change to take place in the immediate area. Adaptive re-use presents an opportunity for the Study Area to retain a 'progressive authenticity', or 'successive adaptations of historic places over time (Jerome 2008:4). Re-use of the Study Area could be integrated into the rehabilitation work planned for once quarrying activities are finished. Adaptive re-use projects

are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning to undertake.

Disadvantages: The identified heritage attributes within the Study Area are abandoned ruins in an advanced state of disrepair that have no potential for adaptive re-use without significant investment and reinterpretation of the farm complex. The nature of the former farm complex cannot be accurately understood due to the absence of intact structures in the Study Area. .

Overall feasibility: This option is not feasible because of the:

- Due to the highly deteriorated state and lack of structural integrity of the structural foundations in the Study Area, rehabilitation of the structural foundations is not logistically, physically, or financially viable.
- The original use and composition of the structural foundations cannot be accurately understood due to a lack of remaining physical evidence, preventing the accurate implementation of a “progressive authenticity”.

7.3 OPTION 3: RELOCATION

Relocate the foundation ruins to a new location within the property or to a nearby sympathetic site.

Advantages: As with Option 2, relocation and rehabilitation can ‘revitalize’ a historic place, and when adapted to a new location, a valued place can be more easily maintained and protected and its heritage attributes widely understood, recognized, and celebrated. Also as above, relocation and rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning to undertake.

Disadvantages: The remnant foundations within the Study Area are the abandoned ruins of a barn and outbuilding that are in an advanced state of disrepair and are not structurally sound. Given the advanced state of disrepair, the ruins of the foundation would not withstand relocation without significant risk of complete collapse. Additionally, the contextual value of the Study Area is derived from the spatial organization of remnant landscape components that are related to the 19th rural agricultural history of the property and broader context. Relocation of the built elements would effectively sever the link between the foundation ruins and the remnant landscape component, negating the identified contextual CHVI.

Overall feasibility: This option is not feasible because of the:

- The barn and outbuilding foundation ruins are in an advanced state of disrepair. The relocation of these foundations is not feasible without introducing a high risk of structural collapse. The logistical issues and cost associated with relocating the barn and outbuilding foundation ruins would not be commensurate with the CHVI of the Study Area, which is based on the contextual value of the property.
- Due to the highly deteriorated state and lack of structural integrity of the structural foundations in the Study Area, rehabilitation of the structural foundations is not logistically, physically, or financially viable.

7.4 OPTION 4: SALVAGE AND COMMEMORATION

Salvage and document the Study Area’s heritage attributes through photographs, measured drawings, and written notes prior to demolition. This option allows for salvage of notable heritage artifacts that contribute to the CHVI of the property for donation or archiving. Consult with the Town of Caledon regarding the potential inclusion and development of commemorative plaques or place naming strategies.

Advantages: This option would conserve the historical connection of the Study Area to its community and original land parcel through commemoration while salvage of building materials would retain some physical link to the Study Area’s intangible contextual value. This option is both cost effective and acknowledges the Study Area’s historical importance within the community. Through detailed investigations, the construction, architecture, and

history of the property would become an example for comparative studies and inform both future heritage assessments and academic study of the area.

Disadvantages: Preservation by salvage or record is the least desirable conservation option. Through demolition, all CHVI and heritage attributes would be removed from the Study Area, and a tangible reminder of the 19th century farm complex would be lost, resulting in further attrition of heritage property building stock in the municipality and province. Even if some materials are salvaged, there is potential that their connection with the farmhouse and its historical or associative value will eventually be lost.

Overall feasibility: This was determined to be the only feasible option since:

- The ruins of the barn and outbuilding foundations are in an advanced state of disrepair and cannot be rehabilitated without extensive capital investment and cannot be relocated without introducing a high risk of structural failure.
- It preserves a record of the property's heritage attributes in a manner scaled to their level of cultural heritage significance.
- It provides a detailed record of the remnants of the 19th century farm complex for comparison when assessing other properties in the municipality, and potentially for academic study of local building styles, construction, and historic land use.

7.5 SUMMARY

Option 4 is identified to be the only feasible alternative option due to its ability to preserve and document the built elements of the Study Area that are in an advanced state of deterioration. The poor structural integrity of the structural foundations restricts the viability of alternative Options 1-3. Accordingly, the only feasible alternative is:

— **Option 4: Salvage and Commemoration**

This option will:

- Document and preserve identified heritage attributes within the Study Area
- Present the opportunity for commemoration of the Study Area through options such as historical plaques or place-naming strategies
- Encourage public understanding and appreciation of the areas agricultural heritage in the Town of Caledon

8 SUMMARY STATEMENT AND RECOMMENDATIONS

WSP was retained by CBM to complete a HIA for 1055 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario. The Study Area is a roughly rectangular 19.3 ha property bounded by Mississauga Road to the west, Charleston Sideroad to the north, and agricultural fields to the east and south. The Study Area was historically located within Lot 15, Concession 4 West Side of Hurontario Street, Caledon Township, Peel County. The Study Area features the foundation ruins of a barn and outbuilding, an outbuilding, a driveway, tree lines, and agricultural fields. The property is listed on the Town of Caledon's Inventory of Pre-1946 Structures and is not identified as a Cultural Heritage Landscape in the Cultural Heritage Landscape Inventory.

CBM proposes to develop the Study Area as part of a quarry site, with the proposed work including removing the surface vegetation and overburden, creating temporary workspaces or laydown areas, extracting the limestone resources, and ultimately rehabilitating the site.

An evaluation of the Study Area for this HIA determined that the Study Area has CHVI because it meets one criteria prescribed in O. Reg 9/06 of the Ontario Heritage Act (Criteria 8). The Study Area's CHVI is principally linked to its contextual role in supporting the character of the area and through its historical and physical link to its surroundings.

An impact assessment of the proposed work determined that the Study Area will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, a variety of mitigation measures were considered. Due to the advance state of disrepair and compromised structural integrity of the ruins in the Study Area and limited CHVI of the remnant landscape elements, conservation or restoration is not feasible. Accordingly,

WSP recommends to:

- **Salvage, document, and commemorate the heritage attributes of the Study Area**

To achieve this conservation strategy, the following mitigations are recommended:

- 1** Complete a Heritage Documentation Plan for 1055 Charleston Sideroad to create a record of the property. The documentation of the property must include the foundation ruins of the barn and outbuilding (Structural Foundation No. 1 and Structural Foundation No. 2) and remnant landscape components of the farm complex (driveway and tree lines). The Heritage Documentation Plan must be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within the property.
- 2** Consult with the Town of Caledon heritage planning staff to develop a commemorative plaque or place naming strategy for the property. The commemoration strategy should be implemented during the rehabilitation phase of the project, following the completion of quarrying activities.

9 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of WSP. The qualifications of the assessors involved in the preparation of this report are provided in Appendix A.

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Appendix A:

Assessor Qualifications



Assessor Qualifications

Heidy Schopf, MES, CAHP – Built and Landscape Heritage Team–Lead - Heidy Schopf the Built and Landscape Heritage Team Lead at WSP. She has over ten years' experience in Cultural Resource Management. She is a professional member of the **Canadian Association of Heritage Professionals (CAHP)** and is **MTO RAQs certified** in archaeology/heritage. She has worked on a wide variety of projects throughout Ontario, including: cultural heritage resources assessments, heritage impact assessments, documentation reports, cultural heritage evaluations, strategic conservation plans, heritage conservation district studies and plans and archaeological assessments. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed.

Henry Cary, Ph.D., CAHP, RPA, Senior Cultural Heritage Specialist - Dr. Henry Cary has over 20 years of public and private-sector experience directing archaeological and cultural heritage projects in urban, rural, Arctic and Sub-Arctic environments in Canada as well as the Republic of South Africa, Italy, and France. His career has included positions as project archaeologist and cultural resource management specialist for Parks Canada's Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site, and senior-level archaeologist and cultural heritage specialist for CH2M and Golder Associates. He currently holds a **Professional Archaeology Licence (P327)** issued by the Ontario MCM, is MTO RAQs certified in Archaeology/Heritage and is a member of the **Canadian Association of Heritage Professionals (CAHP)** and **Register of Professional Archaeologists (RPA)**. His education includes a B.A. in Prehistoric Archaeology and Anthropology from Wilfrid Laurier University, a MA in Historical Archaeology from Memorial University, and a Ph.D. in War Studies from the Royal Military College of Canada. Henry is also an Adjunct Professor of Anthropology at Saint Mary's University and over the past five years has taught archaeology courses in the Anthropology, Classics, and Visual & Material Culture departments at Mount Allison University.

Johanna Kelly, M.Sc. – Cultural Heritage Specialist- Ms. Kelly has worked in the field of Cultural Resource Management since 2007. She is skilled in the identification and evaluation of built heritage resources and cultural heritage landscapes and mitigation of proposed impacts on heritage resources. She has worked on a wide variety of projects throughout Ontario, including cultural heritage resources assessments, heritage impact assessments, cultural heritage evaluations, documentation reports, strategic conservation plans, heritage conservation district studies and plans, and archaeological assessments. Ms. Kelly has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. Ms. Kelly has completed cultural heritage projects under a variety of processes, including: the *Environmental Assessment Act*, *Planning Act*, *Ontario Heritage Act*, and the *Transit Project Assessment Process*. Ms. Kelly holds a **Professional Archaeological License (P1017)** issued by the Ministry of Citizenship and Multiculturalism.

Robert Pinchin, B.A. Hons, CAHP Intern - Cultural Heritage Technician - Mr. Pinchin holds an Honours, B.A. Degree in Canadian History from McMaster University and is currently working towards a Post-Graduate Certificate in Geographic Information Systems from Toronto Metropolitan University. Mr. Pinchin has experience working in cultural heritage preservation and conducting heritage assessments in a wide range of projects. He has experience conducting Environmental Assessments and authoring Cultural Heritage Resource Assessments, Archaeological Assessments, Heritage Impact Assessments, and Cultural Heritage Evaluation Reports. Mr. Pinchin has experience with conducting cultural heritage work for public and private clients in support of infrastructure development, oil and gas projects, utility upgrades, residential development, and more. Mr. Pinchin has experience interpreting and applying municipal, provincial, and federal legislation within the heritage context. He is an intern member of the Canadian Association of Heritage Professionals (CAHP). Mr. Pinchin has experience as an archaeologist during which he conducted stage 1-4 archaeological assessments, identified, and catalogued artifacts, and worked with GIS technologies to map units and site boundaries. In these endeavours Mr. Pinchin has worked closely with First Nation community members across the country in order to develop heritage framework in a comprehensive and compassionate manner.

Appendix B:

Limitations



Limitations

- 1** The work performed in the preparation of this report and the conclusions presented are subject to the following:
 - a** The Standard Terms and Conditions which form a part of our Professional Services Contract;
 - b** The Scope of Services;
 - c** Time and Budgetary limitations as described in our Contract; and
 - d** The Limitations stated herein.
- 2** No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
- 3** The conclusions presented in this report were based, in part, on visual observations of the Site and attendant structures. Our conclusions cannot and are not extended to include those portions of the Site or structures, which are not reasonably available, in WSP's opinion, for direct observation.
- 4** The environmental conditions at the Site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the Site with any applicable local, provincial or federal bylaws, orders-in-council, legislative enactments and regulations was not performed.
- 5** The Site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
- 6** Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on-site and may be revealed by different or other testing not provided for in our contract.
- 7** Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, WSP must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
- 8** The utilization of WSP's services during the implementation of any remedial measures will allow WSP to observe compliance with the conclusions and recommendations contained in the report. WSP's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
- 9** This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or the part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. WSP accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
- 10** This report is not to be given over to any third party for any purpose whatsoever without the written permission of WSP.
- 11** Provided that the report is still reliable, and less than 12 months old, WSP will issue a third-party reliance letter to parties that the client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on WSP's report, by such reliance agree to be bound by our proposal and WSP's standard reliance letter. WSP's standard reliance letter indicates that in no event shall WSP be liable for any damages, howsoever arising, relating to third-party reliance on WSP's report. No reliance by any party is permitted without such agreement.