

CBM AGGREGATES

HERITAGE IMPACT ASSESSMENT

18722 MAIN STREET, TOWN OF CALEDON, REGIONAL
MUNICIPALITY OF PEEL, ONTARIO

JULY 28, 2023





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TOWN OF CALEDON,
REGIONAL
MUNICIPALITY OF PEEL,
ONTARIO

CBM AGGREGATES

PROJECT NO.: OCUL2216
DATE: JULY 28, 2023

WSP

WSP.COM

SIGNATURES

PREPARED BY



Johanna Kelly, M.Sc. CAHP
Cultural Heritage Specialist

July 28, 2023

Date

REVIEWED¹ BY



Henry Cary, PhD, CAHP, RPA
Senior Cultural Heritage Specialist

July 28, 2023

Date

APPROVED² BY



Heidy Schopf, MES, CAHP
Cultural Heritage Team Lead

July 28, 2023

Date

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.

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PROJECT PERSONNEL

WSP

Project Manager:	Heather Melcher
Cultural Heritage Specialists:	Johanna Kelly, M.Sc., CAHP Chelsea Dickinson, B.A. Hons.
Cultural Heritage Technician	Robert Pinchin, B.A. Hons, CAHP Intern
Report Preparation:	Johanna Kelly, M.Sc., CAHP
Graphics:	Shannon Orellana
Report Reviewers:	Henry Cary, Ph.D., CAHP, RPA Heidy Schopf, MES, CAHP

ACKNOWLEDGEMENTS

Heritage Planner, Town of Caledon	Cassandra Jasinski
Acting Provincial Heritage Registrar, Ontario Heritage Trust	Kevin Baksh
Team Lead, Heritage Planning Unit, Ministry of Citizenship and Multiculturalism	Karla Barboza, MCIP, RPP, CAHP

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 18722 Main Street in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area). The irregular-shaped, 48.5-hectare (120-acre) Study Area is located on the southwest side of Main Street, approximately 645 m northwest of Charleston Sideroad. The Study Area is surrounded by agricultural properties. Within the Study Area is a two-storey red brick Italianate style residence constructed between 1899 and 1905 and a rear addition built in the 20th century. The Study Area is listed (not designated) on the Town of Caledon's (the Town) heritage register. The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop a portion of the Study Area as part of the 261.2-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* (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).

An evaluation of the Study Area determined that the Study Area has CHVI because it meets four criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 2, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse, which has physical value as a well-preserved representative example of an Italianate style farmhouse with a high degree of craftsmanship. The Study Area was also found to have contextual value for its physical and historical connections to its surroundings, and since it is important in defining, maintaining, and supporting the agricultural and rural character of the area.

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, WSP recommends to:

- Retain the farmhouse, barn, and mature vegetation on site in their original use.

To achieve this conservation strategy, the following mitigation measures are recommended:

- 1 The limit of extraction shall be revised as shown on Figure 11 to accommodate the 50 m buffer to protect the heritage attributes of the property from potential adverse impacts as a result from construction related activity. This no-go zone shall be indicated on all project mapping and communicated to project personnel.
- 2 Vibration impacts:
 - a Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and barn are maintained.
 - b Vibration from blasting activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibrations resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should the vibration threshold be exceeded, blasting designs which are affecting the receptors must be reassessed to determine appropriate next steps.

- 3 Landscape treatments, such as berms or vegetative screens, should be employed and placed between the heritage attributes and the construction/ extraction activities to help dampen any noise or vibration effects.
- 4 Ensure that the property remains inhabited.
 - a If the property is vacated before the site-specific mitigation measures are implemented, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
- 5 Develop a management and maintenance plan to guide the management of the heritage attributes and outline how the heritage attributes of the structure will be protected and maintained during the activities of the mineral aggregate operation. Consider maintenance manuals such as the Province of Manitoba and Canada's Historic Places "[Heritage Building Maintenance Manual](#)". This plan can be presented as a Technical Memorandum.
- 6 As the evaluation of the farmhouse and its associated parcel determined that the property meets two or more criteria under the *Ontario Heritage Act*, it is eligible for designation under Part IV. Consider designating the farmhouse under Part IV of the *Ontario Heritage Act*.

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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. (Canada), to complete a Heritage Impact Assessment (HIA)³ for 18722 Main Street in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area) (Figure 1 and Figure 2). The irregular-shaped, 48.5-hectare (120-acre) Study Area is located on the southwest side of Main Street, approximately 645 m northwest of Charleston Sideroad. The Study Area is surrounded by agricultural properties. Within the Study Area is a two-storey red brick Italianate style residence constructed between 1899 and 1905 and a rear addition built in the 20th century. Figure 10 identifies the location of built and landscape features within the Study Area. The Study Area is listed (not designated) on the Town of Caledon's (the Town) heritage register as an "Italianate style farmhouse with a red brick exterior dating to approximately 1875-1899" (Town of Caledon 2023). The Study Area is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM proposes to develop a portion of the Study Area as part of the 261.2-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* (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).

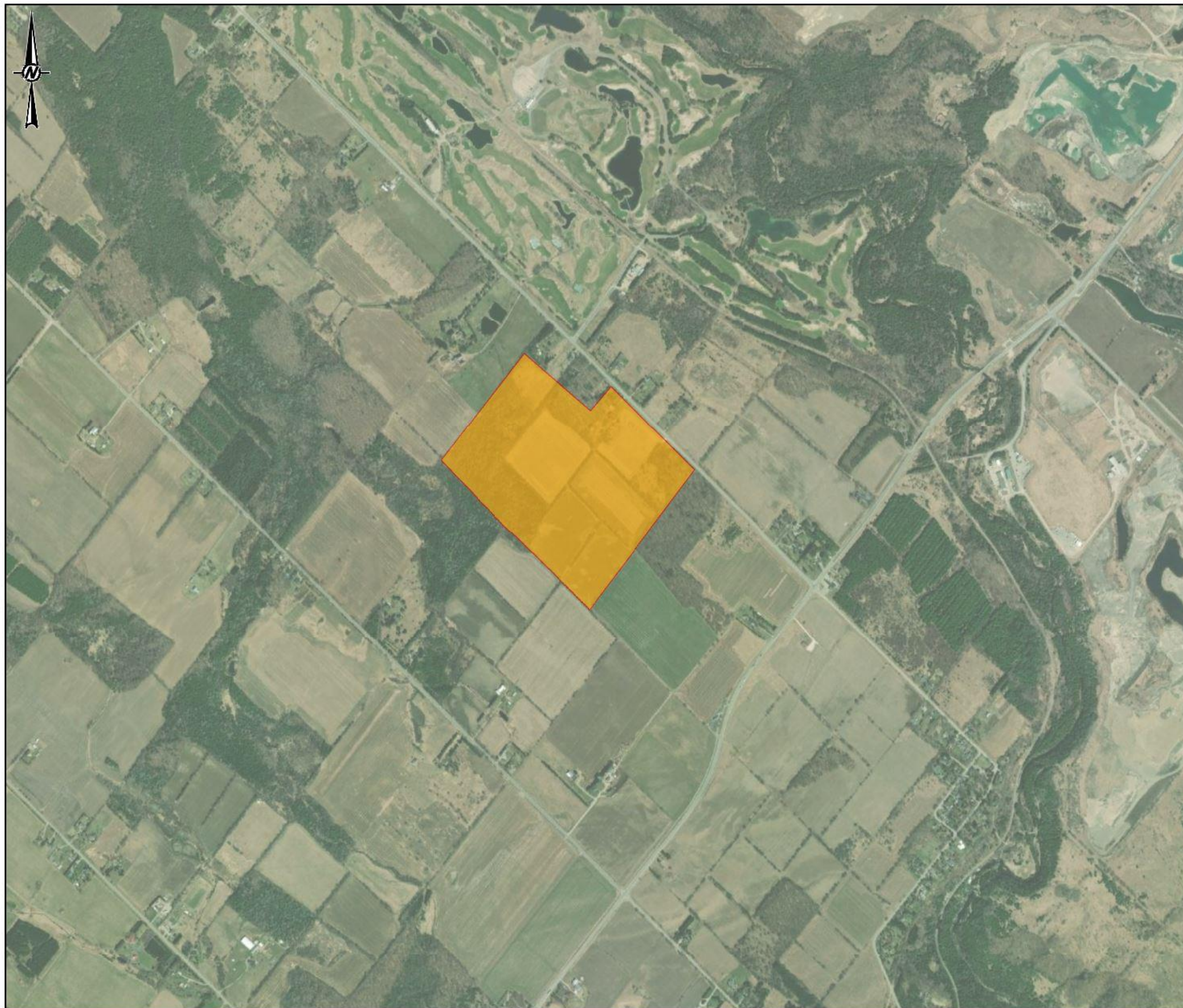
1.2 SCOPE

To complete this HIA, WSP:

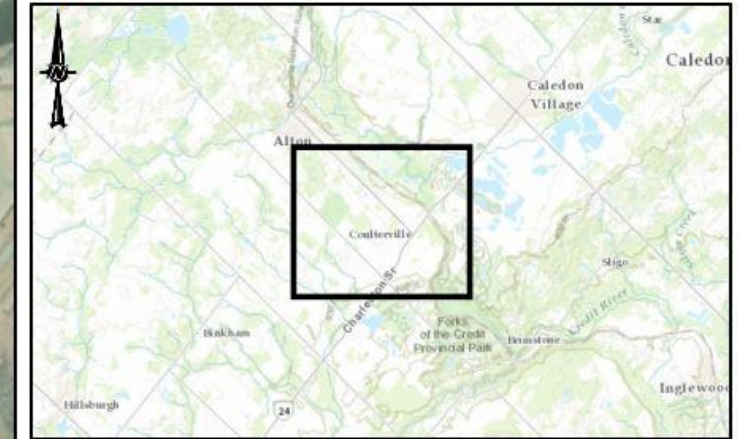
- Undertook background research, including review of primary and secondary written sources and historical maps and aerial imagery, to trace the Study Area's history;
- Collected online data and contacted the Town of Caledon, Ontario Heritage Trust, and the MCM for information on the Study Area, such as its current heritage status;
- Analysed the results of the field investigation conducted for the Cultural Heritage Report to identify the Study Area's existing conditions, built heritage resources, cultural heritage landscape components, and heritage attributes;
- Evaluated the Study Area using the criteria prescribed in O.Reg. 9/06 (amended through O. Reg. 569/22) of the Ontario Heritage Act and drafted a statement of Statement of Cultural Heritage Value or Interest (SCHVI);

³ Although the Town of Caledon Official Plan refers to this type of study as a "Cultural Heritage Impact Statement," the Town's more recent Terms of Reference uses the term "Heritage Impact Assessment."

- Assessed the potential direct and indirect impacts from the Project on the CHVI and heritage attributes of the Study Area; and,
- Recommended mitigation measures and a conservation strategies to avoid or reduce the negative impacts to the Study Area's CHVI and heritage attributes.

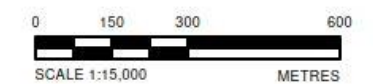


KEY MAP



SCALE 1:200,000

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, FPO, NAPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), C) OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, 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, 18772 MAIN STREET, TOWN OF
CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE STUDY AREA

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

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0051	0	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 0 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, and is centred on the City of Guelph. Within the Guelph Drumlin Field are approximately 300 drumlins —oval hills of glacial till— that vary in size and mostly broad and oval in form. They are more widely dispersed, and have less steep slopes, than drumlin fields elsewhere in Ontario and composed of loam and chalk originating from the Amabel Formation dolostone exposed along the Niagara Escarpment and red shale found below the Escarpment (Chapman and Putnam 1984:137).

The Study Area is located within a spillway or glacial meltwater channel within the Guelph Drumlin Field. Spillways are typically broad troughs floored wholly or in part by gravel beds and in the lowest beds are typically vegetated by cedar swamps. 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 also within the Mixed-wood Plains ecozone of Ontario (Ecological Framework of Canada 2015). Although altered by human activity in the 19th century, 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.

Finally, the Study Area is within the Credit River Watershed, which spans 1,000 km² and drains into Lake Ontario at the Port Credit on the Mississauga waterfront (Credit Valley Conservation 2022). A branch of the Credit River flows south approximately 900 m east of the Study Area.

3.2 INDIGENOUS LAND USE

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 earliest archaeological remnants of Indigenous life in southern Ontario date to the end of the Wisconsin Glacial Period, approximately 11,000 years ago. These were left by people following 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 or Pre-ceramic 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, possibly indicating a stratified society (Ellis and Ferris 1990).

The transition from an Archaic to Woodland way of life is marked by the introduction of pottery around 2,400 years ago. Despite its advantages for storing and cooking food, pottery appears to have had little impact on the hunter-gatherer way of life that had developed in the Late Archaic, though does suggest that people were consuming more plants, such as nuts, in their diet. Cemeteries dating to the Early Woodland sometimes involved constructing large

earthen mounds and interring items that had been acquired through exchange networks extending hundreds of kilometres in all directions. These elaborate burials, as well as finely made ground stone and chert objects, point to a sophisticated system of beliefs and ceremonies that may have been influenced by the Hopewell people of southern Ohio and Illinois. Hunter-gathering continued as the primary economy among some groups, while others in the Middle Woodland between 1,600 and 1,500 years ago were beginning to live in sedentary communities, a trend that continues into the Late Woodland Period (A.D. 500–900), when there is the earliest direct evidence for agriculture.

From the Late Woodland to contact with Europeans in the 16th century, southern Ontario was a culturally dynamic area, populated by distinct Nadowek (Iroquoian) and Anishinaabeg (Algonkian) groups (Englebrecht 2003; Trigger 2000; Schmalz 1991). Nadowek life increasingly revolved around growing maize and other crops such as beans, squash, sunflower, and tobacco, while people ancestral to the Anishinaabe following the Western Basin way of life were more mobile, moving with seasonally available resources. However, at the borderlands of the Nadowek and Western Basin were agricultural communities living in small, palisaded villages with a mix of small and large houses, and who were both farming and seasonally mobile.

Beginning in the 17th century, the British colonial government and later the Government of Canada negotiated a series of treaties with Ontario's Indigenous Nations. For both the Crown and Indigenous Nations, these treaties were intended as formal binding agreements setting out the rights, responsibilities and relationships between the Nations and the federal and provincial governments (Government of Ontario 2022, Talking Treaties Collective 2022:18).

After defeating the French in the Seven Years' War (1756–1763) the British opened negotiations with numerous Indigenous groups in an attempt to solidify their influence and alliances over the territory that would become Canada. In 1763, the British Crown issued the Royal Proclamation, which was designed to prevent further unofficial incursions and land transactions in Indigenous-controlled territory (Talking Treaties Collective 2022:78). To ratify the Proclamation with Nations living in the Great Lakes Region, British colonial official Sir John Johnson convened a Treaty Council with twenty-four Nations at Fort Niagara in 1764. After a month of negotiations, the Nations agreed to a “grand peace and alliance” with the Crown, one that extended the 1667 Covenant Chain agreement between the Haudenosaunee and British to the Western Alliance Nations including the Anishinaabeg and Nadowek Wyandot (Talking Treaties Collective 2022:79–86). The 1764 Treaty of Niagara was visually represented in the 1764 Great Covenant Chain Wampum Belt and the 24 Nations Wampum Belt, which were to serve as a record that any future agreements between the Nations and Crown must be negotiated through Treaty and as equals (Talking Treaties Collective 2022:86–87).

The Study Area is located on the territory of Treaty 19, also known as the Ajetance Purchase, an agreement signed on 28 October 1818 between representatives of the Credit River Mississauga, led by Chief Ajetance, and William Claus, Superintendent of the British colonial Indian Department. In exchange for approximately 648,000 acres within the present-day Regions of Halton and Peel, the Mississaugas were to be paid £522, 10 shillings in goods annually and retain access to their land along the Credit River and their three reserves at the mouths of the Credit River, Sixteen Mile Creek and Twelve Mile Creek (Surtees 1984:77–78). While some have interpreted Ajetance's agreement to the Treaty 13 terms as the result of his weakened negotiating position, others have noted how he likely anticipated the British would press for further treaties, so fought to retain the strategic location of the river mouth reserves (Surtees 1984:78).

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.

3.3 TOWNSHIP SURVEY AND SETTLEMENT

During the British colonial period, the Study Area was within Lot 17, 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 2022). 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 2022). 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 n.d.).

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 n.d.).

3.3.2 TOWN OF CALEDON AND THE FORMER TOWNSHIP OF CALEDON

Caledon Township was surveyed by 1820 with concession lines running northwards from Lake Ontario and side roads intersecting the concessions from east to west (Walker and Miles 1877). Caledon Township is between Erin Township and Albion Township, all referencing 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 the Study Area was accessed from the Ontario Land Property Records Portal and is reproduced in Table 1. Available census data, tax assessment rolls, and other archival material was also reviewed.

Table 1: Land Registry Data for the Study Area (Part of Lot 17, Concession 4, W.H.S., Caledon Township, Peel County)

INSTRUMENT	DATE	GRANTOR	GRANTEE	QUANTITY OF LAND
Patent	September 1832	Crown	John J. Brown	200 acres
Bargain & Sale	May 1846	John Johnson Brown & Spouse	Duncan Cameron	200 acres
Bargain & Sale	December 1903	Peter McGill & James Long, Executor of Duncan Cameron, Deceased	James A. Cameron	Northeast ½
*note that records between 1903 and 1949 were not available from the Land Registry Office. The lands within the study area (designated as the 'Northeast ½' in the land registry records) appear to have been transferred to James B. Cameron during this time.				
Grant	December 1949	James B. Cameron, Marion K. MacPherson	Elgin L. Cameron	Northeast ½
Grant	January 1975	Elgin L. Cameron	James K. MacPherson and Marcia E. MacPherson as joint tenants	Part Northeast ½
Transfer	August 1997	Elgin Lloyd Cameron, Estate	810676 Ontario Limited In Trust	Part of Northeast ½ (limits of present-day Study Area)
Notice	November 2019	n/a	St Mary's Cement	Study Area

The larger parcel on which the Study Area is situated —Lot 17, Concession 4, W.H.S., Township of Caledon, Peel County— was granted through Crown patent to John Johnson Brown in 1822 as a United Empire Loyalist (U.E.L.) land grant (Ontario Land Registry, n.d.(a), 308). John J. Brown was one of five children —four sons and one daughter— of Joseph Brown, a U.E.L. who had served in Butler's Rangers during the American War of Independence and moved to Grantham Township, Lincoln County, Canada in 1784. 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). The land was originally wooded with maple, elm, beech, and bass, and the soil was a black loam (PAMA n.d., Reel 08, 0663).

John J. and his wife ("Miss MacDonald") sold Lot 17 to Duncan Cameron for \$150 in May 1846 (Ontario Land Registry, n.d.[a], 308). Born in 1816, Duncan arrived in Canada from Scotland with his parents John and Helen Cameron, his five brothers, and two sisters, in 1828. Another brother, David, had died on the journey across the Atlantic (PAMA, n.d., 8509). The family settled at Lot 16, Concession 4 W.H.S. in 1836. When Duncan purchased the adjacent Lot 17 in 1846, he was about 30 years old.

Tremaine's 1859 map of the County of Peel shows Duncan Cameron as owner of the entire 200 acres of Lot 17, and depicts a house located near the south-southwest corner of the property, set back from both the concession and adjacent Lot 16 (Tremaine 1859, Figure 2). The 1861 Census list Duncan (then age 45) living with his wife Catherine Cameron (née Shaw, 32), seven daughters (ages 4 to 15), and Catherine Shaw (75) possibly his mother-in-law (1861 Personal Census, District 6, Caledon, 80). The Agricultural Census of the same years recorded Duncan as owning 200 acres, of which 130 were cultivated, 100 being crop (41 acres of wheat, 5 acres of peas, 12 acres of oats, 1 acre of potatoes, 1 acre of turnips), and 30 pasture; the farm had a total value of \$5,500 (1861 Agricultural Census, District 6, Caledon, 85).

The 1871 Census provides additional details about the Cameron family. They are described as Baptists and by then Duncan (54) and Catherine (44) had expanded their family to 10 children: Helen (25), Katie (22), Mary (20), Maggie (18), Sarah (16), Flora (14), Duncan (9), James (7), and Marjory (4)(1871 Census, Schedule 1, Cardwell 40/A, Caledon No.4, 43). Along with Lot 17, Duncan Cameron was owner of two town building lots, and two houses (ibid., Schedule 3, 8). The farmland appears to have remained the same with 200 acres, 130 improved (30 acres of wheat, 1 acre of potatoes, 25 acres of hay), 25 acres of pasture, 1 ½ orchard (Ibid., Schedule 4, 8). Other assets and products of the farm included four horses, one colts or filly, eight milch cows, 14 other horned cattle, 60 sheep, 10 swine, six beehives and yearly production of 600 pounds of butter, 100 pounds cheese, 35 pounds honey, and 200 pounds wool (Ibid., Schedule 5, 8).

The 1877 Historical Atlas map shows Duncan Cameron as owner of the whole 200 acres of Lot 17, with a house located on the southwest half of the property (Walker and Miles 1877, Figure 2). The orchards on the property are shown to the east of the house. A June 1898 article in the Orangeville Banner reports the death of a young man, Joseph Flaherty, at a barn raising on the property of a Duncan Cameron, three miles south of Alton, which is surely Lot 17 (PAMA n.d., 8482).

The 1891 census indicates that the Cameron's daughters had been wed by this time. The census enumerates Duncan (73), Catherine (63), Duncan A. (28), and James A. (26), indicating that the family was still living together in the house at the south half of the Lot, present day 18667 Mississauga Road (1891 Census, Schedule 1, Cardwell 54, Caledon, 3). Soon after, in 1899, James A. married Annie Elizabeth Coulter and in 1903 Duncan A. married Mildred Irene Coulter.

Duncan Cameron remained the owner of Lot 17 until his death in 1902; his will was entered into land registry on October 15 of that year. Execution of Cameron's will divided the acreage of Lot 17 equally between his two sons, with the southwest half, including the original house, going to the elder son Duncan A. and the northeast half (containing the Study Area) to the younger son James A. (Ontario Land Registry n.d.[b], 433).

The 1911 census enumerates James A. (46), his wife Annie (39), their children 'Floyd' (presumably Elgin Lloyd, 9) and Marion (1), and a servant Hilda Hailey (16) (1911 Census, Schedule 1, Peel 104, Sub-district 4, Caledon Township, 5).

James A. Cameron died in 1920 (Find a Grave 2019). The 1921 census enumerates his wife Annie (51) as the head of the household, Lloyd (Elgin Lloyd, 19), Marion (11), and Bruce (James Bruce, 9) living in a brick house with 6 rooms (1921 Census, Schedule 1, Peel 115, Sub-district 13, Caledon 7, 2).

Land registry records for Lot 17 are missing between 1903 and 1949 but during this time, both the study area and the property to the southwest (present day 18667 Mississauga Road, owned by James A. Cameron's brother, Duncan), are passed to James' son, James Bruce Cameron, who is identified in the land registry records as both James B. Cameron and Bruce Cameron. James B. Cameron chose to reside at 18667 Mississauga Road and passed the subject property to his older brother, Elgin Lloyd Cameron, in 1949.

Elgin went on to sever approximately 12 acres at the north corner of the Lot in 1975, creating the current boundaries of the Study Area. The property was put into a corporate trust in 1997, after the death of Elgin Lloyd Cameron before being transferred to St. Marys Cement, the current owners.

3.4.2 20TH- AND 21ST-CENTURY MAPPING AND AERIAL IMAGERY

Mapping and aerial photography from the 20th to 21st century indicates that the Study Area and surrounding area continued in its 19th-century rural agricultural land use. Only minor change occurred within the Study Area as outbuildings were constructed and demolished. Table 2 provides a summary of the available maps and aerial photographs and these sources are illustrated in Figure 3 to Figure 9.

Table 2: Review of 20th Century Historical Mapping

YEAR	SOURCE	HISTORICAL FEATURE(S)
1937 (Figure 5)	1937 Topographic Map of Ontario, <i>Orangeville Sheet</i> (Department of National Defence 1937)	<ul style="list-style-type: none"> A house and barn are illustrated matching the configuration of the extant structures.
1952 (Figure 6)	1952 Topographic Map of Ontario, <i>Orangeville Sheet</i> (Department of National Defence 1952)	<ul style="list-style-type: none"> Structures on the property are shown in the same configuration as the 1937 mapping.
1954 (Figure 7)	1954 Aerial photograph 437.801 (Hunting Survey Corporation Limited 1954)	<ul style="list-style-type: none"> The arrangement of the building complex, agricultural fields, tree stands, and vegetative boundaries are visible in the same configuration as present-day. The surrounding lands are primarily agricultural in nature. Treelines visible along Main Street and lining the driveway.

YEAR	SOURCE	HISTORICAL FEATURE(S)
		<ul style="list-style-type: none"> Details of the farmhouse and surrounding structures could not be identified.
1973 (Figure 8)	1973 Topographic Map of Ontario, <i>Orangeville Sheet</i> (Department of Energy, Mines and Resources 1973)	<ul style="list-style-type: none"> Structures on the property are shown in the same configuration as the 1937 mapping. A small pond is illustrated at the rear (southeast) of the barn.
1994 (Figure 9)	1994 National Topographic System, <i>Orangeville Sheet</i> (Department of Energy, Mines and Resources 1994)	<ul style="list-style-type: none"> Building complex shown in the same configuration as earlier mapping.
2001-2022	Online Google Earth Aerial Imagery	<ul style="list-style-type: none"> The configuration of the Study Area is little changed from the 1954 aerial photograph.

3.4.3 SUMMARY OF PROPERTY HISTORY

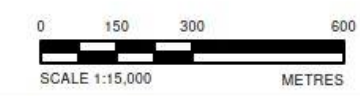
Historic mapping, land registry data, and census data indicate that the extant house in the Study Area was constructed for James A. Cameron between 1891 and 1921. This date can likely be further refined to between 1899 and 1905. James' marriage to Annie in 1899 and the birth of their first child, Elgin Lloyd, in 1902, was likely a catalyst for the couple planning a new home and even though the subject property wasn't officially divided and passed to James until the death of his father in 1902, it is likely that plans were made or even construction on the house underway by this point. However, it may also have been built as late as 1905, when James and Annie's second child was born.⁴

By the 1930s, one barn had been established on the property and vegetative hedgerows or treelines delineated the agricultural fields. This arrangement persisted into the 21st century and is still seen today.

⁴ Elma Jean Cameron was born in 1905 and died shortly after, in 1906.



SCALE 1:200,000

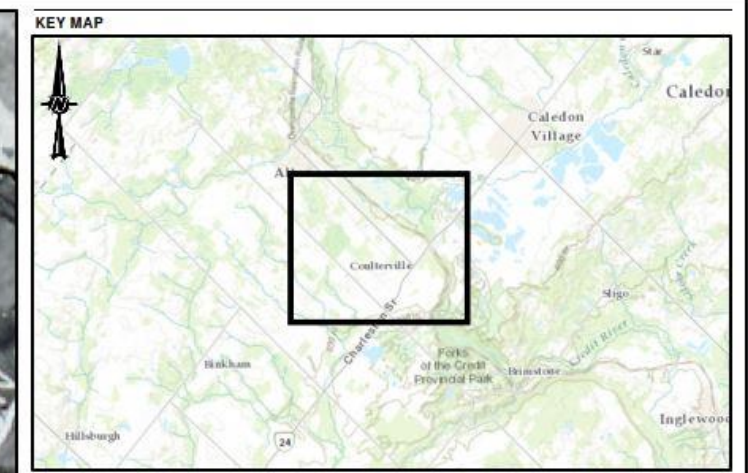


REFERENCE(S)

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

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 18772 MAIN STREET, TOWN OF
CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

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



SCALE 1:200,000

LEGEND

 STUDY AREA

SCALE 1:15,000 METRES

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

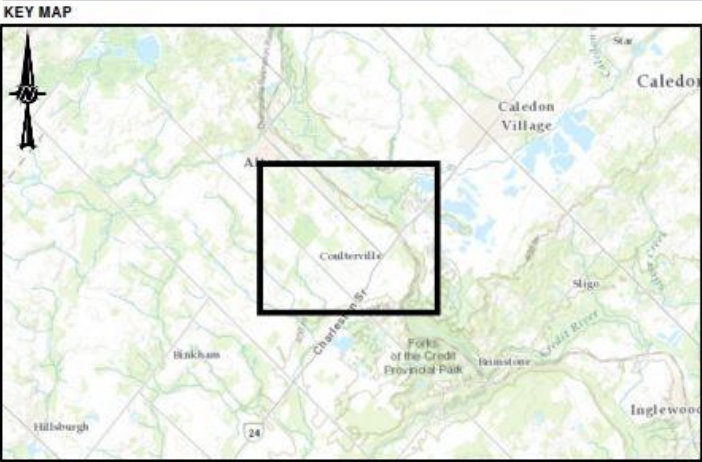
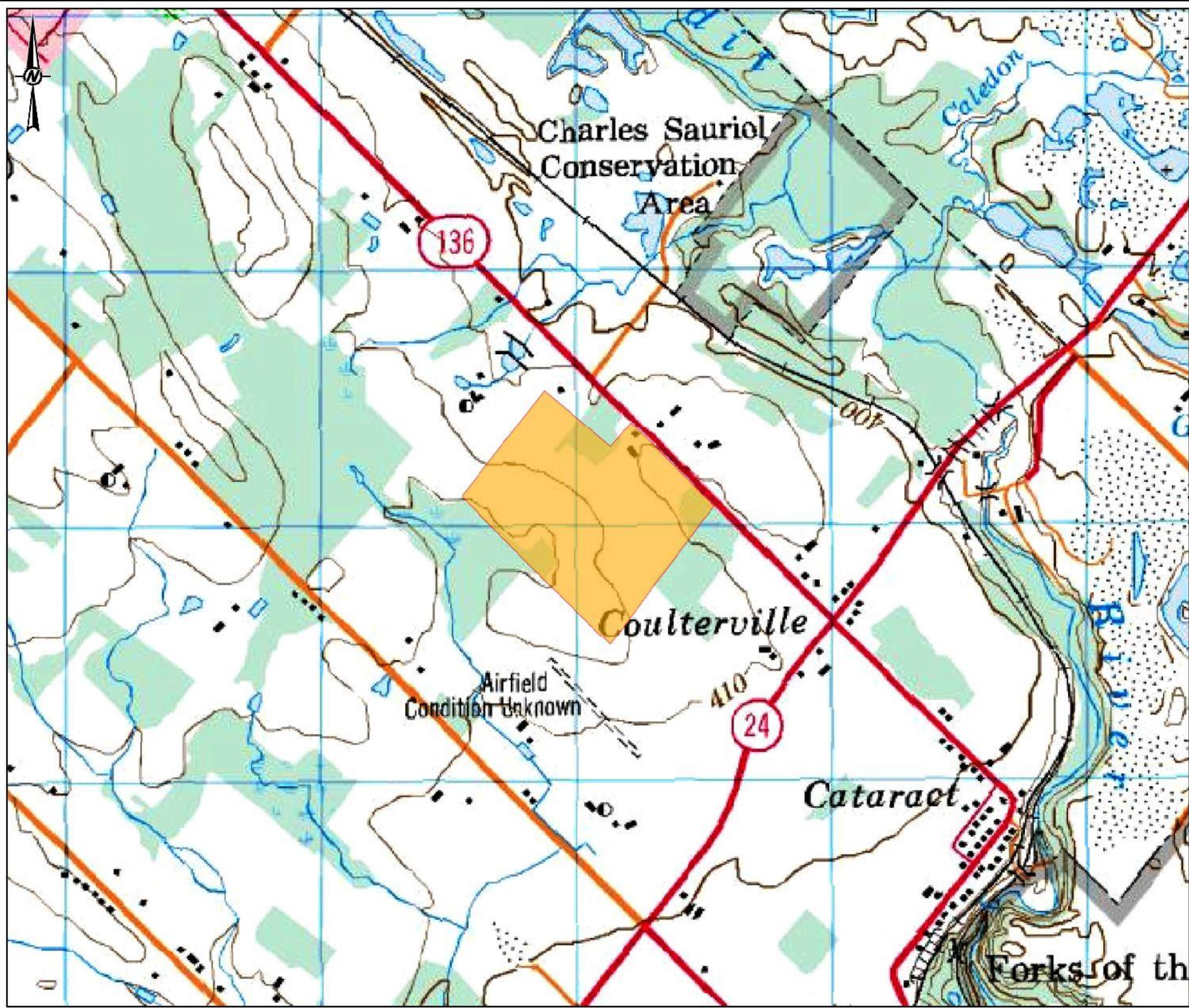
CLIENT
CBM AGGREGATES, A DIVISION OF ST. MARYS CEMENT INC.
(CANADA)

PROJECT:
CULTURAL HERITAGE IMPACT STATEMENT, 18772 MAIN STREET, TOWN OF
CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

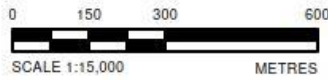
TITLE
1954 HISTORICAL MAP

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

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0051	0	7



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, 18772 MAIN STREET, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
1994 HISTORICAL MAP

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

PROJECT NO. 19129150 CONTROL 0051 REV. 0 FIGURE 9

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.

4.2 FIELD REVIEW RESULTS

A field review of the Study Area as part of the Cultural Heritage Report (WSP 2022) was undertaken on November 16, 2022, by WSP Cultural Heritage Specialist Chelsea Dickenson and Cultural Heritage Technician Robert Pinchin. Weather conditions during the field review were sunny with seasonally cool temperatures. The property inspection (Section 4.2) and heritage evaluation (Section 5) are based on an exterior assessment of the property.

4.2.1 LOCATION CONTEXT

The Study Area is situated on the southwest side of Main Street, approximately 625 metres northwest of Charleston Sideroad. The surrounding area is generally agricultural and residential and the broader area has a history of aggregate extraction as well.

The properties on all sides of the Study Area are rural agricultural and the adjacent properties at 18667 Mississauga Road, 18501 Mississauga Road, and 1402 Charleston Sideroad are listed on the Town's heritage register (Plate 1 to Plate 3). Historically, these properties were all granted to and owned by various members of the Cameron family in the 19th century.



Plate 1: Farmscape at 18501 Mississauga Road



Plate 2: Farmhouse at 18667 Mississauga Road



Plate 3: Farmhouse at 1402 Charleston Sideroad

4.2.2 LANDSCAPE CONTEXT

The approximately 120-acre Study Area features a farmhouse, tree-lined driveway, barn, driveshed, agricultural fields, and woodlot (Figure 10).

The farmhouse is accessed from Main Street by a long gravel driveway, which leads to the central building complex (Plate 4 and Plate 5). The southeast side of the driveway is lined by four mature trees. A second stand of mature trees is on the northwest side of the residence. Circulation routes link the building complex with the surrounding agricultural fields, extending from the driveway and south past the barn to the agricultural fields as well as leading from the driveway, around the rear of the outbuilding and residence, and north towards Main Street (Plate 6).

The property also includes agricultural fields, delineated by hedgerows, treelines, and fences, and approximately 43.5 acres of woodlot occupying the east and west portions of the Study Area. This combination of agricultural fields and woodlot is typical of in southwestern Ontario farmland and does not have unique attributes. A small tributary of the Credit River traverses the property.



Plate 4: View up the driveway towards house, facing southwest



Plate 5: View from Main Street, looking west, across the driveway towards the barn and farmhouse



Plate 6: Circulation route leading from the building complex to the agricultural fields

4.2.3 FARMHOUSE

The farmhouse is composed of two elements: the original main block and a rear addition. These are described individually in the following subsections. The four elevations of the structure are shown in Plate 7 to Plate 11. The house is oriented in a northeast to southwest fashion but for ease of description it is described in a north-south orientation where the north elevation or principal façade fronts Main Street.



Plate 7: North (front) elevation.



Plate 8: East elevation.



Plate 9: West elevation.



Plate 10: Oblique view of west and south elevations.



Plate 11: South (rear) elevation.

4.2.3.1 MAIN BLOCK

The original main block is a two-storey, red brick, Italianate-style farmhouse with an irregular, almost L-shaped, footprint. It has a medium pitch hipped roof clad in asphalt shingles with projecting eaves and verges featuring decorative paired brackets on three of the four elevations (Plate 12). The red brick walling is laid in stretcher bond throughout, which could indicate that the main block is wood-frame construction with brick veneer. Contrasting detailing is present throughout through the use of stone quoins, window arches and sills, and foundations. The stone quoins and lug sills are bush hammered with chiselled margins. Generally, the original main block features paired segmental arched windows with decorative stone heads with central and projecting 'keystones', painted wooden frames with segmental-arch heads, and chiselled stone lug sills (Plate 13). The original windows are wood and double or single hung, and most are protected by aluminum storm windows.

The house sits atop stone foundations with ashlar and chamfered watertable capping fieldstone walls that have parged and rusticated to resemble ashlar. In some areas where the parging has failed, the fieldstone foundations below are visible (Plate 14). The basement windows appear to be wood, protected by wood blinds. It was reported to staff during the site visit that the floor in the basement is dirt.

The east elevation has two entrances, one in the centre of the wall and the other in the south-facing wall of the return angle. Both are accessed from the same open porch (Plate 15). The central entrance has a glazed and panelled wood Greek Revival door (Plate 16) with wide decorative moulding framing the panels; this ornamentation suggests the east door was a principal entrance. This door style was introduced in the 1830s and fashionable for almost a full century (Garvin 2001). A single and fixed sash rectangular transom sits above the door.

The left (south) half of the elevation is a shallow extension of the floorplan, with stone quoins (Plate 17) on all corners and one second storey window and a second entrance placed on the north elevation. A window is positioned above the entrance, on the second floor, and an external brick chimney is located to the right. Two additional windows are positioned to the right and left, one each on the main floor and second storey.

The north elevation faces Main Street and features another entrance to the house, perhaps the original formal entrance as this elevation is the most visible from the roadway. This elevation also features a frontispiece that stands the full height of the house, reminiscent of the 'tower' feature of the Italianate architectural style (Plate 18). This is topped by a gable roof with decorative bargeboard trim. Some damage was noted to the trim during the field review (Plate 19).

The west elevation is comprised of two sections of the irregular footprint of the main block. The north half is a shallow extension of the footprint, and the south half is recessed in comparison (Plate 20 and Plate 21). Two external brick chimneys are located on this elevation, one on each section (Plate 22 to Plate 24). The north half of the elevation features four symmetrically placed windows, two on the main floor and two on the second storey. The south half of the elevation features a similar arrangement, with three windows and one door, which is blind (Plate 25). The corner where the two join has a small opening in the brick towards the bottom. Staining on the brick and holes for brackets suggest that this might be the location of a former downspout, which would have channeled water to an interior cistern (Plate 26). One brick on the south elevation, 22 courses up from the foundation, has faint indentations of pecked marks reading "W.M" (Plate 27).

The south elevation features a small addition on the left (west) side and two windows on the right (east) side, one on the main floor and one on the second storey (Plate 28). This elevation is the only one with no paired brackets beneath the roof, likely due to the history of additions on this elevation (Plate 29). This elevation likely features another entrance to the main block, within the addition, however access to the interior of the house was not permitted to allow for confirmation.



Plate 12: Overhanging eaves and paired bracket detail



Plate 13: Main block window example



Plate 14: Parged stone foundation



Plate 15: Perpendicular entrance doors on east elevation



Plate 16: Detail of one of the east entrance doors



Plate 17: Representative example of stone quoins



Plate 18: Main floor window of projecting frontpiece on north elevation



Plate 19: Decorative bargeboard trim



Plate 20: North section of west elevation



Plate 21: South section of west elevation



Plate 22: Deterioration in the foundation of the west chimney on the west elevation



Plate 23: West chimney of west elevation



Plate 24: South chimney on west elevation



Plate 25: Blind entrance on west elevation



Plate 26: Location of former downspout on east elevation



Plate 27: Detail showing W.M. graffiti on east elevation



Plate 28: Main floor window and entrance of south elevation



Plate 29: Second floor and eaves of south elevation

4.2.3.2 REAR ADDITION

A small, enclosed mud room is located on the south elevation of the main block, accessed via an open porch. This addition is clad in horizontal wooden clapboard siding atop concrete foundations with a gable roof (Plate 30). It is accessed via a glass and screen door on the east elevation and likely leads to another entrance to the main block (Plate 31). Staining of the brick on the left (west) side of the south elevation indicates that this addition replaced an earlier, larger structure.



Plate 30: Basement access on west elevation



Plate 31: East elevation with former external chimney visible on original main block (highlighted in yellow)

4.2.4 OUTBUILDINGS

Two outbuildings are located in the Study Area, a “gable-type Central Ontario” barn (Ennals 1972) to the south of the house and a small board-and-batten driveshed at the rear (southwest) of the house.

The barn is timber framed with a metal-clad roof, parged fieldstone foundation, and earthen ramp on the northwest elevation (Plate 32 to Plate 35). It has three bays (created with four interior bents) and likely pre-dates 1920. It was noted during the site visit that there is some damage to the barns wood flooring and the exterior walls.

Access was not permitted to the interior of the drive shed but it is presumed to be of timber frame construction (Plate 36 and Plate 37). The drive shed is rectangular in shape with a gable roof and clad in board and batten style wooden plank siding. Two sets of sliding doors provide access via the southeast elevation. While it does not appear on 20th century mapping this is not unusual for smaller outbuildings. It is possible that the drive shed is of early 20th-century construction.



Plate 32: Northeast and northwest elevations of the barn



Plate 33: Southeast elevation of the barn



Plate 34: Barn fieldstone foundation



Plate 35: Detail of door and window of barn



Plate 36: Board-and-batten driveshed



Plate 37: Board-and-batten driveshed

4.2.5 INTERPRETATION

Background research indicates that the main block of the farmhouse in the Study Area was constructed for James A. Cameron likely between 1899 and 1905. The rear wood mudroom is a later addition, most likely constructed in the late 20th century, and replaced an earlier structure.

Overall, the main block is relatively unaltered from its original construction and is typical of the Italianate architectural style. Although some authors have conservatively estimated the style to have gained prominence by the 1850s or 1860s, and was falling out of fashion between 1890 and the turn of the century (Blumenson 1990; Mikel 2004), others have traced the style's history to span from the 1830s to 1920s, with a height of popularity in the 1870s coincident with a preference for the Picturesque (Ricketts *et al.* 2011). An impetus for its popularity in Ontario may have been a feature on the style in the 1865 edition of the *The Canadian Farmer* (Plate 44).

Generally, the Italianate style used or reworked elements of Tuscan architecture. It placed an emphasis on stylized or exaggerated Classical features, often repeating a motif several times across a building. Buildings following this architectural style typically have: dichromatic effects around windows, at corners, or as a banded course; exaggerated or moulded window cornices, often topped with stilted or segmental arches; deep projecting eaves and ornately decorated cornice brackets; a prominent entrance, projecting frontpiece, or corner tower; cupolas or belvederes; and wooden arcaded porches. The Italianate style was seen as flexible and adaptable with no rigid proportions to constrain creativity. Mikel notes that:

One of the most common Italianate forms was the simple square hipped-roof house. It was generally rectangular with the narrow side fronting the street. The façade was usually symmetrical, except for the front door, placed to one side and forming a side hall plan.

(Mikel 2004:66).



Plate 38: Italianate style model house from 1865 *The Canada Farmer Journal* (Blumenson 1990)

The house in the Study Area displays some architectural features characteristic to the Italianate style, such as the simple form with hipped roof, projecting 'frontpiece' (located on the north elevation), projecting eaves and decorative brackets, dichromatic effects of red brick and stone accents (quoins, window cornices, sills, foundation), and the carved decorative stone window arches. Interestingly, this house also features decorative bargeboard, an element more often seen in Gothic Revival or Queen Anne architectural styles, which were contemporary with Italianate.

The barn is a representative example of the gable-type Central Ontario type (Plate 39). This type of barn was being slowly replaced across southern Ontario by those built with a gambrel roof, beginning in the 1880s but not completely replacing the gable-type as the preferred style until well into the first half of the 20th century (Ennals 1972 and McIlwraith 1997). Framing the barns used traditional joinery at least as old as the 18th century, but into the 1920s still had not been supplanted by balloon framing in published theory or on the farm (Glassie 1974; Vlach 2003). Timber-framing itself therefore provides no indication of date, as across southern Ontario barns were constructed in the first two decades of the 20th century in a manner no different than they had in the previous half century, some even rejecting the newly available concrete block to build foundations in favour of the traditional coursed rubble. As farmer and photographer Sylvester Main documented in Beverly Township (now City of Hamilton), members of the local farming community were communally building large gable-roofed timber-frame barns on stone foundations in the 1910s that today would be difficult to tell apart from earlier 19th century buildings (Pullen 2004). As late as 1952, there were even some (who were not Old Order Mennonites) who still chose to build in the old fashion (McIlwraith 1999).

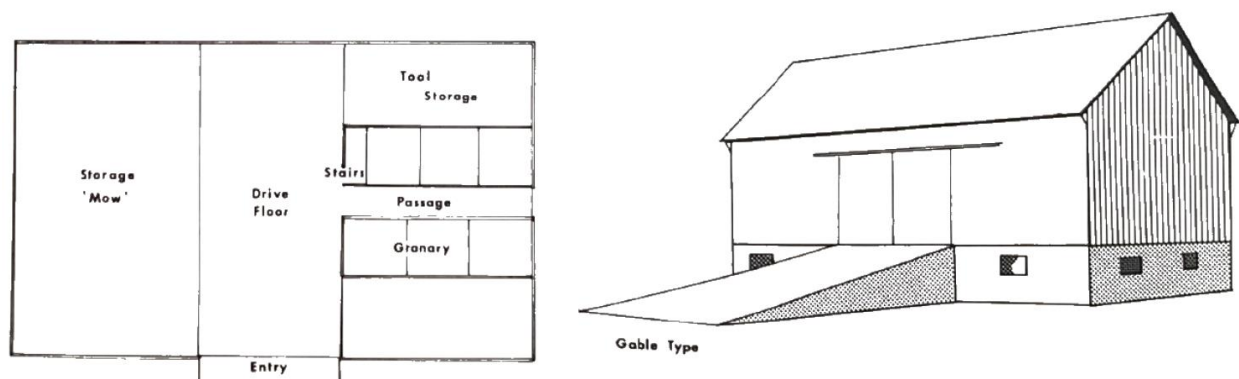


Plate 39: The Central Ontario Barn, as defined by Ennals (1972: 257) and second level plan

4.2.6 ANALYSIS OF PHYSICAL CONDITIONS AND HERITAGE INTEGRITY

4.2.6.1 PHYSICAL CONDITION

Table 3 provides a summary of the physical conditions of the farmhouse and Table 4 provides a summary for the outbuildings in the Study Area using criteria adapted from a checklist developed by Historic England (Watt 2010: 365-361) and list in Fram's 2003 *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice for Architectural Conservation* (Fram 2003). Note that these observations are based on surficial inspection only and should not be considered as a structural engineering assessment.

Table 3: Analysis of Physical Conditions of the Farmhouse

ELEMENT	OBSERVED CONDITIONS
General Structure	<ul style="list-style-type: none"> Overall, the farmhouse appears to be in good condition.
Roof	<ul style="list-style-type: none"> Roof itself was snow covered but soffit appears to be in good condition. Decorative bargeboard trim on north elevation shows some damage and missing sections as well as cracking and peeling of paint.
Rainwater Disposal	<ul style="list-style-type: none"> All gutters appear to be in good condition.
Exterior Elements (Walls/Foundations/Chimneys, etc.)	<ul style="list-style-type: none"> Exterior brick veneer appears to generally be in good condition, with only some localized spalling and flaking noted. Some cracking and flaking of mortared joints observed, but minimal and commensurate with age. Foundation parging is failing in some spots. Paint on brackets is peeling and cracking but they generally appear in good condition. Chimney on east elevation and south chimney on west elevation both have some Efflorescence and crumbling of the mortar. Failed parging and displacement of stone foundations of north external chimney on west elevation. Efflorescence on brick above the roofline noted. Efflorescence, staining, and mold noted in some areas (foundation and main floor windowsills on west elevation, corner where two sections of irregular floorplan meet on west elevation) as a result of moist conditions. Paint on wooden clapboard siding of rear addition is peeling and cracking. Some vertical wood boards of porch skirt are missing or damaged.
Windows and Doors	<ul style="list-style-type: none"> Decorative elements of all window and door openings (stone arches and lug sills and wooden frames and arches) all appear to be in good condition.

ELEMENT	OBSERVED CONDITIONS
	<ul style="list-style-type: none"> Painted wood windows and frames show evidence of cracking and peeling. Wooden Greek Revival door on east elevation appears to be in good condition, despite cracking and peeling of paint. North elevation entrance door was unobservable during site visit.
Internal Roof Structure/Ceiling	<ul style="list-style-type: none"> Physical condition of internal roof structure unknown as access to the interior of the house was not permitted.
Floors	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of property structures only.
Stairways/Galleries/Balconies	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of property structures only.
Interior Decorations/Finishes	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of property structures only.
Fixtures & Fittings	<ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of property structures only.
Building Services	<ul style="list-style-type: none"> The house is currently inhabited, and services were active at the time of site visit.
Site & Environment	<ul style="list-style-type: none"> Vegetation around the house generally well kept and unlikely to be physically affecting the structure. No areas of standing water observed.

Table 4: Analysis of Physical Conditions of the Outbuildings

ELEMENT	OBSERVED CONDITIONS
General Structure	<p>Barn:</p> <ul style="list-style-type: none"> Overall, the barn appears to be in fair to good condition. <p>Driveshed:</p> <ul style="list-style-type: none"> Overall, the drive shed appears to be in fair to poor condition.
Roof	<p>Barn:</p> <ul style="list-style-type: none"> Roof itself was snow covered but appears to be metal. Interior views of the underside indicates that it is supported by wood planks and appears to be in good condition. <p>Drive shed:</p> <ul style="list-style-type: none"> Roof itself was snow covered and was unobservable during the site visit. Fascia is missing in some sections and falling off in others.
Rainwater Disposal	<p>Barn:</p> <ul style="list-style-type: none"> n/a <p>Drive shed:</p> <ul style="list-style-type: none"> n/a
Exterior Elements (Walls/Foundations/Chimneys, etc.)	<p>Barn:</p> <ul style="list-style-type: none"> Wood plank siding is weathered throughout and deteriorating in some areas. Damaged or missing planks are evident on all elevations. Some cracking and flaking of foundation parging but foundations appear to be generally in good condition. <p>Drive shed:</p> <ul style="list-style-type: none"> Board and batten siding is weathered throughout and visible repairs have been made using readily available materials rather than sympathetic ones.

ELEMENT	OBSERVED CONDITIONS
Windows and Doors	<p>Barn:</p> <ul style="list-style-type: none"> Painted sliding doors on northwest elevation show evidence of wood deterioration (splitting and cracking) and paint fading, cracking, peeling. Sliding rail is rusted but the hardware appears to be in working order. Sliding wood door on southeast elevation appears to be recently replaced and the wood is in generally good condition, despite some damaged planks. The northeast elevation features one door and four windows built into the stone foundation, leading to the stables, and one narrow door built into the wood siding above. All are painted wood in wood frames. The paint shows evidence of fading, cracking, and peeling. Windows are three over three paned in painted wooden frames and all are broken, cracked, or missing glass panes. <p>Drive shed:</p> <ul style="list-style-type: none"> Two sets of sliding doors on the southeast elevation, facing the driveway. All doors appear to be in fair condition, showing evidence of weathering. Sliding rail is partially rusted but hardware appears to be in working order. Modern single or double hung window on southwest gable, appears to be metal and in fair condition.
Internal Roof Structure/Ceiling	<p>Barn:</p> <ul style="list-style-type: none"> Internal bents appear to be in good condition. <p>Drive shed:</p> <ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the driveshed only.
Floors	<p>Barn:</p> <ul style="list-style-type: none"> Fair condition though well worn. <p>Drive shed:</p> <ul style="list-style-type: none"> Unobservable during the site visit as the property inspection assessed the exterior of the driveshed only.
Stairways/Galleries/Balconies	<p>Barn:</p> <ul style="list-style-type: none"> Fair condition though well worn. <p>Drive shed:</p> <ul style="list-style-type: none"> n/a
Interior Decorations/Finishes	<p>Barn:</p> <ul style="list-style-type: none"> n/a <p>Driveshed</p> <ul style="list-style-type: none"> n/a
Fixtures & Fittings	<p>Barn:</p> <ul style="list-style-type: none"> Rough electrical wiring, exposed junction boxes and uncovered light fixtures. <p>Drive shed:</p> <ul style="list-style-type: none"> No fixtures were observed on the exterior. Interior was unobservable during the site visit as the property inspection assessed the exterior of the driveshed only.
Building Services	<p>Barn:</p> <ul style="list-style-type: none"> The property is currently inhabited, and services were active at the time of site visit. <p>Drive shed:</p> <ul style="list-style-type: none"> n/a

ELEMENT	OBSERVED CONDITIONS
Site & Environment	<p>Barn:</p> <ul style="list-style-type: none"> • Vegetation around the barn generally well kept and unlikely to be physically affecting the structure. • No areas of standing water observed. <p>Drive shed:</p> <ul style="list-style-type: none"> • Vegetation around the drive shed generally well kept and unlikely to be physically affecting the structure. • No areas of standing water observed.

4.2.6.2 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” (USDI 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%

4.2.6.3 RESULTS

Based on the analysis of physical conditions and heritage integrity presented in Table 3 and Table 4, it was found that the farmhouse is in very good physical condition and has an “excellent” (89%) level of heritage integrity

Table 5: Analysis of Heritage Integrity

ELEMENT	ORIGINAL MATERIAL/TYPE	ALTERATION	SURVIVAL (%)	RATING	COMMENT
Setting	Property located within an agricultural context, bounded by Main Street on the north and neighbouring farmsteads on all remaining sides. Historically adjacent properties include 18667 Mississauga Road (to the southwest) and the 1402 Charleston Sideroad (to the southeast), both listed on the Town’s heritage register.	Minimal alterations to the general setting.	95	Excellent	The area retains most of it’s original agricultural and rural character. The Listed properties which would have historically shared boundaries with the farmscape at 1420 Charleston Road are unaltered. The only change to the original setting of the farmscape is the severing and redrawing of the property boundaries at 1420 Charleston Sideroad.
Site Location	Set back from Main Street by approximately 20 m.	Parcel boundaries have been redrawn as approximately 12 acres were severed in the 1970s from the acreage the farmhouse would have originally been associated with.	90	Excellent	The parcels severed in the late 20th century did not contain any heritage attributes of the original farmstead.
Footprint	Original farmhouse has an irregular footprint. Barn and drive shed have rectangular footprints.	20th century addition on the original farmhouse structure have expanded its footprint. No alterations to the barn or drive shed footprints.	90	Excellent	While an addition to the rear of the house has expanded the footprint to the south, the original footprint is easily identifiable and delineated. The front façade, visible from the ROW, remains unaltered.
Wall	Original main block of the farmhouse is of frame construction with red brick veneer laid in a stretcher bond pattern. Timber framed barn features wood plank siding. The drive shed is likely frame construction, with wooden board and batten siding.	No alterations to the original red brick veneer of the main block. The rear addition abuts the south elevation of the house. Repairs have been made to the barn and drive shed but no alterations to walls otherwise.	80	Excellent	The rear addition abuts the south elevation of the house, causing minimal alterations to the brick veneer and could be easily removed.
Foundation	Farmhouse and barn sit atop parged stone foundations.	No alterations visible from exterior aspect.	90	Excellent	Original foundations of main block of the house appear to be intact, though parging is failing in some areas and some evidence of displacement.
Exterior Doors	<p>Main entrance on east elevation features a single door entryway with a wooden Greek Revival style door in a wooden frame with an arched head, topped with a rectangular transom window and accented by the same stone arch and sills as the windows.</p> <p>Secondary entrances are located on the north and west elevations. The north entry features a single door entryway following a similar style as main entrance, wooden frame with same arch shaped head and stone arch and sills as the windows. The west elevation features the same stone arch and sill as the other doors and windows.</p> <p>Barn and drive shed feature wooden sliding doors.</p>	The west elevation entrance is blind and not accessible. Aluminum storm doors have been added to the east and north entrances.	70	Very Good	Though some alterations have taken place to both entrances, the alterations are sympathetic in that they maintain the original configuration of the entrances. The original door on the east elevation is intact and decorative elements (carved wooden arch, segmental stone arch, and stone lug sills) have been retained and are in remarkably good condition.
Windows	Wooden hung windows in wood frames.	Most windows of the main block of the farmhouse have had aluminum storm windows added. No alterations to the barn windows. Drive shed features an aluminum window which may be a replacement.	80	Excellent	No additional comments.
Roof	Farmhouse features a hipped roof with moderate overhang. Barn and drive shed both feature gable roofs.	Original roof shape has been generally maintained.	95	Excellent	No additional comments
Chimneys	Original external brick chimneys located on the east and west sides of the house.	None.	100	Excellent	No additional comments
Water Systems	Unknown.	Unknown.	n/a	n/a	No additional comments
Exterior Decoration	<p>Original decorative architectural elements including:</p> <ul style="list-style-type: none">- Decorative brackets present along eaves of main block roof on north, east, and west elevations;- Stone quoins;- Paired segmental arched windows;	Removal of original paired brackets on south elevation.	95	Excellent	Retention of original elements of almost all window and door openings of the original main block is notable, especially the decorative accents carved into the wooden window frame heads.

ELEMENT	ORIGINAL MATERIAL/TYPE	ALTERATION	SURVIVAL (%)	RATING	COMMENT
	- Decorative stone heads, wooden frames with decorative arched heads, and stone lug sills that are bush hammered with chiselled margins seen on window and door openings;				
Exterior Additions	Original main block likely constructed between 1899 and 1905.	20th century additions at the rear of the house, including an enclosed porch or mudroom accessed via a wooden porch.	90	Excellent	While the addition to the rear of the house has expanded the footprint to the south, the original main block is easily identifiable and delineated. The north, east, and west elevations are intact and unaltered. The rear addition is a single storey addition to the elevation, leaving much of the north elevation unaltered and visible.
Interior Plan	Unknown.	Unknown.	n/a	n/a	No additional comments
Interior Walls/Floors	Unknown.	Unknown.	n/a	n/a	No additional comments
Interior Trim	Unknown.	Unknown.	n/a	n/a	No additional comments
Interior Features	Unknown.	Unknown.	n/a	n/a	No additional comments
Landscape features	Long tree-lined driveway, turn of the century barn, and mature vegetation throughout the property.	Minimal alterations to the mature landscape features.	95	Excellent	No additional comments
Average of Rate of Change/Heritage Integrity			89	Excellent	Rating of very good is based on original element survival rating between 81-100%

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 6 provides a summary of the evaluation, and a discussion of the evaluation is provided below.

Table 6: 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 main block of the farmhouse is a representative example of a late 19th to early 20th-century Italianate style farmhouse and the barn is a representative example of a gable-roofed Central Ontario barn type. These structures, together with the Study Area's mature vegetation lining the driveway, are a representative example of a turn of the century farmstead in the Town of Caledon (Criterion 1). The drive shed may be an early 20th century structure, but it is not a rare, unique, representative or early example of a style or construction method.

While the core of the farmstead is a representative example of an Italianate style farmhouse and a turn of the century farm complex, the main block of the farmhouse shows a high degree of craftsmanship in its detailing, including the stone window heads and chiselled detailing in the stone sills (Criterion 2). However, there is no evidence that any of the built or landscape components on the property display a high degree of technical or scientific achievement (Criterion 3).

Accordingly, the Study Area meets Criteria 1 and 2 of O. Reg. 9/06 and has design/physical value related to the Italianate farmhouse and the Central Ontario style barn. The farmhouse is a representative example of this architectural style and exhibits a high degree of craftsmanship. The barn is a representative example of the gable-roofed Central Ontario barn type.

5.2.2 HISTORICAL OR ASSOCIATIVE VALUES

The Study Area does not have historical value or associative value. It is historically linked with the Cameron family, who farmed Lot 17 from the early 19th century but while they are an early farming family in the community, no significant contributions to the community were identified. 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).

There is no evidence to suggest the structure 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 this structure. As such, the property 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, the Study Area does not meet Criteria 4-6 of O. Reg. 9/06 and does not have known historical/associative value.

5.2.3 CONTEXTUAL VALUE

The collection of contemporary elements such as the farmhouse, barn, and tree-lined drive supports the contextual value of the Study Area. This ensemble within the Study Area is closely tied, both physically and historically, to similar properties in the surrounding area. The Study Area is one of several farm complexes in the area that 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 a small complex of structures that includes a farmhouse, barn and driveshed, and mature vegetation. These properties collectively create a rural landscape that retains something of its 19th-to-early 20th-century agricultural land use. As a turn of the century farmstead, the spatial organization and mix of structural elements in the Study Area maintain and support the rural agricultural character of the wider area (Criterion 7).

The Study Area is historically connected to other properties in the immediate vicinity that were owned by members of the Cameron family through the 19th and early 20th centuries. These properties are 18667 Mississauga Road (built by James Cameron's father, Duncan Cameron Sr.), 18501 Mississauga Road (built James' great-uncle, John), and 1402 Charleston Sideroad (built James' cousin, George). The Study Area is particularly linked to the latter as

the house at this address is in the same Italianate style and was likely built around the same time as the main block (Criterion 8).

The property is not known to be a landmark in the community given its rural location, setback from the right-of-way (ROW), and low massing in the surrounding rural landscape (Criterion 9).

Accordingly, the Study Area meets Criteria 7 and 8 of O. Reg. 9/06 and has contextual value related to the connections to nearby heritage properties that are also historically owned by the Cameron family.

5.2.4 SUMMARY

Based on a review of background documents, community engagement and property inspection it was determined that the Study Area meets four criteria of O. Reg. 9/06 of the *Ontario Heritage Act* (Criteria 1, 2, 7, and 8), indicating that this property has CHVI at a local level and is eligible for designation 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 property at 18722 Main Street in the Town of Caledon features a turn of the century farm complex including a two-storey red brick Italianate style house, constructed between 1899 and 1905, Central Ontario type barn, a driveshed, and a tree-lined driveway.

5.3.2 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Built between 1899 and 1905 for James Cameron, the red brick farmhouse at 18722 Main Street is representative of the Italianate architectural style with its two-storey massing, hipped roof with wide overhanging eaves and decorative brackets, dichromatic stone accents including segmental stone eyebrow arches and carved lug sills on window and door openings, and wood frames with carved arched head accents on window and door openings. The farmhouse is set back from the road, accessed by a driveway lined with mature trees. At the rear of the driveway, to the south of farmhouse is a three-bay timber-framed barn built in the gable-roof Central Ontario style, likely constructed at the same time as the house.

The grouping of contemporary elements such as the farmhouse, barn, and tree-lined drive supports the contextual value of the Study Area. This complex within the Study Area is closely tied, both physically and historically, to similar properties in the surrounding area.

As a turn of the century farmstead, the spatial organization and mix of structural elements at 18722 Main Street maintain and supports the rural agricultural character of the wider area. The property is one of several historical period farmsteads in the area, most of which are listed on the Town of Caledon's Heritage Register.

5.3.3 HERITAGE ATTRIBUTES

Identification of heritage attributes is based on exterior examination of the structure. Heritage attributes should be confirmed with interior inspection during preparation of the Heritage Conservation Plan. At present, heritage attributes that contribute to the CHVI of the property:

- Residence main block:
 - Two storey Italianate style farmhouse with red brick veneered exterior and irregular footprint.
 - Medium pitch hipped roof featuring a wide overhang, decorative paired brackets.
 - Projecting bay feature on northeast elevation with decorative bargeboard on gable.
 - Dichromatic stone accents:
 - stone quoins that are bush hammered with chiselled margins;
 - decorative stone window heads;
 - stone lug sills that are bush hammered with chiselled margins.
 - Original wood hung windows with wooden frames that feature arched heads.
 - Parged stone foundations.
- Central Ontario barn:
 - Timber framed;
 - Gable roof;
 - Fieldstone foundation; and
 - Ramp on the northwest elevation.
- Mature vegetation:
 - Group of four deciduous trees lining the southeast side of the driveway.

6 IMPACT ASSESSMENT

The MCM InfoSheet #5 provides guidance on how to complete impact assessments for provincial 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 development 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

Based on the above understanding of the proposed work, Table 6 provides an assessment of the potential impacts resulting from the Project.

Table 7: Assessment of Potential Impacts to 18722 Main Street

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 a portion of the Study Area. The license boundary extends beyond the preliminary extraction area to encompass a greater portion of the Study Area. No heritage attributes are located within the preliminary extraction area or the license boundary.</p> <p>The location of the proposed construction activities will be approximately 35-95 m from heritage attributes identified for the property.</p> <p>As proposed, the work is not anticipated to result in destruction-related impacts that will directly impact the heritage attributes of the Study Area.</p>
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	<p>The proposed aggregate work will result in alterations that are not sympathetic with the historic rural and agricultural fabric and appearance of the Study Area and surrounding context.</p> <p>Without mitigation measures or conservation planning, could result in negative impacts to the heritage attributes and their contextual heritage value. See Section 8 for mitigation recommendations.</p>
<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 resource are anticipated since the proposed work will be ground disturbing rather than new building construction.</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 construction activities suggests the possible demolition/destruction of the agricultural fields within the Study Area and the adjacent farmsteads to the south and east, to which the Study Area is historically and physically linked.</p> <p>The isolation of the building complex from the associated agricultural fields will not impact the viability of any heritage attributes within the Study Area.</p> <p>Accordingly, no negative impacts relating to isolation are anticipated.</p>
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	<p>No significant views or vistas to or from the Study Area were identified as a heritage attribute. Therefore, no negative impacts to views are anticipated.</p>
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 property 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>Therefore, 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 a cultural heritage resource.	<p>The proposed mineral aggregate operation activities will result in significant changes to the grade and drainage patterns of the land within the project, including the Study Area. Additionally, the ground disturbing work will result in vibrations which may damage the heritage attributes identified for the Study Area.</p> <p>Without mitigation measures, the proposed activities may result in land disturbances which will negatively affect the CHVI and heritage attributes identified for the Study Area.</p>

IMPACT TYPE	DISCUSSION
	As proposed, the work is anticipated to result in land disturbances that may adversely affect the Study Area's CHVI and heritage attributes. See Section 8 for mitigation recommendations.

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. Without conservation and mitigation measures, the proposed work has potential for direct and indirect negative impacts to the Study Area related to alteration and land disturbances.

Section 8 provides recommendations on conservation and mitigation measures that 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 (2006b) InfoSheet#5 of the *Ontario Heritage Tool Kit*. 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 BUILDING ON-SITE IN ITS ORIGINAL USE

Retention of the building on-site in its 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. Given the location of the Study Area as partially within the limit of extraction, the nature of the proposed mineral aggregate operation activities is anticipated to subject the Study Area to negative impacts. Steps such as landscape treatments would be required to maintain the viability of the farmhouse as a livable structure and the structural integrity of the barn.

Overall feasibility: This option is the most feasible because it:

- Is a 'minimal intervention' approach that maintains the property in its current form and as a valued built heritage resource in the community.
 - Preserves the design or physical value of the main block.
 - Is supported by the good physical condition of the main block of the house and barn.
-

7.2 OPTION 2: ADAPTIVE REUSE

Retention of the building on-site and an adaptive re-use, such as using the building as an office for the quarry site.

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 farmhouse'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 house to retain a 'progressive authenticity', or 'successive adaptations of historic places over time (Jerome 2008:4). 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: Conservation of the farmhouse and barn without similar conservation of the greater property and surrounding properties would diminish the authentic rural and context and sever the contextual value for the farmhouse. Adaptive re-use of heritage buildings for office work is a commonly explored alternative and one explored as an option for this project. Using the farmhouse as an office site for the quarry operations would require changes to convert the structure to an office, which may negatively impact the identified CHVI and heritage attributes and would still only be a temporary measure.

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

- Extensive and temporary nature of the changes required to the farmhouse.
- Potential for long term negative impacts to the identified CHVI and heritage attributes of the farmhouse.

7.3 OPTION 3: RELOCATION AND REHABILITATION

Option 3a discusses relocation of the buildings to a new location within the development site while Option 3b discusses relocation of the buildings to a sympathetic site within the Town. Both options are discussed in detail below.

Option 3a: 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.

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.

This option would conserve the physical connection of the farmhouse to its original land parcel, maintaining much of the contextual linkages. Relocation presents an opportunity for the house to retain a ‘progressive authenticity’, or ‘successive adaptations of historic places over time (Jerome 2008:4). Relocating the farmhouse within the development could potentially allow for a thoughtful integration of the farmhouse into the rehabilitation efforts while maintaining the historical relationship of the Study Area with the area.

Disadvantages: Relocating the farmhouse and barn is in opposition to MTCS *Guiding Principle* for “original location”. This principle states that buildings should not be moved “unless there is no other means to save them since any change in site diminishes heritage value considerably”. The nature of the work within the proposed extraction area would not provide for a site with sufficient space and buffer to protect the CHVI of the structures. Moreover, the nature and condition of the materials are not ideal for successful relocation of the barn and relocation of the farmhouse could result in total loss of CHVI if an accident occurs during the process or planning is insufficient.

Overall feasibility: This option is not feasible because:

- The heritage attributes will not be directly impacted by the proposed work.
- Nature and scope of the proposed adjacent mineral aggregate operation activities do not allow for sufficient space and buffer to relocate the farmhouse within Lot 16.

Option 3b: Relocation of the building to a sympathetic site within the Town.

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.

This option would conserve the physical attributes of the farmhouse. Relocating the farmhouse to an available lot at a sympathetic site within the Town could potentially allow for a thoughtful integration of the farmhouse into the plans for the new site.

Disadvantages: Relocating the farmhouse is in opposition to MTCS *Guiding Principle* for “original location”. This principle states that buildings should not be moved “unless there is no other means to save them since any change in site diminishes heritage value considerably”. The effort to transport the farmhouse on a public road would be substantial and may require consideration of such actions as taking down overhead lines, reinforcing culverts and crossings, and police escort. Relocation of the farmhouse could result in total loss of CHVI if an accident occurs during the process or planning is insufficient and the condition and nature of the barn materials are not ideal for successful relocation.

Overall feasibility: This option is not feasible because:

- The heritage attributes will not be directly impacted by the proposed work and the effort required to relocate the farmhouse and barn introduces unnecessary risk to the heritage attributes.

7.4 OPTION 4: SALVAGE AND COMMEMORATION

Under this option all the property’s heritage attributes would be documented 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 during and 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 farmhouse and landscape features to the community and original land parcel through commemoration while salvage of notable artifacts would retain some physical link to the farm complex’s intangible historical or associative value. This option is both cost effective and acknowledges the farm complex’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. The property was found to have design or physical value and the main block was determined to be in good physical condition. Through demolition, all CHVI and heritage attributes would be removed from the Study Area, and a tangible reminder of the late 19th-century farmhouse, barn, and landscape features 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. Demolition of viable buildings also means the unnecessary addition of building material to a landfill.

Overall feasibility: This option is not feasible because:

- The high level of CHVI retained by the heritage attributes as representative examples of turn of the century farm elements.
- The property is in overall good condition.

7.5 SUMMARY

Option 1 is identified to be that which best balance the economic viability of the Study Area and the long-term sustainability of the original farmhouse as a valued historic structure with intact heritage attributes.

Option 1 will:

- Preserve a tangible element of the Town's architectural and agricultural history;
- Retain understanding of the property within its specific historical and land use setting; and
- Encourage public understanding and appreciation of the Town's built and agricultural heritage..

8 SUMMARY STATEMENT AND RECOMMENDATIONS

WSP was retained by CBM to complete a HIA for 18722 Main Street in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The irregular-shaped, 48.5-hectare (120-acre) Study Area is located on the southwest side of Main Street, approximately 645 m northwest of Charleston Sideroad. The Study Area is surrounded by agricultural properties. Within the Study Area is a two-storey red brick Italianate style residence constructed between 1899 and 1905 and a rear addition built in the 20th century. The Study Area is listed on the Town of Caledon's heritage register and is not identified as a Cultural Heritage Landscape in the Cultural Heritage Landscape Inventory.

CBM proposes to develop a portion of 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 four criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 2, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse, which has physical value as a well-preserved representative example of an Italianate style farmhouse with a high degree of craftsmanship in its detailing and contextual value of the farmhouse, barn, and mature vegetation of the Study Area for its physical and historical connections to its surroundings, and since it is important in defining, maintaining, and supporting the agricultural and rural character of the area.

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, WSP recommends to:

- Retain the farmhouse, barn, and mature vegetation on site in their original use.

To achieve this conservation strategy, the following mitigation measures are recommended:

- 1 The limit of extraction shall be revised as shown on Figure 11 to accommodate the 50 m buffer to protect the heritage attributes of the property from potential adverse impacts as a result from construction related activity. This no-go zone shall be indicated on all project mapping and communicated to project personnel.
- 2 Vibration impacts:
 - a Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and barn are maintained.
 - b Vibration from blasting activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibrations resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should the vibration threshold be exceeded, blasting designs which are affecting the receptors must be reassessed to determine appropriate next steps.
- 3 Landscape treatments, such as berms or vegetative screens, should be employed and placed between the heritage attributes and the construction/ extraction activities to help dampen any noise or vibration effects.
- 4 Ensure that the property remains inhabited.
 - a If the property is vacated before the site-specific mitigation measures are implemented, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
- 5 Develop a management and maintenance plan to guide the management of the heritage attributes and outline how the heritage attributes of the structure will be protected and maintained during the activities of the mineral

aggregate operation. Consider maintenance manuals such as the Province of Manitoba and Canada's Historic Places "[Heritage Building Maintenance Manual](#)". This plan can be presented as a Technical Memorandum.

- 6 As the evaluation of the farmhouse and its associated parcel determined that the property meets two or more criteria under the *Ontario Heritage Act*, it is eligible for designation under Part IV. Consider designating the farmhouse under Part IV of the *Ontario Heritage Act*.

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.