



REPORT

**18501 Mississauga Road, Town of Caledon,
Municipality of Peel, Ontario**

Cultural Heritage Documentation Report

Submitted to:

CBM Aggregates

Submitted by:

WSP Canada Inc. (E&I)

3450 Harvester Road Burlington, Ontario, Canada L7N 3J1

CA0037598.7018

May 27, 2026



Distribution List

One PDF – CBM Aggregates

One PDF – WSP Canada Inc.

Project Personnel

Client	CBM Aggregates
WSP	
Cultural Heritage Specialist	Meghan McKay, BA, PGD, CAHP Intern Robert Pinchin, BA, CAHP
Report Preparation	Meghan McKay, BA, PgD, CAHP Intern
Senior Reviewer	Henry Cary, PhD, CAHP, RPA Heidy Schopf, MES, CAHP

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 18501 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 20-hectare (50-acre) property located at the north corner of Mississauga Road and Charleston Sideroad. Within the Study Area is a storey-and-a-half vernacular style residence constructed for John Cameron between 1836 and 1848, two barns dating to the late 19th century and early 20th century, and mature vegetation. The Town of Caledon issued a Notice of Intention to Designate (NOID) for the Study Area under Part IV of the *Ontario Heritage Act* on March 12, 2024. The Study Area is not identified as a cultural heritage landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

CBM intends to develop 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 a Heritage Impact Assessment (HIA) to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022, WSP 2026a). The HIA determined that the Study Area possesses Cultural Heritage Value or Interest and recommended that, as a conservation method, the two barns (Barn No. 1 and Barn No. 2) be documented in a CHDR (WSP 2026b).

The preparation of this CHDR was guided by the Town's *Terms of Reference: Documentation Report and Salvage Plan for Cultural Heritage Resources*.

Accordingly, WSP makes the following recommendations:

- 1) This report serves as sufficient "preservation by record" for Barn No. 1 and Barn No. 2 in the Study Area,
- 2) The structural timbers, wood plank, and cut wood from Barn No. 1 and Barn No. 2, fieldstones from Barn No. 1, and windows from Barn No. 2 should be considered for salvage; and,
- 3) This report should be deposited with the Caledon Public Archives and Peel Art Gallery Museum and Archives for information purposes.

Disclaimer

WSP Canada Inc. (WSP) prepared this report solely for the use of the intended recipient, CBM Aggregates, in accordance with the professional services agreement between the parties. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional, and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

WSP disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, WSP reserves the right to amend or supplement this report based on additional information, documentation or evidence.

WSP makes no other representations whatsoever concerning the legal significance of its findings.

The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

WSP has provided services to the intended recipient in accordance with the professional services agreement between the parties and in a manner consistent with that degree of care, skill and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects of a similar nature in similar circumstances. It is understood and agreed by WSP and the recipient of this report that WSP provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by WSP and the recipient of this report that WSP makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

In preparing this report, WSP has relied in good faith on information provided by others, as noted in the report. WSP has reasonably assumed that the information provided is correct and WSP is not responsible for the accuracy or completeness of such information.

Benchmark and elevations used in this report are primarily to establish relative elevation differences between the specific testing and/or sampling locations and should not be used for other purposes, such as grading, excavating, construction, planning, development, etc.

Design recommendations given in this report are applicable only to the project and areas as described in the text and then only if constructed in accordance with the details stated in this report. The comments made in this report provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by WSP and the recipient of this report that WSP makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

The original of this digital file will be kept by WSP for a period of not less than 10 years. As the digital file transmitted to the intended recipient is no longer under the control of WSP its integrity cannot be assured. As such, WSP does not guarantee any modifications made to this digital file subsequent to its transmission to the intended recipient.

This limitations statement is considered an integral part of this report.

Abbreviations

CHDR	Cultural Heritage Documentation Report
CHER	Cultural Heritage Evaluation Report
CHRA	Cultural Heritage Resource Assessment
CHSR	Cultural Heritage Screening Report
CHVI	Cultural Heritage Value or Interest
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
OHA	Ontario Heritage Act
O. Reg.	Ontario Regulation
PPS	Provincial Planning Statement
SCHVI	Statement of Cultural Heritage Value or Interest

Glossary

Adjacent lands	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS 2024).
Built Heritage Resource:	<p>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 (PPS 2024).</p> <p>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.</p>
Conserved:	<p>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 2024).</p>
Cultural Heritage Landscape:	<p>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. 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 (PPS 2024).</p> <p>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.</p>

Heritage Attributes:	<p>Means, as defined under the <i>Ontario Heritage Act</i>, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (PPS 2024).</p> <p>Heritage attributes are 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).</p>
Protected Heritage Property:	<p>Means property designated under Part IV or VI of the <i>Ontario Heritage Act</i>; property included in an area designated as a heritage conservation district under Part V of the <i>Ontario Heritage Act</i>; property subject to a heritage conservation easement or covenant under Part II or IV of the <i>Ontario Heritage Act</i>; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the <i>Standards and Guidelines for the Conservation of Provincial Heritage Properties</i>; property protected under federal heritage legislation; and UNESCO World Heritage Sites (PPS 2024).</p>
Significant:	<p>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 <i>Ontario Heritage Act</i> (PPS 2024).</p>

Table of Contents

- 1 INTRODUCTION1**
- 1.1 Context and Methodology4
- 1.1.1 Planning Framework4
- 1.1.1.1 Provincial Heritage Legislation and Policies4
- 1.1.1.2 Municipal Heritage Policies4
- 1.1.1.3 Town of Caledon Terms of Reference: Documentation Report and Salvage Plan for Cultural Heritage Reports4
- 2 DESCRIPTION OF SUBJECT PROPERTY AND CULTURAL HERITAGE RESOURCES6**
- 2.1 Description of Property6
- 2.2 Statement of Cultural Heritage Value or Interest6
- 2.3 List of Heritage Attributes6
- 3 DOCUMENTATION8**
- 3.1 Location Context8
- 3.2 Landscape Context10
- 3.3 Built Environment12
- 3.3.1 Barn No. 112
- 3.3.1 Barn No. 221
- 4 SALVAGE OPPORTUNITIES33**
- 5 SUMMARY35**
- 6 BIBLIOGRAPHY36**

FIGURES

- Figure 1: Location of Study Area2
- Figure 2: Existing Conditions of the Study Area3
- Figure 3: Floorplan of Barn No. 120
- Figure 4: Floor plan of Barn No. 232

APPENDIX A

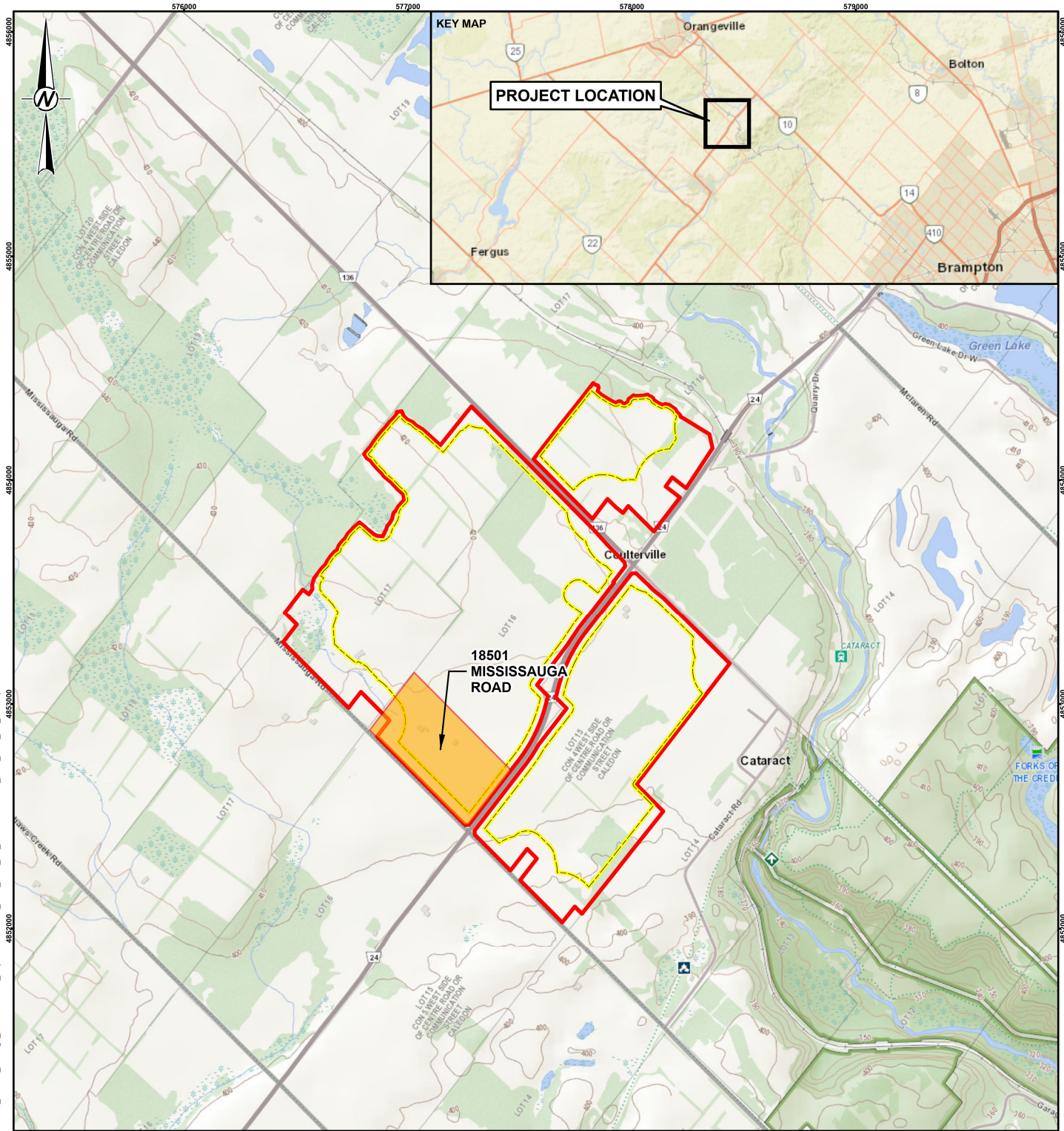
Assessor's Qualifications

1 INTRODUCTION

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Cultural Heritage Documentation Report (CHDR) for 18501 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area) (Figure 1 and Figure 2). The Study Area is a rectangular-shaped, 20-hectare (50-acre) property located at the north corner of Mississauga Road and Charleston Sideroad. Within the Study Area is a storey-and-a-half vernacular style residence constructed for John Cameron between 1836 and 1848, two barns dating to the late 19th century and early 20th century, and mature vegetation. The Town of Caledon issued a Notice of Intention to Designate (NOID) for the Study Area under Part IV of the *Ontario Heritage Act* on March 12, 2024. The Study Area is not identified as a cultural heritage landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009).

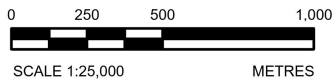
CBM intends to develop the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project evaluated the Study Area to potentially meet the criteria for Cultural Heritage Value or Interest (CHVI) prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and recommended that an Heritage Impact Assessment (HIA) be conducted to determine whether the project would impact the Study Area's potential heritage attributes. The HIA for the Study Area completed by WSP in 2026 concluded that the Study Area meets three criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 7, and 8) and has CHVI. The HIA recommended that, as a conservation method, the two barns and landscape elements (mature vegetation) be documented in a CHDR (WSP 2026b).

The preparation of this CHDR was guided by the Town's Terms of Reference: Documentation Report and Salvage Plan for Cultural Heritage Resources (Town of Caledon 2024b).



LEGEND

- STUDY AREA
- LICENCE BOUNDARY
- LIMIT OF EXTRACTION



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. LIO TOPOGRAPHIC DATA CACHE, ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY, OPEN GOVERNMENT LICENCE – ONTARIO
 2. SERVICE LAYER CREDITS: WORLD, STREET_MAP: ESRI, HERE, GARMIN, NGA, USGS, NPS
 3. LIO, CARTOGRAPHIC/LIO TOPOGRAPHIC:
- PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

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

PROJECT
CULTURAL HERITAGE DOCUMENTATION REPORT, 18501 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
LOCATION OF THE SUBJECT PROPERTY IN RELATION TO THE LICENCE BOUNDARY/EXTRACTION LIMIT

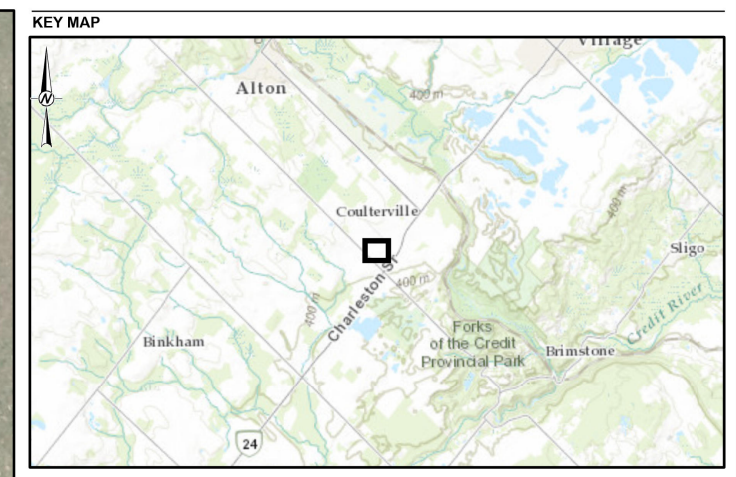
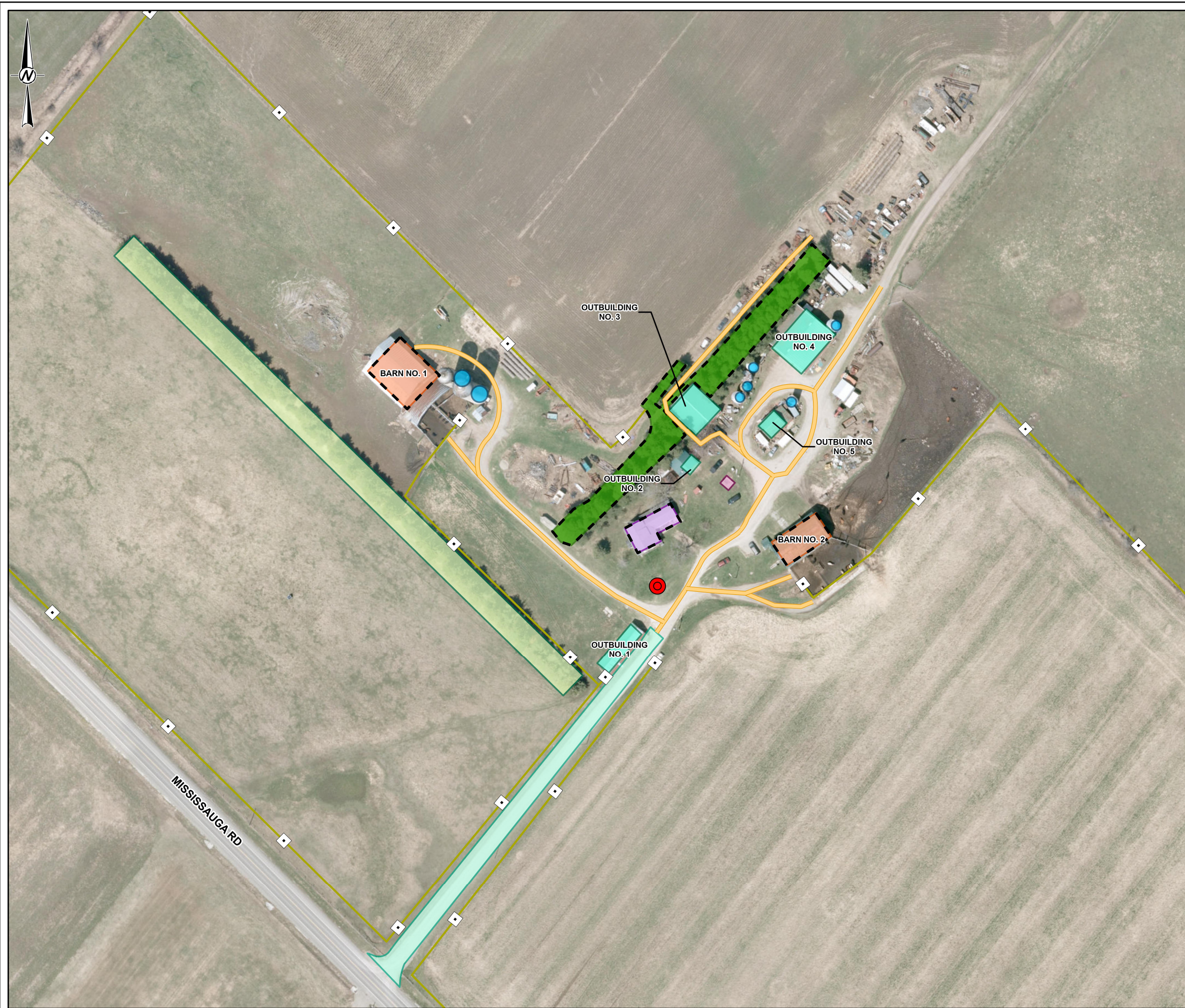
CONSULTANT	YYYY-MM-DD	2023-07-31
DESIGNED	SO	
PREPARED	SD/MC	
REVIEWED	JK	
APPROVED	JK	



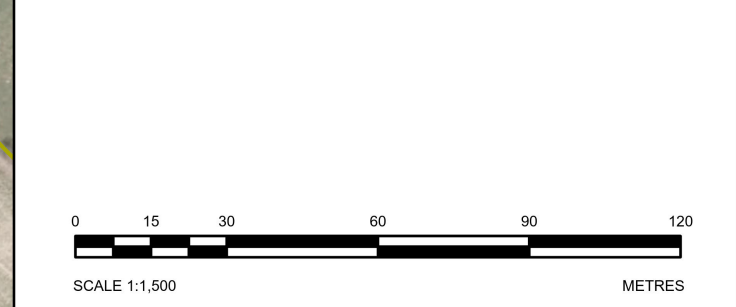
PROJECT NO.	CONTROL	REV.	FIGURE
CA0037598.7018	0006	0	1

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 296mm

PATH: S:\Clients\Watermain\Climental\eng_Plan_5_Caledon\09_PRCO\CA0037598_7018\00 - PRCO\0000 - Heritage - Documentation - Report\CA0037598_7018_0006_HC_0000\CA0037598_7018_0006_HC_0000.mxd PRINTED ON: AT 2:51:28 PM



- LEGEND**
- STONE AND WHEEL FEATURE
 - CIRCULATION ROUTE
 - FENCING
 - HERITAGE ATTRIBUTE
 - BARN
 - DRIVEWAY
 - MAIN RESIDENCE
 - MATURE VEGETATIVE WINDBREAK
 - OUTBUILDING
 - SHED
 - SILO
 - VEGETATIVE WINDBREAK



NOTE(S)
 1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
 1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
 2. IMAGERY CREDITS: WORLD TOPOGRAPHIC MAP; CITY OF BRAMPTON, REGION OF PEEL, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, HERE, GARMIN, USGS, NGA, EPA, USDA, NPS, AAFC, NRCAN
 3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

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

PROJECT
 CULTURAL HERITAGE DOCUMENTATION REPORT, 18501 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
 CONFIGURATION OF EXISTING BUILDING AND LANDSCAPE COMPONENTS AT 18501 MISSISSAUGA ROAD

CONSULTANT	YYYY-MM-DD	2024-12-06
DESIGNED	SO	
PREPARED	AP/MC	
REVIEWED	JK	
APPROVED	JK	

PROJECT NO. CA0037598.7018 CONTROL 0006 REV. 0 FIGURE 2

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

1.1 Context and Methodology

1.1.1 Planning Framework

Heritage properties are subject to provincial and municipal planning and policy requirements, as well as guidance developed at the federal and international levels. These have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

1.1.1.1 Provincial Heritage Legislation and Policies

The *Ontario Heritage Act* is the primary piece of legislation that determines policies, priorities, and programs for the conservation of Ontario’s cultural heritage. Other provincial legislation applicable to this Project includes the *Planning Act* and the *Provincial Planning Statement 2024* (PPS 2024). A summary of applicable provincial legislation and associated guidance documents is provided in Table 1.

Table 1: Provincial Regulatory Requirements

Title	Description
<i>Ontario Heritage Act</i> , R.S.O. 1990, Chapter O. 18	The <i>Ontario Heritage Act</i> , R.S.O. 1990, c. O.18, provides a framework for the protection of cultural heritage resources in the Province. It gives municipalities and the provincial government powers to protect heritage properties and archaeological sites. The <i>Ontario Heritage Act</i> includes two regulations for determining Cultural Heritage Value or Interest (CHVI): <i>Ontario Regulation</i> (O. Reg.) 9/06 and O. Reg. 10/06. O. Reg. 9/06 provides criteria to determine the CHVI of a property at a local level while O. Reg. 10/06 provides criteria to determine if a property has CHVI of provincial significance.
<i>Planning Act</i> , R.S.O. 1990, Chapter P. 13	The <i>Planning Act</i> lays out the “ground rules” for land use planning in Ontario and includes direction for the provincial and local administration on planning matters in the province. The <i>Planning Act</i> also enables municipalities to develop Official Plans, which are to set goals, objectives, and policies (i.e. Official Plans, Secondary Plans, and Heritage Conservation District Plans) that are consistent with the PPS 2024 and other applicable legislation (such as the <i>Ontario Heritage Act</i>) to manage and direct local land use (Government of Ontario 1990b).
Provincial Planning Statement (PPS 2024)	The PPS 2024 provides policy direction to the entire Province of Ontario on matters of provincial interest related to land use planning and development (Government of Ontario 2024). Under the PPS, the conservation of cultural heritage is identified as a matter of provincial interest. Section 4.6 of the PPS gives direction on the consideration of cultural heritage and archaeology (Government of Ontario 2024). Specifically, sections 4.6.1, 4.6.3, and 4.6.5 give direction regarding built heritage resources, cultural heritage landscapes, protected heritage properties, and engagement with Indigenous communities.

1.1.1.2 Municipal Heritage Policies

While it is CBM’s position that Future Caledon does not apply to the CBM Caledon Pit / Quarry Applications, which were submitted in December 2022 and deemed complete in February 2023, a fulsome review of Future Caledon was undertaken and confirmed that CBM’s Applications conform to the Town’s most recent heritage policy updates contained in Future Caledon. This CHDR adheres to heritage policy directives in both the 2018 Official Plan as well as Future Caledon. For a detailed heritage policy analysis, see WSP 2026b and GSAI 2026.

1.1.1.3 Town of Caledon Terms of Reference: Documentation Report and Salvage Plan for Cultural Heritage Reports

In the Town’s *Terms of Reference: Documentation Reports and Salvage Plans for Cultural Heritage Report* (Terms of Reference), the purpose of a documentation report is to “supplement the historic record and provide

documentation of the features of a property which are of Cultural Heritage Value or Interest for future generations” (Town of Caledon 2024). Required elements of a documentation report are:

- Table of Contents
- Introduction
- Description of Subject Property and Cultural Heritage Resources
- Documentation

2 DESCRIPTION OF SUBJECT PROPERTY AND CULTURAL HERITAGE RESOURCES

The following property description, SCHVI, and list of heritage attributes were prepared by WSP as part of the HIA completed for the Subject Property (WSP 2026b). The SCHVI has been reviewed by heritage planners at the Town and forms part of the Staff Report presented to the Heritage Caledon Committee on February 5, 2024, which recommends the NOID be issued (Town of Caledon 2024a). The list of heritage attributes was updated in 2026 since an interior inspection of the farmhouse was completed as part of the Heritage Conservation Plan (HCP).

2.1 Description of Property

The property at 18501 Mississauga Road in the Town of Caledon features an early to mid-19th century farm complex, including a farmhouse, a late 19th century gable-roof type Central Ontario style barn, an early 20th century gambrel-type Central Ontario style barn, and mature treelines. The farmhouse is a one-and-a-half storey vernacular style house, constructed between 1836 and 1848 and altered through 20th century additions.

2.2 Statement of Cultural Heritage Value or Interest

The property at 18501 Mississauga Road has design value as a representative and rare example of an early 19th century farmhouse in the Town of Caledon. Built between 1836 and 1848 for John Cameron, the one-and-a-half storey, vernacular style residence is a rare surviving example of an early 19th century farmhouse in the community. A late 19th century barn with fieldstone foundations and a gable roof is located to the northwest of the farmhouse and an early 20th century barn with concrete foundations and a gambrel roof is located to the east. These Central Ontario style barns represent the evolution of the Study Area over time and served to support the continued use of the farm as the building complex evolved over the 19th and 20th centuries.

As a 19th century farm complex, the spatial organization and mix of structural elements at 18501 Mississauga Road maintain and supports the rural agricultural character of the wider area. The farmhouse is situated in an agricultural or rural setting, nestled among several 19th century farm complexes in close proximity, most of which are listed on the Town of Caledon's Heritage Register. Many of these properties were granted to and owned by various members of the Cameron family in the 19th and early 20th centuries. These properties, at 18501 Mississauga Road (built by John Cameron and passed to his son James), 18667 Mississauga Road (built shortly after by John's son, Duncan Cameron Sr.), 18722 Main Street (built later, by Duncan Sr's son, James), and 1420 Charleston Sideroad (built later, by John's grandson, George), are physically and historically linked to each other and the Cameron family. The house, barn complex, fieldstone walls, and mature vegetation on the property are both physically and historically linked to each other and physically and historically linked to their surroundings.

2.3 List of Heritage Attributes

The heritage attributes that contribute to the CHVI of 18501 Mississauga Road include:

- Residence:
 - One-and-a-half storey original main block form with rectangular floor plan, gable roof, and asymmetrical fenestration.
 - Central hallway floor plan
 - Vernacular Neoclassical wood frame original front entrance way

- Hand hewn timber floor joists
- Parged fieldstone foundation
- Landscape elements that generally support the CHVI of the property, including:
 - Mature vegetation
 - Coniferous windbreaks around the house, perpendicular to Mississauga Road, in a northeast to southwest orientation, to the northwest of the main building complex.
 - The barns are late 19th to early 20th century additions to the farm complex and represent evolved elements of the property that support the farmhouse.

3 DOCUMENTATION

A site visit was conducted on January 10, 2025, by WSP Cultural Heritage Team Lead Heidy Schopf and WSP Junior Cultural Heritage Specialist Meghan McKay. The weather was overcast but clear. The site visit confirmed that no significant changes had occurred from the conditions observed in the 2026 HIA.

3.1 Location Context

The Study Area is on the northeast corner of the intersection of Mississauga Road and Charleston Sideroad (Plate 1 and Plate 2). The surrounding area is generally agricultural and rural residential (Plate 3 and Plate 4). The Credit River flows approximately 1 km east of the Study Area, and the community of Cataract is situated about 800 meters southeast along the river. The properties near the Study Area (1420 Charleston Sideroad, 18667 Mississauga Road, and 18722 Main Street) are rural agricultural. At the time of report writing, 18667 Mississauga Road is subject to a NOID (Town of Caledon 2024a) and a portion of the properties at 1420 Charleston Sideroad and 18722 Main Street were designated on February 24, 2026. (Plate 5 to Plate 7).



Plate 1: View down the driveway towards Mississauga Road



Plate 2: View from the second barn towards the corner of Charleston Road and Mississauga Road



Plate 3: View across one of the agricultural fields along Mississauga Road



Plate 4: View down the driveway looking towards the farm complex



Plate 5: Farmhouse at 1420 Charleston Sideroad



Plate 6: Farmscape at 18722 Main Street



Plate 7: Farmscape at 18667 Mississauga Road

3.2 Landscape Context

The approximately 50-acre Study Area features the early 19th century farmhouse, late 19th century barn with fieldstone foundations (Barn No. 1), early 20th century barn (Barn No. 2), six outbuildings, eight silos, and mature vegetation and agricultural fields (Plate 8). The farmhouse and outbuilding complex is accessed from Mississauga Road by a long and straight gravel driveway (Plate 9 and Plate 10). Circulation routes extend from the driveway, throughout the complex, connecting each of the outbuildings and the agricultural fields.

Two mature coniferous tree lines act as windbreaks for the farm complex. One tree line is oriented perpendicular to Mississauga Road, oriented approximately northeast to southwest, extending along the northwest boundary of the main residence and the northernmost outbuildings (Plate 11). The second tree line extends parallel to Mississauga Road, oriented approximately northwest to southeast, positioned as the southwest boundary of the building complex. Imagery from 2004 shows this row as recently planted, and this stand appears to include a mix of tall and short conifers (Plate 12). Hedgerows and treelines also delineate the agricultural fields within the Study Area (Plate 13). At the north extent of the Study Area on the opposite side of the mature vegetative tree line is Barn No. 1 and other fields (Plate 14).



Plate 8: Overview of built environment in the Study Area.



Plate 9: View from the driveway towards the farmhouse, mature vegetative windbreak, and Barn No. 1 with the driveshed to the west.



Plate 10: View from the driveway and drive shed of farm complex and Barn No. 2.



Plate 11: Mature vegetation windbreak



Plate 12: Vegetation windbreak parallel to Mississauga Road



Plate 13: View south across surrounding fields



Plate 14: View up the driveway to the north side of the Study Area

3.3 Built Environment

3.3.1 Barn No. 1

Barn No. 1 is a Central Ontario Barn that dates to the late 19th century. The original section of the barn has a rectangular plan, gable roof, and stone foundations (Plate 15 to Plate 18). A Quonset is attached to the south elevation of the barn and an addition with a shed roof is attached to the west elevation. The original barn is clad in vertical wood plank siding and has a gable roof clad in metal sheets (Plate 19 and Plate 20). The barn has rubble stone foundations with wood frame window openings and holes where I-beams have been added for structural support (Plate 21 to Plate 24). A small wood door is located on the east elevation (Plate 25). The original section of the barn measures approximately 16 m by 17 m and is 258 m² (Figure 3).

The west elevation of Barn No. 1 has a corrugated metal-clad addition with shed roof that stands on a cast-in-place concrete foundation (Plate 26). Along the metal-clad addition are three fiberglass windows. Near the rear of the addition there is small shed with shed roof (Plate 27).

Barn No. 1 has two adjacent concrete silos and small gable roof shed to the south (Plate 28). A metal fence encloses an area for livestock that extends from the lower storey of the barn.

Live animals occupied the interior of the barn during the site visit. In addition, several areas of the barn interior were noted as being structurally unsound by the property occupant. Accordingly, interior observations and photographs are limited due to health and safety concerns related to the presence of live animals and the structural integrity of the upper level of the barn.

Based on available views of the barn interior, the lower-level of Barn No. 1 houses livestock. The barn is supported by hand-hewn beams supported by posts left in the round (Plate 29). The upper level of the barn is used for storing hay and farm equipment. The upper level has a large open floor and three smaller storage rooms accessed by a central walkway (Plate 30 to Plate 34). It also has a set of metal stairs leading to the lower level (Plate 35) and a ladder on the left side of the entrance that leads to the mow for hay storage (Plate 36).



Plate 15: South elevation of Barn No. 1 (barn outlined in red, Quonset addition outlined in yellow)



Plate 16: East elevation of Barn No. 1 (barn outlined in red, Quonset outlined in yellow)



Plate 17: North elevation of Barn No. 1 (barn outlined in red, south addition outlined in green)



Plate 18: West elevation of Barn No. 1 (original barn outlined in red, west addition outlined in green, Quonset outlined in yellow)



Plate 19: Gable roof seen behind the west addition



Plate 20: Three triangle openings on the north elevation



Plate 21: Fieldstone foundation on the northwest elevation



Plate 22: Wood-framed window opening on the northwest elevation



Plate 23: Hole in the foundation where a metal I-beam has been installed



Plate 24: Fieldstone foundation seen on the northeast elevation



Plate 25: Wood door on the northeast elevation



Plate 26: Southwest addition fiberglass windows



Plate 27: Wood shed at the rear of the southwest elevation



Plate 28: Gable roofed shed near silos



Plate 29: View of the rear side of the barn interior



Plate 30: View of the left side of the barn interior and down the central hall

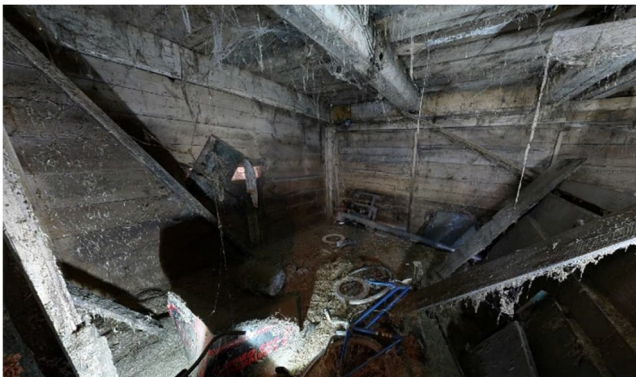


Plate 31: Storage room located at the front of the barn



Plate 32: Storage room located at the south side of the barn

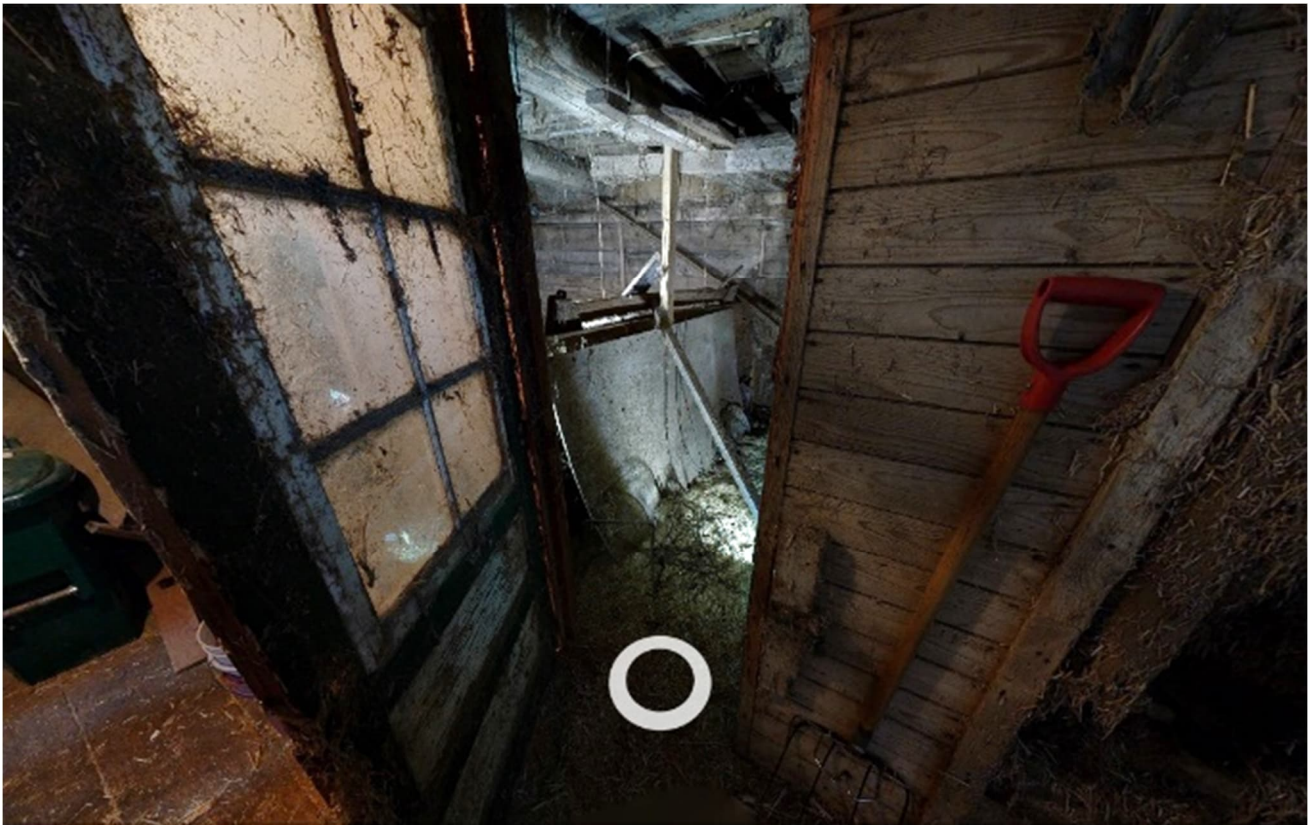


Plate 33: Storage room located at the north side of the barn



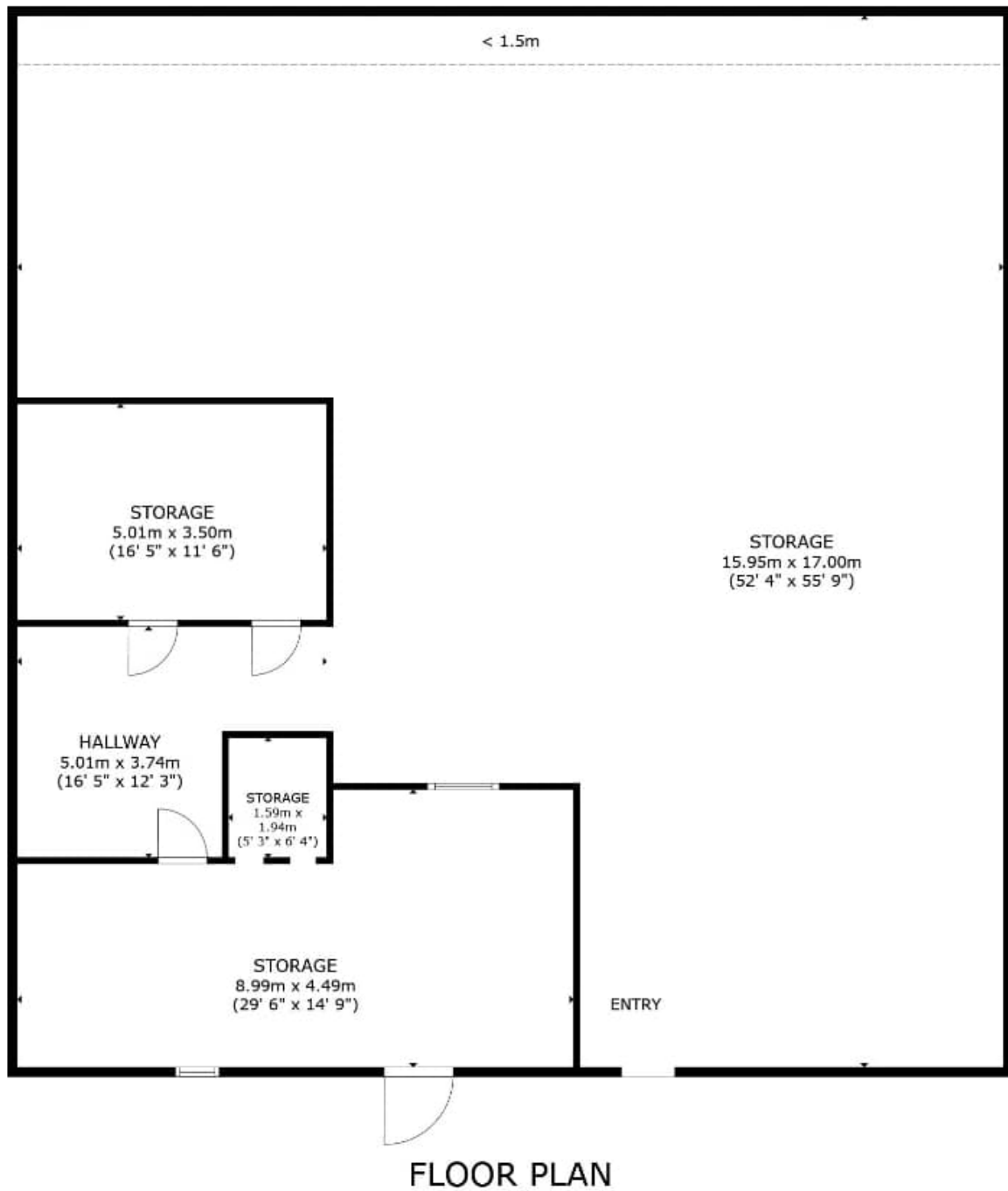
Plate 34: Looking out through the northeast entrance with ladder leading to the mow



Plate 35: Door and metal stairs leading to the lower level of the barn



Plate 36: Lower level of the barn showing the hand-hewn beams and log posts



GROSS INTERNAL AREA
FLOOR PLAN 258.3 m² (2,781 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 12.8 m² (137 sq.ft.)
TOTAL : 258.3 m² (2,781 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Figure 3: Floorplan of Barn No. 1

3.3.1 Barn No. 2

Barn No. 2 is a Central Ontario Barn that dates to the 20th century that is located in the core of the farm complex to the east of the farm house (Plate 37). The barn has a rectangular plan, gambrel roof, and cast-in-place concrete foundation (Plate 38 to Plate 43). The barn is clad in vertical wood plank siding and a metal-clad roof. The wood plank siding is painted red, which is weathered and faded, and the metal roof is painted green and weathered.

Centred on the west foundation are paired four-pane windows (Plate 42 and Plate 43). A low log rail fence extends from the building, separating the front and back spaces (Plate 44). A small metal clad, red painted shed stands off the southwest corner of the barn's south elevation (Plate 45).

The north elevation has a gangway (ramp) leading to two large sliding barn doors painted with large white diamonds (Plate 46). The ramp is supported by concrete wingwalls, the north of which has a fixed sash window with wood sill, frame, and muntins (Plate 47). There are two windows on the east side of the north elevation that are within the barn's concrete foundation (Plate 48).

The east elevation has a single pane window centrally located within the concrete foundation (Plate 49). This elevation is obscured by the livestock enclosure.

The south elevation has three windows along the foundation with two blind entries on either side (Plate 48 and Plate 50). This elevation is enclosed with a wire fence around the livestock feeders (Plate 51).

Live animals occupied the interior of the lower level of the barn during the site visit. Accordingly, interior observations and photographs are limited due to health and safety concerns related to the presence of live animals.

Based on accessible areas of the barn interior, the upper level of Barn No. 2 has a large open area for hay, livestock feed and farm equipment (Plate 52 and Plate 53) On the west side is a hay loft, storage room, and stairwell leading to the lower level (Plate 54 to Plate 56)



Plate 37: View up the driveway showing the farmhouse on the left and Barn No. 2 on the right (outlined in red)



Plate 38: West elevation of Barn No. 2



Plate 39: North elevation of Barn No. 2



Plate 40: East elevation of Barn No. 2



Plate 41: South elevation of Barn No 2



Plate 42: Gambrel roof of Barn No. 2



Plate 43: Cast-in-place concrete foundation and vertical wood plank siding



Plate 44: Paired windows and fence on the west elevation



Plate 45: Metal clad shed at the northwest corner of Barn No. 2



Plate 46: Gangway leading to the main entrance with window in the wing wall



Plate 47: Window on the east side of the north elevation



Plate 48: Windows and barred entrance on the south elevation



Plate 49: Fenced livestock area off the south elevation



Plate 50: Livestock feeder on the south side of Barn No. 2



Plate 51: Upper level of Barn No. 2, looking east



Plate 52: Upper level of Barn No. 2, looking northeast



Plate 53: Hay loft on the west side of the barn



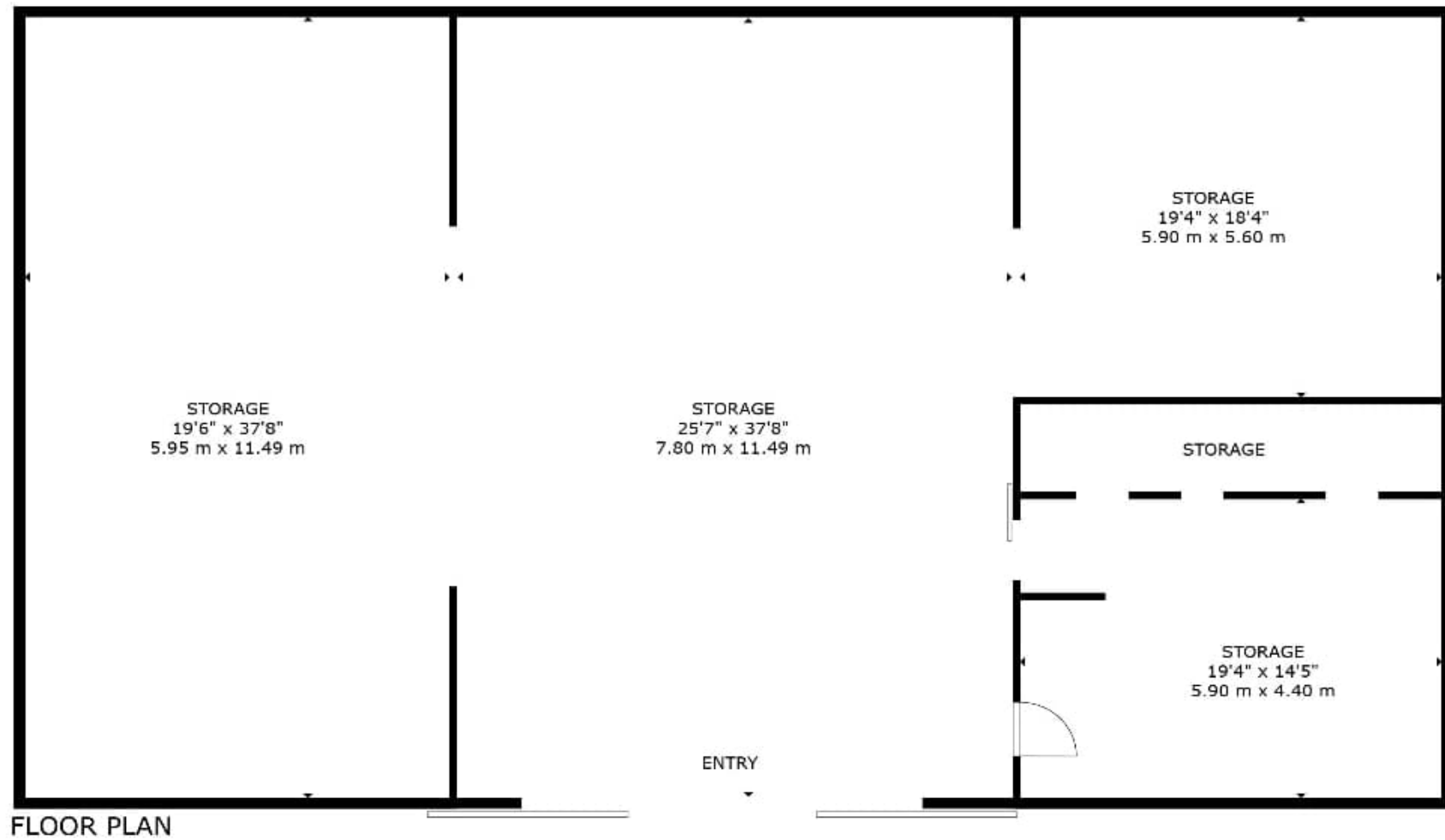
Plate 54: Upper level of Barn No. 2, looking west toward storage rooms and hay loft



Plate 55: Stairs between upper and lower levels of Barn No. 2



Plate 56: Lower level of Barn No. 2



GROSS INTERNAL AREA
FLOOR PLAN: 2,455 sq. ft., 228 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Figure 4: Floor plan of Barn No. 2

4 SALVAGE OPPORTUNITIES

Physical elements identified in this documentation report may be suitable for salvaging. As the built elements of the Study Area will be demolished, items with heritage value may be salvaged and commemorated by being displayed off site or archived in a museum. Items not necessarily of cultural heritage value or interest may be salvaged for other purposes as opposed to being deposited as landfill. Items such as old growth timbers or stone quoins may be of interest to local groups such as the Mennonite or Amish communities who practice traditional building techniques. An overview of items with the potential to be salvaged is presented in Table 2.

Table 2: Overview of Salvage Opportunities

Item	Location	Condition	Salvage Opportunity
Fieldstone	Barn No. 1 foundation	Good	The fieldstones appear to be in good condition and present an opportunity to be salvaged and used for other purposes as an alternative to being deposited as landfill.
Timber	Structural timbers in Barn No. 1 and Barn No. 2	Good	A visual inspection of the structural timbers determined some splitting but had occurred but overall, they are in good condition. The timbers should be inspected during removal but overall present a good opportunity for salvaging. Those found to be in good condition can be retained and used for other purposes as an alternative to being deposited as landfill.
Wood Plank	Exterior cladding of Barn No. 1 and Barn No. 2	Good	A visual inspection of the wood plank determined that, despite sections of significant weathering, they are overall in good condition. The wood plank should be inspected during removal but overall present a good opportunity for salvaging. Those found to be in good condition can be retained and used for other purposes as an alternative to being deposited as landfill.
Cut Wood	Window frames, sills, and lintels of Barn No. 1 and Barn No. 2	Good	A visual inspection of the wood window elements determined that, despite sections of significant weathering, they are overall in good condition. The wood should be inspected during removal but overall present a good opportunity for salvaging. Those found to be in good condition can be retained and used for other purposes as an alternative to being deposited as landfill.
Windows	Foundation of Barn No. 2	Fair	The windows in the foundation of Barn No. 2 appear to be significantly weathered but appear to be in fair condition for their age. They are 20th century wood frame fixed windows and offer opportunity for salvaging. They should be retained and used for other purposes as an alternative to being deposited as landfill.
Concrete Foundation	Barn No. 2 foundation	Good	The concrete does not have heritage value and the effort required to remove the concrete while preserving it structurally is not commensurate to the heritage value that would be retained. As such, the concrete should not be salvaged.

Based on the consideration of salvage opportunities presented in Table 2, the structural timbers, wood plank, and cut wood from Barn No. 1 and Barn No. 2, fieldstones from Barn No. 1, and windows from Barn No. 2 should be considered for salvage.

5 SUMMARY

WSP was retained by CBM to prepare a CHDR for the Study Area, located at 18501 Mississauga Road in the Town of Caledon. This CHDR was prepared according to the Town of Caledon's *Terms of Reference: Documentation Report and Salvage Plan for Cultural Heritage Resources* and recommends that:

- 1) This report serves as sufficient "preservation by record" for Barn No. 1 and Barn No. 2 in the Study Area,
- 2) The structural timbers, wood plank, and cut wood from Barn No. 1 and Barn No. 2, fieldstones from Barn No. 1, and windows from Barn No. 2 should be considered for salvage; and,
- 3) This report should be deposited with the Caledon Public Archives and Peel Art Gallery Museum and Archives for information purposes.

6 BIBLIOGRAPHY

Glen Schnarr & Associates Inc. (GSAI)

2026 Planning Overview: 'Future Caledon Official Plan' in support of Official Plan Amendment And Zoning By-Law Amendment Applications (POPA 2022-0006 & RZ 2022-0010) & Class 'A' License (#626600) (Pit and Quarry Below Water) Application, Proposed CBM Caledon Pit / Quarry (May 2026). On file with WSP.

Government of Ontario

1990a *The Planning Act* R.S.O. 1990, c. P.13. <https://www.ontario.ca/laws/statute/90p13>. Last accessed October 24, 2024.

1990b *Ontario Heritage Act, R.S.O. 1990, Chapter O.18*. Last amendment: July 1, 2019. Available online: <https://www.ontario.ca/laws/statute/90o18>. Last accessed January 27, 2025

2024 *Provincial Planning Statement*. Available online: <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf> Last accessed January 27, 2025.

Ministry of Citizenship and Multiculturalism (MCM)

2014 *Standards and Guidelines for the Conservation of Provincial Heritage Properties, Heritage identification & Evaluation Process*. On file with WSP.

Region of Peel

2022 *Region of Peel Official Plan*. Available online: <https://peelregion.ca/sites/default/files/2024-07/official-plan-review-consolidation-clean%20%281%29.pdf> Last accessed January 27, 2025.

Scheinman, Andre.

2009 *Town of Caledon Cultural Heritage Landscapes Inventory*. Available online: <https://www.caledon.ca/en/living-here/resources/Documents/recreation-leisure/Cultural-Heritage-Landscapes-Inventory.pdf> Last accessed January 27, 2025.

Town of Caledon

2018 Official Plan. Available online: <https://www.caledon.ca/en/town-services/official-plan.aspx>. Last accessed October 31, 2024.

2024a *Notice of Intention to Designate - 1420 Charleston Sideroad, 18722 Main Street, 18501 Mississauga Road and 18667 Mississauga Road, Ward 1*. Staff Report 2024-0056. Available online: <https://pub-caledon.escribemeetings.com/filestream.ashx?DocumentId=37089>. Last accessed September 18, 2024.

2024b *Terms of Reference: Documentation Report and Salvage Plan for Cultural Heritage Resources*. Available online: https://www.caledon.ca/en/town-services/resources/Business-Planning--Development/Development-Services/Terms-of-Reference/TOR_Documentation-Salvage-Plan_FINAL.pdf Last accessed January 27, 2025.

WSP

2022 *Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, Caledon Pit/Quarry*. On file with WSP

2026a *Cultural Heritage Report Addendum: Comments Received from Town of Caledon Heritage Planning Staff*. On file with WSP

2026b *Heritage Impact Assessment: 18501 Mississauga Road, Town of Caledon, Regional Municipality of Peel, Ontario*. On file with WSP.

Signature Page

WSP Canada Inc.

Prepared by:



Robert Pinchin, B.A. Hons., CAHP
Cultural Heritage Specialist

Reviewed by:



Henry Cary, PhD, CAHP, RPA
Principal Archaeologist, Ontario Technical Lead

RP/HS/al

[https://wsponlinecan.sharepoint.com/sites/ca-ch-team-site/shared documents/01_working_files/01_projects/cbm_2023_ca0037598.7018_caledon quarry/04_chdrs/18501 mississauga road/for admin to format/18501 mississauga road documentation report - may27_2026_clean.docx](https://wsponlinecan.sharepoint.com/sites/ca-ch-team-site/shared%20documents/01_working_files/01_projects/cbm_2023_ca0037598.7018_caledon%20quarry/04_chdrs/18501_mississauga_road/for%20admin%20to%20format/18501_mississauga_road_documentation_report_-_may27_2026_clean.docx)

APPENDIX A

Assessor's Qualifications

Heidy Schopf, MES, CAHP – Cultural Heritage and Social Sciences Team Lead

Heidy Schopf is the Cultural Heritage and Social Sciences Team Lead at WSP. She has worked in the field of cultural resource management since 2007. She is a **Professional Member of the Canadian Association of Heritage Professionals (CAHP)** and is RAQs certified. She has worked on a wide variety of projects throughout Ontario, including Cultural Heritage Reports: Existing Conditions and Preliminary Impact Assessments (Cultural Heritage Reports), Heritage Impact Assessments (HIAs), heritage documentation reports (photographic and 3D/LiDAR), Cultural Heritage Evaluation Reports (CHERs) using Ontario Regulation 9/06 and 10/06, Strategic Conservation Plans (SCP), Heritage Conservation District (HCD) studies and plans, heritage feasibility studies, cultural heritage peer review, 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. Ms. Schopf has completed hundreds of cultural heritage projects under a variety of processes, including: Environmental Assessment Act, Planning Act, Ontario Heritage Act, Transit Project and Rail Assessment Process, Renewable Energy Approval, Ontario Energy Board, and projects completed under the Impact Assessment Act.

Henry Cary, Ph.D., CAHP, RPA – Senior Cultural Heritage Specialist and Principal Archaeologist

Dr. Henry Cary has over 20 years public and private sector experience directing cultural heritage projects in diverse environments across southern and northern Canada. His expertise is in the historic architecture and cultural landscapes of North America, with specialization in industrial and military heritage. He has produced heritage evaluations, impact assessments and conservation plans for a wide range of properties in Ontario, from a pre-War of 1812 stone house in Niagara to the 1930 Glengrove Transformer Station in Toronto, and multiple properties in heritage conservation districts and character areas in the City of Hamilton, City of Vaughan, and Town of Collingwood. He has also evaluated several industrial sites for Hydro One Networks Inc. and the City of Hamilton and has provided policy advice to the City of Cambridge on managing its heritage structural walls. Prior to joining WSP E&I Canada Limited, Dr. Cary worked for Parks Canada, notably for the Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, then served as Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site before moving to consulting positions with CH2M and WSP Golder. He is a member of the **Canadian Association of Heritage Professionals (CAHP)** and Register of Professional Archaeologists (RPA).

Johanna Kelly, MSc., CAHP – Senior Cultural Heritage Specialist

Ms. Kelly has worked in the field of Cultural Resource Management since 2007, focusing on above ground heritage resources since 2015. She is fascinated by the way we shape the landscape and structures we interact with and is passionate about telling the story of the places we inhabit and how we can conserve and manage these places for future generations. She is skilled in the identification and evaluation of built heritage resources and cultural heritage landscapes, mitigation of proposed impacts on heritage resources, and conservation methods. She has worked on a wide variety of projects throughout Ontario, including cultural heritage resources assessments, cultural heritage evaluations, heritage impact assessments, documentation reports, conservation plans, heritage conservation district studies and plans, and Stage 1-4 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*. She is a professional member of the **Canadian Association of Heritage**

Professionals (CAHP) and holds a **Professional Archaeological License (P1017)** issued by the Ministry of Citizenship and Multiculturalism.

Robert Pinchin, B.A. Hons, CAHP – Cultural Heritage Specialist

Mr. Pinchin holds an Honours, B.A. Degree in Canadian History from McMaster University and 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 a professional 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.

Meghan Mckay, BA, PGD, CAHP Intern – Junior Cultural Heritage Specialist

Meghan is a passionate heritage professional who strives to conserve heritage for the future. She studied history at Wilfrid Laurier University receiving an honours BA and went on to receiving a Post Graduate Diploma in heritage and interpretation from the University of Leicester. Meghan has worked in the Cultural Resource Management field since 2022.

Meghan has worked on several archaeological and cultural heritage projects throughout Ontario as a heritage professional and archaeological field technician. She has experience working on all stages of archaeological sites as well as working in multiple types of heritage reports such as heritage designations and Heritage Impact Assessments. She also has experience with mapping analysis and archival research.

In addition to her educational and career experience Meghan is also the committee chair for the City of Cambridge Archives and a committee member for the Municipal Heritage Advisory Committee (MHAC) of Cambridge.

