REPORT

Heritage Conservation Plan

Duncan & Catherine Cameron House, 18667 Mississauga Road, Town of Caledon, Regional Municipality of Peel, Ontario

Submitted to:

CBM Aggregates

Submitted by:

WSP Canada Inc.
3450 Harvester Road,
Burlington, Ontario, L7N 3W5, Canada

CA0037598.7018

May 19, 2026

Distribution List

1 e-copy: CBM Aggregates

1 e-copy: WSP Canada Inc

Executive Summary

WSP Canada Inc (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Conservation Plan (HCP) for 18667 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 39.7-hectare (98-acre) property located at the northeast side of Mississauga Road, approximately 700 m north of Charleston Sideroad. Within the Study Area is a one-and-a-half storey vernacular style residence constructed between 1846 and 1858 (the Duncan & Catherine Cameron House; the house). The house has a 19th century addition, built between 1861 and 1891 as well as a rear addition built in the 20th century. The Study Area is subject to a Notice of Intention to Designate (NOID) under Part IV of the *Ontario Heritage Act.*

CBM proposes 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). WSP conducted a Heritage Impact Assessment (HIA) for the Study Area which recommended that the house be relocated and rehabilitated for residential use (WSP 2026). The HIA further recommended that an HCP be written to guide the relocation and rehabilitation efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the adaptive reuse program and into the future (WSP 2026). The HIA was accepted by the Town of Caledon (the Town) as complete on March 24, 2026. This HCP serves to fulfill the related recommendations in Section 8 of the HIA.

The purpose of an HCP is to describe the current understanding of the historic place, then recommend interventions that recognize and respect what is important about the historic place. This HCP has been prepared according to guidance received from the Town's heritage planners and is also informed by the Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP 2010), Public Works and Government Services Canada (PWGSC) *Architectural Conservation Technology Manual* (1994), Historic England *Informed Conservation* (Clark 2001), the *Practical Building Conservation* (Historic England 2018a-c) series, ICOMOS Australia *The Illustrated Burra Charter* (Walker & Kyle 2004) and *The Conservation Plan* (Kerr 2013), *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003), and *Conservation Plans for Heritage Properties* (Ontario Heritage Trust 2012).

Following international, federal, provincial, and municipal guidance, this plan takes an understanding, planning, and intervening approach to conserving 18667 Mississauga Road, with goals to:

- Relocate the Duncan and Catherine Cameron House to a new section of the Study Area, as defined in the R-Plan; and,
- Rehabilitate the Duncan and Catherine Cameron House as a single-family residence with cultural heritage value or interest for the community.

To achieve these goals, WSP has recommended 24 rehabilitation, preservation, and commemoration strategies to be implemented in accordance with the phased timing set out in Section 5 of this HCP.

Project Personnel

Project Manager:	Ana Ricon Gomez, MES
Field Investigation:	Robert Pinchin, BA, CAHP
Report Preparation:	Robert Pinchin
Graphics:	Shannon Orellana
Report Reviewers:	Heidy Schopf, MES, CAHP
	Henry Cary, PhD, CAHP, RPA

Acknowledgements

Senior Heritage Planner Town of Caledon	Sally Drummond, MA, CAHP
Heritage Planner Town of Caledon	Cassandra Jasinski, MA, CAHP
Heritage Planner Town of Caledon	Carolyn Van Slightenhorst, CAHP, MCIP, RPP

Abbreviations

CHER	Cultural Heritage Evaluation Report
CHP S&Gs	Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada*
CHVI	Cultural Heritage Value or Interest
Cultural Heritage Report	Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment
HCP	Heritage Conservation Plan
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
MCM S&Gs	Ministry of Citizenship and Multiculturalism *Standards and Guidelines for the Conservation of Provincial Heritage Properties*
NOID	Notice of Intention to Designate
O. Reg.	Ontario Regulation
OHA	Ontario Heritage Act
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:	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). Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
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 2024).
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. 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). Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, 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.

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

Study Limitations

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.

Table of Contents

1 INTRODUCTION 1

1.1 Scope of Work 2

2 GUIDANCE FRAMEWORK 5

2.1 International & Federal Heritage Guidance 5

2.2 Provincial Heritage Legislation and Guidance 5

2.3 Municipal Guidance 6

3 UNDERSTANDING 7

3.1 Cultural Heritage Significance 7

3.1.1 Statement of Cultural Heritage Value or Interest 8

3.2 Existing Conditions 10

3.2.1 Landscape and Setting 10

3.2.2 Main Block and Rear Addition 15

3.2.3 Summer Kitchen 22

3.2.4 Side Passageway 25

3.3 Structural Condition Assessment 26

4 PLANNING AND CONSERVATION TREATMENT 28

4.1 Planning for Future Use 28

4.1.1 Conservation Standards 28

4.1.2 Conservation Treatments 29

4.2 Proposed Future Use, Goals & Objectives 33

4.3 Recommended Conservation Treatments for the Duncan & Catherine Cameron House 34

5 CONSERVATION STRATEGIES 35

5.1 Immediate-Term: Residential Occupation 35

5.1.1 Heritage Easement Agreement 35

5.1.2 Monitor 35

5.1.3 Site Plan Adjustment 35

5.2 Short-Term: Stabilize 36
5.2.1 Monitor & Secure 36
5.3 Medium-Term: Rehabilitate & Restore 37
5.3.1 Draft Architectural Designs for a Rehabilitated Duncan & Catherine Cameron House 37
5.3.2 Heritage Permit 38
5.3.3 Remove South Porch 39
5.3.4 Remove Side Passageway 39
5.3.5 Relocate the Main Block and Addition and Summer Kitchen 40
5.3.6 Inspect the Sill Plates and Floor Joists, and Repair or Strengthen if Necessary 40
5.3.7 Build the Concrete Foundation with Basement and Seat the Main Block and Addition 41
5.3.8 Pour Concrete Slab and Seat the Summer Kitchen 42
5.3.9 Inspect and Repair the Main Block and Addition Roof 42
5.3.10 Inspect and Repair the Summer Kitchen Roof 43
5.3.11 Repoint and Repair Masonry 44
5.3.12 Restore Summer Kitchen Cladding 45
5.3.13 Assess and Rehabilitate Wood Windows Where Necessary 45
5.3.14 Install New Windows to Summer Kitchen 46
5.3.15 Install New Exterior Door 47
5.3.16 Restore Wrap-around Veranda 48
5.3.17 Rehabilitate the Interior 48
5.3.18 Rehabilitate the Setting 49
5.4 Long-Term: Preserve 49
5.4.1 Develop and Follow a Maintenance and Monitoring Program 49
5.5 Commemorate 50
6 IMPLEMENTATION AND ACTION PLAN 50
7 SUMMARY STATEMENT 53
8 ASSESSOR QUALIFICATIONS 54
9 SOURCES 55

TABLES

Table 1: Required information and material for a Heritage Permit 38

Table *2*: Implementation Plan (adapted from Kalman & Létourneau 2020: 411) 51

Table *3*: Implementation Schedule once Planning Approval is Granted 52

FIGURES

Figure 1: Location of the Study Area 4

Figure 2: Configuration of Existing Building and Landscape Components at 18667 Mississauga Road 13

Figure 3: Mid-20th century photograph of the Duncan and Catherine Cameron house and farm complex 14

Figure 4: A historic resource as found 30

Figure 5: Preservation (Interim Protection) 30

Figure 6: Preservation (Stabilization) 31

Figure 7: Rehabilitation 31

Figure 8: Restoration 32

Figure 9: Redevelopment 33

Figure 10: General guidance for adding “rear extensions” to a heritage building (from Stephen 1972:108). 38

APPENDICES

APPENDIX A
Heritage Impact Assessment (WSP 2026)

APPENDIX B
As-Built Drawings

APPENDIX C
Structural Engineering Report

APPENDIX D
Reference Plan

APPENDIX E
Site Plan (May 2026)

APPENDIX F
Proposed Development

APPENDIX G
Relocation Scope

APPENDIX H
Historical Imagery

APPENDIX I
Foundation Detail

APPENDIX J
Assessor Qualifications

1 INTRODUCTION

WSP Canada Inc. (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Conservation Plan (HCP) for 18667 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The Study Area is a rectangular-shaped, 39.7-hectare (98-acre) property located at the northeast side of Mississauga Road, approximately 700 m north of Charleston Sideroad. Within the Study Area is a one-and-a-half storey vernacular style residence constructed between 1846 and 1858 (the Duncan & Catherine Cameron House; the house). The house features a 19th century addition, built between 1861 and 1891 as well as a rear addition built in the 20th century. The Study Area is subject to a Notice of Intention to Designate (NOID) under Part IV of the *Ontario Heritage Act.*

CBM proposes 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 may be impacted by the proposed work. The Cultural Heritage Report recommended a full evaluation of the property to confirm the Cultural Heritage Value or Interest (CHVI) and identify heritage attributes of the Study Area and, if found to retain CHVI, a Heritage Impact Assessment (HIA) to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022). WSP conducted an HIA (including an evaluation of the Study Area against criteria outlined in O. Reg. 9/06) for the Study Area in 2023, with updates made to the report in 2026. The HIA recommended that the structure within the Study Area be relocated within the property parcel as defined by a Reference Plan (R-Plan) and that a Heritage Conservation Plan be written to guide the relocation and rehabilitation efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation program and into the future (WSP 2026). The HIA determined that the outbuildings in the Study Area do not have CHVI. The HIA determined that the two barns have CHVI but recommended documentation and salvage for the structures. Accordingly, no conservation guidance is being prepared for these structures as part of this HCP. The HIA was accepted by the Town as complete on March 24, 2026. This HCP serves to fulfill the related recommendations in Section 8 of the HIA.

The purpose of an HCP is to describe the current understanding of the historic place, then recommend interventions that recognize and respect what is important about the historic place. This HCP has been prepared in accordance with guidance from the Town of Caledon's Heritage Planners. This HCP is also informed by the following guidance documents:

- *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP 2010)
- *Architectural Conservation Technology Manual* (PWGSC 1994)
- *Informed Conservation* (Clark 2001)
- *Practical Building Conservation* series (Historic England 2018a-c)
- *The Illustrated Burra Charter* (Walker & Kyle 2004)
- *The Conservation Plan* (Kerr 2013)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)

- *Conservation Plans for Heritage Properties* (Ontario Heritage Trust 2012)

This HCP describes the current understanding of the house, then recommends planning and intervening measures that recognize and respect what is important about the historic place (CHP 2010:4). Overall, this HCP:

- Summarizes the heritage policies relevant to conserving the Duncan and Catherine Cameron House;
- Provides an overview of the setting and structural history of the house;
- Provides a draft Statement of CHVI and list of heritage attributes to reflect the current understanding of the house;
- Describes the physical condition of the house;
- Develops goals for the house and identifies the objectives to achieve those goals;
- Recommends the primary and secondary conservation treatment options and a series of strategies to ensure the heritage attributes of 18667 Mississauga Road are conserved; and,
- Outlines the schedule to achieve the goals and objectives and complete the recommended strategies.

Following guidance from heritage conservationist James Kerr (2013:2), this HCP only includes what is relevant to conserving 18667 Mississauga Road and does not extensively cover the previous historical research nor the theoretical basis for heritage conservation.

Additional site visits conducted for this property include:

- November 16, 2022, reported on in the HIA (WSP 2026)
- January 10, 2025, reported on in the Documentation Report and Salvage Plan (WSP 2025)
- July 10, 2025, on site meeting between WSP and Town of Caledon Heritage Planning staff.

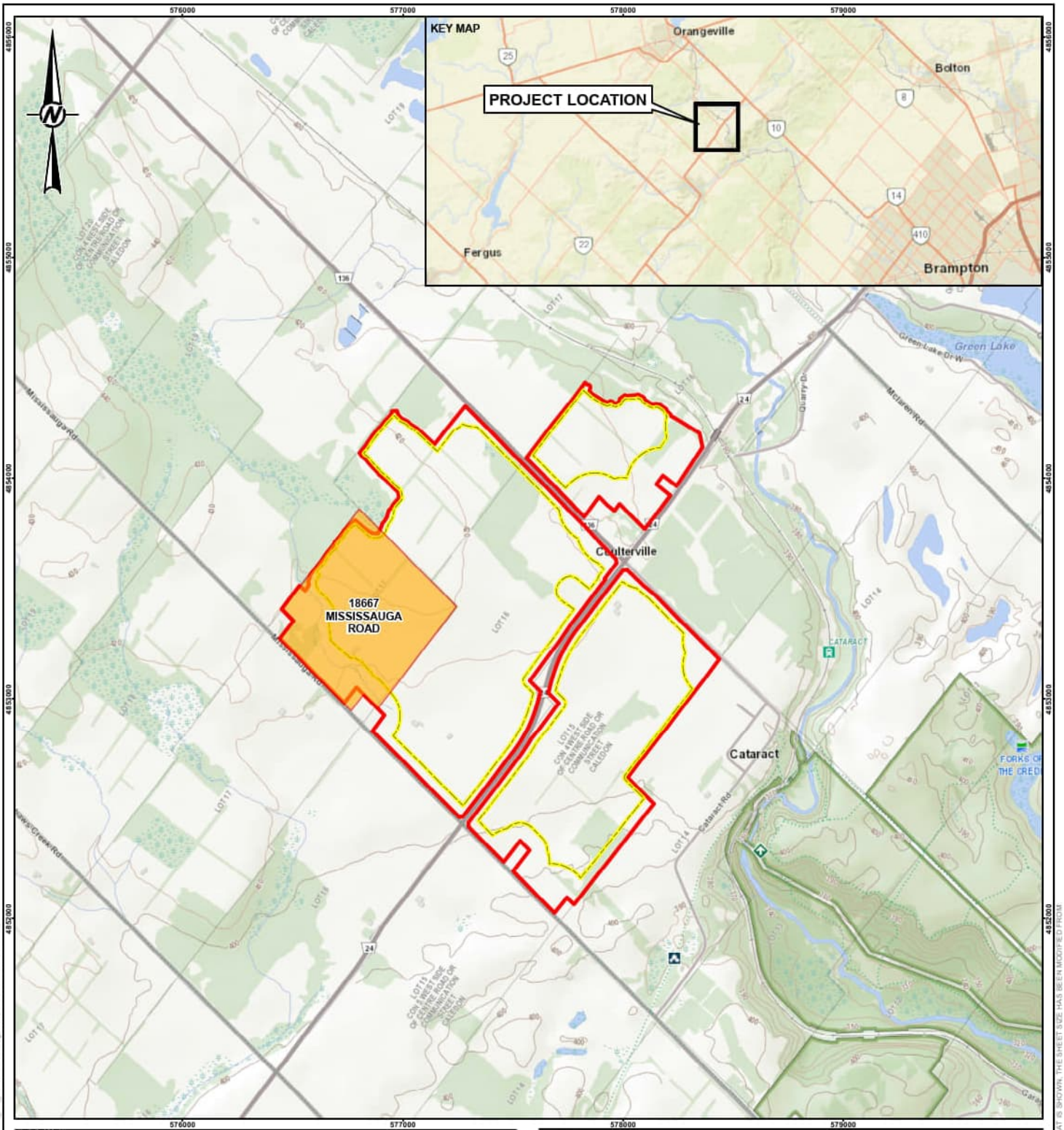
1.1 Scope of Work

WSP completed the following tasks for this HCP:

- **Background Review:** Existing documents were reviewed and summarized to provide a comprehensive understanding of the work completed to date, and planning tools in place for the property.
- **Information Gathering:** Information gathering requests were sent to the Town of Caledon to obtain up-to-date heritage-related information about the property.
- **Field Review:** A site visit was conducted to document the properties heritage attributes and existing conditions.
- **Review of Condition Assessment:** The results of the 18667 Mississauga Road structural condition assessment prepared by Tacoma Engineers was reviewed to identify structural constraints.
- **Planning Considerations and Approvals:** The Town of Caledon’s planning requirements and municipal approvals were identified for each of the short-, medium-, and long-term conservation strategies for the property.

- **Conservation Strategy:** A conservation strategy for 18667 Mississauga Road was prepared using provincial, federal, and international guidance.
- **Action Plan, Implementation and Monitoring:** This HCP provides an action plan, implementation, and monitoring plan to conserve the property over the short, medium, and long term.

WSP worked closely with Sedgwick Marshall Heritage Homes throughout the production of this HCP.



LEGEND

- STUDY AREA
- LIMIT OF EXTRACTION
- LICENCE BOUNDARY

0 250 500 1,000

1:25,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

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

PROJECT
HERITAGE CONSERVATION PLAN

TITLE
LOCATION OF STUDY AREA

CONSULTANT

wsp

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

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	1

Path: S:\Clients\Vobrantim_Cimenteos\Long_Par_5_Caledon\99_PRO\19129150\40_PRO\0050_CH_18667 Mississauga\19129150-0050-CH-0001.mxd
IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM
25mm
0

2 GUIDANCE FRAMEWORK

Heritage conservation is informed by guidance developed at the international, federal, provincial and municipal levels.

2.1 International & Federal Heritage Guidance

Drafted in response to international and national agreements such as the *International Charter for the Conservation and Restoration of Monuments and Sites* (the *Venice Charter*, 1964), *Australia ICOMOS* [International Council on Monuments & Sites] *Charter for Places of Cultural Significance* (the *Burra Charter*, updated 2013) and *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (the *Appleton Charter*, 1983), the CHP S&Gs define three conservation treatments – preservation, rehabilitation, and restoration – and outline the process and required and suggested actions relevant to each treatment. The principles provided in the CHP S&Gs form the basis of this HCP and are outlined in greater detail in Section 4 and Section 5.

2.2 Provincial Heritage Legislation and Guidance

The *Ontario Heritage Act* is the primary piece of legislation that determines policies, priorities, and programs for the conservation of Ontario's cultural heritage.

Heritage conservation on provincial properties must comply with the Ministry of Citizenship and Multiculturalism *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (PHP S&Gs), but these also provide "best practice" approaches for evaluating cultural heritage resources not under provincial jurisdiction. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Info Bulletin 2* advises on the contents and possible strategies for an HCP. The Ontario Heritage Trust, an agency of the province, has also developed terms of reference and suggested contents for conservation plans under their management, although these are less detailed (OHT 2012a; OHT 2012b).

To advise municipalities, organizations and individuals on heritage protection and conservation, the MCM developed a series of products under the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MCM 2006) provides an outline for the contents of a HCP, which it defines as:

- A document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment but is typically a separate document. The recommendations of a plan should include description of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.

Determining the optimal conservation strategy is further guided by the MCM *Eight Guiding Principles in the Conservation of Historic Properties* (2012), which encourage respect for:

1) **Documentary evidence** – restoration should not be based on conjecture

2) **Original location** – do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably

3) **Historic material** – follow "minimal intervention" and repair or conserve building materials rather than replace them

4) **Original fabric** – repair with like materials

5) **Building history** – do not destroy later additions to reproduce a single period

6) **Reversibility** – any alterations should be reversible

7) **Legibility** – new work should be distinguishable from old

8) **Maintenance** – historic places should be continually maintained

2.3 Municipal Guidance

While the Town of Caledon does not have a Terms of Reference document for Heritage Conservation Plans, the Town's Terms of Reference for Heritage Impact Assessments (ToR) outlines expectations for adherence to 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*.

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 continue to conform to the Town's most recent heritage policy updates contained in Future Caledon. This HCP adheres to heritage policy directives in both the 2018 Official Plan as well as Future Caledon. For a detailed policy analysis, see WSP 2026 and GSAI 2026.

As part of this project, WSP Cultural Heritage Specialists and the Town of Caledon Heritage Planning staff have been meeting regularly to discuss the Project's cultural heritage scope. As part of this HCP, consultation with the Town's Heritage Planning staff has included:

- Ongoing, regular, monthly meetings (initiated June 2024) between WSP Cultural Heritage Specialists, Town of Caledon Heritage Planning staff, Sedgwick Marshall Heritage Homes, and Glen Schnarr and Associates Inc. (GSAI) to discuss strategies for the Projects cultural heritage scope, including receiving and responding to Town comments and coordination of a conservation strategy for the site.
- A draft table of contents for this HCP was provided to the Town for comment (comments received September 13, 2024 have been incorporated into this report).
- The status of the property's designation process under Part IV of the *Ontario Heritage Act*.
    - The Town has entered into a Heritage Designation By-law Extension Agreement with the Owner for the property to continue conservation strategies and extend timing for passing of the designation by-laws.
- The preparation of a draft Reference Plan (R-Plan; APPENDIX D) to delineate limits of the future location of the heritage attributes and future Part IV Designation.
- On-site meeting conducted June 12, 2025 with WSP and Town of Caledon Heritage Planning staff.
- Sharing of photographs collected during the HIA and HCP site visits for the with Town Heritage Planning staff.

3 UNDERSTANDING

The following information on the current understanding of the house is excerpted from the *Heritage Impact Assessment: 18667 Mississauga Road, Town of Caledon, Regional Municipality of Peel, Ontario* report produced by WSP (WSP 2026). For a full description of the property history, landscape, farmhouse, interpretation, and heritage integrity used to form the basis of understanding for this HCP, see Sections 3 to 5 in the HIA (WSP 2026; APPENDIX A).

The property at 18667 Mississauga Road is a mid-19th-century farm complex historically associated with Duncan Cameron Sr., with the original farmhouse likely built between 1846 and 1858 and later modified with a brick rear addition between 1861 and 1891. The house retains vernacular Neoclassical and Classical Revival elements, including a centre-hall plan, low-pitched roof with returned eaves, and Greek Revival doorway, while later features such as brick veneer and decorative buff brick reflect evolving styles. The complex expanded over time to include a summer kitchen, an H-shaped barn complex, and outbuildings, illustrating the farm's development from the 19th to 20th centuries. Despite alterations, the property maintains significant heritage character, is in very good physical condition, and has a "very good" (77%) level of heritage integrity, making it a rare surviving example of a pre-1850 structure in Caledon.

3.1 Cultural Heritage Significance

Understanding a built heritage resource or cultural heritage landscape includes not only being able to trace its dates of construction or modifications through time, but also its overall cultural heritage significance and what elements should be prioritized for conservation. In Ontario, cultural heritage significance is summarized through a "Statement of Cultural Heritage Value or Interest" (SCHVI) which includes a "Description" (where the resource is located), its "Heritage Value" (why a resource is important) and its "Heritage Attributes" (what elements demonstrate the heritage value and therefore should be prioritized for conservation). In the CHP S&Gs, the latter are referred to as "character-defining elements," explicitly referencing why an element is important to the significance of a historic place.

The Town of Caledon issued a Notice of Intention to Designate (NOID) 18667 Mississauga Road on March 7, 2024 (Town of Caledon 2024b).[1] The Town provided the following description as part of the NOID:

> *The property is located on the east side of Mississauga Road, north of Charleston Sideroad, being Part of Lot 17, Concession 4 WHS, within the former geographic Township of Caledon.*
>
> *Built between 1846 and 1858 for Duncan Cameron Sr., the farmhouse features elements of various styles which were popular as the house evolved over the middle of the 19th century. Constructed as a single storey timber frame house, the house was subsequently expanded and reclad in brick between 1861 and 1891. The use of hand-hewn timbers as floor joists in the main block and the use of hand-hewn timbers and mortise and tenon joinery in the summer kitchen was a common construction method during the early to mid-19th century. The single storey, symmetrical, rectangular form and center-hall floorplan were popular during the early to mid-19th century. When the side addition was constructed between 1861 and 1891 architectural*

[1] The NOID encompasses the original 100 acres that would have been associated with the house, now two separate PINs. The HIA and HCP prepared by WSP for 18501 Mississauga Road is focused on the 50 acre parcel containing the heritage attributes (PIN 142730089).

styles had shifted to embrace elements such as larger individual windowpanes, dichromatic brick patterns and accents, and wide porches or verandas.

The farmhouse is setback from the road, accessed by a long driveway lined with mature trees and low fieldstone walls. A late 19th century barn complex is located to the northwest of the farmhouse, featuring two Central Ontario style barns linked by a connecting shed, and a late 19th or early 20th century drive shed is located to the north of the farmhouse.

As a 19th century farmstead, the spatial organization and mix of evolved structural elements on the property maintain and supports the rural/agricultural character of the wider area. 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.

(Town of Caledon, 2024b)

3.1.1 Statement of Cultural Heritage Value or Interest

The following property description, SCHVI, and list of heritage attributes were prepared by WSP as part of the HIA completed for this structure (WSP 2026). The SCHVI has been reviewed by the Heritage Planners at the Town of Caledon and forms part of the Staff Report presented to the Heritage Caledon Committee on February 5, 2024 that recommends the NOID be issued (Town of Caledon 2024b).

3.1.1.1 Description of the Property

The property at 18667 Mississauga Road in the Town of Caledon features a mid-19th century farm complex including a vernacular farmhouse and summer kitchen, Central Ontario style barns, mature treelines, and low fieldstone walls. The farmhouse is a one-and-a-half storey vernacular house, constructed as a timber frame house between 1846 and 1858 which subsequently evolved between 1861 and 1891 as the main block was reclad in brick veneer upon the construction of a brick side addition. The farmhouse has been altered through 20th century additions.

(WSP 2026: 71)

3.1.1.2 Statement of Cultural Heritage Value or Interest

Built between 1846 and 1858 for Duncan Cameron Sr., the farmhouse features elements of various styles which were popular as the house evolved over the middle of the 19th century. Constructed as a single storey timber frame house, the house was subsequently expanded and reclad between 1861 and 1891. The use of hand-hewn timbers as floor joists in the main block and the use of hand-hewn timbers and mortise and tenon joinery in the summer kitchen was a common construction method during the early to mid-19th century. The single storey, symmetrical, rectangular form and center-hall floorplan were popular during the early to mid-19th century. When the side addition was constructed between 1861 and 1891 architectural styles had shifted to embrace elements such as larger individual windowpanes (allowing to shift from twelve-over-twelve or nine-over-nine style windows to six-over-six), dichromatic brick patterns and accents, and wide porches or verandas. The farmhouse is setback from the road, accessed by a long driveway lined with mature trees and low fieldstone walls. A late 19th century barn complex is located to the northwest of the farmhouse, featuring two Central Ontario style barns linked by a connecting shed, and a late 19th or early 20th century drive shed is located to the north of the farmhouse. The barn complex and drive shed represent evolved elements of the property that support the farmhouse.

As a 19th century farmstead, the spatial organization and mix of evolved structural elements at 18667 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 farmsteads in close proximity, most of which are listed on the Town of Caledon's Heritage Register. 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.

(WSP 2026: 71-72)

3.1.1.3 Heritage Attributes

Heritage attributes that contribute to the CHVI of the property:

- *Residence main block:*
  - *Rectangular footprint with side hall floorplan*
  - *Parged stone foundations*
  - *Hand hewn timber floor joists*
  - *Gable roof*
  - *Red brick (stretcher bond) with contrasting buff coloured brick detailing including:*
    - *Quoins*
    - *Decorative diamond pattern on gable of southeast elevation*
    - *Stretcher and solder brick flat arches above openings*
  - *Wood frame six-over-six and storm windows*
  - *Decorative wood trim and pilasters around original, formal, entrance on southeast elevation*
  - *Original Greek Revival doors (both exterior and interior).*
- *Summer Kitchen*
  - *Hand hewn timber frame*
  - *Use of mortise and tenon joinery with wood nails/dowels*
  - *Pit sawn board roof sheathing*
- *Side addition:*
  - *Sympathetic red brick construction laid in Common (one-in-five, also known as American) bond pattern with contrasting buff coloured detailing including:*
    - *Quoins*
    - *Stretcher and solder brick flat arches above openings*
  - *Original six-over-six and storm windows.*

- *Landscape elements that generally support the CHVI of the property, including:*
  - *The barn complex and drive shed represent late 19th to early 20th century additions to the farm complex, evolved elements of the property that support the farmhouse.*
  - *Mature tree lines along driveway and ROW*
  - *Fieldstone walls at the foot of the driveway*

(WSP 2026: 72)

3.2 Existing Conditions

A field review of the Duncan & Catherine Cameron House was completed on August 22, 2024, by Robert Pinchin, Cultural Heritage Specialist at WSP. The purpose of the field review was to establish the existing conditions of the identified heritage attributes of the property. Weather conditions for the exterior inspection were ideal (sunny and warm) and CBM coordinated access to the building interiors.

A subsequent site visit was completed on January 10, 2025 by Heidy Schopf (WSP Cultural Heritage Team Lead) and Meghan McKay (WSP Junior Cultural Heritage Specialist) to document the barns in the Study Area (reported on in a separate Cultural Heritage Documentation Report). In addition, an on-site meeting was completed by Heidy Schopf with Town of Caledon Heritage Staff, Cassandra Jasinski and Rebecca Lemire, and Sedgwick Marshall Heritage Homes staff, Mandy Sedgwick and Mirella Marshall, on June 12, 2025.

The existing conditions were found to be largely unchanged from those described in the HIA.

3.2.1 Landscape and Setting

The landscape and setting of the house are relatively unchanged from the configuration described in the HIA (Plate 1 through Plate 6). The complex includes the brick Duncan & Catherine Cameron House with summer kitchen and side passageway, two barns, one outbuilding, a treelined driveway, agricultural fields and a pond. For a description of the barns, outbuildings, and landscape features, see the HIA (WSP 2026). The HIA determined that the outbuildings do not have CHVI. The HIA determined that the two barns have CHVI but recommended documentation and salvage for the structures. The site visit confirmed the barn's continued presence on the site as part of the farm complex but no conservation guidance is being prepared for these structures as part of this HCP. For a description of these structures, see Section 4.25 of the HIA (WSP 2026).

Access to the house is via the tree-lined, gravel driveway that leads from Mississauga Road.



Plate 1: View of Duncan & Catherine Cameron House facing west



Plate 2: View of Duncan & Catherine Cameron House, tree lined driveway, and barn complex facing west



Plate 3: View of barn and outbuilding facing north



Plate 4: View of barn complex facing northwest



Plate 5: Tree lined drive, facing east



Plate 6: Pond and agricultural field, facing southeast



KEY MAP



SCALE 1:150,000

LEGEND

- Circulation Route
- Fencing
- Barn Complex
- Main House
- Mature Treeline
- Outbuilding
- Pond
- Stone Boundary
- Three tree cluster

0 20 40 80 120

SCALE 1:2,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, 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
HERITAGE CONSERVATION PLAN

TITLE
CONFIGURATION OF EXISTING BUILDING AND LANDSCAPE COMPONENTS AT 18667 MISSISSAUGA ROAD

CONSULTANT

wsp

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

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	2

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

PATH: S:\Cadd\Waterloo\m_Cinnamon\Living_Plan_5_Caledon\99_PRO\A19129150\A0_PRO\0050_CH_18667 Mississauga\002_Heritage Conservation Plan\19129150-0050-CH-0002.mxd PRINTED ON: 2024-11-07 AT: 12:40:49 PM

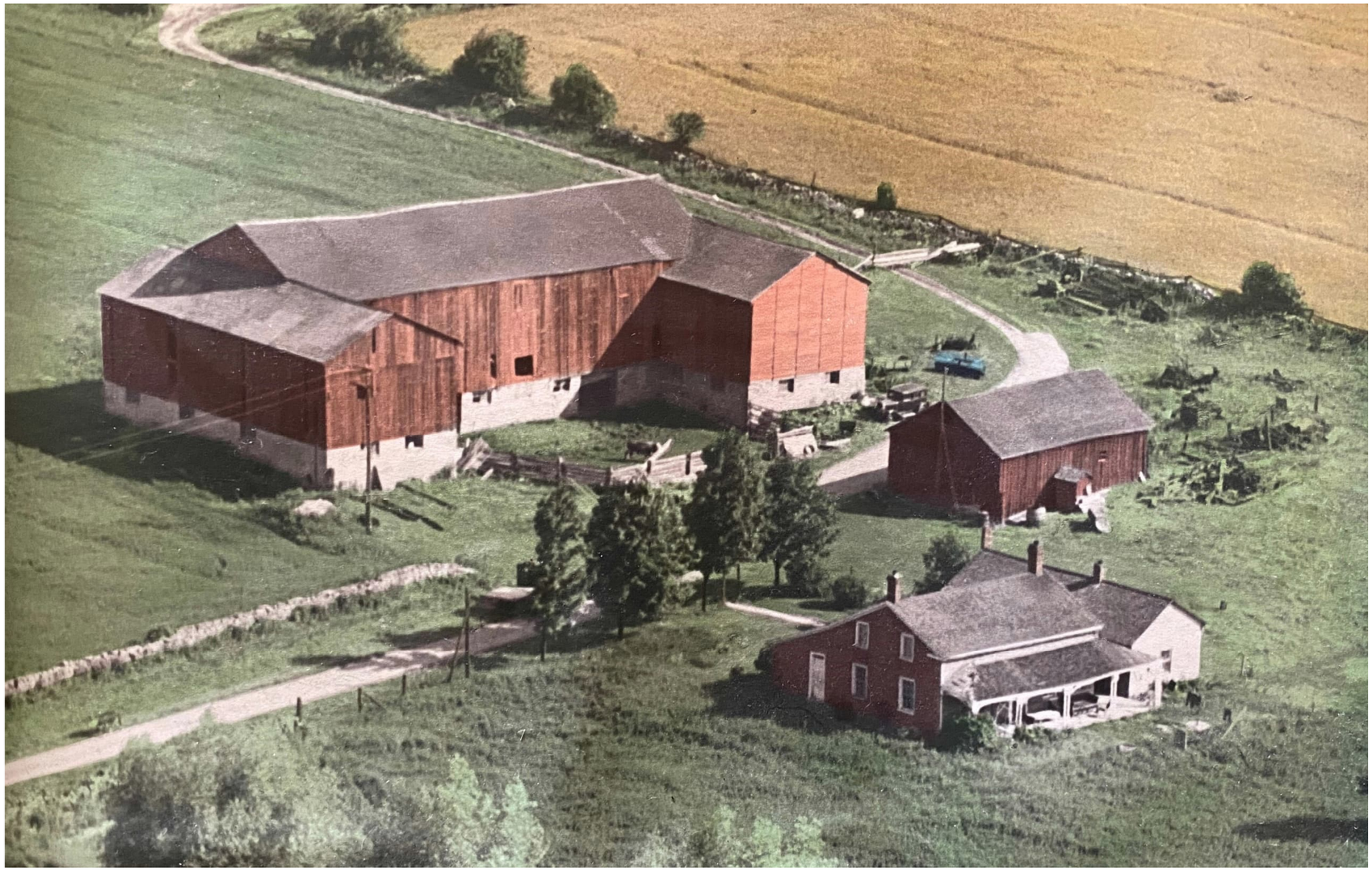


Figure 3: Mid-20th century photograph of the Duncan and Catherine Cameron house and farm complex

3.2.2 Main Block and Rear Addition

The house is composed of an original main block, a rear addition, and a summer kitchen connected by a side passageway to the main block and rear addition (Plate 7 through Plate 9). The house is oriented in a northwest to southeast fashion but for ease of description it is described in a north-south orientation where the south (facing Charleston Sideroad) elevation is on the southeast and the north (rear) elevation is on the northwest.



Plate 7: South elevation of the main block showing the original entrance



Plate 8: West elevation of the main block (right) and rear addition on the north (left)



Plate 9: Oblique view showing the southeast end wall of the main block, side passage and summer kitchen

3.2.2.1 Exterior

The main block foundation is parged fieldstone and has a singular basement fixed window on the west side (Plate 10, Plate 11). The foundation supports the main block's wood framing, which is clad in red brick in a running or stretcher bond. This contrasts to the rear addition, which has load-bearing red brick walls, evidenced by its one-in-five common or American bond (Plate 12). In both the main block and addition, yellow buff brick was used as accents, such as for the diamond decoration on the west elevation, as headings above window openings, and as quoins (Plate 13, Plate 14). The brickwork is in generally fair condition with some noted areas of "step" cracking appearing above windows and door openings. Sections of mortar joints show signs of being repaired with Portland cement (Plate 15).

Fenestration of the main block and addition includes: three six-over-six sash windows on the north elevation; two six-six over six windows, one casement window, and one double hung window on the east elevation (partially obscured by summer kitchen); two casement windows, two fixed windows, and three double hung windows on the south elevation; and four double hung windows and one casement window on the west elevation. All windows have wood frames and sills except for the upper level windows on the south elevation which are vinyl framed with concrete sills and would likely have been added after the veranda, depicted in historical sources, was removed (Plate 16). The original entrance to the farmhouse was located on the south elevation and has been subsequently enclosed in a small porch with Dutch lap vinyl siding (Plate 17).



Plate 10: Parged fieldstone foundation



Plate 11: Basement window



Plate 12: Wood frame doorway, common brick bond of rear addition (left) and stretcher brick bond of original block (right)



Plate 13: Yellow buff brick laid in a diamond pattern



Plate 14: Yellow buff brick arranged as quoins



Plate 15: Brick joints repaired with Portland cement



Plate 16: Six-over-six storm sash window



Plate 17: Recent front closed porch

3.2.2.2 Interior

BASEMENT

The basement is an open rectangular room that encompasses the footprint of the main block. It has parged fieldstone foundation walls, a poured concrete floor, and a central wood staircase (Plate 18, Plate 19). The wall parging is generally intact and in good condition although some spalled sections reveal the fieldstone underneath (Plate 20). Hand hewn timber floor joists span the width of the basement and support plank subflooring (Plate 21). The timber floor joists show signs of deterioration from exposure to humidity. There are two sections of poured concrete ledges that support utilities (Plate 22, Plate 23).



Plate 18: View of basement



Plate 19: View of basement and stairway



Plate 20: Parged fieldstone foundation



Plate 21: Hand-hewn timber floor joist and plank subflooring



Plate 22: Poured concrete ledge



Plate 23: Poured concrete section

MAIN FLOOR

The conditions of the main and second floor of the main block and addition are largely unchanged from those observed during the site visit in 2023 for the HIA.

The kitchen in the north half of the main block leads into an open concept space on the south half of the main block (Plate 24). Wood doors and trim appear to be original and are in good condition (Plate 25). Cast metal floor grates are also likely original to the house or very early additions. A hallway (Plate 26) from the kitchen leads west around a central stairwell towards the western addition that has two living rooms and storage room (Plate 27, Plate 28). On the south side of the first floor is a recently constructed porch accessed (Plate 29).



Plate 24: Living room and kitchen



Plate 25: Door trim in kitchen



Plate 26: Hallway between kitchen and living rooms



Plate 27: Living room



Plate 28: Storage room



Plate 29: South porch extension and original main entrance

SECOND FLOOR

At the second storey are two bedrooms (Plate 30, Plate 31) and two storage rooms (Plate 32) that flank a central landing and hallway (Plate 33).



Plate 30: Upstairs guest bedroom



Plate 31: Main bedroom



Plate 32: Upstairs storage room



Plate 33: Upstairs central walkway

3.2.3 Summer Kitchen

3.2.3.1 Exterior

This wood-frame building is immediately east of the main block and addition and connected to them via a passageway (Plate 34 through Plate 36). For the purposes of this report, the building is referred to as a “summer kitchen” although part of the structure was used as a drive shed. The Structural Condition Assessment (Tacoma Engineers Inc. 2024) concluded that the summer kitchen was moved to its current location, which correlates with information provided by the current property owner; the documentary evidence suggests this relocation occurred in the late 19th to early 20th century.

The summer kitchen is primarily clad in wood clapboard siding but there is a section of corrugated sheet metal cladding on the east elevation (Plate 37, Plate 38). There is a single fixed window on both the south and north elevation and the roof of the building is covered with corrugated sheet metal (Plate 39, Plate 40).



Plate 34: East elevation of summer kitchen



Plate 35: North elevation of summer kitchen and side passageway



Plate 36: Northeast oblique view of summer kitchen and farmhouse



Plate 37: Clapboard siding



Plate 38: Corrugated sheet metal siding



Plate 39: Four-pane fixed window



Plate 40: Corrugated sheet metal roof

3.2.3.2 Interior

The interior is divided into a south section, likely used as a summer kitchen, and a north section used as a drive shed. Both sections are currently being used for storage. The summer kitchen interior has plastered walls and wood plank flooring (Plate 41). Significant cracking in the plaster walls has occurred (Plate 42). The drive shed section has exposed hand-hewn post-and-beam construction (Plate 43, Plate 44) that is finished on the exterior with split-board lath and plaster, and the dimensional lumber rafters are sheathed with pit sawn wood boards covered with corrugated sheet metal (Plate 45, Plate 46).



Plate 41: Plastered section summer kitchen



Plate 42: Cracking plaster



Plate 43: Post and beam wood joinery



Plate 44: Hand-hewn wood beam



Plate 45: Split-board lath with plaster keys



Plate 46: Pit sawn wood sheathing over dimensional lumber rafters

3.2.4 Side Passageway

The passageway runs north-south to connect the main block with the summer kitchen (Plate 47, Plate 48). It has a poured concrete floor, and covered in wood boards, plywood, and sheet metal (Plate 49). The passageway generally follows the footprint of a now demolished veranda visible in historical photographs as wrapping around the east and south sides of the farmhouse, and may have incorporated elements of this earlier construction, as evidenced by the turned wood columns standing along the summer kitchen wall (Figure 3, Plate 50).



Plate 47: North entrance to side passageway



Plate 48: South entrance to side passageway



Plate 49: Interior view of side passageway with the brick farmhouse to the west (left) and summer kitchen to the east (right)



Plate 50: Interior of side passageway showing turned wood column

3.3 Structural Condition Assessment

Tacoma Engineers Ltd. (Tacoma) conducted a structural condition assessment of the house on July 16, 2024. The full condition assessment report is available in APPENDIX C. Tacoma made the following observations:

- Exterior Walls
  - The exterior walls are constructed with brick masonry. Exterior walls of the original portion are constructed with conventional wood framing, likely balloon framed, clad with brick veneer. The addition portion has been constructed with mass masonry brick.
  - The exterior is in fair[2] condition with signs of deterioration due to deferred and inadequate maintenance. Settlement cracks have occurred over most window openings, which is typical for a building of this age and construction. Some masonry joints have deteriorated, and have been previously repaired with hard cement mortars, or sealants (caulking).
  - The existing chimney was found to be in fair condition; however it does not appear to be original to the construction of the heritage portion of the home.
- Ground Floor Framing
  - The ground floor framing is constructed with hand hewn logs, spanning to the exterior rubble stone foundations.
  - The floor joists (logs) were found to be in poor[3] condition, with signs of prolonged exposure to moisture and humidity.

[2] Fair is defined as “Element(s) where medium defects are visible. These types of defects may trigger a ‘preventative maintenance’ type of remedial action where is it economical to do so” (Tacoma Engineers Inc. 2024: 2).

[3] Poor is defined as “Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element” (Tacoma Engineers Inc. 2024: 2).

- Timber Frame Addition
  - The adjoining timber frame addition has been constructed as a traditional timber frame structure. Half of the addition has been finished with plaster appears to have been used as a “summer kitchen” in the past. The remaining half is unfinished and is being used for storage.
  - Accordion lathe was observed from the unfinished side of the timber frame. This dates the plaster finish to be prior to 1867, putting the probable dates of construction of the kitchen addition to the early 19th century.
  - The timber frame was found to be in fair condition, with signs of settlement and movement, which is not uncommon for a building of this age. The interior finishes of the kitchen area were found to be very poor, with signs of movement and settlement due to prolonged water ingress into the interior areas.

(Tacoma Engineering Ltd. 2024)

Tacoma provided recommendations relating to the exterior walls and floor joists.

- The brick masonry will require restoration to address deteriorated masonry joints and units. This will ensure long term durability against water ingress and weather.
- To facilitate relocation, the veneer portion should be adequately tied back to the original timber frame. This can be accomplished by installation of stainless-steel helical ties, which will be hidden from view in the final position of the home.
- Relocation of the home will likely induce additional cracks, so this restoration should be carried out after the home has been placed in its final location

(Tacoma Engineering Ltd. 2024)

The engineering report concluded that,

> *The risk of damage to brittle finishes and materials that cannot accommodate movement, such as the lath and plaster finishes, are increased with the distance of the move. The distance of the move should be considered in the design of temporary bracing on the structural and in discussions with a qualified moving contractor.*
>
> *Based on our review of the structure on July 16, 2024, it is expected that a contractor experienced in moving buildings can successfully reinstate the building in its new proposed location with minimal damage during the process.*

(Tacoma Engineering Ltd. 2024).

4 PLANNING AND CONSERVATION TREATMENT

4.1 Planning for Future Use

4.1.1 Conservation Standards

The CHP *Standards & Guidelines* presents nine standards that apply to the preservation, rehabilitation, and restoration treatments, with a further three added for rehabilitation and two for restoration. The nine standards for all treatments are:

1) Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

2) Conserve changes to a historic place that, over time, have become character-defining elements in their own right.

3) Conserve heritage value by adopting an approach calling for minimal intervention.

4) Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

5) Find a use for an historic place that requires minimal or no change to its character-defining elements.

6) Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

7) Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8) Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

9) Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

The additional standards that apply to **Rehabilitation** are:

10) Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11) Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12) Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The additional standards that apply to **Restoration** are:

13) Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements

14) Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

A key principle explicitly or implicitly repeated in the CHP S&Gs is “minimal intervention”, that is, “doing enough, but only enough to meet realistic objectives while protecting heritage values” (CHP 2010: 26). On any given project, minimal intervention can mean very little work, or a significant amount —the degree is based on whatever is required to protect the heritage value of a place.

4.1.2 Conservation Treatments

The CHP S&Gs outline three “treatments” to guide intervention on a historic place. Although in theory a single treatment would be selected, nearly all projects involve a combination of all three depending on a variety of factors including level of understanding, practicality, and projected future uses.

“Conservation”, as presented in the CHP S&Gs, includes:

> All actions or processes that are aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.
>
> (CHP 2010: 17)

The latter actions or processes are then defined in the CHP S&Gs, but perhaps are best summarized in illustrations provided in Volume 4 of the PWGSC *Architectural Conservation Technology Manual* (1994). The first shows a resource “as found” (Figure 4), with the remaining illustrations depicting a conservation treatment (Figure 5 to Figure 8).



Figure 4: A historic resource as found

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place, or of an individual component, while protecting its heritage value (Figure 5 and Figure 6).



Figure 5: Preservation (Interim Protection)



Figure 6: Preservation (Stabilization)

***Rehabilitation (or adaptive reuse*)**: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Figure 7).



Figure 7: Rehabilitation

Restoration**:** The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Figure 8).

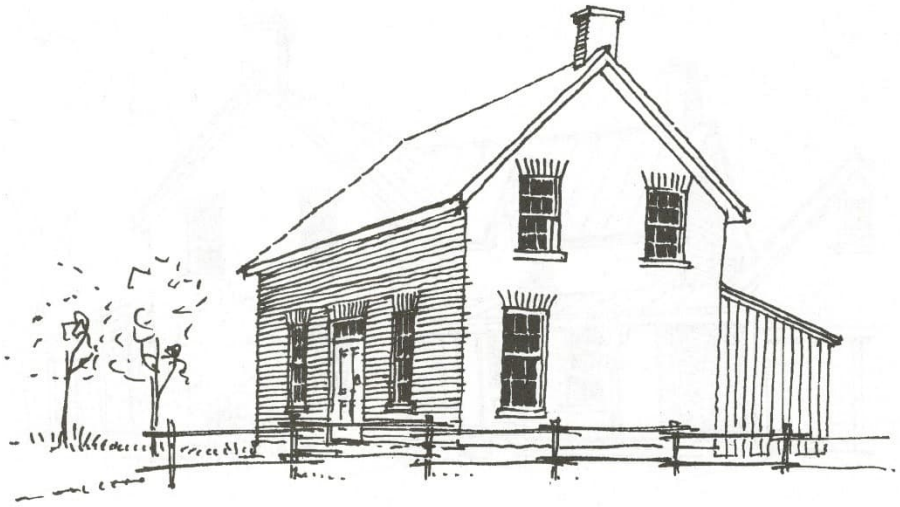


Figure 8: Restoration

A closely related treatment is reconstruction, defined in the Burra Charter as “returning a place to a known or earlier state and is distinguished from restoration by the introduction of new material” (ICOMOS 2013:1.8). It is most often applied when “a historic place…has been lost or is unsalvageable” but requires that the reconstructed work be identifiable as a new work to ensure it is not mistaken as an “authentic historic place” (Kalman & Letournaeu 2021: 226).

A fourth treatment, which does not appear in the CHP S&Gs yet is occasionally applied is redevelopment. As defined in the PWGSC Manual (1994:7), redevelopment is “construction of compatible contemporary facilities to replace missing element [sic] or to increase density in a historic environment.” As the illustration in Figure 9 shows, what sets redevelopment apart from the other treatments is “that there is no direct emphasis on protection”, and “procedures are used which are basically unrelated to the preservation of historic fabric”. There is also a “continual interaction between contemporary design intentions and the constraints of existing historic resources” (PWGSC 1994:7). Conservation of heritage value remains central in this approach, even if it is expressed less tangibly than that seen in the other treatments.

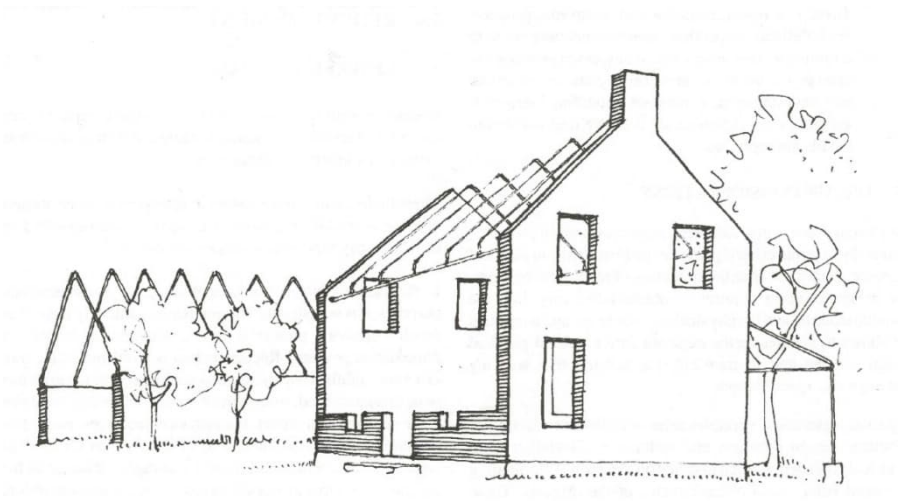


Figure 9: Redevelopment

Another treatment is ***reassembly*** or ***reconstitution***, which refers to the rebuilding a dismantled historic place. It is referred to in the *Venice Charter* as “anastylosis” and an acceptable approach if there is a clear delineation between what material is new and what is original (Kalman & Létourneau 2020: 231). The most famous example of reconstitution was the effort to relocate the Great Temple at Abu Simbel during construction of the Aswan Dam in Egypt between 1964 and 1968.

4.2 Proposed Future Use, Goals & Objectives

The proposed plan for the Duncan & Catherine Cameron House is to lift and relocate it to a defined parcel within the Study Area as defined by an R-Plan (APPENDIX D). Following relocation, the house would be rehabilitated for continued use as a residence. Draft plans of the proposed rehabilitation are provided in APPENDIX F and the methodology for moving the house is provided in APPENDIX G.

The goals[4] of this conservation plan are therefore to:

- Conserve the house as an early to mid-19th century vernacular style farmhouse with cultural heritage significance to the community
- Rehabilitate the house as a comfortable and desirable single-family dwelling, set back a comfortable distance from the adjacent quarry activities.

Based on these goals, the objectives of this HCP are to:

- Select the most appropriate conservation treatments for the house;
- Provide conservation strategies that are sustainable, and adaptable to the new proposed use; and,
- Complete conservation of the house within two years of Planning Act Application Approvals (POPA 2022-0006 and RZ 2022-0010) and Aggregate Resources Act Licence Application Approval (Class A Licence #626600).

[4] The importance of setting goals and objectives in heritage conservation planning is outlined in Kalman & Letourneau (2021: 343).

4.3 Recommended Conservation Treatments for the Duncan & Catherine Cameron House

Based on the identified goals, this HCP recommends that the preferred primary treatment for the house is **rehabilitation**. Sympathetic rehabilitation of the house will retain the building's early to mid-19th century heritage attributes, reflect its changes through time, and accommodate contemporary use without compromising its authenticity or cultural heritage significance. Secondary treatments, selected to conserve the heritage attributes of the house for the future, are stabilization, restoration, preservation, and commemoration. Strategies to achieve these conservation treatments over the short-, medium-, and long-term are provided in Section 5.

Since the HIA recommended a heritage documentation plan for the barns on the property, the strategies presented below are focused solely on the house.

5 CONSERVATION STRATEGIES

This section provides a series of conservation strategies —in priority order and linked to the CHP S&Gs — to enact as part of the future stabilization, preservation, restoration and reconstruction, and commemoration of the house. As stressed above, the overall goal is to conserve the heritage attributes of the house through minimal intervention yet adapt it for contemporary use.

The strategies are also ordered with the aim of ensuring the building remains stable throughout the conservation effort; as each strategy is completed, the cultural heritage value or interest and heritage attributes will be maintained on an ongoing basis, even if resources become limited or local events delay completing the next strategy in the sequence.

The work should be undertaken by individuals who have demonstrated to Municipal staff that they have expertise in heritage conservation. The trades and expertise required for each action are also included under each conservation strategy.

It is understood that the project activities are organized into phases, with the property at 18667 Mississauga Road located adjacent to Phase 4 (APPENDIX E. Operations will commence in Phase 1 and as such, it is recommended that the below listed conservation strategies be employed with this phased approach to project activities in mind. Immediate-term strategies (Section 5.1) shall be enacted prior to planning and license approval is granted. Short-term strategies (Section 5.2) shall commence once planning and license approval is granted, and upon vacancy of the house. Medium-term strategies (Section 5.3) must be completed prior to beginning Phase 1 activities of the Project. Long-term strategies and commemoration (Sections 5.4 and 5.5) shall commence upon completion of quarrying activities.

5.1 Immediate-Term: Residential Occupation

The rehabilitation effort is currently planned to begin once planning and licencing application approvals are granted for the Project. It is assumed that the residence will continue to be inhabited until these approvals are granted.

5.1.1 Heritage Easement Agreement

A Heritage Easement Agreement could be considered to establish mutually accepted conditions that will ensure the preservation of the heritage attributes of the house until planning and license application approval is granted for the Project and relocation efforts are underway.

5.1.2 Monitor

- Initiate and conduct regular (quarterly) exterior and interior monitoring (ongoing)
- Comply with actions outlined in the Town of Caledon **Standards for the maintenance and occupancy of Property By-law 98-155 (Property Standards)** (ongoing)

5.1.3 Site Plan Adjustment

The HIA recommended a relocation site for the house that has since been formally defined by a draft R-Plan, which has been reviewed and approved by Town of Caledon Heritage Planning staff. Parts 4, 5, and 6 of the R-Plan comprise the future site of the house and, once relocation is complete, will encompass the extant heritage attributes (APPENDIX D).

To protect the heritage attributes of the house in its new location:

- the limit of extraction must be set at a distance greater than 50 m from the limits of the approved R-Plan (Parts 4, 5, and 6) and the perimeter berm must be located entirely outside the limits of the R-Plan (Parts 4, 5, and 6).
- If necessary, revise the limit of extraction and perimeter berm location on the site plan to accommodate the protective measures above regarding the future location of the house, as defined by the R-Plan.

The site plan (May 2026; APPENDIX E) has been revised to ensure the limit of excavation is located at a distance greater than 50 m from the R-Plan limits (91 m) and the perimeter berm is located entirely outside the limits of the R-Plan.

5.2 Short-Term: Stabilize

Once the planning and license application approval is granted for the Project, and the residence is vacated, several actions should be undertaken to stabilize the house and prepare the property for further interventions. These include immediate action items and those for during adjacent construction. Where relevant, it is noted where an action is complete or currently underway. As the demands of the maintenance and stabilization will only increase through time, it is integral that the house be rehabilitated at the earliest opportunity.

5.2.1 Monitor & Secure

- Initiate and conduct regular (weekly or bi-weekly) exterior and interior monitoring (ongoing);
- Comply with actions outlined in the Town of Caledon **Standards for the maintenance and occupancy of Property By-law 98-155 (Property Standards)** (ongoing);
- Implement site stabilization measures when the residence is vacated that include the following actions:
  - Secure and cover windows and doors with plywood boards to prevent damage and unauthorized entry
    - Care should be taken when installing the boarding to ensure the masonry or other features of the house are not damaged
  - Erect a modular chain-link fence to prevent or dissuade unauthorized entry
  - As a deterrent, install prominent “No Trespassing” on the fencing or a location where the house fabric will not be impacted (such as affixed to the plywood hoarding over the windows and doors)
- Document all stabilization work with photographs and notes as necessary.

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Required Trades and Expertise:

- No cultural heritage expertise required.

5.3 Medium-Term: Rehabilitate & Restore

5.3.1 Draft Architectural Designs for a Rehabilitated Duncan & Catherine Cameron House

Design work to rehabilitate the house was underway as this HCP was being compiled. At present, the proposed design involves removing the 20th century porch on the south (original) entrance, removing the side passageway, and restoring the wraparound veranda. Three-dimensional renderings and floor plans for this design are provided in APPENDIX F and reflect the evolution of the house, yet also provide a sustainable and desirable contemporary residence. As the proposed designs are still in draft, should additions be considered, best practice is to follow the guidance provided in local plans or more general manuals such as the *Historic Preservation Plan for the Central Area General Neighbourhood Renewal Area, Savannah, Georgia* (Housing Authority of Savannah 1973), *Get Your House Right* (Cusato et al. 2007), and *Traditional Construction Patterns* (Mouzon 2004).

Any new elements will therefore need to be designed to:

- Be subordinate to the main block of the residence at 18667 Mississauga Road
- Be visually distinguishable, but compatible with the architectural form and character of 18667 Mississauga Road, and
- Restore damaged, lost or missing architectural decoration.

As depicted in APPENDIX G, the house should be reoriented once in its new location, with the original entrance (currently on the south elevation) facing Mississauga Road as the primary (now west) elevation. Since the house will be near neighbouring properties in its new location, orienting the original entrance to face the road will help to maintain privacy for future occupants.

Related Conservation Standards:

No. 4: Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Required Trades and Expertise:

Design consultant with heritage expertise.

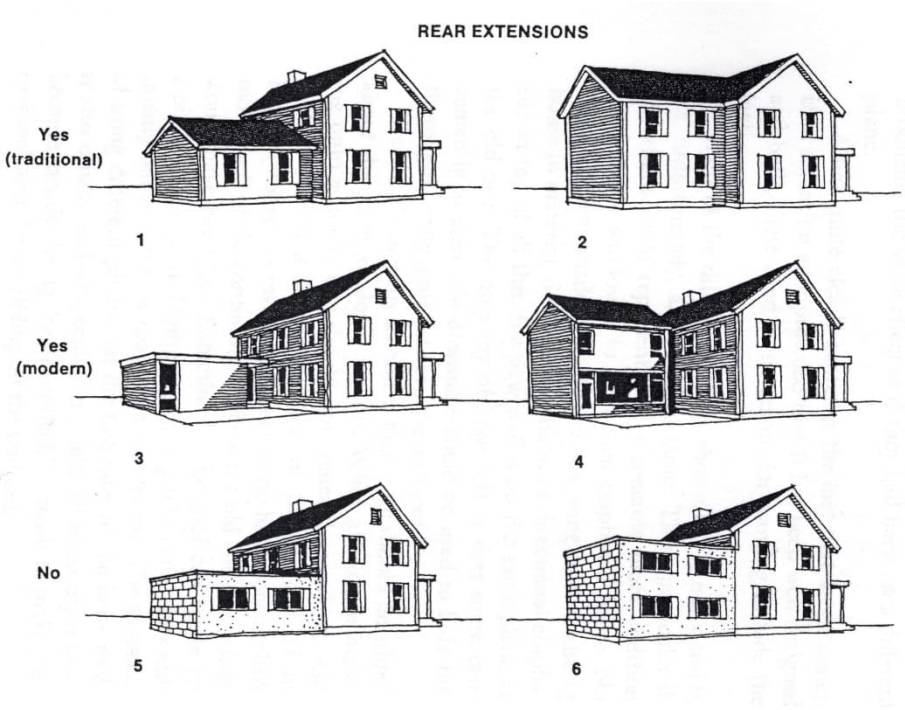


Figure 10: General guidance for adding "rear extensions" to a heritage building (from Stephen 1972:108).

5.3.2 Heritage Permit

Obtain a Heritage Permit from the Town of Caledon following the Town of Caledon's application process. The Heritage Permit must contain the prescribed information and material required as per O. Reg 385/21 Section 6. (1). Guidance on materials required by the Town to satisfy Section 6(1) of O. Reg. 385/21 was provided as part of the monthly progress meeting series (via email communication July 8, 2024) with the Town's heritage planners and is summarized in Table 1.

Table 1: Required information and material for a Heritage Permit

Prescribed information and materials	Town of Caledon guidance
1. The name, address, telephone number and, if applicable, the email address of the applicant	Field contained in the application form
2. The name of the municipality from which consent is being requested.	Field contained in the application form
3. A description of the property that is the subject of the application, including such information as the concession and lot numbers, reference plan and part numbers, and street names and numbers.	Field contained in the application form
4. Photographs that depict the existing buildings, structures and heritage attributes that are affected by the application and their condition and context.	To be included as part of the application
5. A site plan or sketch that illustrates the location of the proposed alteration, demolition or removal.	To be included as part of the application

Prescribed information and materials	Town of Caledon guidance
6. Drawings and written specifications of the proposed alteration, demolition or removal.	To be included as part of the application in the form of an HCP
7. The reasons for the proposed alteration, demolition or removal and the potential impacts to the heritage attributes of the property.	Can be stated briefly in the application form but would be better addressed in a separate letter, given the complexity of the proposed works. Text could be taken from the preface of the HCP.
8. All technical cultural heritage studies that are relevant to the proposed alteration, demolition or removal.	As referenced in Section B (2) of the application form and required by the Ontario Heritage Act, the following is a list of supporting heritage reports the Town of Caledon will be looking for: ■ Salvage Plans for structures proposed to be demolished ■ Documentation Drawings and reports for structures proposed to be demolished ■ Heritage Conservation Plans, one for each property ■ Structural Assessment, one for each house proposed to be relocated ■ Relocation Plans, including proper sites plans with proposed setbacks noted, for each house proposed to be relocated ■ Building Permit materials for foundations, both removal of existing foundations (demo permit) and for proposed new foundations (building permit) ■ The Heritage Permit application material should match what the Building department later receives
9. An affidavit or a sworn declaration by the applicant certifying that the information required under this section and provided by the applicant is accurate.	Field contained in the application form

5.3.3 Remove South Porch

The south porch is a late 20th century addition and not considered a heritage attribute; it can therefore be removed without impacting the CHVI of the house.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Required Trades and Expertise:

- No cultural heritage expertise required if the exterior door and frame remain intact.
- Should the exterior door and frame require repairs/replacement at this stage, a heritage carpenter to install the new door and frames.

5.3.4 Remove Side Passageway

The side passageway is a late 20th century addition and not considered a heritage attribute; it can therefore be removed without impacting the CHVI of the house.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Required Trades and Expertise:

- No specific cultural heritage expertise is required however, the contractor should take care to not damage or alter any elements of the main block, original veranda components, or summer kitchen when removing the passageway.

5.3.5 Relocate the Main Block and Addition and Summer Kitchen

Overall, the relocation effort should follow standard industry safety and engineering practices to disconnect utilities, carefully demolish and remove all elements but the main block and addition and summer kitchen, and separate and lift the structures from their foundations. Temporarily moving hydroelectric line and other obstacles, and escort by police services, is not required as the house will remain within its current property.

The route that will be taken to move the house between its existing and future sites is illustrated in APPENDIX G. A roadway should be constructed along this route with the following specifications:

- Roadway to be 3m wider than the house in the straight run and 6m wider at each end to allow turning radius.

Compaction to be to 4000 psf or 10 tons per axle.The relocation contractor has determined that the structures are stable enough to move and has provided a scope of work (see APPENDIX C and APPENDIX G). The provided methodology and recommendations should be followed but the following actions should also be undertaken:

- Photo-document the structures immediately prior to relocation and all stages of the lift and transport
- After the main block and addition are lifted and moved, salvage a portion of the fieldstone foundation to face the exterior surface of the new concrete foundation.

Related Conservation Standards:

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Required Trades and Expertise:

- Specialized building re-location contractor with expertise in historic structures.

5.3.6 Inspect the Sill Plates and Floor Joists, and Repair or Strengthen if Necessary

Lifting the structures for relocation will provide an opportunity to inspect all sill and flooring members before they are placed on new foundations. Any rotted or damaged sections should be repaired or reinforced using a minimal intervention approach. It may also be necessary to install bridging members and jack posts to increase the ability of the floor to withstand increased loads.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Required Trades and Expertise:

- Heritage carpenter to carry out any required repairs or replacement

5.3.7 Build the Concrete Foundation with Basement and Seat the Main Block and Addition

A solid foundation is critical to the survival of a historic structure. The new foundations should be well drained with grading sloped away from the walls on all sides, as well as well-ventilated to keep the wood flooring dry and free of mould and rot (Fram 2003:114). A foundation built in concrete will not only ensure long-term preservation of the house structurally, but it will also create a functional basement space desirable for future buyers. As currently planned the foundation will be poured, reinforced concrete and the house positioned over the footings (APPENDIX I). The location of the new foundation should be oriented so that the original front façade of the house (currently the south elevation) will be facing Mississauga Road (and become the west elevation).

On the exterior, the foundation walls should stand a sufficient height above surface to prevent saturation and water damage to the original masonry in the splash zone (Davy & Simpson & Brown 2005:39). Stone from the original foundation should be used to face the visible sections of the concrete foundation.

Once the foundation is completed, the main portion of the house can be seated on its new base and secured. This operation should be photo-documented. At this stage, the flooring should also be inspected to ensure it is stable and intact.

Related Conservation Standards:

No. 10: Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- Qualified contractor to excavate and build the concrete foundation.
- Specialized building re-location contractor with expertise in historic structures.

5.3.8 Pour Concrete Slab and Seat the Summer Kitchen

The summer kitchen can be secured on a poured concrete slab and should be placed to replicate the current spatial relationship between the main block and summer kitchen. The poured slab foundation should be well drained with grading sloped away from the walls on all sides and stand a sufficient height above surface to prevent saturation and water damage to the original wood framing in the splash zone (Davy & Simpson & Brown 2005:39).

Once the concrete slab is completed, the summer kitchen can be seated on its new base and secured. This operation should be photo-documented.

Related Conservation Standards:

No. 10: Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- Qualified contractor to excavate and pour the concrete slab foundation.
- Specialized building re-location contractor with expertise in historic structures.

5.3.9 Inspect and Repair the Main Block and Addition Roof

A sound roof and associated drainage are one of the most significant components for ensuring the long-term survival of a heritage building. Therefore, it is integral that the roofing be well sealed, and all water be directed away from the walls.

While a detailed assessment of the roof has not been carried out, it is likely that the existing roof can be repaired rather than replaced. Following the rehabilitation treatment and principle of minimal intervention, the roof should be reclad in high quality asphalt shingle (such as IKO Cambridge Architectural Shingles) rather than wood shingle, ribbed metal sheet, tin plate, or slate as were used in the 19th to 20th centuries.

New soffits, metal gutters, downspouts and rainwater leaders should be installed to ensure water is transported away from the walls. Historically, these elements were often made of copper. For the purposes of rehabilitation, a system should be selected (such as aluminium) that can be easily maintained or repaired, does not impact the original construction, and compliments the historic appearance of the building.

Care should be taken to ensure that as much of the existing exterior architectural finishes, are repaired or restored as necessary, and are protected and visible when the roof work is complete. All repairs should be in wood or compatible alternative such as Maibec® or HardieTrim®.

Repairing the roof will provide an opportunity to ensure it is properly vented, sealed, insulated, and that all rot is removed. To reduce a visual impact, new venting should be via a grill drilled into the soffit.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Roofing contractor with experience rehabilitating heritage properties.
- Heritage carpenter to repair and replace the fascia and soffit and to address any rot in the roof system.

5.3.10 Inspect and Repair the Summer Kitchen Roof

A sound roof and associated drainage are one of the most significant components for ensuring the long-term survival of a heritage building. Therefore, it is integral that the roofing be well sealed, and all water be directed away from the walls.

While a detailed assessment of the roof has not been carried out, it is likely that the existing roof can be repaired rather than replaced. Following the rehabilitation treatment and principle of minimal intervention, the roof should be reclad in high quality asphalt shingle (such as IKO Cambridge Architectural Shingles) rather than wood shingle, ribbed metal sheet, tin plate, or slate as were used in the 19th to 20th centuries. The roof should be reclad in the same material that is used for the recladding of the farmhouse so that the two structures appear compatible and harmonious.

New metal gutters, downspouts and rainwater leaders should be installed to ensure water is transported away from the walls. Historically, these elements were often made of copper. For the purposes of rehabilitation, a system should be selected (such as aluminium) that can be easily maintained or repaired, does not impact the original construction, and compliments the historic appearance of the building.

Care should be taken to ensure that as much of the existing exterior architectural finishes, are repaired or restored as necessary, and are protected and visible when the roof work is complete. All repairs should be in wood or compatible alternative such as Maibec® or HardieTrim®.

Repairing the roof will provide an opportunity to ensure it is properly vented, sealed, insulated, and that all rot is removed. To reduce a visual impact, new venting should be via a grill drilled into the soffit.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Roofing contractor with experience rehabilitating heritage properties.
- Heritage carpenter to address any rot in the roof system.

5.3.11 Repoint and Repair Masonry

The masonry should be thoroughly investigated and repointed or repaired as necessary. This should involve investigative work to identify areas of concern.

It is integral that the masonry is repointed using a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual bricks. Stable, soft, and flexible lime mortar is an important “safety valve” to ensure the long-term conservation of masonry as it allows “moisture to migrate and evaporate through the mortar” rather than through stone or brick (Fram 2003:126). Repairs can be undertaken during repointing and can include filling cracks with mortar and making dutchman repairs.

However, it should be noted that a complete re-pointing effort is rarely necessary since more common sources of water infiltration are failure in the flashing, roof covering, gutters, or window seals, and that retaining historic mortar contributes to the character and significance of a heritage structure (Historic England 2018c).

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

No 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient

physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Heritage mason to repoint and repair all brick construction as required.

5.3.12 Restore Summer Kitchen Cladding

The plank wood clapboard siding of the summer kitchen should be assessed and repaired where necessary. If the wood is too deteriorated to provide an adequate siding it should be replaced. The sections of the summer kitchen that are clad in corrugated sheet metal should have the sheet metal removed and replaced with wood plank clapboard siding that is sympathetic with the original material. In keeping with a rehabilitation treatment, the wood should be retained wherever possible and replaced only when necessary. Replacement wood plank should have the same dimensions as the current siding.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

No 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Heritage carpenter to assess, restore, and reclad the wood plank clapboard siding where necessary

5.3.13 Assess and Rehabilitate Wood Windows Where Necessary

The windows on the main block and addition range in design and style but all appear to possess wood frames and sills, with the exception of the two upper levels window on the south elevation, which have concrete sills. In keeping with a rehabilitation treatment, the windows should be retained where possible, but repaired and re-sealed. If the windows are found to be in too poor of a condition to be repaired, they should be replaced in kind. Wood is by far the preferred material for historic house windows despite their initial expense and need for ongoing maintenance as their aesthetics and authenticity far outweigh other types.

New wood Kolbe® windows with simulated divided lights can be used to replicate the current pane arrangement and can have surrounds with either wood or PVC trim. To ensure long-term maintenance, the wood lug sills can be replaced in a compatible and durable material (e.g. Hardie® or similar long-lasting wood substitute) of the

same dimension. Use of stone or cement as a replacement would not be an appropriate material as this contravenes good conservation practice that recommends replacement of severely deteriorated elements with new elements that match the forms, materials, and detailing of originals (CHP 2010).

Wood is preferred over synthetic materials for historic places; although wood windows can be expensive or difficult to replace and require additional maintenance, their authentic character outweighs other types.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 4: Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 15: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Heritage carpenter to repair and re-seal the existing windows.
- Heritage carpenter to install the new wood windows and form sills and surrounds to the appropriate design specifications.

5.3.14 Install New Windows to Summer Kitchen

The two windows on the summer kitchen differ in design and style but both appear to possess wood frames and sills. In keeping with a rehabilitation treatment, the windows should be retained where possible, but repaired and re-sealed. If the windows are found to be in too poor of a condition to be repaired, they should be replaced in kind. Wood is by far the preferred material for historic house windows despite their initial expense and need for ongoing maintenance as their aesthetics and authenticity far outweigh other types.

Additionally, new windows should be added to the summer kitchen to make the space more conducive to inhabitation. These windows should be visually compatible and sympathetic with the existing summer kitchen windows.

New wood Kolbe® windows with simulated divided lights can be used to replicate the current pane arrangement and can have surrounds with either wood or PVC trim. To ensure long-term maintenance, the wood lug sills can be replaced in a compatible and durable material of the same dimension.

Wood is preferred over synthetic materials for historic places; although wood windows can be expensive or difficult to replace and require additional maintenance, their authentic character outweighs other types.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 4: Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 15: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 15: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Heritage carpenter to repair and re-seal the existing windows.
- Heritage carpenter to install the new wood windows and form sills and surrounds to the appropriate design specifications

5.3.15 Install New Exterior Door

The original entrance way dates to the 19th century and likely originally had a wood door. Building Code may require that a replacement door be fire-proof instead of wood. Many manufacturers offer doors that approximate historic design and construction but are compliant with Building Code. If required, this door should be replaced with a four-panel ‘Colonial’ or ‘Greek Revival’ type (Garvin 2001:144-145). A metal door that attempts to replicate the texture of wood should be avoided.

Related Conservation Standards:

No. 4: Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Heritage carpenter to install the new door and frames.

5.3.16 Restore Wrap-around Veranda

Historical photographs show a wrap-around veranda on the south (original front façade) and east elevations of the main block. On the east elevation, the veranda provided an overhead connection between the main block and summer kitchen, similar to the current passageway. With the removal of the passageway and relocation of the house, a new veranda can be constructed to create an open breezeway between the house and summer kitchen. As much as possible the veranda design should resemble the veranda depicted in the historical imagery (Figure 3).

Related Conservation Standards:

No. 4: Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of the new elements compatible with the character of the historic place.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

No. 14: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- A qualified heritage carpenter to construct the wrap-around veranda.

5.3.17 Rehabilitate the Interior

The HIA and HCP fieldwork observations have identified original interior features that should be conserved, such as the interior doors, hardware, and trim. Any repairs to these features should follow a minimal intervention approach. Where original materials (such as trim and/or baseboards) are found to be in reusable condition, they are to be reused. If the condition is found to not be sufficient for reuse, a sympathetic replacement (such as painted medium density fibreboard) shall be employed.

All septic and well connections should be established in coordination with the Town of Caledon. The heating system is currently forced/central air with floor registers that do not cause adverse effects to the internal heritage attributes. However, any new system should be routed with flexible flue to exit the building with a non-visually intrusive cap.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

No. 13: Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements

Required Trades and Expertise:

- Heritage carpenter and interior designer experienced in heritage structure rehabilitation.

5.3.18 Rehabilitate the Setting

As the new location will be rehabilitated to a residential context, the new plantings do not need to precisely replicate what was present historically but should include native species. Flower beds with native species selected from contemporary or historical sources can be established (Skinner 1983; Unterman & McPhail 1996: A5-5), as can wood fencing in a heritage or heritage compatible design. However, it is critical that new plantings be situated where they will not impact the building in the future, either through excessive shading that prevents the walls from adequately drying, or through chemical and physical weathering, such as that caused by clinging ivy. New plantings should also not obscure clear views of the house and the landscaping elevations should ensure all water is drained away from the foundations.

Related Conservation Standards:

No. 14: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Landscape architect with heritage expertise.

5.4 Long-Term: Preserve

5.4.1 Develop and Follow a Maintenance and Monitoring Program

Cyclical building maintenance is vital for the short and long-term conservation of any building, and historic structures are no exception. In addition to cyclical maintenance schedules, heritage properties should also have a detailed monitoring program to establish a baseline condition for the property and monitor any deterioration that may require more frequent maintenance or periodic repair. The Province of Manitoba and Canada's Historic Places have produced a comprehensive **maintenance manual** for heritage buildings that can be adapted to the Duncan & Catherine Cameron House once rehabilitation actions are completed. However, per Standard 8 of the

CHP *Standards & Guidelines* (see below), maintenance should be conducted on an ongoing basis and no action deferred if a character-defining element is being affected.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- No special expertise or skills required.

5.5 Commemorate

Once the house is rehabilitated in its new setting, its cultural heritage significance can be protected through designation by Municipal by-law enabled under Part IV of the *Ontario Heritage Act* (applied to Parts 4, 5, and 6 of the R-Plan, APPENDIX D) and interpreted through a heritage property plaque. The plaque should be installed in a location that will be visible from public rights of way but on a free-standing mounting, preferably using stone salvaged from the main block foundation.

6 IMPLEMENTATION AND ACTION PLAN

The strategies identified in this HCP can be implemented in four phases, once *Planning Act* approval is granted for the project. Table 2 lists the conservation strategies by phase and includes a relative scale of importance and resource requirements. Table 3 provides a schedule for each phase, as well as any dependencies such as Town approvals.

A cost estimate to relocate the house is not included in this HCP as an estimate prepared at this time would be outdated by the time relocation is undertaken.

Table *2*: Implementation Plan (adapted from Kalman & Létourneau 2020: 411)

Stage	Strategy	No.	Action	Importance	Responsibility	Resources
1	Residential Occupation	5.1.1	Heritage Easement Agreement	H	CBM Aggregates	$
		5.1.2	Monitor	H	CBM Aggregates	$
		5.1.3	Site Plan Adjustment	H	CBM Aggregates	$
2	Stabilize	5.2.1	Monitor and Secure	H	CBM Aggregates	$
3	Rehabilitate	5.3.1	Draft Architectural Designs for a Rehabilitated House	H	CBM Aggregates	$$
		5.3.2	Heritage Permit	H	CBM Aggregates	$
		5.3.3	Remove South Porch	M	CBM Aggregates	$
		5.3.4	Remove Walkway Between House and Summer Kitchen	M	CBM Aggregates	$
		5.3.5	Relocate the House and Summer Kitchen	H	CBM Aggregates	$$$
		5.3.6	Inspect the Sill Plates and Floor Joists and Repair or Strengthen if Necessary	H	CBM Aggregates	$$$
		5.3.7	Build the Concrete Foundation with Basement and Seat the House	H	CBM Aggregates	$$$
		5.3.8	Pour Concrete Floor and Seat the Summer Kitchen	H	CBM Aggregates	$$
		5.3.9	Inspect and Repair the Main Block Roof	M	CBM Aggregates	$$
		5.3.10	Inspect and Repair the Summer Kitchen Roof	M	CBM Aggregates	$$
		5.3.11	Repoint and Repair Masonry	H	CBM Aggregates	$$
		5.3.12	Restore Summer Kitchen Cladding	M	CBM Aggregates	$
		5.3.13	Assess and Rehabilitate Wood Windows Where Necessary	H	CBM Aggregates	$$
		5.3.14	Install New Windows to Summer Kitchen	M	CBM Aggregates	$$
		5.3.15	Install New Exterior Door	M	CBM Aggregates	$
		5.3.16	Construct Wrap Around Veranda	H	CBM Aggregates	$$$
		5.3.17	Rehabilitate the Interior	H	CBM Aggregates	$$
		5.3.18	Rehabilitate the Setting	H	CBM Aggregates	$$
4	Preserve	5.4.1	Develop and Follow a Maintenance and Monitoring Program	M	CBM Aggregates/New owner	$
	Commemorate	5.5	Commemorate	L	CBM Aggregates	$

Symbol Key for Table 1					
Importance	H	High	Resources	$	Low cost
	M	Medium		$$	Moderate Cost
	L	Low		$$$	High Cost

Table *3*: Implementation Schedule once Planning Approval is Granted

Phase	Duration (after planning approval is granted)	Dependency
1	Until Planning and License Application Approval	None
2	Within first 3 months	Planning and License Application Approval, Vacancy of residence
3	Within first 12 months	Town approval of HCP and Heritage Permit(s)
4	Within first 12 months	Completion of Stage 3 activities

7 SUMMARY STATEMENT

This HCP has recommended 24 strategies to rehabilitate and conserve the Duncan & Catherine Cameron House as a valued built heritage resource in the Town of Caledon, and one with a sustainable future outside the boundaries of the proposed CBM Caledon Pit / Quarry site.

These strategies are based on WSP's current understanding of the building and its setting, and it is expected that new conditions may be discovered throughout the rehabilitation effort and may require changes to this plan. Although intended to be a dynamic document, this HCP nevertheless aims to provide a clear set of goals and objectives for the house, as well as an overall framework to approach new challenges or opportunities.

8 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of WSP. WSP is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in APPENDIX J .

9 SOURCES

Canada's Historic Places (CHP)

2010 *Standards and Guidelines for the Conservation of Historic Places in Canada.* Second Edition. Canada's Historic Places, Ottawa.

Clark, Kate

2001 *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation.* English Heritage, London.

Cusato Marianne, Pentreath Ben, Sammons Richard, and Krier Leon

2007 *Get Your House Right: Architectural Elements to Use & Avoid*. Sterling. August 9, 2011.

Davy, Andy and Simpson & Brown Architects

2005 Best Practice in the Use of Stone. In *Building with Scottish Stone*. Peter Wilson, ed. Pp. 37-39. Arcamedia, Edinburgh.

Fram, Mark

2003 *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Boston Mills Press, Erin, Ontario.

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 (April 2026). On file with WSP.

Government of Ontario

1990a *The Planning Act* R.S.O. 1990, c. P.13. [accessed 4 September 2024]. **https://www.ontario.ca/laws/statute/90p13**.

1990b *Ontario Heritage Act*, R.S.O. 1990, c. O.18. [accessed 4 September 2024]. **https://www.ontario.ca/laws/statute/90o18**.

2024 *Provincial Planning Statement* (2024). Ministry of Municipal Affairs and Housing, Toronto. [accessed 10 December 2024] https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf.

Historic England

2018a *Practical Building Conservation: Conservation Basics.* Ashgate, London.

2018b *Vacant Historic Buildings: Guidelines on Managing Risks.* Historic England, London.

2008c *Conservation Principles, Policies and Guidance.* Historic England, London.

Housing Authority of Savannah

1973 *Historic preservation plan for the central area General Neighborhood Renewal Area, Savannah, Georgia*. Retrieved from **http://hdl.handle.net/2027/mdp.39015040732995**.

International Council on Monuments and Sites (ICOMOS)

1965 *International Charter for the Conservation and Restoration of Monuments and Sites (The Venice Charter 1964).* ICOMOS, Charenton-le-Point, France.

ICOMOS Australia

2013 *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.* ICOMOS Australia, Burwood.

ICOMOS Canada
1983 *Appleton Charter for the Protection and Enhancement of the Built Environment.* ICOMOS Canada, Ottawa.

Kalman, Harold & Marcus Létourneau
2021 *Heritage Planning: Principles & Process.* Routledge, New York.

Kerr, James Semple
2013 *The Conservation Plan, Seventh Edition.* Australia ICOMOS, Canberra.

Laurie McCulloch Building Moving
2024 *Methodology Re: Historic house located at 18667 Mississauga Rd, Caledon travelling internally on site to a new lot*. October 1, 2024. On file with WSP.

Ministry of Citizenship and Multiculturalism (MCM)
2006 *Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans*. Available online: **http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf** Last accessed October 31, 2024.
2014 *Standards and Guidelines for the Conservation of Provincial Heritage Properties, Heritage identification & Evaluation Process*. **http://www.mtc.gov.on.ca/en/heritage/MTCS_Heritage_IE_Process.pdf** MTCS. Last accessed October 31, 2024.
2012 Eight Guiding Principles in the Conservation of Historic Properties. available online: **https://www.heritagetrust.on.ca/user_assets/documents/HIS-005-Eight-guiding-principles-ni-the-conservation-of-historic-properties-ENG.pdf**. Last accessed October 31, 2024.
2017a *Ontario Heritage Tool Kit*. Available online: **http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml**. Last accessed October 31, 2024.
2017b *Standards & Guidelines for Conservation of Provincial Heritage Properties – Information Bulletin 2*. January 31, 2017. On file with WSP.

Mouzon, Stephen A.
2004 *Traditional Construction Patterns*. McGraw-Hill, Toronto.

Ontario Heritage Trust
2012 *Conservation plans for heritage properties*. File No. HIS-011. Available online: **https://www.heritagetrust.on.ca/user_assets/documents/HIS-011-Conservation-plans-for-heritage-properties-ENG.pdf**. Last accessed October 31, 2024.

Pieper, Richard
1998 Exterior Masonry. In *Caring for Your Historic House.* Pp. 69-79. Harry N. Abrams, New York.

Province of Manitoba and Canada's Historic Places
n/a *Heritage Buildings Maintenance Manual*. Available online: **http://heritagemanitoba.ca/images/pdfs/preserveResources/Heritage_Building_Maintenance_Manual_Heritage_MB.pdf**. Last accessed October 31, 2024.

Public Works and Government Services Canada.

1994 *Architectural Conservation Technology.* Vols I-VII. Public Works and Government Services Canada, Ottawa.

Region of Peel
2022 *Region of Peel Official Plan, April 2022*. Available online: **https://www.peelregion.ca/officialplan/download/_media/region-of-peel-official-plan-approved-final.pdf**. Last accessed October 31, 2024.

Rempel, John I.
1980 *Building with Wood and Other Aspects of Nineteenth-Century Building in Central Canada*. University of Toronto Press, Toronto.

Sedovic, Walter and Jill H. Gotthelf
2005 What Replacement Windows Can't Replace: The Real Cost of Removing Historic Windows. *APT Bulletin* 36(4):25-29.

Skinner, Helen Ross
1983 With a Lilac by the Door: Some Research into Early Gardens in Ontario. *Bulletin of the Association for Preservation Technology* 15(4):35-37.

Stephen, George
1972 *Remodeling old houses without destroying their character*. Alfred A. Knopf, New York.

Tacoma Engineers Inc.
2024 *House Condition Assessment, 18667 Mississauga Road Caledon, Ontario*. September 12, 2024. File No. TW-1658-24. On file with WSP.

Town of Caledon
2019 *Terms of Reference for Heritage Impact Assessment*. On file with report authors.
2022 *Indigenous Reconciliation*. Available online: **https://www.caledon.ca/en/living-here/indigenous-reconciliation.aspx#Town-of-Caledon-Land-Acknowledgement**. Last accessed October 31, 2024.
2023 *Heritage Register*. Available online: **https://www.caledon.ca/en/living-here/heritage-designation.aspx#Properties-designated-under-Part-IV-of-the-Heritage-Act**. Last accessed October 31, 2024.
2024a *Official Plan*. Available online: **https://www.caledon.ca/en/town-services/official-plan.aspx**. Last accessed October 23, 2024.
2024b *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.
2024c *Notice of Intention to Designate - 6 Properties (CBM & Tim Hortons).* Available online: https://www.caledon.ca/en/news/notice-of-intention-to-designate-6-properties-cbm-tim-horton.aspx. Last accessed September 18, 2024.

Unterman McPhail Cuming Associates (Unterman & McPhail)

1996 *Waterdown Heritage Conservation District Study: Mill-John-Union-Griffin Heritage Conservation District Plan, Part A: District Conservation, Design and Landscaping Guideline*s. Report prepared for the Corporation of the Town of Flamborough, May. Unterman McPhail Cuming Associates with Wendy Shearer Landscape Architect Limited, Toronto. Online: **https://spatialsolutions.hamilton.ca/images/CulturalHeritage/Mill_Street_Plan.pdf**.

WSP Canada Ltd. (WSP)

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

2025b *Documentation Report and Salvage Plan*. On file with WSP.

2026 *Heritage Impact Assessment: 18667 Mississauga Road, Town of Caledon, Regional Municipality of Peel, Ontario*. Produced in July 2023 and updated September 2025 and February 2026. Report on file with WSP.

Signature Page

WSP Canada Inc.

Prepared by:



Robert Pinchin, BA Hons, CAHP Intern
Cultural Heritage Specialist

Reviewed by:



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



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

RP/HS/wlw/al

https://wsponlinecan.sharepoint.com/sites/ca-ch-team-site/shared documents/01_working_files/01_projects/cbm_2023_ca0037598.7018_caledon quarry/03_hcps/18667 mississauga road/ca-gld-19129150_18667 mississauga road hcp_draft_2026.05.15_clean (1).docx

APPENDIX A

Heritage Impact Assessment (WSP 2026)

CBM AGGREGATES

HERITAGE IMPACT ASSESSMENT

18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

ORIGINAL REPORT DATE: JULY 28, 2023
UPDATED REPORT DATE: SEPTEMBER 18, 2025
SECOND UPDATED REPORT DATE: FEBRUARY 26, 2026



wsp

HERITAGE IMPACT ASSESSMENT

18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

CBM AGGREGATES

PROJECT NO.: OCUL2216
ORIGINAL REPORT DATE: JULY 28, 2023
UPDATED REPORT DATE: SEPTEMBER 18, 2025
SECOND UPDATED REPORT DATE: FEBRUARY 26, 2026

WSP

WSP.COM

SIGNATURES

PREPARED BY



Johanna Kelly, M.Sc. CAHP
Cultural Heritage Specialist

July 28, 2023 (Original Report)
September 18, 2025 (Updated Report)
February 26, 2026 (Updated Report)
Date

REVIEWED[1] BY



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

July 28, 2023 (Original Report)
September 18, 2025 (Updated Report)
February 26, 2026 (Updated Report)
Date

APPROVED[2] BY



Heidy Schopf, MES, CAHP
Cultural Heritage Team Lead

July 28, 2023 (Original Report)
September 18, 2025 (Updated Report)
February 26, 2026 (Updated Report)
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.

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

PROJECT PERSONNEL

WSP

Project Manager:	Heather Melcher (2023)
	Ana Ricon Gomez, MES, BSc. (2025)
Cultural Heritage Specialists:	Johanna Kelly, M.Sc., CAHP
	Chelsea Dickinson, B.A. Hons.
	Robert Pinchin, B.A. Hons, CAHP Intern
Report Preparation:	Johanna Kelly, M.Sc., CAHP
	Robert Pinchin, BA Hons, CAHP Intern
Graphics:	Shannon Orellana
Report Reviewers:	Henry Cary, Ph.D., CAHP, RPA
	Heidy Schopf, MES, CAHP

ACKNOWLEDGEMENTS

Senior Heritage Planner Town of Caledon	Sally Drummond, MA, CAHP
Heritage Planner, Town of Caledon	Cassandra Jasinski, MA, CAHP
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	*Ontario Heritage Act*
PHP	Provincial Heritage Property
PPS	Provincial Planning Statement
SCHVI	Statement of Cultural Heritage Value or Interest

GLOSSARY

UPDATE No. 1 (September 2025): *Note that Glossary definitions relating to the Provincial Planning Statement (originally Provincial Policy Statement 2020, now 2024) have been updated for this Updated Report (2025) to reflect changes in policy since the original HIA submission (2023).*

Adjacent lands	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS 2024).
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 (PPS 2024).
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 2024).
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. 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).
Heritage Attributes:	Means, as defined under the Ontario Heritage Act, 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).
Protected Heritage Property:	Means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites (PPS 2024).
Significant:	Means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS 2024).

UPDATES

UPDATE NO. 1 (SEPTEMBER 2025)

This report has been produced to update the original submission made in July 2023. Specifically, updates to the July 2023 report include:

1. *Revisions made in response to comments received from Heritage Planning staff at the Town of Caledon dated March 18, 2025.*
2. *Updates made to address new relevant provincial policies and regulatory frameworks.*
3. *Updates to address changes in the status of the subject property, namely the Town's issuance of a Notice of Intention to Designate (NOID) on March 12, 2024 and the subsequent work and monthly discussions, since June 2024, that have occurred with Heritage Planning staff following the issuance of the NOID.*

UPDATE NO. 2 (FEBRUARY 2026)

This report has been produced to update the submission made in September 2025. Specifically, updates to the September 2025 report include:

1. *Revisions made in response to comments received from Heritage Planning staff at the Town of Caledon dated December 21, 2025.*
2. *Recommendation #11 has been added to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations.*

Where updates have been made, this is indicated with an emphasis box, as modelled here. Editorial updates in response to Town of Caledon comments are identified in Appendix D.

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 18667 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area). The rectangular-shaped, 39.7-hectare (98-acre) Study Area is located on the northeast side of Mississauga Road, approximately 700 m northwest of Charleston Sideroad. The Study Area is surrounded by rural agricultural lands. Within the Study Area is a one-and-a-half storey vernacular style residence constructed between 1846 and 1858, a 19th century summer kitchen, and a barn complex and drive shed which are later additions as the Study Area evolved over the late 19th to early 20th century. The house features a 19th-century addition, built between 1861 and 1891, and a side addition built in the 20th century. 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 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 provided in the MCM *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014) and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

An evaluation of the Study Area for this HIA determined that the Study Area has CHVI because it meets three criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse and summer kitchen, which has physical value as a well-preserved and representative example of a mid-19th century vernacular farmhouse, and 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. The barn complex and drive shed represent late 19th to early 20th century additions to the Study Area as it evolved over time and served to support the continued use of the farm.

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:

- **Relocate the farmhouse and summer kitchen within the existing property parcel and complete documentation and salvage for remaining landscape and outbuilding components.**

UPDATE No. 1 (September 2025): *The following recommendations have been updated to respond to comments received from Town of Caledon Heritage Planning staff, regulatory updates, and project progression since the July 2023 submission. In particular, the status of the property's designation process under Part IV of the Ontario Heritage Act, the preparation of a Draft Reference Plan to delineate limits of heritage attributes, and the proposed details and timing of conservation measures have been updated and included to reflect monthly meetings with the Town, ongoing since June 2024, and comments received on the July 2023 submission on March 18, 2025.*

UPDATE No. 2 (February 2026): *As part of the updated report submission, recommendation #11 has been added to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations.*

To achieve the proposed conservation strategy, WSP recommends the following:

1. 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.
2. Short term conservation actions, while relocation plans are designed:
    a. Enact site plan control and communication and erect a physical buffer around the property during adjacent mineral aggregate operation activities, prior to relocation, to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation. This construction buffer shall be demarcated with temporary fencing and clearly marked as a "no-go-zone" on construction drawings.
    b. Implement the recommendations of the blast impact assessment (WSP 2022b) to ensure the structural integrity of the farmhouse is maintained.
3. Vibration from construction and extraction activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibration resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained once the house is relocated, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should vibrations threshold be exceeded, work must cease and an assessment of next steps must be completed.
4. Fugitive dust impacts:
    a. The application has been designed to meet provincial blasting limits and air quality guidelines. CBM has conducted air quality monitoring in the vicinity of the site. Overall, the air quality is consistently below provincial guidelines, taking into account the existing aggregate operations and the existing truck traffic in the area. With the addition of the proposed CBM Caledon Pit / Quarry operations, including emissions from aggregate trucks accessing the site, the air quality is still predicted to be below provincial guidelines at surrounding residences.
    b. Implement the recommendations of the Air Quality Impact Assessment (WSP 2023), Best Management Practices Plan for the Control of Fugitive Dust (WSP 2025), and Air Quality Monitoring Plan (WSP 2025b).
5. Conduct a Documentation Report and Salvage Plan for Cultural Heritage Resources for the barns and mature vegetation on the property.
6. A Structural Engineer should be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation.

7 Develop a Heritage Conservation Plan for the farmhouse to guide the relocation and rehabilitation efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation program and into the future.

a *It is acknowledged as part of this updated report (September 2025) that the relocation of the farmhouse is contingent on an approved license application under the Aggregate Resources Act. Until a license is granted the farmhouse should not be relocated.*

8 Relocate the farmhouse to a new lot that retains the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse. Relocation must occur prior to the commencement of extraction activities but only after a licence has been approved.

9 Rehabilitate the farmhouse for a compatible existing or new use.

10 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. Once relocation is complete, consider designating the farmhouse and its associated new parcel under Part IV of the *Ontario Heritage Act*.

a *It is acknowledged as part of this updated report (September 2025) that the Town has issued a NOID for the property. Accordingly, WSP has facilitated the development of a Draft Reference Plan (R-Plan) to guide the limits of the future Part IV Designation (Appendix E).*

11 Add the following notes to the ARA Site Plan Technical Recommendations to establish required conservation measures for 18667 Mississauga Road that shall be tracked by the Ministry of Natural Resources as part of the CBM Caledon Pit / Quarry site license:

In order to conserve the heritage attributes located at 18667 Mississauga Road, the licensee shall:

1. Prior to extraction in Phase 4, relocate the farmhouse and summer kitchen to a location within the existing property parcel that is located outside of the license boundary and complete documentation and salvage for the remaining landscape and outbuilding components.
2. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:
    a) Prior to site preparation in Phase 4, the licensee shall erect fencing 50 m from the farmhouse to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.
    b) Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.
    c) If the farmhouse and summer kitchen are vacated prior to the relocation, 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.
    d) A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for the barns and mature vegetation on the property. The Documentation Report and Salvage Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of site preparation activities within Phase 5.
3. To conserve the farmhouse and summer kitchen at its new location, the following mitigation measures shall be implemented:
    a) The limit of extraction shall include a 50 m buffer from the farmhouse and summer kitchen to protect the heritage attributes of the property.
    b) Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

Provided that the recommendations contained in this report are implemented, the applicable *Ontario Heritage Ac*t, PPS 2024, *Aggregate Resources Act*, and Regional and Municipal Official Plan policies related to built heritage are satisfied.

TABLE OF CONTENTS

1 INTRODUCTION 1

1.1 Background 1

1.2 Scope 1

2 METHODOLOGY 5

2.1 Regulatory Requirements 5

2.1.1 Aggregate Resources Act 5

2.1.2 Provincial Planning Statement 5

2.1.3 Ontario Heritage Act 6

2.1.4 Region of Peel Official Plan 7

2.1.5 Town of Caledon Official Plan 8

2.2 Guidance Documents 10

2.2.1 Provincial Guidance 10

2.2.2 Town of Caledon Heritage Impact Assessment Terms of Reference 11

2.3 Background Research 11

2.4 Information Gathering 11

2.5 Field Review 11

2.6 Cultural Heritage Evaluation 12

2.7 Impact Assessment 12

2.8 Mitigation Measures 12

3 HISTORICAL CONTEXT 14

3.1 Physiography 14

3.2 Indigenous History 14

3.3 Township Survey and Settlement 16

3.3.1 Peel County 16

3.3.2 Town of Caledon and the former Township of Caledon 16

3.4 Study Area History 17

3.4.1 Land Use History 17

3.4.2 20th- and 21st-Century Mapping and Imagery 18

3.4.3 Summary of Property History 21

4 EXISTING CONDITIONS 29
4.1 Information Gathering 29
4.2 Field Review Results 29
4.2.1 Location Context 29
4.2.2 Landscape Context 31
4.2.3 Farmhouse 35
4.2.4 Summer Kitchen 57
4.2.5 Outbuildings 59
4.2.6 Interpretation 63
4.2.7 Analysis of Physical Conditions and Heritage Integrity 65
5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST 70
5.1 Ontario Regulation 9/06 70
5.1.1 Design or Physical Value 71
5.1.2 Historical or Associative Value 71
5.1.3 Contextual Value 71
5.1.4 Summary 72
5.2 Statement of Cultural Heritage Value or Interest 72
5.2.1 Description of Property 72
5.2.2 Proposed Statement of Cultural Heritage Value or Interest 72
5.2.3 Heritage Attributes 73
6 IMPACT ASSESSMENT 75
6.1 Description of Proposed Work 75
6.2 Assessment of Potential Impacts 75
6.3 Summary of Potential Impacts 77
7 CONSIDERATION OF ALTERNATIVES 78
7.1 Option 1: Retention of the Building on-site in its original use 78
7.2 Option 2: Adaptive reuse 78
7.3 Option 3: Relocation and Rehabiliation 79

7.4 Option 4: Salvage and Commemoration 80

7.5 Summary 81

8 SUMMARY STATEMENT AND RECOMMENDATIONS 84

9 ASSESSOR QUALIFICATIONS 87

10 BIBLIOGRAPHY 88

TABLES

TABLE 1: LAND REGISTRY DATA FOR THE STUDY AREA (PART OF LOT 17, CONCESSION 4, W.H.S., CALEDON TOWNSHIP, PEEL COUNTY).....17
TABLE 2: REVIEW OF 20TH CENTURY MAPPING, AERIAL PHOTOGRAPHS, AND IMAGERY 19
TABLE 3: ANALYSIS OF PHYSICAL CONDITIONS....66
TABLE 4: ANALYSIS OF HERITAGE INTEGRITY.....69
TABLE 5: EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST.....70
TABLE 6: ASSESSMENT OF POTENTIAL IMPACTS TO 1420 CHARLESTON SIDEROAD 76
TABLE 7: POLICIES AND GUIDELINES MET AS PART OF THIS HIA.....81

FIGURES

FIGURE 1: LOCATION OF THE STUDY AREA.....3
FIGURE 2: AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE STUDY AREA....4
FIGURE 3: 1859 HISTORICAL MAP 22
FIGURE 4: 1877 HISTORICAL MAP 23
FIGURE 5: 1937 HISTORICAL TOPOGRAPHIC MAP 24
FIGURE 6: 1952 TOPOGRAPHIC MAP 25
FIGURE 7: 1954 HISTORICAL AERIAL 26
FIGURE 8: 1973 HISTORICAL TOPOGRAPHIC MAP 27
FIGURE 9: 1994 HISTORICAL TOPOGRAPHIC MAP 28
FIGURE 10: EXISTING CONDITIONS AT 18501 MISSISSAUGA ROAD.....34
FIGURE 11: ESTIMATED BOUNDARY OF PROPOSED RELOCATION 83

APPENDICES

APPENDIX A: SITE PLAN (MAY 2025) 93
APPENDIX B: ASSESSOR QUALIFICATIONS 94
APPENDIX C: LIMITATIONS.....96
APPENDIX D: SUMMARY OF RESPONSES TO TOWN COMMENTS.....98
APPENDIX E: 99

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 18667 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area) (Figure 1 and Figure 2). The rectangular-shaped, 39.7-hectare (98-acre) Study Area is located on the northeast side of Mississauga Road, approximately 700 m northwest of Charleston Sideroad. The Study Area is surrounded by rural agricultural lands. Within the Study Area is a one-and-a-half storey vernacular style residence constructed between 1846 and 1858, a 19th century summer kitchen, and a barn complex and drive shed which are later additions as the Study Area evolved over the late 19th to early 20th century. The house features a 19th-century addition, built between 1861 and 1891, and a side addition built in the 20th century. Figure 10 identifies the location of built and landscape features within the Study Area. 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 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

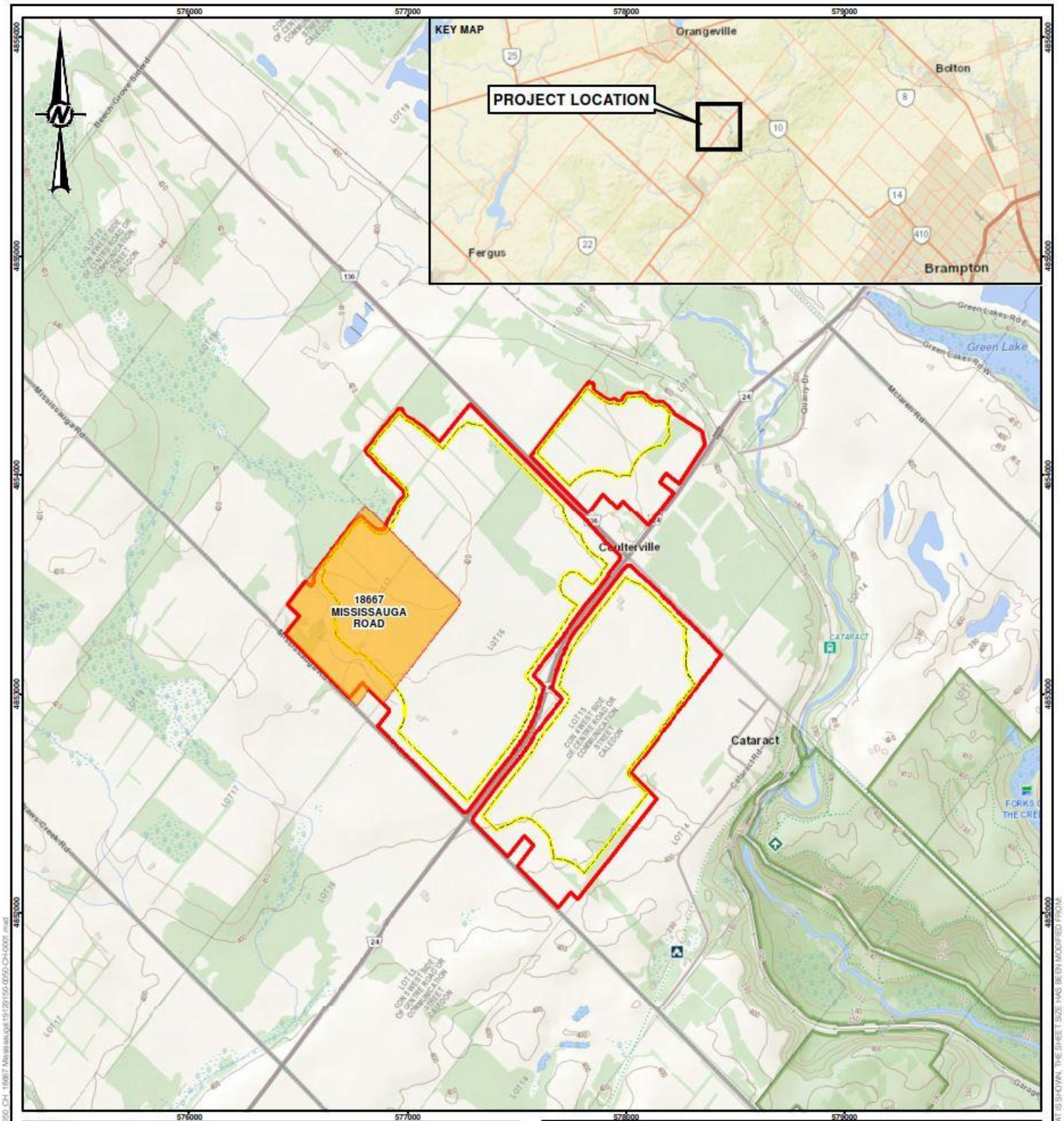
To complete this HIA, WSP:

- 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;

[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."

- 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);
- Assessed the potential direct and indirect impacts from the Project on the CHVI and heritage attributes of the Study Area;
- Recommended mitigation measures and conservation strategies to avoid or reduce the negative impacts to the Study Area's CHVI and heritage attributes;
- Updates to the initial report to respond to Town of Caledon planning and heritage staff comments received March 18, 2025; and
- Updates to the September 2025 report to respond to Town of Caledon planning and heritage staff comments dated December 21, 2025.

.



LEGEND

- STUDY AREA
- LIMIT OF EXTRACTION
- LICENCE BOUNDARY

0 250 500 1,000

1:25,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

CLIENT

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

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

LOCATION OF STUDY AREA

CONSULTANT

wsp

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

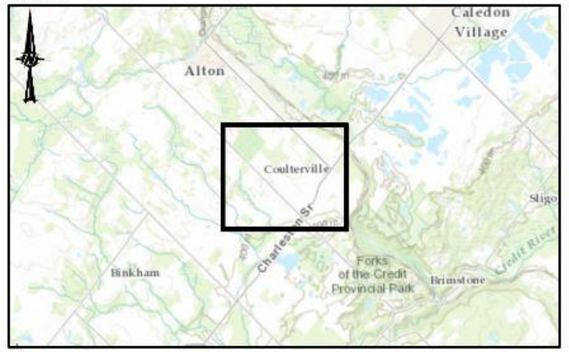
PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	1

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 25mm

Path: S:\Ovens\Waterdam_Cmanlos\Loop_Pw_5_Caledon\99_PROJ\19129150\40_PROD\0050_CH_18667 Mississauga\qgis\19129150-0050-CH-0001.mxd



KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, 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, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
AERIAL PHOTOGRAPHY SHOWING THE LOCATION OF THE STUDY AREA

CONSULTANT

wsp

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

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	2

PATH: S:\Client\Victoriaterm_Cement\active\Long_Par_5_Caledon\19_PROJ\19129150\40_PROD\0050_CH_18667 Mississauga\19129150-0050-CH-L0002.mxd PRINTED ON: 2023-08-16 AT 12:27:15 PM
IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B

2 METHODOLOGY

2.1 REGULATORY REQUIREMENTS

The requirements to consider cultural heritage under the Planning Act process is found in the *Provincial Planning Statement* (PPS) (Government of Ontario 2024) and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (Government of Ontario 1990).

2.1.1 AGGREGATE RESOURCES ACT

UPDATE No. 1 (September 2025): *Section 2.1.1 was added to reflect changes in policy since the original HIA submission (2023). This update was made in response to Town comment No. 11.*

As reflected in the Cultural Heritage Report, the Aggregate Resources of Ontario: Technical Reports and Information Standards (2020) adopted by *Ontario Regulation 244/97* under the *Aggregates Resources Act* states that applications for a Class A licence, Class B licence, or an aggregate permit must include a Cultural Heritage Report consistent with provincial requirements under the *Ontario Heritage Act* and Provincial Planning Statement. The Standards indicate that a screening checklist with supporting documentation is required to evaluate the potential for BHRs and CHLs. Following the checklist, the Standards state that a Cultural Heritage Evaluation Report (CHER) is required for any potential BHRs and/ or CHLs identified, and that the CHER must be prepared by a professional with appropriate experience and expertise. Following the CHER, if the evaluation determines one or more BHRs or CHLs to have CHVI, a Heritage Impact Assessment (HIA) must be completed.

This HIA satisfies the requirements to conduct a CHER and HIA, as per the requirements of the *Aggregate Resources Act.*

2.1.2 PROVINCIAL PLANNING STATEMENT

UPDATE No. 1 (September 2025): *Section 2.1.2 was updated to reflect changes in policy since the original HIA submission (2023). This update was made in response to Town comment No. 12.*

The *Planning Act* describes planning direction in Ontario. In particular, Section 2 of the *Planning Act* identifies that planning authorities at the municipality should have regard to matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Similarly, the Provincial Planning Statement (Government of Ontario 2024) prioritizes the long-term conservation of the Province's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological resources as they provide environmental, economic and social benefits. It is in the provincial interest to protect and utilize these resources effectively over a long term. Section 6.2 states:

1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:
   c managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;

Section 4.6 also details the conservation of cultural heritage and archaeology through the following five policies:

1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.
3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.
4. Planning authorities are encouraged to develop and implement:
   a. archaeological management plans for conserving archaeological resources; and
   b. proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.
5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

2.1.3 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 1990) 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 1990)

2.1.3.1 BILL 23 AND BILL 200

UPDATE No. 1 (September 2025): *Section 2.1.3.1 was added during the updated report (2025) to reflect changes in policy since the original HIA (2023). This update was made in response to Town comment No. 13.*

Bill 23 was passed by the provincial government and received Royal Assent on November 28, 2022 (Government of Ontario 2022a). Schedule 6 of Bill 23 amends the *Ontario Heritage Act*, which impacts processes and planning approvals related to listed and designated heritage properties. The amendments came into effect on January 1, 2023,

and all municipalities are required to comply with the changes. Changes to the *Ontario Heritage Act* made through Bill 23 relevant to this project include the following (ERO 2023):

- If a municipality does not issue a Notice of Intention to Designate (NOID) a property listed on the municipal heritage register, then Council is required to remove the property from the heritage register and it cannot be readded for a period of five years.
- A NOID may only be issued for properties that are listed on a municipal heritage register.
- A property must meet two or more criteria of O. Reg. 9/06 to be designated under Part IV of the *Ontario Heritage Act*.
- If a municipality intends to designate a property subject to a development application under the *Planning Act*, a NOID must be issued within 90 days of the receipt of a complete application.

The deadline prescribed in Bill 23 for removing non-designated (i.e. listed) properties from the municipality's register if the council does not issue a NOID on or before January 1, 2025.

Bill 200 was passed by the provincial government and received Royal Assent on June 6, 2024. Schedule 2 amends the *Ontario Heritage Act* and the deadline previously prescribed in Bill 23 for removing non-designated (i.e. listed) properties from the municipality's register if council does not issue a NOID on or before January 1, 2025. Bill 200 (Schedule 2) amends this date to January 1, 2027, providing municipalities with additional time to assess their heritage registers (Government of Ontario 2024). Schedule 2 of Bill 200 also adds new subsections to section 27, which prevent relisting a non-designated property for five years after it is removed from the register.

2.1.4 REGION OF PEEL OFFICIAL PLAN

UPDATE No. 1 (September 2025): *Per Ontario Bill 23 (More Homes Built Faster Act, 2022) and Bill 185 (Cutting Red Tape to Build More Homes Act, 2024), in force as of July 1, 2024, the Region of Peel Official Plan (June 2024 Consolidation) constitutes the Official Plan for Peel's lower-tier municipalities (such as the Town).*

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)

2.1.5 TOWN OF CALEDON OFFICIAL PLAN

UPDATE No. 1 (September 2025): *Town comment 14 suggested review of Future Caledon Official Plan (adopted March 2024 but not yet approved). However, project applications were filed prior to the adoption or approval of Future Caledon. Accordingly, the Project is not subject to this Official Plan and the summary of applicable policies remains the same as the 2023 submission.*

The Town 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 resources are included below.

3.3.3.1.5 Cultural Heritage Impact Statements

a) Where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required, a Cultural Heritage Impact Statement may be required. The determination of whether a Cultural Heritage Impact Statement is required will be based on the following:

i.) the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement;

ii) the potential for adverse impacts on cultural heritage resources; and,

iii) the appropriateness of following other approval processes that consider and address impacts on cultural heritage resources.

b) Where it is determined that a Cultural Heritage Impact Statement should be prepared, the Cultural Heritage Impact Statement shall be undertaken by a qualified professional with expertise in heritage studies and contain the following:

i) a description of the proposed development;

ii) a description of the cultural heritage resource(s) to be affected by the development;

iii) a description of the effects upon the cultural heritage resource(s) by the proposed development;

iv) a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,

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

v) a description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.

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

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

3.3.3.1.9 Designation

Pursuant to the *Ontario Heritage Act*, Council may by by-law designate cultural heritage resources, including individual properties, conservation districts and landscapes, and archaeological sites.

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.

3.3.3.3.3 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.

(Town of Caledon 2018: 5-141)

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 1859 to 1994 and aerial photographs and imagery from 1954 to the present.

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

2.4 INFORMATION GATHERING

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

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

2.5 FIELD REVIEW

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

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

2.6 CULTURAL HERITAGE EVALUATION

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

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

2.7 IMPACT ASSESSMENT

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

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

2.8 MITIGATION MEASURES

When an 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 km^2 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 are mostly broad and oval in form. They are more widely dispersed, and have less steep slopes, than drumlin fields elsewhere in Ontario and are 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 km^2 and drains into Lake Ontario at Port Credit on the Mississauga waterfront (Credit Valley Conservation 2022). The Credit River flows south approximately 900 m east of the Study Area.

3.2 INDIGENOUS HISTORY

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

The 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 adaptions 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.

During the 18th century, the British colonial regime entered into a series of treaties with the Indigenous Nations in Canada. While these treaties were intended as formal legally binding agreements that would set out the rights, responsibilities and relationships between Indigenous Nations and the federal and provincial governments, the government of Ontario acknowledges that Indigenous nations may have different understandings of the treaties (Government of Ontario 2022b, Historica Canada 2021). As French and British encroachment increased from the early 19th century onwards, Indigenous ways of life adapted to the change in complex and varied ways.

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

The Study area is located on 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 acknowledgement:

> *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 Anishinabek of the Williams Treaties.*
>
> *This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.*
>
> *We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.*

(Town of Caledon 2022)

3.3 TOWNSHIP SURVEY AND SETTLEMENT

During the British colonial period, the Study Area was within Lot 16, 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[4] 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 in 1819-1820 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. These concessions are identified as West of Hurontario Street (W.H.S.) and East of Hurontario Street (E.H.S.).

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 industries. 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 north half of Chinguacousy Township, 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).

[4] As part of the updated report, it was noted that the Region of Peel Archives has separated from the Peel Art Gallery, Museum and Archives (PAMA). As of April 2025, PAMA's website still indicates that the Region of Peel Archives at PAMA is the official archives of the Region of Peel and its constituent municipalities of Mississauga, Brampton and Caledon.

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
Will	October 1902	Duncan Cameron	Duncan A. Cameron	Northwest ½ (Study Area)
*note that records between 1903 and 1949 were not available from the Land Registry Office. The lands within the study area (designated as the 'Northwest ½ ' in the land registry records) appear to have been transferred to Charles Kay during this time.				
Grant	November 1949	Charles Kay, Executor Duncan A. Cameron	Bruce Cameron	Northwest ½
Grant	October 1976	James B. Cameron	Mary M. Cameron	Southwest ½, approximately 2.1 acres
Grant	March 1989	Bruce Cameron	William Terry Robinson and Brenda Irene Robertson	Part of registered plan
Transfer	June 1997	James Bruce Cameron Estate	Mary Marguerite Cameron	Study Area
No records for the property listed after 1997.				

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 served in Butler's Rangers during the Revolutionary War and moved to Grantham Township, Lincoln County, Canada in 1784. All five of Joseph's children located their U.E.L. grants in the west half of Caledon Township 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 (a Miss MacDonald) sold Lot 17 to Duncan Cameron for $150 in May 1846 (Ontario Land Registry, n.d.[a], 308). Cameron was a Scottish immigrant, born in 1816, who arrived in Canada in 1828 with his parents John and Helen Cameron, five brothers, and two sisters. Another son, 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. Duncan and his wife Catherine (née Shaw) had been married only two years prior, in 1844.

Tremaine's 1859 map of the County of Peel shows Duncan Cameron as owner of the entire 200 acres of Lot 17, and 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 records Duncan (45) and his wife Catherine Cameron (32), seven daughters (ages 4 to 15), and mother-in-law Catherine Shaw (75) as living in a single-storey frame house (1861 Personal Census, District 6, Caledon, 80). The Agricultural Census of the same years lists Duncan with 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. By that date Duncan (54) and Catherine (44) had 10 children: Helen (25), Katie (22), Mary (20), Maggie (18), Sarah (16), Flora (14), Duncan (9), James (7), and Marjory (4). Their religion was listed as Baptist (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, 25acres of hay), 25 acres of pasture, 1 ½ orchard (ibid., Schedule 4, 8). Other assets and products of the farm included four horses, one colt or filly, eight milch cows, 14 other horned cattle, 60 sheep, 10 swine, and six beehives and a yearly production of 600 pounds butter, 100 pounds cheese, 35 pounds honey, and 200 pounds of wool (ibid., Schedule 5, 8).

The 1877 *Illustrated Historical Atlas of Peel County* 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), illustrated at a location northwest of where it is drawn on the 1859 map (Tremaine 1859). Orchards are drawn 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 likely 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 (28), and James (26) and indicates that the Camerons were living in a two-storey brick house with six rooms (1891 Census, Schedule 1, Cardwell 54, Caledon, 3).

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

Duncan A. Cameron married Mildred Irene Coulter on September 30, 1903[5] and the 1921 census indicates that they were 59 and 43 (respectively) and living in a brick house with six rooms (1921 Census, Schedule 1, Peel 115, Caledon 13, 3). Duncan and Mildred did not have any children. Duncan A. died in January 1944 and the Study Area was passed shortly after to his nephew, James Bruce Cameron (indicated in the land registry records as Bruce Cameron), son of Duncan's brother James who lived as his neighbour at present-day 18772 Main Street.

James Bruce Cameron severed two small parcels of the property, the west corner and south corner, in 1976 and 1989, respectively, creating the current boundaries of the Study Area. The property remained in the Cameron family, passing to Mary Marguerite Cameron (unknown relation) in 1997 after James Bruce's death in 1996 (Find a Grave 2019).

3.4.2 20TH- AND 21ST-CENTURY MAPPING AND 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.

[5] Duncan's brother, James, married Annie Elizabeth Coulter, sister to Irene.

Table 2: Review of 20th Century Mapping, Aerial Photographs, and Imagery

YEAR	SOURCE	HISTORICAL FEATURE(S)
1937 (Figure 5)	1937 Topographic Map of Ontario, *Orangeville Sheet* (Department of National Defence 1937)	• A house and two outbuildings are illustrated. The outbuildings are shown in the location of the extant H-shaped barn and the older outbuilding (drive shed), both oriented approximately northeast-southwest. • Trees are illustrated in the location of the treelined driveway. • A watercourse meanders across the front (southwest) of the Study Area
1952 (Figure 6)	1952 Topographic Map of Ontario, *Orangeville Sheet* (Department of National Defence 1952)	• Structures in the Study Area are shown in the same configuration as the 1937 map.
1954 (Figure 7)	1954 Aerial photograph 437.801 (Hunting Survey Corporation Limited 1954)	▪ The arrangement of the building complex, agricultural fields, and vegetative boundaries are visible in the same configuration as present-day. ▪ The surrounding lands are primarily agricultural in nature. ▪ Treelines visible along Mississauga Road and lining the driveway. • Details of the farmhouse and surrounding structures could not be identified.
1973 (Figure 8)	1973 Topographic Map of Ontario, *Orangeville Sheet* (Department of Energy, Mines and Resources 1973)	• Structures on the property are shown in the same configuration as the 1937 mapping with one exception: the easternmost of the two outbuildings located to the north of the house is no longer depicted, however it is shown in later imagery.
1985 (Plate 1)	Provided by the Town of Caledon	• The H-shaped barn configuration is visible • Addition of a small pond at the front of the house
1994 (Figure 9)	1994 National Topographic System, *Orangeville Sheet* (Department of Energy, Mines and Resources 1994)	• Building complex shown in the same configuration as earlier mapping. • "Airfield, Condition Unknown" labelled at the rear of the property. Associated landing strip is oriented approximately northwest-southeast through the Study Area.
2001-2022	Online Google Earth Aerial Imagery	▪ The configuration of the Study Area is little changed from the 1954 aerial photograph.

In addition to historical mapping and aerial imagery, a painting of the Study Area and an oblique aerial photograph were provided by the current tenant (Plate 2 and Plate 3). Though produced in 1985, the painting of the Study Area was based on a 1950s photograph (Plate 2). The painting depicts the H-shaped barn comprising three Central Ontario style barns with gable roofs and the older outbuilding (identified as Outbuilding No. 1 in Section 4) is shown with an opening on the northwest elevation, towards the driveway. The house has a veranda on the north and east elevations of the house, and the summer kitchen is present north of the house. Additionally, the painting illustrates a laneway connecting to the adjacent property at 18722 Main Street.

The oblique aerial photograph dates to the 1970s (Plate 3) and indicates several changes had taken place since the 1950s: the centre barn in the barn complex was replaced, the southernmost barn was reclad, the east entrance to Outbuilding No. 1 was opened, a second outbuilding was constructed to the east of Outbuilding No. 1 (identified as Outbuilding No. 2 in Section 4), and the veranda on the east elevation of the house was dismantled.



Plate 1: 1985 aerial photograph showing the Study Area



Plate 2: 1985 painting of the Study Area based on an earlier 1950s photograph (provided by the tenant)

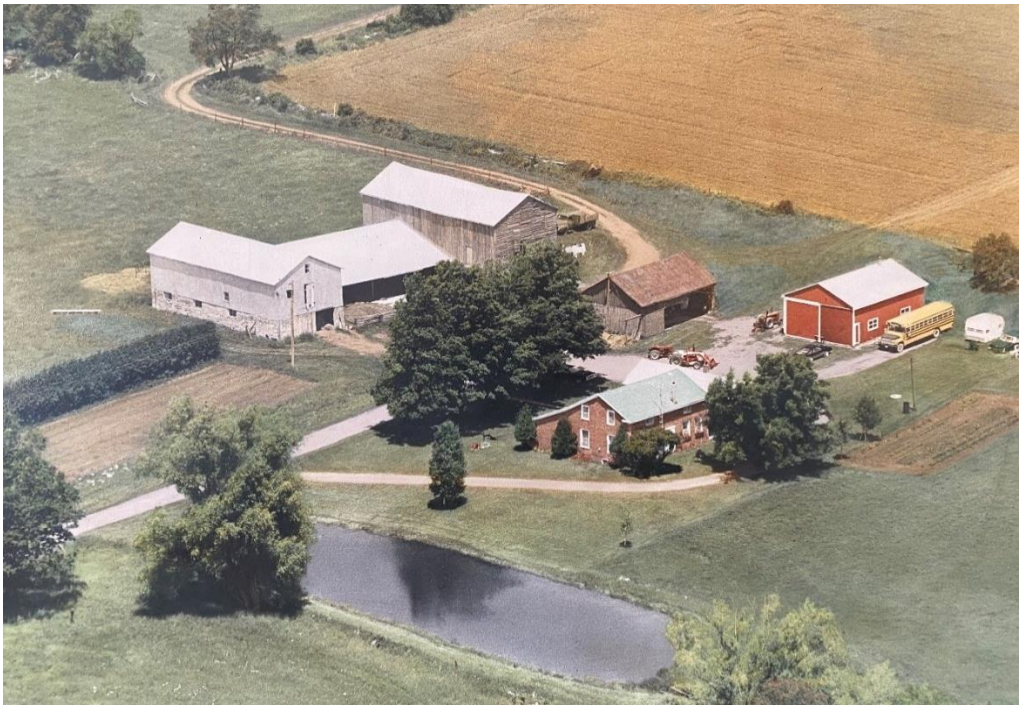
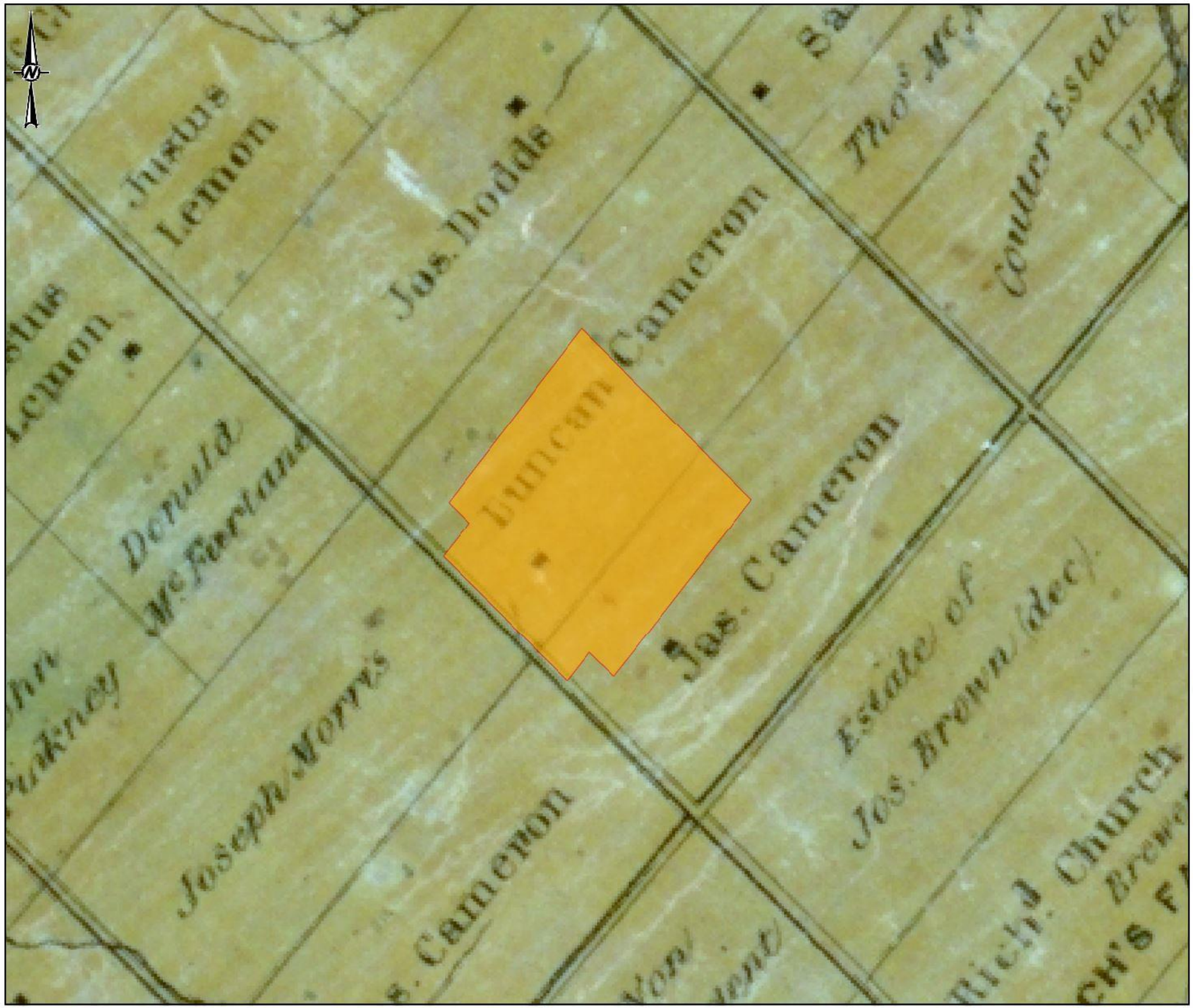


Plate 3: Oblique aerial photograph of the Study Area dating to the early 1970s (provided by the tenant)

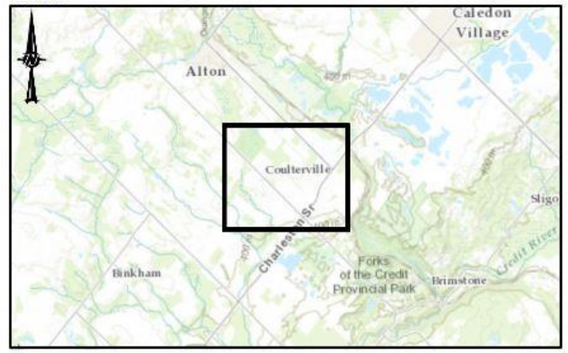
3.4.3 SUMMARY OF PROPERTY HISTORY

Historic mapping, land registry data, and census data suggests that the extant house in the Study Area was constructed for Duncan Cameron Sr. between 1846 and 1858. The 1859 map shows a structure in approximately the same location as where the farmhouse stands today. The census data from 1861 records a single-storey frame structure on the property; this was later clad in brick (see Section 4.2.5). At least one of the barns was built in June 1898.

The Study Area's agricultural land use continued with minor changes into the early 21st century.



KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 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, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
1859 HISTORICAL MAP

CONSULTANT

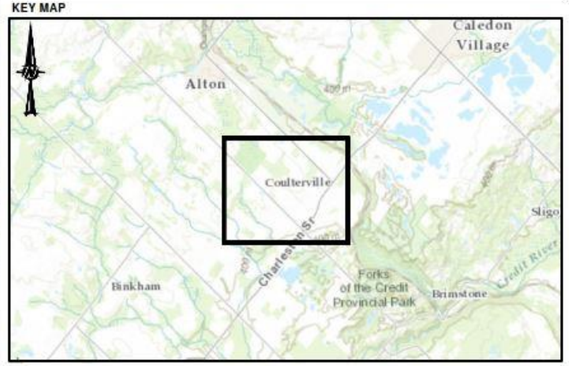
YYYY-MM-DD	2023-07-31
DESIGNED	SO
PREPARED	SA
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	3

PATH: S:\Cients\Victoria\en_Cements\Long_Par_5_Caledon\8_PRO\19129150\40_PROD\0050_CH_18667 Mississauga\19129150-0050-CH0003.mxd PRINTED ON: 2023-08-18 AT 12:28:24 PM
© THIS MEASUREMENT DOES NOT MEAN WHAT IS SHOWN. THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B
25mm
0



KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1.1877 TOWSHIP OF CALEDON, PEEL COUNTY (ONTARIO MAP REF #20), ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL, ONT.
TORONTO, WALKER & MILES, 1877.
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

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

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1877 HISTORICAL AERIAL

CONSULTANT

wsp

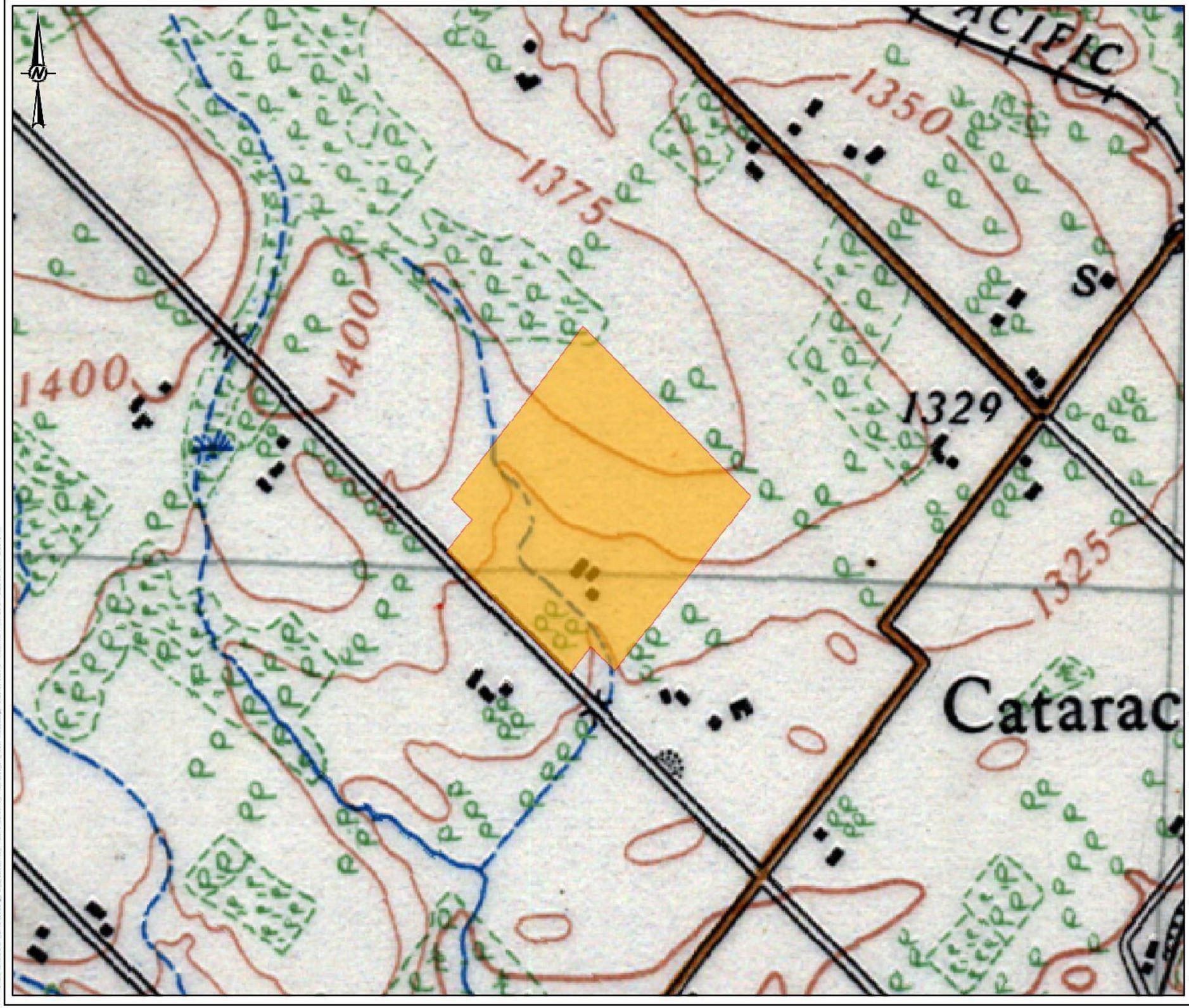
YYYY-MM-DD	2023-07-31
DESIGNED	SO
PREPARED	SA
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	4

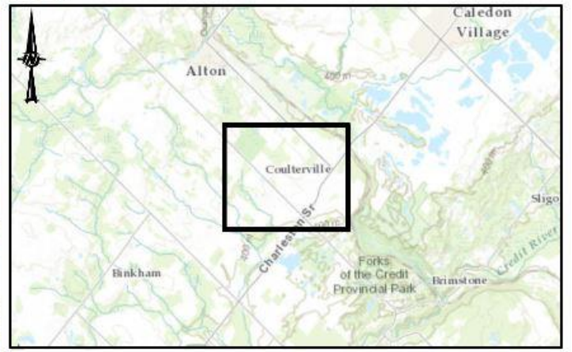
IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

0 25mm

PATH: S:\Clients\Vistaranim_Cimenton\Cong_Pur_5_Caledon\09_PROJ\19129150\40_PROD\0050_CH_18667 Mississauga\19129150-0050-CH-0004.mxd PRINTED ON: 2023-08-18 AT 12:31:07 PM



KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. ORANGEVILLE, ONTARIO. 1:63,360. MAP SHEET 040P16, [ED. 1]. 1937
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

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

PROJECT

CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

1937 TOPOGRAPHIC MAP

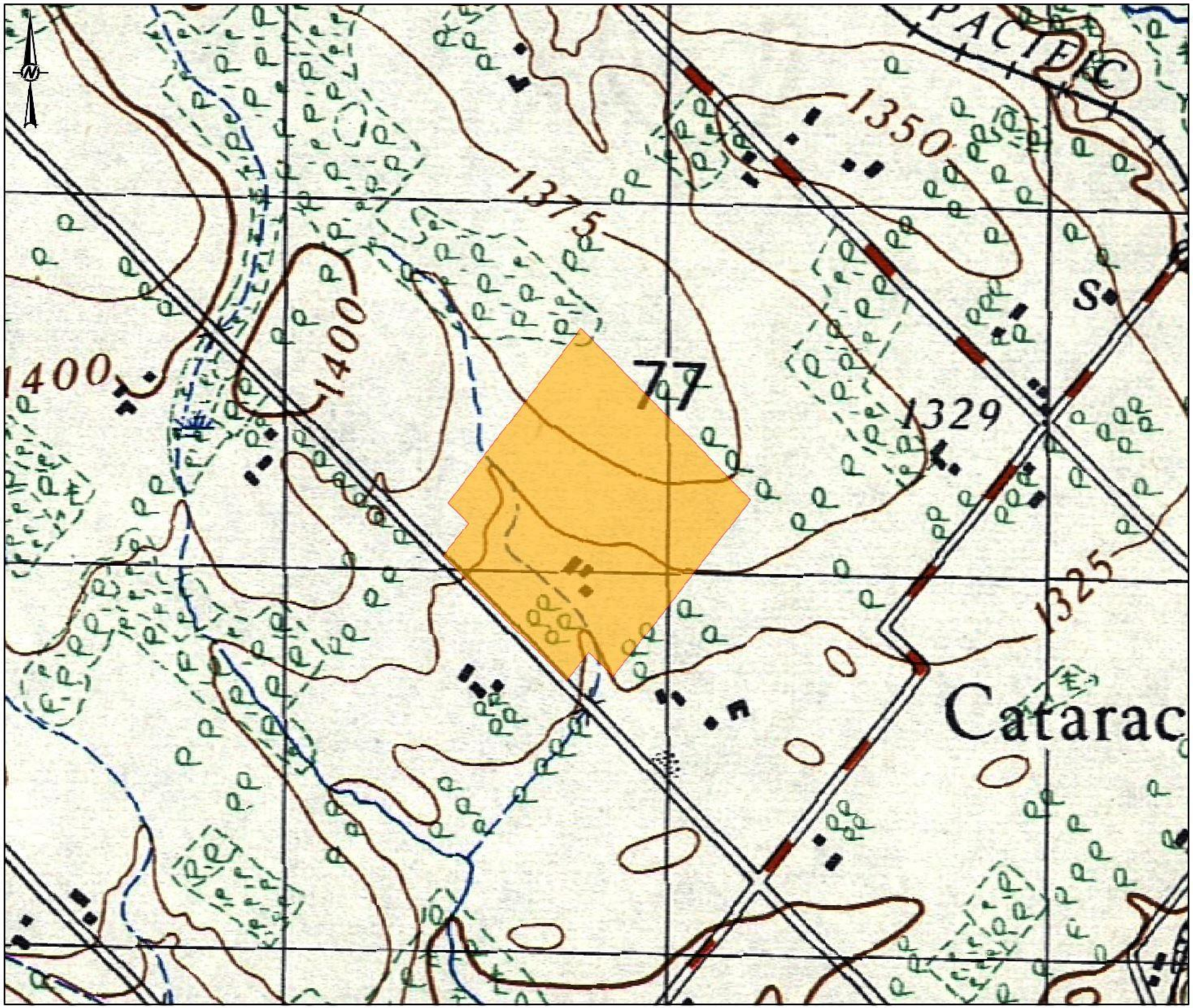
CONSULTANT

wsp

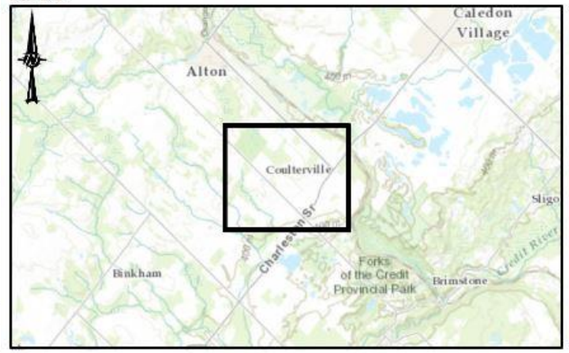
YYYY-MM-DD	2023-07-31
DESIGNED	SO
PREPARED	SA
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	5

PATH:S:\Gente\Volcanism_Cements\st\Long_Par_5_Caledon\99_PRD\19129150\40_PROD\050_CH_18667 Mississauga\19129150-0050-CH-0005.mxd PRINTED ON: 2023-08-18 AT 12:33:15 PM
IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B
25mm
0



KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

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

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

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

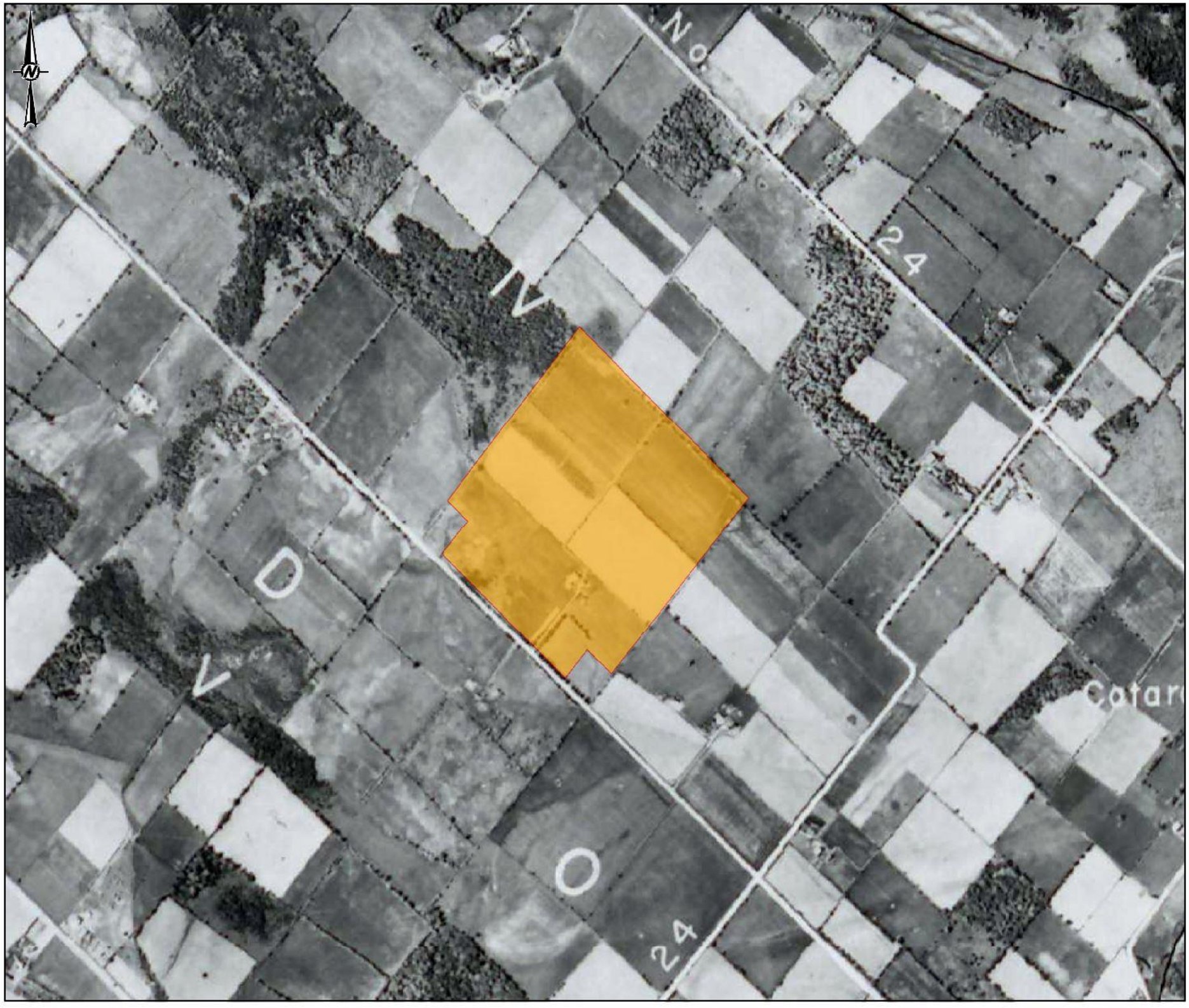
TITLE
1952 TOPOGRAPHIC MAP

CONSULTANT

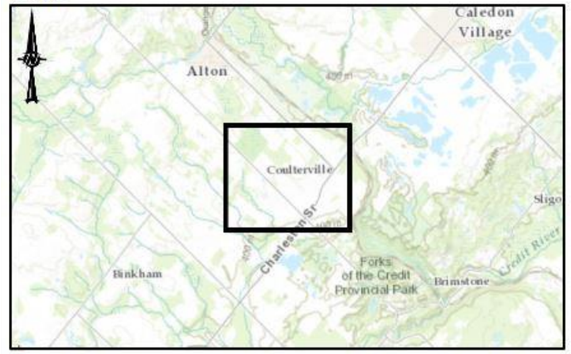
YYYY-MM-DD	2023-07-31
DESIGNED	SO
PREPARED	SA
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	6

PATH: S:\Clients\Vicoranen_Cemenlos\Long_Par_5_Caledon\09_PRO\19129150\40_PROD\0050_CH_18667 Mississauga\19129150-0050-CH-0006.mxd PRINTEDON: 2023-08-18 AT 12:34:16 PM
IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B
25mm
0



KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

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

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

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
1954 HISTORICAL AERIAL

CONSULTANT

wsp

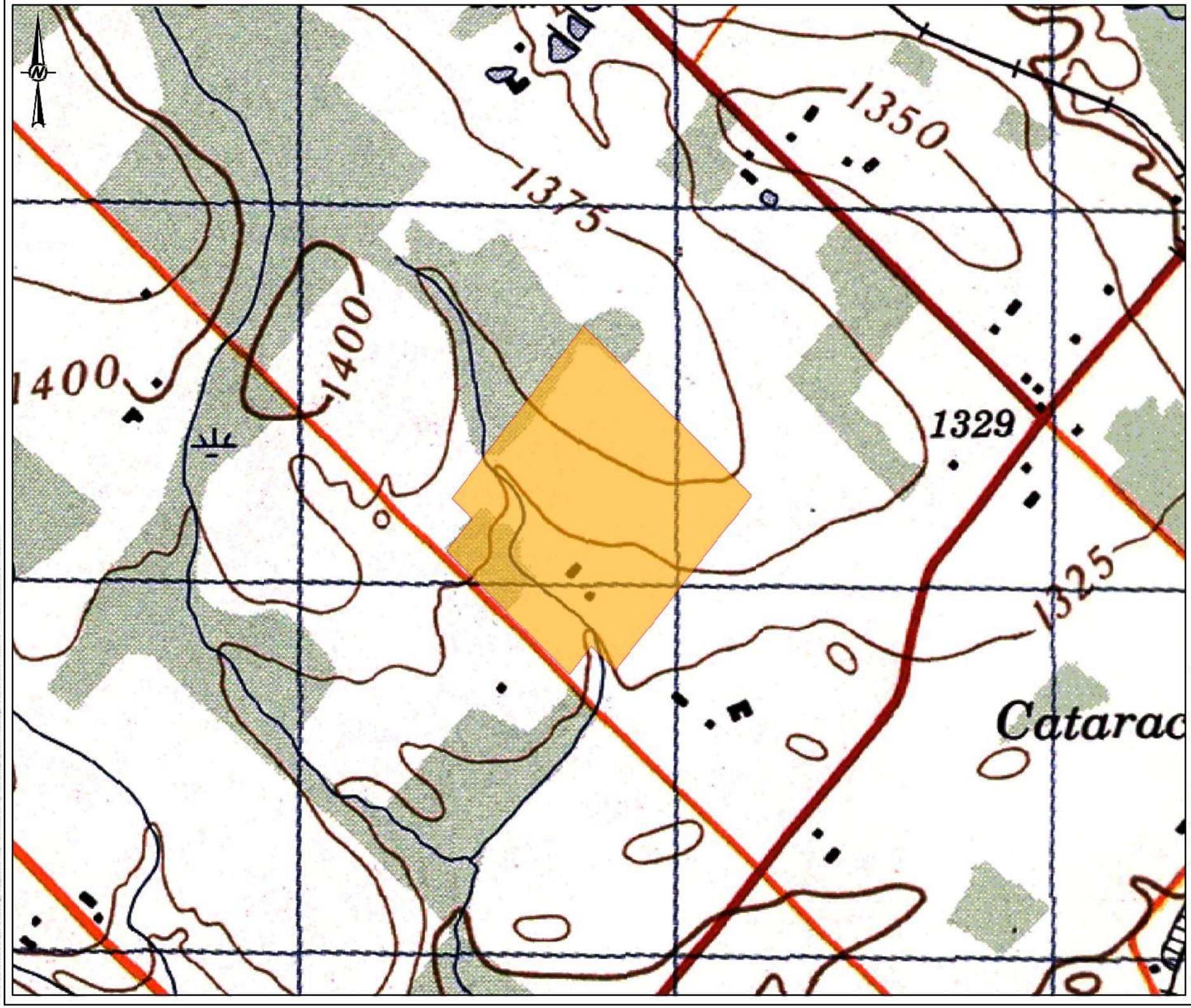
YYYY-MM-DD	2023-07-31
DESIGNED	SO
PREPARED	SA
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	7

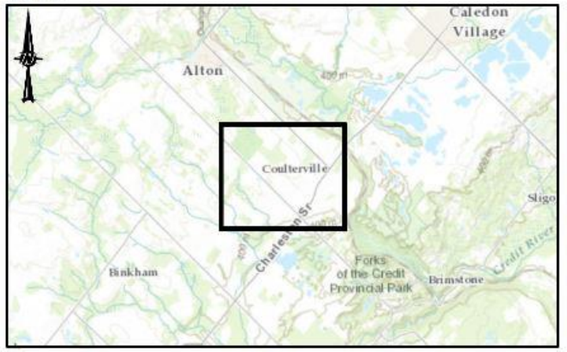
IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

0 25mm

PATH: S:\Clients\Vaughan_Cement\Long_Par_5_Caledon\09_PRO\19129150\40_PROD\0050_CH_1865\ Mississauga\19129150-0050-CH-0007.mxd PRINTED ON: 2023-08-16 AT 12:35:21 PM



KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

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

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

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
1973 HISTORICAL TOPOGRAPHIC MAP

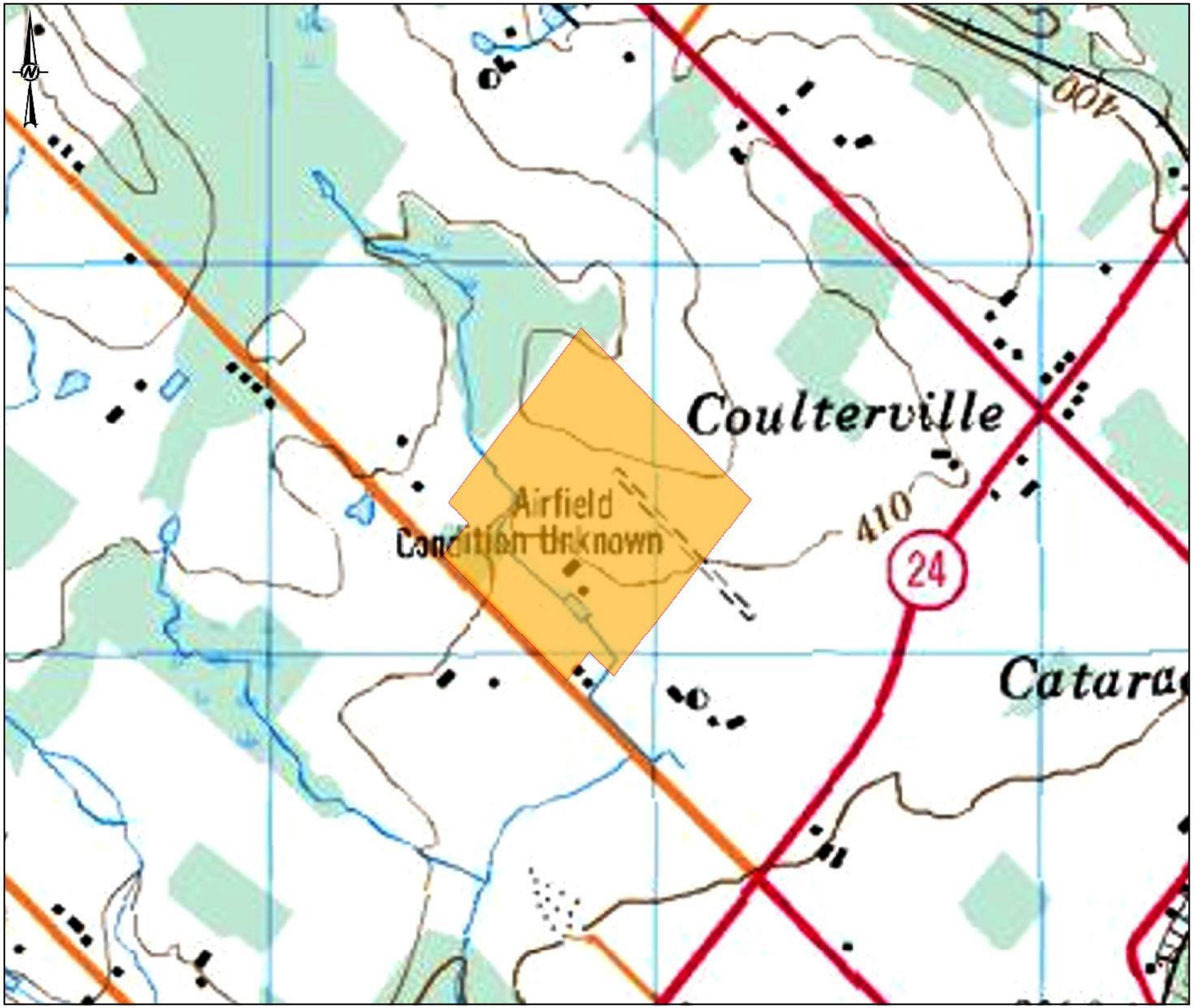
CONSULTANT

wsp

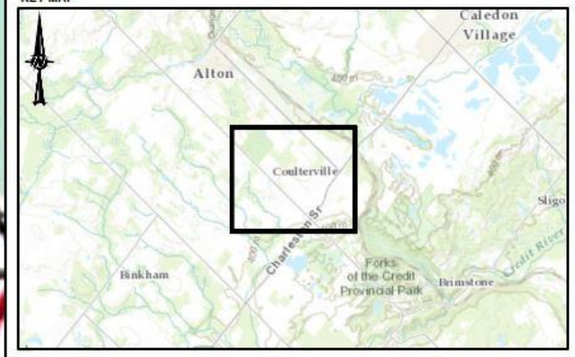
YYYY-MM-DD	2023-07-31
DESIGNED	SO
PREPARED	SA
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	8

PATH: S:\Dwns\Volranten_Cements\Long_Par_S_Caledon\99_PROJ\19129150\40_PROD\0050_CH_18667 Mississauga\19129150-0050-CH-0008.mxd PRINTED ON: 2023-08-16 AT 12:36:54 PM
IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B
25mm
0



KEY MAP



SCALE 1:150,000

LEGEND

STUDY AREA

0 100 200 400

SCALE 1:10,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

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

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA ROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
1994 HISTORICAL TOPOGRAPHIC MAP

CONSULTANT

wsp

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

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	9

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

0 25mm

PATH: S:\Clients\Volpranken_Cements\Long_Par_S_Caledon\09_PROJ\19129150\40_PROD\050_CH_1966\Mississauga\19129150-0050-CH-0009.mxd PRINTED ON: 2023-08-18 AT 12:39:19 PM

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 on March 31, 2023 and indicated that she would provide materials they have on file

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.

UPDATE No. 1 (September 2025): *This HIA has been updated to address comments received on March 18, 2025. Additionally, since June 2024, WSP has been meeting with the Town monthly. As a result of the March 18th comments and these monthly meetings, the Town has shared archival photographs and resources pertaining to the property. Further discussions from these meetings centred around the designation of the property under Part IV of the Ontario Heritage Act, the potential need for a Heritage Easement Agreement, and the details and timing of proposed conservation measures. The updates made to this report as a result of these meetings can be found in Section* ***7.5*** *and Section 8.*

4.2 FIELD REVIEW RESULTS

A field review of the Study Area was undertaken on November 16, 2022, as part of the Cultural Heritage Report (WSP 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. A second field review was undertaken on May 10, 2023, 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.

4.2.1 LOCATION CONTEXT

The Study Area is situated on the northeast side of Mississauga Road, approximately 700 metres northwest of Charleston Sideroad. The surrounding area is generally agricultural and residential and the broader area has locations of aggregate extraction as well.

The properties on all sides of the Study Area are rural agricultural and the adjacent properties at 18772 Main Street, 18501 Mississauga Road, and 1420 Charleston Sideroad are listed on the Town's heritage register (Plate 4 to Plate 6). Historically, these properties were all granted to and owned by various members of the Cameron family in the 19th century.



Plate 4: Farm complex at 18501 Mississauga Road (Listed on the Town of Caledon's heritage register)



Plate 5: Farm complex at 18722 Main Street (Listed on the Town of Caledon's heritage register)



Plate 6: Farmhouse at 1420 Charleston Sideroad (Listed on the Town of Caledon's heritage register)

4.2.2 LANDSCAPE CONTEXT

The approximately 98-acre Study Area features a farmhouse, H-shaped barn complex, a drive shed (Outbuilding No. 1), a steel-clad shed (Outbuilding No. 2), a creek and small artificial pond, a driveway lined with trees and fieldstone walls, and cultivated fields bounded by vegetation (Figure 10).

The farmhouse is accessed from Mississauga Road by a long gravel driveway that leads to the central building complex (Plate 7 and Plate 8). The driveway is bordered with mature treelines, which also extend along the north side of the road right-of-way (ROW) (Plate 9). Fieldstones have been collected and dry laid to create low walls that line the lower southern portion of the driveway as well as along the north side of the road ROW (Plate 10). A painting based on a photograph of the property dating to the 1950s shows that this fieldstone wall may have extended further in the past (Plate 2). Circulation routes link the building complex with the surrounding agricultural fields and the neighbouring property at 18722 Main Street. A small tributary of the Credit River traverses the property west of the farmhouse.

Fieldstone piles are located throughout the property marking the edges of the property's agricultural fields, likely collected during field clearing. Wire and post fencing marks the boundary between the property and the Mississauga Road ROW. The property consists of agricultural fields and approximately 12.2 acres of wooded lands occupying the west corner (Plate 11). These agricultural fields appear to be typical of those found in southwestern Ontario and no unique attributes were observed. A small pond is located to the south of the residence, which was constructed between 1973 and 1994 based on topographic mapping (Plate 12).



Plate 7: View from the driveway towards house, facing northeast



Plate 8: View from the building complex down the driveway towards Mississauga Road



Plate 9: Mature trees and low fieldstone wall lining the driveway



Plate 10: Detail showing fieldstone walls along driveway



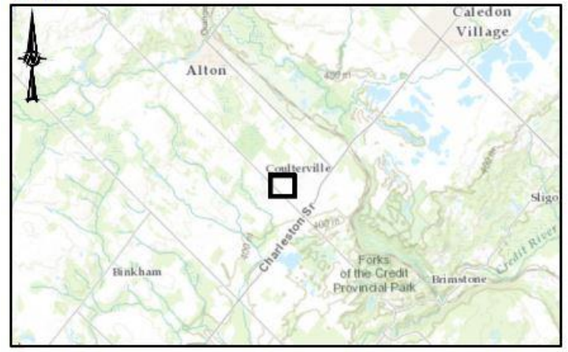
Plate 11: Representative photo of associated agricultural fields



Plate 12: Small pond located in the southeast portion of the property



KEY MAP



SCALE 1:150,000

LEGEND

- CIRCULATION ROUTE
- FENCING
- BARN COMPLEX
- DRIVEWAY
- FIELD STONE COLLECTION
- FIELDSTONE WALL
- MAIN RESIDENCE
- MATURE TREELINE
- OUTBUILDING
- POND
- VEGETATIVE WINDBREAK

0 20 40 80 120

SCALE 1:2,000 METRES

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, 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, 18667 MISSISSAUGA
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
EXISTING CONDITIONS AT 18667 MISSISSAUGA

CONSULTANT

wsp

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

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	10

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

0 20mm

PATH: S:\Clients\Votorantim_CementoteLong_Par_S_Caledon\08_PROJ\19129150\40_PROD\0050_CH_18667 Mississauga\19129150-0050-CH-00010.mxd PRINTED ON: 2023-08-16 AT 12:41:12 PM

4.2.3 FARMHOUSE

The farmhouse is composed of four elements: the original main block, rear addition, side passage, and summer kitchen. These are described individually in the following subsections. The four elevations of the structure are shown in Plate 13 to Plate 17. The house is oriented in a northeast to southwest fashion but for ease of description it is described as a north-south orientation; as explained below, the east elevation is the front or principal façade.



Plate 13: Front façade (east elevation) of the farmhouse, showing original main block (outlined in red), side passage (yellow), and summer kitchen (green).



Plate 14: South elevation, original main block is outlined in red, rear addition is outlined in yellow



Plate 15: North (side) elevation



Plate 16: Oblique view of east (left) and north (right) elevations



Plate 17: West elevation of the farmhouse

4.2.3.1 MAIN BLOCK

EXTERIOR

The original main block of the house is a one-and-a-half-storey structure with a rectangular footprint and a low gable roof with returned eaves. The red brick exterior has contrasting buff brick detailing in the form of quoins, flat arches, and a diamond cross motif in the south gable. That all of the masonry is laid in stretcher bond strongly suggests that the main block construction is wood frame with brick cladding. The foundations of the main block are parged field stone.

The south (side) elevation has two main floor windows and two second storey windows, all one-over-one sash style (Plate 18 to Plate 20). All windows have wood trim and storm windows. All four window surrounds have buff brick jack arch voussoirs laid in a flat arch; those laid atop the main floor windows are arranged in a soldier course and those above the second storey windows are arranged in a header course. One basement window is present on the south elevation, framed in concrete (Plate 21). A buff brick diamond pattern decorates the gable, with a cross detailing in the centre and at each of the four corners (Plate 22). The connection between the main block and rear addition can be identified in the brickwork on this elevation; corresponding to a slight change in angle on the roof's north face, stretcher bond of the main block changes to the common (one-in-five, also known as American) bond of the rear addition (Plate 23). The main block and rear addition form a saltbox roofline.

Centred on the east elevation is the original, formal entrance to the house, now accessed via a small, enclosed frame porch addition (Plate 24). The porch is a late 20th century addition, which replaced an earlier, larger porch that was reported by the current tenant to be destroyed in an ice storm during the 1950s. The earlier open porch is visible in Plate 2 and the existing porch is not present in a photo provided by the owner dating to the early 1970s (Plate 3) suggesting it was built after the early 1970s but before 1989, when it becomes visible on aerial imagery. The existing porch has horizontal siding, a shed roof, and a central doorway flanked by tall windows. The interior, original entrance to the house features wide wood trim with molded pilasters on either side (Plate 25). This formal entrance door consists of a wooden Greek Revival door with four panels, two smaller panels at the bottom and two taller glass panels, each divided into three lites, occupying the top half of the door (Plate 26). This style was introduced in the 1830s and was fashionable for almost a full century (Garvin 2001). The door has a rim lock fixture at the handle (Plate 27). Prior to the introduction of cylinder locks in 1865, the rim lock, or box lock, was common and often accompanied ceramic knobs that simulated either white porcelain or brown marble (Garvin 2001).

However, rim locks were produced throughout the 19th and well into the 20th century. The east elevation fenestration consists of three main floor windows and two second storey knee-wall or “belly-flop” windows. The windows on the front façade are asymmetrical, with one sash window to the left (six-over-one) of the entrance and two sash windows to the right (one-over-one). The main floor windows do not have any other decorative elements. The two upper storey windows are two-pane slider windows with narrow concrete lug sills. All lower-level windows on this elevation appear to be original, though the storm windows appear to be new metal replacements. An internal cement block chimney is visible extending through the roofline on the east elevation.

The north elevation of the main block is mostly obscured from the exterior by the summer kitchen but the visible second storey appears in much the same style and condition as the south elevation, the only difference being the lack of decorative brickwork beneath the gable (Plate 28). The north addition encompasses the north elevations of both the original main block and the rear passage, again discernable by the change in brick bonds. Within the rear addition, the north elevation of the main block includes an entrance on the east side, with a four-panel Greek Revival style door, similar in style to the formal entrance on the east elevation except for the window panels (Plate 30). A window is located on the west side, within the side addition. The door and window are topped with the same buff brick solder course header as the south and west elevation.

The west elevation of the original main block has been reconstructed to include the rear addition and is discussed in Section 4.2.3.2.



Plate 18: South elevation of main block



Plate 19: Main block window example



Plate 20: Interior of east and south elevation windows



Plate 21: South elevation basement window



Plate 22: Buff brick diamond and cross pattern



Plate 23: Limit of main block (right) and rear addition (left)



Plate 24: Porch entry on east elevation (original front façade)



Plate 25: Entrance to house, within porch



Plate 26: Interior view of original front entry door (located on the east elevation)



Plate 27: Rim lock detail of east entry door



Plate 28: Portion of north elevation of original main block visible from exterior



Plate 29: North elevation entrance



Plate 30: Interior view of north elevation entry door

INTERIOR

The main block has an unfinished basement, a kitchen, living area, and bathroom on the main floor, and four bedrooms on the second floor. The main block is connected internally to the rear addition. The main block is a centre-hall plan with a centrally located staircase flanked by a kitchen and living room.

The basement is an open, rectangular room that encompasses the footprint of the original main block (Plate 31 and Plate 32). The entrance to the basement is via a stairwell located in the hallway on the west side of the main block. The floor is poured concrete and the random rubble walls of the foundation have been parged (Plate 33 and Plate 34). The floor joists are visible and consists primarily of logs which were hand-hewn on the top and bottom to provide a flat surface but otherwise left in the round, some with the bark still intact (Plate 35). There are ten hand-hewn log joists spanning the entirety of the main block, with five on each side of the staircase. A singular log joist has been squared on all sides and cut to accommodate the staircase (Plate 36). Later, metal floor joist jacks were added to support the framing. The main block's plank subflooring is visible between the log joists (Plate 37).There is a single basement window on the south elevation. The window has sawn wooden frames and is set into the parged stone foundation. Concrete has been hand applied between the window frames and stone foundation. The window has a hand-hewn timber lintel. A sawn piece of wood sits atop the lintel and plexiglass has been attached on the interior. (Plate 38).

The kitchen is located in the north half of the main block (Plate 39 and Plate 40). Wood doors and trim appear to be original and are in good condition. Cast floor grates are likely additions (Plate 41). Carpet covers the floor. The frame for an original window opening on what would have been the original west elevation has been converted into a nook, likely at the time the west addition was constructed (Plate 42). Two one -over-one sash windows are located on the east wall of the kitchen on what would have been the original front elevation of the house (Plate 43 and Plate 44).

The living area occupies the front (south) half of the main block and has wide painted wood trim around the doors, windows, and baseboards (Plate 45). Wood panelling and wallpaper has been added to the walls over the 20th century and carpet covers the floor.

A narrow staircase leads from the hallway, across from the main entrance on the east elevation, to the second floor (Plate 46). A five panel Greek Revival style door marks the entrance to the stairwell, across from the east entrance to the house (Plate 47). The post and balustrades of the second floor stairwell feature a Greek Revival style of newel post and handrail that was popular during the 1830s-1850s (Garvin 2001) (Plate 48). Four bedrooms occupy the second level of the main block.

The southeast room is decorated with faux wood panelling and wallpaper on the walls and carpet over linoleum flooring (Plate 49). Both window openings (of the south and east elevations) appear to be original and in good condition (Plate 50 through Plate 52). Cracks and subsequent repairs are evident in the plaster of the ceiling (Plate 54).

The northeast room appears in much the same state as the northwest room, with the exception of the carpet covering the linoleum flooring and trim that appears to be modern(Plate 55 and Plate 56). The door to this bedroom is constructed of vertical boards while other doors on the second level are five panel doors (Plate 57). The northeast room has a six-over-six sash window.

The southwest room has wooden flooring and painted walls with wide baseboards (Plate 58). The bedroom door is a Greek Revival five-panel door.

The northwest room has linoleum flooring and wood panelling on the walls and wide baseboards (Plate 59 to Plate 61). The door to this bedroom is constructed of vertical boards (Plate 62 and Plate 63).

Evidence of deterioration is present throughout the second floor of the main block. Peeling paint and wallpaper as well as cracks in the plaster of the walls and ceilings were noted in all rooms.



Plate 31: Basement of the farmhouse



Plate 32: Basement of the farmhouse



Plate 33: Poured concrete basement flooring



Plate 34: Parged stone foundation



Plate 35: Hand hewn log floor joists



Plate 36: Hand squared floor joist



Plate 37: Main block plank subflooring



Plate 38: Basement window



Plate 39: View across kitchen towards northeast corner of the house



Plate 40: View across kitchen towards southwest corner of the house



Plate 41: Cast floor grate



Plate 42: Frame from original west elevation window



Plate 43: East elevation window



Plate 44: East elevation window



Plate 45: Living room in the main block



Plate 46: Stairway to second floor



Plate 47: Five panel door leading to the second floor



Plate 48: Newel post, handrail, and balustrade of second floor



Plate 49: Southeast room of second floor



Plate 50: Detail of south window of southeast second floor room



Plate 51: East window of southeast second floor room



Plate 52: Six-over-six sash window in northeast bedroom



Plate 53: Detail of six-over-six sash window in northeast bedroom



Plate 54: Cracks and repairs of southeast room



Plate 55: Northeast room of second floor



Plate 56: Detail of east knee wall or "bellyflop" window with recent trim in the northeast room



Plate 57: Vertical panel door to northeast room



Plate 58: Southwest room of second floor



Plate 59: Northwest room of second floor



Plate 60: Northwest room of second floor



Plate 61: Detail of north window



Plate 62: Northwest room door

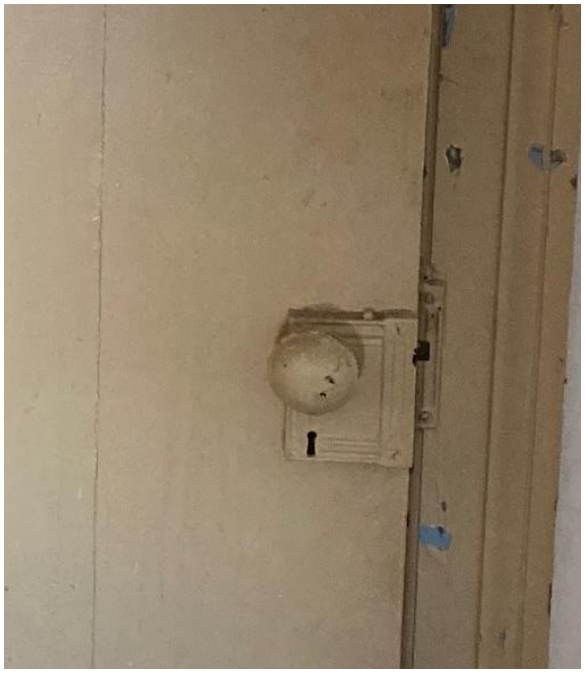


Plate 63: Detail of rim lock

4.2.3.2 REAR ADDITION

EXTERIOR

The one storey addition on the west elevation of the original main block is generally sympathetic in style and materials (Plate 64Plate 64). The shed roof of the rear addition creates a saltbox roofline for the entire structure. However, the brick masonry on this addition is clearly load bearing as it is laid in a common (also known as American) one-in-five bond. Buff bricks accent the window and door openings and quoins (Plate 65). The south elevation of the rear addition provides access with a doorway that is topped with soldier course buff brick voussoirs laid in a flat or jack arch and features a wood frame, plain trim, and a single, flat, rectangular transom window (Plate 67). A modern metal screen door acts as a storm door protecting a modern wood and glass door. A stone sill is present beneath the door. The west elevation includes three main floor windows, all six-over-six sash interior windows with painted wood trim and aluminum storm windows (Plate 68). All three window opening have a flat arch head of buff bricks in soldier course and a painted wood lug sill. One window, similar in materials and style, is now covered by the side passage but retains an original storm window (Plate 68). The rear addition has a stone foundation.



Plate 64: Oblique view of side addition



Plate 65: Detail of southwest corner, showing quoins



Plate 66: South elevation entrance



Plate 67: West elevation window



Plate 68: North elevation window

INTERIOR

The rear addition is one-storey and contains a living area in the south half and storage area in the north half that are connected via a wood door. The rear addition is internally connected to the main block.

The living room has a tiled drop ceiling, faux wood panelling on the walls, and carpeted flooring (Plate 69 and Plate 70). There is a six-over six sash window on the west wall (Plate 71). The window has a wood frame and muntin that appear to be original. A new wood door provides exterior access on the south wall (Plate 70).

The storage room has painted wood floors, plaster walls (covered in wallpaper), and built-in wood cabinets on the east wall (Plate 72 and Plate 73). Two six-over-six hung windows are located on the west wall, both with wood frames (Plate 74). There is one six-over-six wood sash window on the north wall, looking into the side passage (Plate 75). There is a boarded-up window in the kitchen that acts as a nook on the west elevation of the original main block (Plate 76).



Plate 69: Rear addition living room



Plate 70: South entrance to rear addition



Plate 71: West elevation window

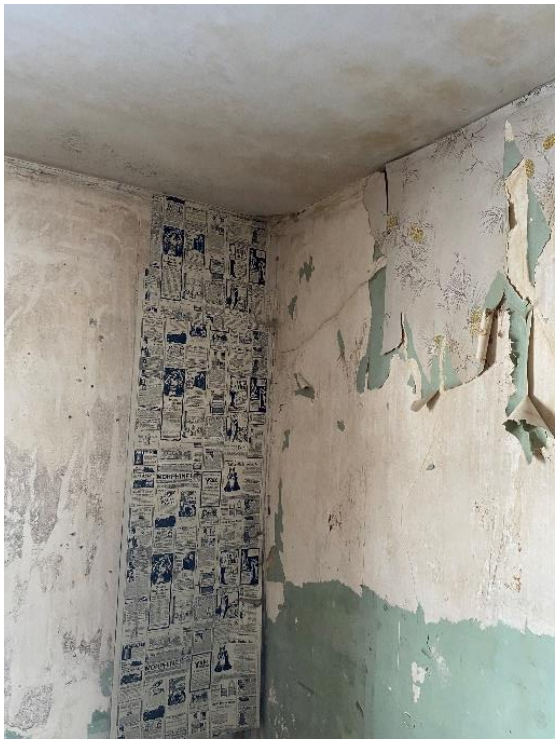


Plate 72: Rear addition storage room



Plate 73: Wood floors of Rear addition storage room



Plate 74: Rear addition storage room window on west elevation



Plate 75: North elevation window into side passage



Plate 76: Former main block window as seen from rear addition

4.2.3.3 SIDE PASSAGE

A covered passageway, enclosed at both ends with plywood, between the main block and summer kitchen rests on a concrete pad and extends along the north elevation of the main block and the rear addition (Plate 77 through Plate 82). The side passage encloses part of the footprint of a veranda that previously wrapped around the north and east elevations of the farmhouse. This veranda is depicted in a mid-20th century painting of the house (Plate 2). The original veranda support pillars are extant in the rear addition (Plate 79 and Plate 80). The rear addition connects the house to a large summer kitchen north of the main block. The south wall of the addition is composed of the brick wall of the north elevation of the main block. The north wall of the addition is composed of the wood wall of the south elevation of the summer kitchen. The east and west walls of the addition are composed of recently added plywood.



Plate 77: Enclosed frame and plywood side passage on the north elevation

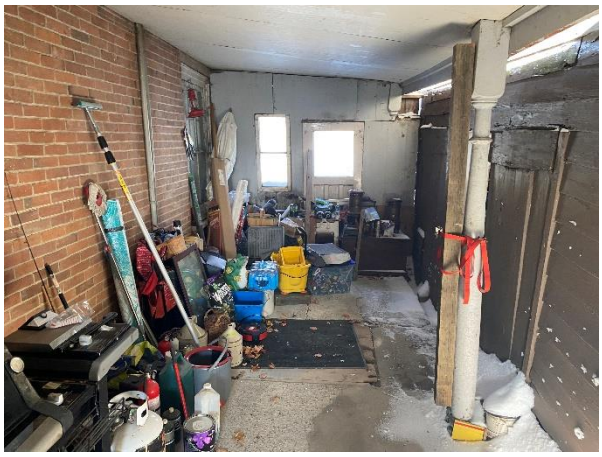


Plate 78: Enclosed frame and plywood side passage on the north elevation



Plate 79: Original veranda pillar



Plate 80: Base of the original veranda pillar



Plate 81: Framed window opening between frame and plywood addition to storage room/summer kitchen



Plate 82: Doorway from frame and plywood addition to east storage room/summer kitchen

4.2.4 SUMMER KITCHEN

A summer kitchen is located north of the main block, connected to the house via the side passage, and is currently being used for storage. The summer kitchen is a simple rectangular gable wood structure clad in wood plank and with corrugated sheet metal roof cladding. The summer kitchen is constructed of hand-hewn timbers and consists of at least three bents. The summer kitchen has been partitioned into two rooms by a lath and plaster wall. The east room has been enclosed with a ceiling and has parged walls and horizontal wood plank wainscotting while the west half remains unfinished (Plate 83 and Plate 84). Both rooms have poured concrete flooring. The remains of a central brick chimney are present in the east half (Plate 85) There is a four-pane ground level fixed window centred on the east elevation of the structure and an upper level fixed window on the west elevation (Plate 17). The structure is constructed with hand hewn timbers and mortise and tenon joints (Plate 86). The lack of redundant mortises (unutilized and irregularly located mortise cuts) indicate the timbers are original construction and not built from recycled timbers. Wide plank sheathing on the rafters have been covered in corrugated sheet metal (Plate 87). While the rafters appear to have been replaced, the plank sheathing seems to be original. The boards' width and live edges indicate they were most likely first-generation logging in the area. Based on the massing, timber-frame construction, and some of the board sheathing dimensions, it can be assumed the summer kitchen was built in the 19th century, possibly not long after the main block was erected.



Plate 83: East storage room of summer kitchen



Plate 84: West storage room of summer kitchen



Plate 85: Central brick chimney remnant in summer kitchen



Plate 86: Mortise and tenon timber joints with wood treenails/dowels



Plate 87: Wide board roof sheathing

4.2.5 OUTBUILDINGS

The barn complex is located to the northwest of the house and consists of two large, rectangular, central Ontario barns linked by a connecting shed, forming an H-shape (Plate 88 through Plate 100). Both barns are timber framed, sit atop parged stone foundations with cut-stone quoins, and have gable roofs. The north bank barn has vertical plank cladding on all elevations except for the east elevation, which has horizontal cladding (suggesting the barn was reclad at one point). The north barn also has an earthen ramp on the north elevation and is slightly taller than the south barn (Plate 91). The south barn is covered in aluminum cladding that according to the current tenant was added in the 1950s after an ice storm (Plate 92). The presence of redundant mortices in the south barn's timbers are evidence that the wood was used for a previous structure (Plate 97 and Plate 98). Plate 98 shows a former top plate that was recycled to a sill, as evidenced by the redundant rafter seats. The barns are linked by a wood-frame connecting shed with timber posts (likely recycled from the earlier structure seen in Plate 2) and dimensional timber framing with a metal gable roof (new to this replacement structure) (Plate 99 and Plate 100). Sections of stone foundation remain within the connecting shed and this, coupled with a painting based on a 1950s photo of the property, indicates that this structure replaced a more permanent structure that would have previously connected the two barns (Plate 3 and Plate 3).

Two outbuildings are located to the north (rear) of the house. Outbuilding No. 1 is a timber-framed drive shed with rectangular plan and gable roof (Plate 101). Wide plank sheathing on the rafters is covered in corrugated sheet metal (Plate 102 and Plate 103). The drive shed roofing has undergone similar upgrades to the rafters as the summer kitchen. While the rafters appear to have been replaced, the plank sheathing seems to have been reused. This structure features a diamond shaped gable window on the south elevation and a diamond cross owl hole within the gable of the north elevation (Plate 104 and Plate 105). The driveshed's original opening towards the laneway is visible on the west elevation but it was subsequently covered using the same board and batten wood siding as the rest of the structure (Plate 106). Currently the driveshed opens to the east.

Outbuilding No. 2 has a rectangular floor plan, metal siding, and a metal gable roof (Plate 107). This outbuilding is the most recent addition to the property and dates to between the 1950s and 1970s (Plate 2 and Plate 3).



Plate 88: South and west elevations of the H-shaped barn complex



Plate 89: South and east elevations of the H-shaped barn complex



Plate 90: West elevation of complex showing connecting shed



Plate 91: North and east elevations of north barn



Plate 92: South elevation of south barn



Plate 93: Foundation and cut stone cornerstones of south barn



Plate 94: North barn interior showing rubble stone foundations



Plate 95: North barn interior showing hand hewn beams



Plate 96: North barn window



Plate 97: South barn interior showing hand hewn beams and redundant mortices



Plate 98: South barn interior, redundant mortices visible along sill



Plate 99: Barn complex connecting shed



Plate 100: Junction between connecting shed and north barn



Plate 101: Outbuilding No. 1 (timber framed drive shed)



Plate 102: Interior of Outbuilding No. 1 showing rafters and plank sheathing of the roof



Plate 103: Interior of Outbuilding No. 1



Plate 104: Diamond gable window on south elevation of Outbuilding No. 1



Plate 105: Diamond cross owl hole on north elevation of Outbuilding No. 1



Plate 106: West elevation of Outbuilding No. 1 showing the (now boarded) original entrance which faced the driveway



Plate 107: Outbuilding No. 2

4.2.6 INTERPRETATION

Background research indicates that the original main block of the farmhouse was likely constructed between 1846 and 1858 for Duncan Cameron Sr. The 1859 map shows a structure in the same general location as where the farmhouse stands today. In 1861 the house is enumerated as a single storey frame structure. While the farmhouse is technically one-and-a-half storeys this is likely a purposely sized second storey to provide additional living space while deliberately still meeting the legal definition of a one storey house for tax purposes. The house is next referenced in the 1891 census as a brick structure. While the original frame house could have been replaced with the brick structure that stands today, there is evidence that the main block is the same structure. The stretcher bond masonry on the main block suggests that the brick is not load bearing but a veneer, applied when the solid brick constructed rear addition was built, between 1861 and 1891. Further evidence of frame construction is the beams in the basement, which are hand hewn and left in the round. The use of hand-hewn logs for floor joists was a prevalent construction method until balloon and platform framing, was widely applied in the late 19th century (Fram 2003). Finally, the farmhouse exhibits architectural detailing of styles common to the first half of the 19th century, such as the one-and-a-half storey massing, low pitched roof with returned eaves, and four bay façade, elements which create a vernacular Neoclassical or Classical Revival appearance. The use of fieldstone for the main block foundation was a common 19th century construction method that utilized fieldstones found in the land clearing process (Middleton 2011).

A review of the Town of Caledon's Heritage Register indicates that 32 out of 135 properties designated under Part IV of the *Ontario Heritage Act* (23.7%), and 272[6] out of 1105 properties that are Listed (24.6%), have construction dates that overlap with the estimated build date range for the subject property of 1846-1858 (Town of Caledon 2023). This indicates that the mid-19th century farm complex at 18667 Mississauga Road may be a rare surviving example of a pre-1850 structure in the Town of Caledon.

The house does not subscribe to one particular architectural style, but rather features elements of various styles which were popular as the house evolved between the mid to late 19th century. The single storey, symmetrical, rectangular form and centre-hall floorplan were popular during the early to mid-19th century. The ornate, but restrained, arrangement of the Classical Revival front doorway and asymmetrical sash windows demonstrate a vernacular interpretation of the Classical Revival style generally prevalent from 1830-1860. The uncommon orientation of the house, with the formal entrance facing southeast, evokes the Picturesque, popular during the first

[6] This number includes properties which are recorded with wide date ranges such as 1850-1899 and is likely an overestimate. Removing properties with a 25+ year range results in a total of 46 properties, or 0.04%.

decades of the 19th century period, which favoured views and scenery over practical considerations of wind direction or access. In the case of the farmhouse in the Study Area, orienting the formal entrance towards the east would benefit from partially facing the rising sun, as well as Cameron family members living on the adjacent property to the east and the intersection of Mississauga Road and Charleston Sideroad. When the rear addition was constructed between 1861 and 1891 architectural styles had shifted to embrace elements such as larger individual windowpanes (allowing to shift from twelve-over-twelve or nine-over-nine style windows to six-over-six), dichromatic brick patterns and accents, and wide porches or verandahs.

It is interesting to note that the diamond and cross decorative buff brick detailing present in the brickwork of the house's south gable is echoed in the orientation of the window in the gable end of the timber framed drive shed, suggesting that this outbuilding is likely an early addition to the complex and possibly contemporary with the brick veneer of the main block.

Based on the construction materials and design, both the main block of the house and the summer kitchen were constructed in the mid-19th century.

Timber framed barns using traditional hand-hewn wood joinery are 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). While the H-shaped configuration of this barn complex is somewhat unique, this arrangement is a result of the evolution of the complex over time rather than an original design. The fieldstone foundations, gable style roofs, and massing suggest that both the north and south barns were built between the late 19th and early 20th century with the northern bank barn being the older of the two. At least one of the barns was constructed in June 1898, well after the house was established in the Study Area. Evidence of recycled timbers suggests that at least the south barn is not the original structure that would have served the farmstead. The barns are not contemporaneous with the farmhouse and represent an evolution of the farm complex over time. The existing connecting shed is a 20th century addition, built between the 1950s and early 1970s (Plate 2 and Plate 3).

An approximate evolution of the Study Area is as follows:

- 1846-1858: Original main block of the farmhouse is constructed.
- 1861-1891: Brick rear addition of the farmhouse is constructed, and the original main block is reclad in brick veneer.
- Mid-19th century: Summer kitchen is constructed, with hand hewn posts and beams with mortise and tenon joinery and wide wood sheathing.
- June 1898: at least one barn is constructed.
- Late 19th to early 20th century: H-shaped barn complex is established. South barn timber framing likely salvaged from previous structure. The drive shed was probably constructed during this period as well.
- Prior to 1950s: Side passage of the farmhouse is constructed, connecting the summer kitchen to the main block.
- 1950s to early 1970s: Existing connecting side passage is constructed replacing the earlier open porch
- 1989-1996: Existing porch on east elevation is constructed.

4.2.7 ANALYSIS OF PHYSICAL CONDITIONS AND HERITAGE INTEGRITY

4.2.7.1 PHYSICAL CONDITION

Table 3 provides a summary of the physical conditions of the house, summer kitchen, and the outbuildings in the Study Area using criteria adapted from a checklist developed by Historic England (Watt 2010: 365-361) and listed in *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

ELEMENT	OBSERVED CONDITIONS			
	FARMHOUSE	SUMMER KITCHEN	BARN COMPLEX	DRIVE SHED
General Structure	▪ Overall, the farmhouse appears to be in fair condition. Brick deterioration and efflorescence was observed on the original main block and the rear addition.	▪ Overall the summer kitchen appears to be in fair condition.	▪ Overall, the barns appear to be in generally poor condition. The cladding on all surfaces is weathered and deteriorating and missing entirely in some sections. Some cracks in mortar, efflorescence, and flaking of foundations.	▪ Overall, the drive shed appears to be in fair condition. The timber frames and wood plank sheathing are in good condition. There is wear and deterioration of the board and batten siding.
Roof	▪ Roofing appears to be in good condition for all building sections.	▪ Corrugated metal roof appears to be in good condition. Interior views of the underside indicates that it is supported by wood plank sheathing on the rafters and these are in good condition. Paint is faded and flaking on wood fascia and soffits, but wood appears to be in fair to good condition.	▪ Corrugated metal roof appears to be in good condition. Interior views of the underside indicates that it is supported by wood plank sheathing on the rafters and appears to be in fair condition.	▪ Corrugated metal roof appears to be in good condition. Interior views of the underside indicate that it is supported by wood plank sheathing and appears to be in fair condition.
Rainwater Disposal	▪ All gutters appear to be in good condition.	▪ n/a	▪ n/a	▪ n/a
Exterior Elements (Walls/Foundations/Chimneys, etc.)	▪ Efflorescence noted of the following, suggesting water damage: Brick below windows on west elevation of rear addition, lower bricks show evidence of mold as well. Second storey windows on south elevation of main block ▪ Spalling and cracking of bricks on all elevations of the main block and rear addition. ▪ Displacement of bricks at the southwest corner of the farmhouse with mortar repairs evident. ▪ Evidence of water damage within the basement.	▪ Wood plank siding shows deterioration and weathering causing cracking and gaps. Repairs are evident on the west elevation. ▪ Brick chimney remains are present in the east half but no longer extend above the roofline. Brick shows mortar repairs.	▪ North barn: Wood plank siding is weathered throughout and showing significant deterioration. Damaged or missing planks are evident on all elevations and large sections of siding are missing entirely. Foundations appear to be in poor condition, with cracking, flaking, efflorescence, and some mold noted throughout. ▪ South barn: Aluminum siding is weathered throughout and showing evidence of deterioration (dents, warps, rust, and gaps are visible). A large section of siding is missing on the west elevation. Foundations appear to be in poor condition, with cracking, flaking, and some mold noted throughout. ▪ Connecting shed: Aluminum siding is weathered throughout and showing evidence of deterioration (dents, warps, rust, and gaps are visible).	▪ Board and batten siding is weathered throughout. Visible repairs have been made using sympathetic materials (wood board and batten siding). The south elevation wall has shifted and is no longer vertical and the roofline is no longer straight.
Windows and Doors	▪ Wood lug sills on the side addition (west elevation) are deteriorating. ▪ Windows and frames of the south elevation of the original main block appear to be in fair condition, however staining of the brick below suggests that there may be moisture damage to the window frames and windows themselves. ▪ Windows and frames on the east elevation of the original main block are modern replacements and in good condition. ▪ Rear addition entrance door and frame in good condition. ▪ Original entrance door and wooden frame on east elevation in good condition.	▪ Fixed upper and ground level window are both in good condition with minor paint cracking and peeling of the frames noted.	▪ North barn: Lower-level windows are missing glass and have added lumber bracing to provide stability. Some windows have been boarded. Ramp door on north elevation is broken and missing sections. ▪ South barn: Lower-level window on south elevation is boarded up. Lumber bracing added to the interior of lower-level windows to provide added stability. ▪ Connecting shed: n/a.	▪ Gable window on south elevation, pane is intact and wood frame appears to be in good condition. ▪ Diamond cross owl hole on north elevation is intact. ▪ Rail for sliding doors on east elevation is rusted and doors are missing.
Internal Roof Structure/Ceiling	▪ Physical condition of internal roof structure unknown as the attic was not observed during the field review. ▪ Plaster-clad ceiling in second floor of the original main block shows cracking and water damage, especially prominent in the northwest room. ▪ Water damage noted in the living room ceiling of the side addition.	▪ Summer kitchen roof structure of timber framing, dimensional lumber rafters, and wood plank sheathing are in good condition.	▪ Internal bents appear to be in fair condition for the north and south barns. The north barn has added struts bracing the bents.	▪ Dimensional lumber rafters and wood plan sheathing are in good condition.
Floors	▪ Carpeting covering the floor on the main floor of the main block. ▪ Carpeting and linoleum covering the floor on the second storey of the main block. ▪ Plank flooring in north room of rear addition	▪ Minor cracking in poured concrete floor	▪ Fair condition though well worn throughout the north and south barns.	▪ Unobservable during the site visit as equipment and debris obscured the flooring.
Stairways/Galleries/Balconies	▪ Stairways and second floor railing appear to be in good condition.	▪ n/a	▪ n/a	▪ n/a

ELEMENT	OBSERVED CONDITIONS			
	FARMHOUSE	SUMMER KITCHEN	BARN COMPLEX	DRIVE SHED
Interior Decorations/Finishes	▪ Interior finishes appear to be in good condition. All interior decoration/finishes appear to be original and in good condition. ▪ Ground floor of main block exhibits minor cracking of plaster. ▪ Paint exfoliation and major and minor cracking of plaster noted in all rooms of second storey. ▪ Wide baseboards and trim are painted but appear to be in good condition.	▪ Cracked and damaged plaster was noted throughout the east (finished) portion and evidence of repairs as well as sections of accordian lath were visible. Spray paint graffiti was noted throughout. ▪ Horizontal plank wainscoting is in fair to good condition. Paint has worn away in some areas.	▪ n/a	▪ n/a
Fixtures & Fittings	▪ All fixtures are new/replaced. ▪ Cast iron grates on main floor and stairwell of main block are likely from the early 20th century and in good condition. ▪ Door hardware of second floor is original, or a very early replacement, and (despite being painted) appears in good condition.	▪ Exposed junction boxes (heavily rusted) and uncovered light fixtures.	▪ Rough electrical wiring, exposed junction boxes (heavily rusted) and uncovered light fixtures.	▪ Rough electrical wiring, exposed junction boxes (heavily rusted) and uncovered light fixtures.
Building Services	▪ Services were active at the time of site visit.	▪ The property is currently inhabited, and services are presumed to be active at the time of site visit.	▪ The property is currently inhabited, and services are presumed to be active at the time of site visit.	▪ The property is currently inhabited, and services are presumed to be active at the time of site visit.
Site & Environment	▪ No areas of standing water observed.	▪ Minimal vegetation around the summer kitchen. Lawn is maintained and vegetation is unlikely to be physically affecting the structure. ▪ No areas of standing water observed.	▪ Minimal vegetation around the barn complex. Trees observed near the north barn but are generally well kept and unlikely to be physically affecting the structure. ▪ No areas of standing water observed.	▪ Vegetation around the drive shed generally well kept and unlikely to be physically affecting the structure. ▪ No areas of standing water observed.

4.2.7.2 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%

4.2.7.3 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 a "very good" (77%) level of heritage integrity.

Table 4: Analysis of Heritage Integrity

ELEMENT	ORIGINAL MATERIAL/TYPE	ALTERATION	SURVIVAL (%)	RATING	COMMENT
Setting	Property located within an agricultural context, bounded by agricultural farmsteads on all sides. Original adjacent properties include 18772 Main Street (to the northwest) and 18501 Mississauga Road (to the southeast).	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 18501 Mississauga Road are unaltered.
Site Location	Set back from Mississauga Road by approximately 180 m.	No alterations to the site location.	100	Excellent	No additional comments
Footprint	Original structure has a rectangular footprint.	19th and 20th century additions on the original structure have expanded its footprint.	75	Very Good	While additions to the side and rear of the house have expanded the footprint to the west and north, the original footprint is easily identifiable and delineated.
Wall	Original main block is of frame construction with brick veneer.	None.	100	Excellent	No additional comments.
Foundation	Original main block sits on stone foundations.	None.	90	Excellent	Original foundations are intact.
Exterior Doors	Wood Greek Revival four-panel style doors.	Painted, locking mechanism on east door may be a later addition. Locking mechanism on north door is a later addition.	95	Excellent	No additional comments
Windows	Wooden six-over-six sash windows in wood frames with wood trim.	Aluminum storm windows,	75	Very good	All six-over-six windows retain original wooden frames and interior trim.
Roof	Gable roof.	Roofline has been extended to accommodate side addition on west elevation.	80	Excellent	Original roof shape has been generally maintained.
Chimneys	Unknown	Cement block chimney extending through the roof slope of the east elevation is a replacement or later addition.	0	Poor	No additional comments.
Water Systems	Unknown	Unknown.	n/a	n/a	No additional comments
Exterior Decoration	Original decorative architectural elements including: - Buff brick accents (gable diamond decoration, quoins, jack arch voussoirs) - Symmetrical fenestration - Side gable form	Repairs to southwest corner of the house, affecting the quoins.	90	Excellent	No additional comments
Exterior Additions	Original main block likely constructed between 1846 and 1858. The rear (west) addition was constructed between 1861 and 1891.	19th century addition: - Rear (west) addition 20th century additions: - Enclosed side passage - Entryway/east addition	75	Very good	An early addition to the west elevation has expanded the main block. While additions to the north of the house and entryway have expanded the house, the 19th century footprint is easily identifiable and delineated. All elevations are largely intact in terms of form.
Interior Plan	Core structure within original main block consists of a rectangular centre-hall floor plan.	Rear addition on the west elevation and enclosed side passage on north elevation have expanded the main floor.	75	Very good	The original rectangular footprint is easily identifiable however the original floorplan of the ground floor has been expanded with side and rear additions.
Interior Walls/Floors	Plaster walls. Unknown flooring.	Carpet and linoleum flooring throughout the main and second floors of the original main block.	50	Good	Plaster walls appear to be mostly intact, though evidence of deterioration was noted throughout in the form of cracking, paint exfoliation, and wallpaper peeling. Some plank flooring visible in rear addition.
Interior Trim	Wooden baseboards and trim.	Wood has been painted.	95	Excellent	Majority of trim around the doors, windows, and baseboards remains intact throughout the original main block.
Interior Features	Wooden Greek Revival five-panel doors	At least two bedrooms on the second floor have had doors replaced with vertical board doors with rim locks.	50	Good	One bedroom door (northeast bedroom) and door to second floor stairwell appears to be original.
Landscape features	Long tree-lined driveway, agricultural fields, low fieldstone walls	Small pond and vegetative windbreaks have been added to the property.	90	Excellent	The properties original landscape features have not been significantly altered.
Average of Rate of Change/Heritage Integrity			**77**	**Very Good**	**Rating of very good is based on original element survival rating between 61-80%**

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.

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

Table 5: Evaluation of Cultural Heritage Value or Interest

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

5.1.1 DESIGN OR PHYSICAL VALUE

The farmhouse at 18667 Mississauga Road is a one-and-a-half storey, red brick residence with architectural elements borrowed from styles that were popular as the house evolved through the middle and late 19th century. The Greek Revival front entrance, symmetrical fenestration, relatively flat façade, and rectangular centre-hall plan demonstrate a vernacular interpretation of the Neoclassical style. The use of hand-hewn timbers and mortise and tenon joinery in the main block and summer kitchen, as well as the fieldstone foundation, are demonstrative of mid-19th century construction methods. An analysis of the composition of the Town of Caledon's Heritage Register indicates that the property is a rare surviving example of a mid-19th century farmstead. These well-preserved elements contribute to the value of the house as a uniquely representative example of a mid-19th century vernacular farmhouse (Criterion 1). The barn complex and drive shed are likely not contemporaneous to the farmhouse and represent late 19th to early 20th century additions to the Study Area. These additions 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, however they are not linked to the farmhouse's value as a rare surviving example of a mid-19th century farmstead.

While the core of the farmstead is a representative example of mid-19th century farm complex, the structures and landscape components do not display a high degree of craftsmanship or artistic merit (Criterion 2). Similarly, 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 of O. Reg. 9/06 and has design/physical value related to the vernacular farmhouse and summer kitchen. The farmhouse and summer kitchen are a representative example of this mid-19th century architectural tradition.

5.1.2 HISTORICAL OR ASSOCIATIVE VALUE

The property does not have historical value or associative value. The Study Area is historically linked with the Cameron family, who farmed Lot 16 from the early 19th century. While they are an early farming family in the community, no significant contributions to the community were identified. Background research has demonstrated that this structure 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 that the Study Area yields or has the potential to yield, information that contributes to an understanding of a community or culture (Criterion 5).

There is no documentary evidence that indicates a specific architect, artist, builder, or designer was involved in the design or construction of these structures. As such, the Study Area does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (Criterion 6).

Accordingly, the Study Area does not meet criteria 4-6 of O. Reg. 9/06 and does not have known historical/associative value.

5.1.3 CONTEXTUAL VALUE

The house in the Study Area is closely tied, both physically and historically, to the surrounding properties. The Study Area is one of several 19th-century 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, barns and outbuildings, and mature vegetation. These properties collectively create a rural landscape that retains its 19th-century agricultural land use. As a 19th 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 18722 Main Street (built for Duncan's son James), 18501 Mississauga Road (built for Duncan Cameron's father John), and 1420 Charleston Sideroad (built for Duncan's nephew George). The house, barn, fieldstone wall, and mature vegetation on the property are both physically and historically linked to each other and physically and historically linked to their surroundings (Criterion 8).

The property is not known to be a landmark in the community given its rural location, setback from the 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 historical associated with the Cameron family.

5.1.4 SUMMARY

Based on a review of background documents, community engagement and property inspection it was determined that the Study Area meets three criteria of O. Reg. 9/06 of the *Ontario Heritage Act* (Criteria 1, 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 was not found to be a CHL, since the heritage attributes of the property are substantially related to the farmhouse. Based on this evaluation, WSP has drafted a Statement of CHVI.

5.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

5.2.1 DESCRIPTION OF PROPERTY

The property at 18667 Mississauga Road in the Town of Caledon features a mid-19th century farm complex including a vernacular farmhouse and summer kitchen, Central Ontario style barns, mature treelines, and low fieldstone walls. The farmhouse is a one-and-a-half storey vernacular house, constructed as a timber frame house between 1846 and 1858. Subsequent alterations occurred between 1861 and 1891 as the main block was reclad in brick veneer and a rear addition was constructed. The farmhouse has been altered through 20th century additions.

5.2.2 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Built between 1846 and 1858 for Duncan Cameron Sr., the farmhouse features elements of various styles which were popular as the house evolved over the middle of the 19th century. Constructed as a single storey timber frame house, the house was subsequently expanded and reclad between 1861 and 1891. The use of hand-hewn timbers as floor joists in the main block and the use of hand-hewn timbers and mortise and tenon joinery in the summer kitchen was a common construction method during the early to mid-19th century. The single storey, symmetrical, rectangular form and center-hall floorplan were popular during the early to mid-19th century. When the rear addition was constructed between 1861 and 1891 architectural styles had shifted to embrace elements such as dichromatic brick patterns and accents, and wide porches or verandahs. The farmhouse is set back from the road, accessed by a long driveway lined with mature trees and low fieldstone walls. A late 19th century barn complex is located to the northwest of the farmhouse, featuring two Central Ontario style barns linked by a connecting shed, and a late 19th or early 20th century drive shed is located to the north of the farmhouse. The barn complex and drive shed represent evolved elements of the property that support the farmhouse.

As a 19th century farmstead, the spatial organization and mix of evolved structural elements at 18667 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 farmsteads 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.

5.2.3 HERITAGE ATTRIBUTES

Heritage attributes that contribute to the CHVI of the property:

- Residence main block:
  - Rectangular footprint with side hall floorplan
  - Parged stone foundations
  - Hand hewn timber floor joists
  - Gable roof
  - Red brick (stretcher bond) with contrasting buff coloured brick detailing including:
    - Quoins
    - Decorative diamond pattern on gable of southeast elevation
    - Stretcher and solder brick flat arches above openings
  - Wood frame six-over-six and storm windows
  - Decorative wood trim and pilasters around original, formal, entrance on southeast elevation
  - Original Greek Revival doors (both exterior and interior).
- Summer Kitchen
  - Hand hewn timber frame
  - Use of mortise and tenon joinery with wood nails/dowels
  - Pit sawn board roof sheathing
- Side addition:
  - Sympathetic red brick construction laid in Common (one-in-five, also known as American) bond pattern with contrasting buff coloured detailing including:
    - Quoins
    - Stretcher and solder brick flat arches above openings
  - Original six-over-six and storm windows.
- Landscape elements that generally support the CHVI of the property, including:
  - The barn complex and drive shed represent late 19th to early 20th century additions to the farm complex, evolved elements of the property that support the farmhouse.
  - Mature tree lines along driveway and ROW
  - Fieldstone walls at the foot 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, and license area encompasses the entire Study Area (Figure 1). 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 6: Assessment of Potential Impacts to 1420 Charleston Sideroad

IMPACT TYPE	DISCUSSION
Direct Impacts	
Destruction of any, or part of any, significant heritage attributes or features.	The preliminary extraction area, of which the proposed construction activities include extraction (blasting) as well as the possible use of temporary workspaces/ laydown areas, vegetation removal, and heavy machinery/ traffic, encompasses the entire Study Area, including the following identified heritage attributes or features: the vernacular style farmhouse, summer kitchen, barn complex, Outbuilding No. 1, fieldstone walls, mature treelined driveway and ROW. The location of the proposed extraction activities suggests the possible demolition/destruction of the vernacular style farmhouse, summer kitchen barn complex, Outbuilding No. 1, fieldstone walls, mature treelined driveway and ROW, which will result in a change in land use and permanent removal of all CHVI and heritage attributes identified for the property. As proposed, the work is anticipated to result in destruction-related impacts that will directly impact the Study Area, adversely affecting its CHVI and heritage attributes. See Section 8 for mitigation recommendations.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	The proposed work, without mitigation measures or conservation planning, could result in totally altering the heritage attributes and appearance of the identified built heritage attributes and their contextual heritage value. See Section 8 for mitigation recommendations.
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.	No shadow-related impacts to the heritage resource are anticipated since the proposed work will be ground disturbing rather than new building construction. Accordingly, no negative impacts relating to shadows are anticipated.
Isolation of a heritage attribute from its surrounding environment context or a significant relationship.	The location of the proposed construction activities suggests the possible demolition/destruction of both the Study Area and/or the surrounding farmsteads, to which the Study Area is historically and physically linked. The proposed construction activities suggest the possible demolition/destruction of any one, or all, identified heritage attributes of the Study Area, such as: the vernacular style farmhouse, summer kitchen, barn complex, Outbuilding No. 1, fieldstone walls, mature treelined driveway and ROW. Therefore, isolation of alterations that may indirectly impact the viability of the mature vegetation on the property are a possibility without mitigation measures in place. See Section 8 for mitigation recommendations.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No significant views or vistas to or from the Study Area were identified as a heritage attribute. Therefore, no negative impacts to views are anticipated.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	A proposal to change the land use of a portion of the Study Area and surrounding area to be licenced under the *Aggregate Resources Act* and designated/zoned under the Planning Act to permit the proposed quarry has been submitted and is in progress. Therefore, the proposed change in land use may indirectly impact the Study Area, adversely affecting its CHVI and heritage attributes. See Section 7 for mitigation recommendations.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.	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.

IMPACT TYPE	DISCUSSION
	Without mitigation measures, the proposed activities will result in land disturbances which may negatively affect the CHVI and heritage attributes identified for the Study Area. As proposed, the work is anticipated to result in land disturbances that will directly impact the property, adversely affecting 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. Overall, this is anticipated to have a negative impact on the CHVI and identified heritage attributes of the Study Area. If conservation and mitigation measures aren't developed and implemented, the proposed work has potential for direct and indirect negative impacts to the Study Area related to destruction, alteration, change in land use, isolation, 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 nature of the mineral aggregate operation activities and the location of the Study Area as wholly within the limit of extraction, the continued residential use of the farmhouse is untenable. Adjusting the limit of extraction to avoid the heritage attributes of the Study Area while still allowing access to as much of the aggregate as is realistically possible would still result in a residential structure bordered on three sides by mineral aggregate operation activities, rendering the farmhouse an undesirable place to live as evidenced by the potential sale of nearby properties by their current occupants. As such, it is unlikely that the farmhouse will remain occupied for the duration of the work. Rehabilitation work would not begin until quarrying activities are complete, which may be in 10-15 years. Should the residence become uninhabited during the quarrying operations, the structures could fall into disrepair and its heritage attributes could rapidly deteriorate.

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

- High potential for lack of an active use for the Study Area.
- Challenges for long term sustainability.

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 summer kitchen without similar conservation of the greater property and surrounding properties would diminish the authentic rural context and sever the contextual value for the structures. Given the nature of the mineral aggregate operation activities and the location of the Study Area as wholly within the limit of extraction, the farmhouse may not be a desirable or viable place to live or work due to noise and vibrations. 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 or the summer kitchen as an office site for the quarry operations would require extensive 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. An office site has already been planned at 1420 Charleston Sideroad and additional offices are not needed for the project.

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

- Extensive and temporary nature of the changes required to the structures.
- Potential for long term negative impacts to the identified CHVI and heritage attributes of the farmhouse and summer kitchen.
- Another property has been selected as an office site and additional offices are not needed.

7.3 OPTION 3: RELOCATION AND REHABILIATION

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 within the property. 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). The Town of Caledon Official Plan also recognizes relocation as a viable method for conserving CHVI. Relocating the farmhouse and summer kitchen within the property could potentially allow for a thoughtful integration of the structures into the rehabilitation efforts while maintaining the historical relationship of the Study Area with the area. The proposed farmhouse relocation site is approximately 200 m southwest, remaining within the original land parcel but fronting Mississauga Road. This relocation strategy will conserve the physical connection of the farmhouse to its original land parcel and will maintain much of the contextual linkages.

Disadvantages: Relocating the farmhouse and summer kitchen 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". Relocation of the farmhouse and summer kitchen could result in total loss of CHVI if an accident occurs during the process or planning is insufficient. Moreover, the nature of the work within the proposed extraction area may not provide for a site with sufficient space and buffer to protect the CHVI of the farmhouse and summer kitchen.

Overall feasibility: Despite the disadvantages, this option is feasible because:

- Conserves the design or physical value of the house and summer kitchen.
- Is supported by the good physical condition of the house and summer kitchen.
- Retains the contextual value of the house.

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 and summer kitchen. Relocating the structures to an available lot at a sympathetic site within the Town could potentially allow for a thoughtful integration of the farmhouse and summer kitchen 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". Relocation of the farmhouse could result in total loss of CHVI if an accident occurs during the process or planning is insufficient. The effort to transport the farmhouse and summer kitchen 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.

Overall feasibility: This option is not feasible because:

- A relocation site within the property is available and would better conserve the CHVI and heritage attributes of the property.

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 the salvage of notable heritage artifacts that contribute to the CHVI of the property. These artifacts can inform the development of physical commemoration strategies with the Town of Caledon. Commemoration strategies can include commemorative plaques, landscaping plans, 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 while salvage of notable artifacts would retain some physical link to the farm complex's contextual value. This option is both cost effective and acknowledges the farm complex's contextual value within the community. Through detailed investigations, the construction, architecture, and history of the property would become an example for comparative studies and inform both future heritage assessments and academic study of the area.

Disadvantages*:* Preservation by salvage or record is the least desirable conservation option. Through demolition, all CHVI and heritage attributes would be removed from the Study Area, and a tangible reminder of the mid-19th century farmhouse 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 a viable building also means the unnecessary addition of building material to a landfill.

Overall feasibility: Despite the disadvantages, this option is feasible for the landscape and outbuilding components of the Study Area because:

- It conserves the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation on the property.

7.5 SUMMARY

Option 3a is identified to be that which best balances the economic viability of the Study Area and the long-term sustainability of the original farmhouse and summer kitchen as valued historic structures with intact heritage attributes. A suggested location for the relocation of the house and summer kitchen is presented in Figure 11.

Option 3a will:

- Conserve a tangible element of the Town's architectural and agricultural history within the original property parcel; and
- Encourage public understanding and appreciation of the Town's built and agricultural heritage.

Option 4 is feasible for the landscape and outbuilding elements (the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation on the property).

Option 4 will:

- Conserve the landscape elements (the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation) of the farm complex

UPDATE No. 1 (September 2025): *The below text and Table 7 have been added to illustrate that the preferred conservation strategy is aligned with the requirements of the Ontario Heritage Act, PPS 2024, Aggregate Resources Act, and Regional and Municipal Official Plan policies.*

The alternatives selected as the preferred conservation strategy for the Study Area are aligned with the requirements of the *Ontario Heritage Act*, PPS 2024, Region of Peel Official Plan, and Town of Caledon Official Plan. The heritage evaluation (Section 5) and impact assessment (Section 6 and 7) satisfy the requirements for cultural heritage under the Aggregate Resources Act. All recommendations contained in this report follow applicable Official Plan policies in effect by the Region of Peel and Town of Caledon. Monthly discussions between WSP's Cultural Heritage Specialists and Heritage Planning staff at the Town, initiated June 2024, are ongoing.

Table 7: Policies and Guidelines met as part of this HIA

POLICY / GUIDANCE	MET
Aggregate Resources Act (Ontario Regulation 244/97)	✓
Provincial Planning Statement (2024)	✓
Ontario Heritage Act (Ontario Regulation 9/06, Bill 23, Bill 200)	✓
Region of Peel Official Plan	✓
Town of Caledon Official Plan	✓
Town of Caledon Terms of Reference for Heritage Impact Assessments	✓
MCM's Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities	✓
MCM's Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans	✓
MCM's Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process	✓

Provided that the recommendations contained in this report are implemented, the applicable *Ontario Heritage Act*, PPS 2024, *Aggregate Resources Act*, and Regional and Municipal Official Plan policies are satisfied.

UPDATE No.1 (July 2025): *The below text has been added to reflect ongoing conversations between WSP and the Town and acknowledges that a 'Notice of Intention to Designate' the subject property, 18667Mississauga Road, was issued by the Town of Caledon on March 12, 2024 (Town of Caledon 2024b and 2024c).*

Note that in the time since the original submission (2023), the Town presented a staff report at the Heritage Caledon Committee meeting on February 5, 2024 and issued a NOID for 18667 Mississauga Road on March 12, 2024 (Town of Caledon 2024b and 2024c) with the following description:

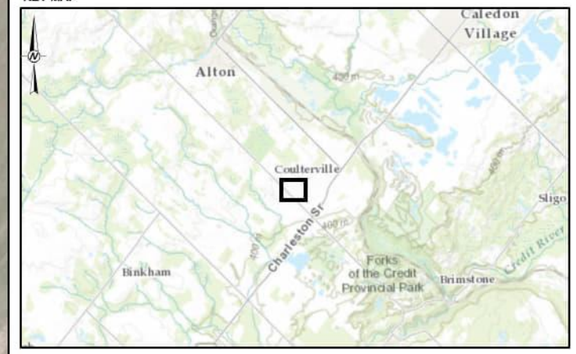
> The property is located on the east side of Mississauga Road, north of Charleston Sideroad, being Part of Lot 17, Concession 4 WHS, within the former geographic Township of Caledon.
>
> Built between 1846 and 1858 for Duncan Cameron Sr., the farmhouse features elements of various styles which were popular as the house evolved over the middle of the 19th century. Constructed as a single storey timber frame house, the house was subsequently expanded and reclad in brick between 1861 and 1891. The use of hand-hewn timbers as floor joists in the main block and the use of hand-hewn timbers and mortise and tenon joinery in the summer kitchen was a common construction method during the early to mid-19th century. The single storey, symmetrical, rectangular form and center-hall floorplan were popular during the early to mid-19th century. When the side addition was constructed between 1861 and 1891 architectural styles had shifted to embrace elements such as larger individual windowpanes, dichromatic brick patterns and accents, and wide porches or verandahs.
>
> The farmhouse is setback from the road, accessed by a long driveway lined with mature trees and low fieldstone walls. A late 19th century barn complex is located to the northwest of the farmhouse, featuring two Central Ontario style barns linked by a connecting shed, and a late 19th or early 20th century drive shed is located to the north of the farmhouse.
>
> As a 19th century farmstead, the spatial organization and mix of evolved structural elements on the property maintain and supports the rural/agricultural character of the wider area. 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.
>
> (Town of Caledon, 2024c)

Additionally, WSP facilitated production of a draft Reference Plan (R-Plan) to further support Option 3a by identifying the portion of the parcel that will contain the property's heritage attributes. This R-Plan will be used to define the future Part IV Designation limits and the current draft is presented in Appendix E.

At the time of updated report submission, the Part IV Designation has not yet been approved by Council..



KEY MAP



SCALE 1:150,000

LEGEND

PROPOSED RELCATION BOUNDARY

0 20 40 80 120

SCALE 1:2,000 METRES

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
   WORLD IMAGERY: DUFFERIN COUNTY, PEEL REGION, MAXAR, MICROSOFT
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

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

PROJECT

CULTURAL HERITAGE IMPACT ASSESSMENT, 18667 MISSISSAUGA
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE

ESTIMATED BOUNDARY OF PROPOSED RELOCATION

CONSULTANT

wsp

YYYY-MM-DD	2023-07-31
DESIGNED	SO
PREPARED	SA/MC
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0050	0	11

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

20mm

0

PATH: S:\Clients\Victoriaville Cimenterie\Living_Pat_S_Caledon\Rpt_PROJ\19129150\40_PROD\0050_CH 18667 Mississauga\01_Cultural Heritage\19129150-0050-CH-0000.aprx PRINTED ON: AT 12:20:25 AM

8 SUMMARY STATEMENT AND RECOMMENDATIONS

WSP was retained by CBM to complete a HIA for 18667 Mississauga Road in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The rectangular-shaped, 39.7-hectare (98-acre) Study Area is located on the northeast side of Mississauga Road, approximately 700 m northwest of Charleston Sideroad. Within the Study Area is a one-and-a-half storey vernacular style residence constructed for Duncan Cameron between 1846 and 1858. The original block of the farmhouse was subsequently altered through additions built in the 19th and 20th centuries. The Town of Caledon issued a 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 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 three criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (1, 7, and 8). The Study Area's CHVI is principally linked to its farmhouse and summer kitchen, which have physical value as a well-preserved representative example of mid-19th century vernacular farmhouse and 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:

- Relocate the farmhouse and summer kitchen within the existing property parcel (Option 3a) and complete documentation and salvage for the remaining landscape and outbuilding components (Option 4).

UPDATE No. 1 (September 2025): *The following recommendations have been updated to respond to comments received from Town of Caledon Heritage Planning staff, regulatory updates, and project progression since the July 2023 submission. In particular, the status of the property's designation process under Part IV of the Ontario Heritage Act, the preparation of a Draft Reference Plan to delineate limits of heritage attributes, and the proposed details and timing of conservation measures have been updated and included to reflect monthly meetings with the Town, ongoing since June 2024, and comments received on the July 2023 submission on March 18, 2025.*

UPDATE No. 2 (February 2026): *As part of the updated report submission, recommendation #11 has been added to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations.*

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

1. If the property is vacated before the site-specific mitigation measures are implemented, a qualified specialist shall develop a mothball plan for the farmhouse and summer kitchen, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
2. Short term conservation actions, while relocation plans are designed:
    a. Enact site plan control and communication and erect a physical buffer around the property during adjacent mineral aggregate operation activities, prior to relocation, to reduce the risk of accidental damage from

vehicles, heavy equipment operation, or other activities of the mineral aggregate operation. This construction buffer shall be demarcated with temporary fencing and clearly marked as a "no-go-zone" on construction drawings.

b Implement the recommendations of the blast impact assessment (WSP 2022b) to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

3 Vibration from construction and extraction activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibration resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained once the house is relocated, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should vibrations threshold be exceeded, work must cease and an assessment of next steps must be completed..

4 Fugitive dust impacts:

a The application has been designed to meet provincial blasting limits and air quality guidelines. CBM has conducted air quality monitoring in the vicinity of the site. Overall the air quality is consistently below provincial guidelines, taking into account the existing aggregate operations and the existing truck traffic in the area. With the addition of the proposed CBM Caledon Pit / Quarry operations, including emissions from aggregate trucks accessing the site, the air quality is still predicted to be below provincial guidelines at surrounding residences.

b Implement the recommendations of the Air Quality Impact Assessment (WSP 2023), Best Management Practices Plan for the Control of Fugitive Dust (WSP 2025a), and Air Quality Monitoring Plan (WSP 2025b)

5 Conduct a Documentation Report and Salvage Plan for Cultural Heritage Resources for the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation on the property.

6 A Structural Engineer should be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation.

7 Develop a Heritage Conservation Plan for the farmhouse and summer kitchen to guide the relocation and rehabilitation efforts and outline how the heritage attributes of the structures will be conserved, protected, and enhanced during the rehabilitation program and into the future.

a *It is acknowledged as part of this updated report (September 2025) that the relocation of the farmhouse is contingent on an approved license application under the Aggregate Resources Act. Until a license is granted the farmhouse should not be relocated.*

8 Relocate the farmhouse and summer kitchen within the property to retain the general geographic and visual setting of the structure and conserve the contextual value of the farmhouse and summer kitchen. Relocation must occur prior to the commencement of extraction activities but only after a licence has been approved.

9 Rehabilitate the farmhouse and summer kitchen for a compatible existing or new use.

10 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. Once relocation is complete, consider designating the farmhouse and summer kitchen and their associated new parcel under Part IV of the *Ontario Heritage Act*.

a *It is acknowledged as part of this updated report (September 2025) that the Town has issued a NOID for the property. Accordingly, WSP has facilitated the development of a Draft Reference Plan (R-Plan) to guide the limits of the future Part IV Designation (Appendix E).*

11 Add the following notes to the ARA Site Plan Technical Recommendations to establish required conservation measures for 18667 Mississauga Road that shall be tracked by the Ministry of Natural Resources as part of the CBM Caledon Pit / Quarry site license:

In order to conserve the heritage attributes located at 18667 Mississauga Road, the licensee shall:

1. Prior to extraction in Phase 4, relocate the farmhouse and summer kitchen to a location within the existing property parcel that is located outside of the license boundary and complete documentation and salvage for the remaining landscape and outbuilding components.
2. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:
    a) Prior to site preparation in Phase 4, the licensee shall erect fencing 50 m from the farmhouse to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.
    b) Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.
    c) If the farmhouse and summer kitchen are vacated prior to the relocation, 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.
    d) A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for the barns and mature vegetation on the property. The Documentation Report and Salvage Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of site preparation activities within Phase 5.
3. To conserve the farmhouse and summer kitchen at its new location, the following mitigation measures shall be implemented:
    a) The limit of extraction shall include a 50 m buffer from the farmhouse and summer kitchen to protect the heritage attributes of the property.
    b) Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

Provided that the recommendations contained in this report are implemented, the applicable *Ontario Heritage Ac*t, PPS 2024, *Aggregate Resources Act*, and Regional and Municipal Official Plan policies, related to built heritage are satisfied.

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 B.

10 BIBLIOGRAPHY

Archives of Ontario (2022). *Early Districts and Counties 1788-1899*. Available online: http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx. Last accessed November 10, 2022.

Armstrong, F. H. (1985). *Handbook of Upper Canada Chronology*. Toronto: Dundurn Press.

Army Survey Establishment (1952). *Orangeville (East), Ontario. Sheet 040P16*. Available online: https://geo.scholarsportal.info/#r/details/_uri@=NTS50K040P16_1952ed1ETIFF. Last accessed February 17, 2023.

Blumenson, John (1990). *Ontario Architecture: A Guide to Style and Building Terms 1784 to the Present.* Fitzhenry and Whiteside

Canada's Historic Places (2010). *Standards and Guidelines for the Conservation of Historic Places in Canada*. Available online: https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf. Last accessed February 16, 2023.

Canadian Museum of History (2023). *The Covenant Chain, Royal Proclamation and Treaty of Niagara*. Available online: https://www.historymuseum.ca/history-hall/covenant-chain-royal-proclamation-treaty-niagara/. Last accessed March 22, 2023.

Chapman, L.J. and D. F. Putnam (1984). *The Physiography of Southern Ontario. Second Edition. Ontario Geological Survey, Special Volume 2*. Ontario Ministry of Natural Resources: Toronto University Press, Toronto.

Credit Valley Conservation (2022). *Credit Valley Watershed – Key Facts*. Available online: https://cvc.ca/our-watershed/?msclkid=16b41333bb2211ecae743e1505df479a. Last accessed February 17, 2023.

Department of Energy, Mines and Resources Canada (1973). *Orangeville 40P/16*. Available online: https://geo.scholarsportal.info/#r/details/_uri@=NTS50K040P16_1973ed2mceTIFF&_add:true_nozoom:true. Last accessed February 17, 2023.

Department of Energy, Mines and Resources Canada (1994). *Orangeville 40P/16*. Available online: https://geo.scholarsportal.info/#r/details/_uri@=NTS50K040P16_1994ed5TIFF&_add:true_nozoom:true. Last accessed February 17, 2023.

Department of National Defence (1937). *Topographic Map of Ontario, Orangeville Sheet, 40P/16*. Available online: http://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K040P16_1937TIFF. Last accessed February 17, 2023.

Department of National Defence (1952). *Topographic Map of Ontario, Orangeville Sheet, 40P/16*. Available online: https://geo.scholarsportal.info/#r/details/_uri@=NTS50K040P16_1952ed1ETIFF&_add:true_nozoom:true. Last accessed February 17, 2023.

Drury, Paul and Anne McPherson (2008). *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment*. English Heritage

Ecological Framework of Canada (2014). *Mixedwood Plains Ecozone*. Available online: http://www.ecozones.ca/english/zone/MixedwoodPlains/index.html. Last accessed February 23, 2023.

Ellis, Chris J and Ferris, Neal (1990). *The Archaeology of Southern Ontario to A.D. 1650*. London Chapter OAS, London, Ontario.

Englebrecht, William (2003). *Iroquois: The Development of a Native World*, Syracuse University Press; Annotated Addition.

Environmental Registry of Ontario (ERO) (2023). Proposed Changes to the Ontario Heritage Act and its regulations: Bill 23 (Schedule 6) - the Proposed More Homes Built Faster Act, 2022. Available online: https://ero.ontario.ca/notice/019-6196. Last accessed: April 24, 2025.

Find a Grave (2018). Duncan Arthur Cameron, January 3 1944, Alton Cemetery. Available online: https://www.findagrave.com/memorial/187124247/duncan-arthur-cameron?_gl=1*x26y17*_ga*NTM5Njk3MTIxLjE2NzMzNjU1NTk.*_ga_4QT8FMEX30*MTY3ODM4OTcyNC4xOC4xLjE2NzgzOTA2MTEuMTcuMC4w*_ga_B2YGR3SSMB*MTJiNGM1OTktODViNi00MzkyLWEzZjUtNDAyMzQyYmMzOGRhLjE3LjEuMTY3ODM5MDYxMi42MC4wLjA. Last accessed March 10, 2023.

Find a Grave (2019). James Bruce Cameron, 1996, Alton Cemetery. Available online: https://www.findagrave.com/memorial/199774975/james-bruce-cameron?_gl=1*osj44e*_ga*NTM5Njk3MTIxLjE2NzMzNjU1NTk.*_ga_4QT8FMEX30*MTY3ODY0OTM1Ny4yMS4xLjE2Nzg2NTExMzQuMjQuMC4w*_ga_B2YGR3SSMB*OTgwNjdmOGUtMDA0MC00ZWM4LTkxMjEtNjhjM2ZlNDJmYWFiLjIwLjEuMTY3ODY1MTEzNS4yMy4wLjA. Last accessed March 10, 2023.

Fram, Mark (2003). *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Boston Mills Press.

Garvin, James L. (2001). *A Building History of Northern New England*. New Hampshire: University Press of New England.

Gardiner, Herbert Fairbairn (1899). *Nothing But Names, an Inquiry into the Origin of the Names of the Counties and Townships of Ontario.* George N. Morand and Company Limited. Toronto, Ont.

Government of Canada (2016). *Ajetance Treaty No. 19*. Available online: https://www.rcaanc-cirnac.gc.ca/eng/1370372152585/1581293792285#ucls17. Last accessed February 16, 2023.

Government of Ontario (1990). *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 February 16, 2023.

Government of Ontario (2006). *O. Reg. 10/06: Criteria for Determining Cultural Heritage Value or Interest*. Available online: https://www.ontario.ca/laws/regulation/060010. Last accessed February 16, 2023.

Government of Ontario (2022a). Bill 23, More Homes Built Faster Act. Available online: https://www.ola.org/en/legislative-business/bills/parliament-43/session-1/bill-23. Last accessed April 24, 2025.

Government of Ontario (2022b). *Map of Ontario Treaties and Reserves*. Available online: https://www.ontario.ca/page/map-ontario-treaties-and-reserves. Last accessed February 16, 2023.

Government of Ontario (2023). *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest*. Electronic document: https://www.ontario.ca/laws/regulation/060009. Last accessed February 16, 2023.

Government of Ontario (2024). *Provincial Planning Statement Statement*. Available online: https://www.ontario.ca/page/provincial-planning-statement-2024. Last accessed May 2, 2025.

Historica Canada (2006). *Seven Years' War*. Available online: https://www.thecanadianencyclopedia.ca/en/article/seven-years-war. Last accessed March 22, 2023.

Historica Canada (2021). *Treaties in Canada: Educational Guide*. Available online: https://www.historicacanada.ca/sites/default/files/PDF/Treaties_English.pdf. Last accessed February 16, 2023.

Hunting Survey Corporation Limited (1954). Digital Aerial Photographs, Southern Ontario. Photo Available Online: https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index. Accessed November 10, 2022.

Jerome, Pamela (2008). *An introduction to authenticity in preservation*. APT Bulletin 39 (2/3): 3-7.

Julien, Donald M., Bernard, Tim, and Leah Morine Rosenmeier, with review by the Mi'kmawey Debert Elders' Advisory Council (2010) Paleo Is Not Our Word: Protecting and Growing a Mi'kmaw Place. In *Indigenous Archaeologies: A Reader in Decolonization*. Margaret Bruchac, Siobhan Hart, and H. Martin Wobst, eds. Pp. 163-170. Left Coast Press, Walnut Creek California.

Kalman, Harold (1979). *The Evaluation of Historic Buildings*. Ottawa : Environment Canada, Parks Service. Available online: https://publications.gc.ca/collections/collection_2017/pc/R64-98-1979-eng.pdf. Last accessed March 1, 2023.

McIlwraith, Thomas (1997). *Looking for Old Ontario*. Toronto: University of Toronto Press.

Middleton, Gerard V. (2011). *Use of Fieldstones in Southern Ontario Buildings.* Available online: https://www.raisethehammer.org/article/1491/use_of_fieldstone_in_southern_ontario_buildings Last accessed May 16, 2023.

Mika, Nick, and Mika, Helma (1977). *Places in Ontario Vol. 1 A-E.* Mika Publishing: Belleville.

Ministry of Citizenship and Multiculturalism (MCM) (1997). *Eight Guiding Principles in the Conservation of Built Heritage Properties*. Available online: https://www.ontario.ca/page/eight-guiding-principles-conservation-built-heritage-properties. Last accessed February 16, 2023.

MCM (2006a). *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities*. Available online: http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf. Last accessed February 16, 2023.

MCM (2006b). *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005. Info Sheet # 5, Heritage Impact Assessments and Conservation Plans.* Available online: http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf. Last accessed February 16, 2023.

MCM (2007). *Heritage Conservation Principles for Land Use Planning.* Available online: http://www.mtc.gov.on.ca/en/publications/InfoSheet_Principles_LandUse_Planning.pdf. Last accessed February 16, 2023.

MCM (2014, September 1). *Standards and Guidelines for the Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process*. Available online: http://www.mtc.gov.on.ca/en/heritage/MTCS_Heritage_IE_Process.pdf. Last accessed February 16, 2023.

Ontario Land Registry (n.d.). *Abstract/Parcel Registry Book: Peel County (43), Caledon; Concession 4, West Hurontario Street*. Onland, Ontario Land Property Records Portal: Teranet Inc., 2022. Available online: https://www.onland.ca/ui/. Last accessed February 17, 2023.

Peel Art Gallery Museum and Archives (PAMA) (1897). *Assessment Roll: Municipality of Caledon. E. N. Delaney, Assessor*. Peel Art Gallery, Museum, and Archives: Brampton, Ontario.

PAMA (2014). *Heritage Property Research Guide*. [online] Available online: https://pama.peelregion.ca/en/pamascollection/resources/Heritage%20Property%20Research%20Guide%20-%20Draft%2019%20-%20Final.pdf. Last accessed 27 February 2023.

PAMA (2023). *About Peel*. Available online: https://peelarchivesblog.com/about-peel/. Last accessed 16 February 2023.

PAMA (n.d.). *William Perkins Bull Fonds: Family Files. Peel Art Gallery, Museum, and Archives*. Brampton, Ontario.

Region of Peel (2022). *Region of Peel Official Plan, April 2022*. Available online: https://www.peelregion.ca/officialplan/download/_media/region-of-peel-official-plan-approved-final.pdf. Last accessed February 23, 2023.

Region of Peel (2023). *Population from 1971 to 2011*. Available online: https://www.peelregion.ca/planning/pdc/data/census/population-1971-2006.htm. Last accessed February 24, 2023.

Schmalz, Peter, S. (1991). *The Ojibwa of Southern Ontario*. University of Toronto Press, Toronto, Ontario.

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 February 24, 2023.

Statistics Canada (2022). *Population and dwelling counts: Canada, provinces and territories, census divisions and census subdivisions (municipalities)*. Available online: https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=9810000203&geocode=A000235. Last accessed February 24, 2023.

Surtees, R.J. (1984). *Indian Land Surrenders in Ontario, 1763-1867*. Indigenous Services Canada, Ottawa.

Town of Caledon (2018). *Official Plan*. Available online: https://www.caledon.ca/en/town-services/official-plan.aspx. Last accessed February 23, 2023.

Town of Caledon (2019). *Terms of Reference for Heritage Impact Assessment*. On file with report authors.

Town of Caledon (2022). *Indigenous Reconciliation*. Available online: https://www.caledon.ca/en/living-here/indigenous-reconciliation.aspx#Town-of-Caledon-Land-Acknowledgement. Last accessed 17 February 2023.

Town of Caledon (2023). *Heritage Register*. Available online: https://www.caledon.ca/en/living-here/heritage-designation.aspx#Properties-designated-under-Part-IV-of-the-Heritage-Act. Last accessed February 23, 2023.

Town of Caledon (2024b) *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.

Town of Caledon (2024c) *Notice of Intention to Designate - 6 Properties (CBM & Tim Hortons).* Available online: https://www.caledon.ca/en/news/notice-of-intention-to-designate-6-properties-cbm-tim-horton.aspx. Last accessed September 18, 2024.

Tremaine, G. R. (1859). *Map of the County of Peel, Canada West*. Toronto: G.R. & G.M. Tremaine.

Trigger, Bruce G. (2000). *Children of the Aataesentsic: A History of the Huron People to 1660*. McGill Queen's University Press, Montreal, Quebec.

U.S. Department of the Interior, National Park Service (USDI) (2008). *VIII. How to Evaluate the Integrity of a Property*. National Register of Historic Places Bulletin (NRB 15). Available online: http://docs.ppsmixeduse.com/ppp/NOP_and_DEIR_Comment_References/2018_1002_usdi_criteriaforeval-physicalfeatures.pdf. Last accessed February 28, 2023.

Walker and Miles (1877). *Historical Atlas of Peel County, Ontario.* Toronto, Ont.

Watt, D. (2010). *Surveying Historic Buildings. Second Edition*. Donhead: Shaftsbury, UK

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

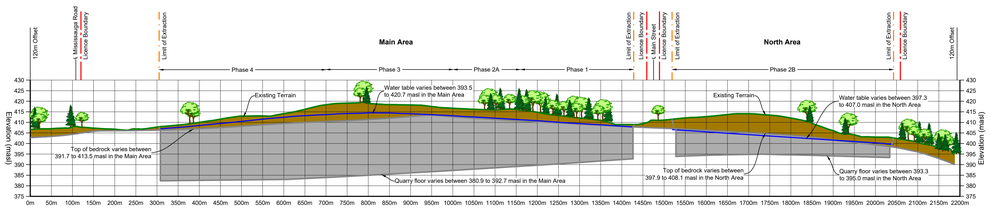
WSP (2022b). Blast Impact Assessment, Proposed Caledon Pit / Quarry. (Submitted by Golder Associates Ltd., now WSP). On file with report author.

WSP (2023). Air Quality Impact Assessment. (Submitted by Golder Associates Ltd., now WSP). On file with report author.

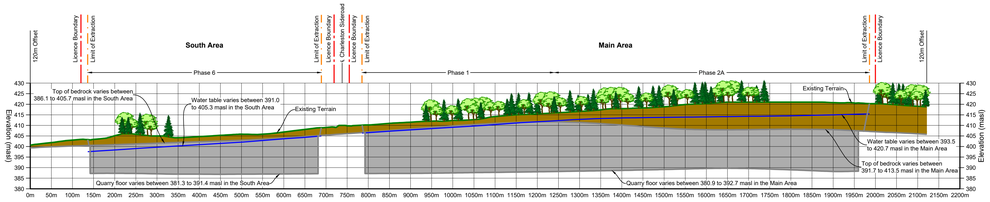
WSP (2025a). Best Management Practices Plan for the Control of Fugitive Dust. On file with report author.

WSP (2025b). Air Quality Monitoring Plan. On file with report author.

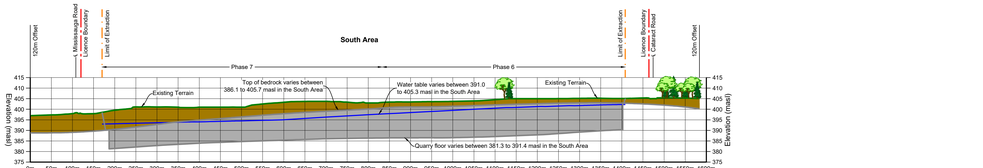
Appendix A: Site Plan (May 2025)



Section A-A1
Horizontal - 1:5000 / Vertical - 1:1000



Section B-B1
Horizontal - 1:5000 / Vertical - 1:1000



Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000



Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

A. General

1. This site plan is prepared under the Aggregate Resources Act for a Class 'A' licence for a pit and quarry below the ground water table.
2. Area Calculations:
   - 2.1. Licence (total) — **261.2 hectares**
     - Main Area — 151.5 hectares
     - North Area — 30.3 hectares
     - South Area — 79.4 hectares
3. Northing and easting coordinates have been provided for select corners of the licence boundaries and at the centre point of every entrance and exit that intersects the licence boundaries on the plan view of this drawing.

B. References

1. Contours were obtained from First Base Solutions and are displayed in one metre intervals. Elevations shown are in metres above sea level (MASL).
2. Topographic information was obtained from numerous sources including First Base Solutions, Land Information Ontario and field investigations for technical reports.
3. All topographic features and structures are shown to scale in Universal Transverse Mercator (UTM) with North American Datum 1983 (NAD83), Zone 17 (metre), Central Meridian 81 degrees west coordinate system.
4. The Main Area licence boundary was established based on a compiled plan of survey completed by Delph & Jenkins North Limited, Ontario Land Surveyors, on February 14, 2022 which utilized the following information: Plan 43R-39683, 43R-24507, 43R-22355, 43R16517, 43R-17782, 43R-4021, 43R-21423, 43R-2743, and instruments RO1144974 and RO1014831. The North and South Area licence boundaries are based on the Municipal Property Assessment Corporation's parcel fabric.
5. Existing zoning on and within 120 metres of the licence boundaries are from the Town of Caledon Zoning By-law 2006-50, Schedule 'A', Zone Maps: 64 (last updated August 21, 2015), 74 (last updated March 24, 2016) and 75 (last updated August 21, 2015). The Main Area is currently zoned Agricultural Zone (A1) and Environmental Policy Area 2 Zone (EPA2) while the North and South Areas are currently zoned Agricultural Zone (A1).
6. Existing land use designations within 120 metres of the licence boundaries are from the Niagara Escarpment Plan - Map 4, dated June 1, 2017.
7. Land use information and structures identified on and within 120 metres of the licence boundaries were determined using aerial photography captured in the spring of 2021 from First Base Solutions.

C. Drainage

1. Surface drainage on and within 120 metres of the licence boundaries is by overland flow in the directions shown by arrows on the plan view, or by infiltration.

D. Groundwater

1. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:
   - 1.1. Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
   - 1.2. North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
   - 1.3. South Area - Ranges from 405.3 to 391.0 masl (northeast to south)
2. The maximum predicted groundwater table elevations are shown in each cross section on drawing 1 of 4 and 4 of 4.

E. Site Access and Fencing

1. The Main Area has four existing access points (two on Mississauga Road and two on Charleston Sideroad), the North Area has two existing access points (one on Main Street and one on Charleston Sideroad), and the South Area has four existing access points (one on Mississauga Road and three on Charleston Sideroad). None of the existing access points are gated.
2. Post and wire fencing (unless noted otherwise) exists in the locations shown on the plan view.

F. Significant Natural and Human-Made Features on and Within 120 Metres

1. There is a pond and Ministry of Natural Resources ~~and Forestry~~ (MNRF) identified unevaluated wetlands within the Main Area licence boundary.
2. There is Significant Wildlife Habitat and habitat for endangered and threatened species within the Main and South Area licence boundary.
3. There are Significant Woodlands, Significant Wildlife Habitat, habitat for endangered and threatened species and MNRF identified evaluated wetlands (non-significant) outside of the licence boundaries within 120 metres.
4. See Key Natural Heritage Features Schematic on this drawing or drawing 2 of 4 for additional information.
5. There are no human-made features on or within 120 metres of the licence boundaries.

G. Aggregate Related Site Features

1. There are no existing aggregate operations or features on-site such as processing areas with stationary or portable equipment, stockpiles, recyclable materials, scrap, fuel storage, haul roads, berms or excavation faces.

H. Cross Sections

1. Cross sections depicting existing conditions are shown on this drawing.
2. Cross sections depicting post rehabilitation conditions are shown on drawing 4 of 4.
3. Cross section locations are identified on the plan view of each drawing.

I. Technical Reports - References

1. Agricultural Impact Assessment, Colville Consulting Inc., December 16, 2022 (Revised July 2023).
2. Stage 1 and 2 Archaeological Assessment, Golder Associates Ltd., November 14, 2022.
3. Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
4. Air Quality Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
5. Noise Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
6. Blast Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
7. Natural Environment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
8. Water Resources Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
9. Visual Impact Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
10. Planning Justification Report and Aggregate Resources Act Summary Statement, GSAI and MHBC, December 16, 2022 (Revised July 2023).
11. Maximum Predicted Water Table Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
12. Socio-Economic Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
13. Transportation Impact Study and Haul Route Assessment, TYLin, December 16, 2022 (Revised March 2025).
14. Water Resources Addendum Report, WSP Canada Inc., March 2025.
15. Stage 3 Archaeological Assessment - Location 1 (AkHa-23), WSP Canada Inc., August 2, 2024.
16. Stage 3 Archaeological Assessment - Location 2 (AkHa-24), WSP Canada Inc., August 2, 2024.
17. Stage 3 Archaeological Assessment - Location 4 (AkHa-25), WSP Canada Inc., August 2, 2024.
18. Stage 3 Archaeological Assessment - Location 7 (AkHa-26), WSP Canada Inc., August 2, 2024.
19. Stage 3 Archaeological Assessment - Location 09 (AkHa-27), WSP Canada Inc., August 2, 2024.
20. Stage 3 Archaeological Assessment - Location 10 (AkHa-28), WSP Canada Inc., July 10, 2024.
21. Stage 3 Archaeological Assessment - Location 12 (AkHa-29), WSP Canada Inc., August 2, 2024.
22. Stage 3 Archaeological Assessment - Location 15 (AkHa-52), WSP Canada Inc., August 2, 2024.
23. Stage 3 Archaeological Assessment - Location 16 (AkHa-30), WSP Canada Inc., July 12, 2024.
24. Stage 3 Archaeological Assessment - Location 18 (AkHa-31), WSP Canada Inc., August 2, 2024.
25. Stage 3 Archaeological Assessment - Location 22 (AkHa-32), WSP Canada Inc., July 10, 2024.
26. Stage 3 Archaeological Assessment - Location 26 (AkHa-33), WSP Canada Inc., July 10, 2024.
27. Stage 3 Archaeological Assessment - Location 27 (AkHa-34), WSP Canada Inc., August 2, 2024.
28. Stage 3 Archaeological Assessment - Cameron Site (AkHa-9), WSP Canada Inc., August 2, 2024.
29. Fluvial Geomorphic Assessment, GEO Morphix Ltd., February 15, 2025.
30. Water Report Addendum, WSP Canada Inc., March 2025.
31. Groundwater Mitigation System Design Report, WSP Canada Inc., May 2025.

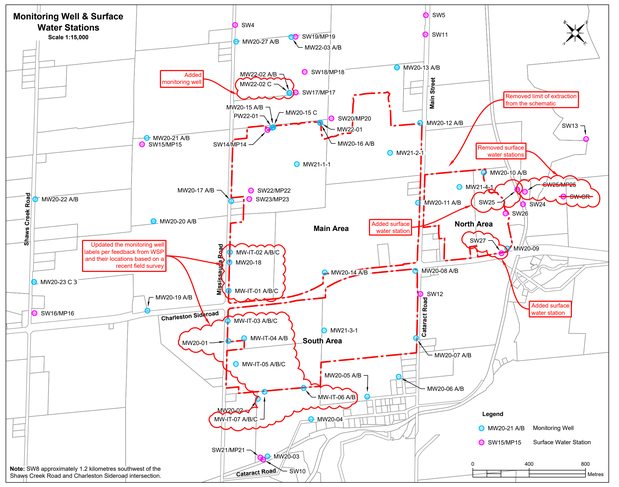
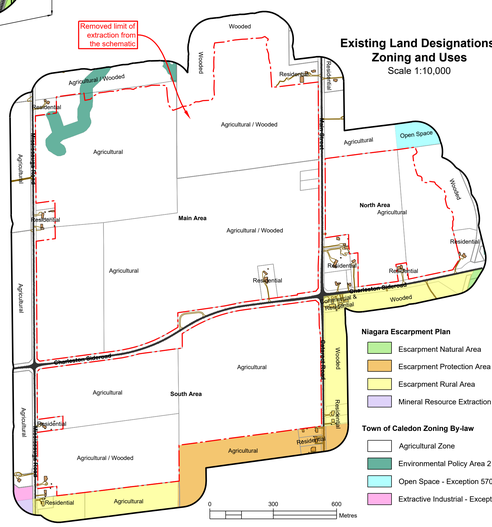


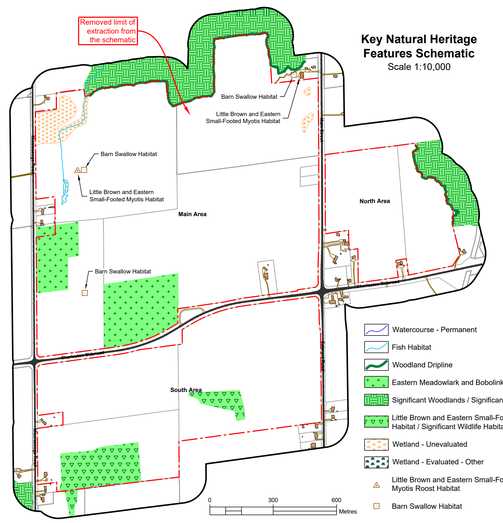
Table 1 Notes:

1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Water discharge from the Settling Pond to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the initiation of any off-site discharge.
4. These wells only need to be monitored until they are required to be decommissioned in accordance with MECP requirements to allow for on-site operations.
5. Groundwater level to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the implementation of groundwater mitigation measures.
6. Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).

Table 2 Notes:

1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Located on lands owned or / controlled by the licensee. ~~or where the licensee has an agreement in place for long-term monitoring.~~
4. ~~Located on public lands and~~ Located on railroad right-of-way. Monitoring to be completed subject to permission by the applicable public authority.
5. ~~Water quality to be sampled and monitored in the Credit River 2x / year (April and September) for Hardness (CaCO3); General Chemistry (i.e. pH, temperature, conductivity, dissolved oxygen, turbidity); Total Ammonia-N; Total Phosphorus; Alkalinity (Total as CaCO3); Dissolved Chloride (Cl-); Nitrite (N); Nitrate + Nitrite (N); Total Kjeldahl Nitrogen (TKN); Total Suspended Solids; Total Oil & Grease; Total Metals.~~ Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).





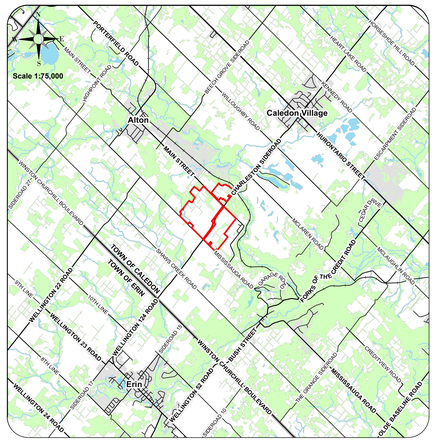


Table 1: On-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-01 ~~A/B~~	Mon Well	4852268	577459	Water level [1]
MW20-07 A/B	Mon Well	4853250	577360	Water level [1]
MW20-08 A/B	Mon Well	4853575	578010	Water level, water quality [1,5]
MW20-09	Mon Well	4854157	578344	Water level, water quality [1,5]
MW20-10 A/B	Mon Well	4854407	577838	Water level, water quality [1,5]
MW20-11 A/B	Mon Well	4853921	577672	Water level [1]
MW20-12 A/B	Mon Well	4854321	577272	Water level, water quality [1,5]
MW20-14 A/B	Mon Well	4853100	577576	Water level [1]
MW20-15 A/B	Mon Well	4853544	576577	Water level, water quality [1,5]
MW20-15 C	Mon Well	4853544	576577	Water level [1]
MW20-16 A/B	Mon Well	4853807	576785	Water level [1]
MW20-17 A/B	Mon Well	4852966	576752	Water level [1]
MW20-18	Mon Well	4852659	577058	Water level [1]
MW21-1-1	Mon Well	4853485	576882	Water level [1,4]
MW21-2-1	Mon Well	4854021	577279	Water level [1,4]
MW21-3-1	Mon Well	4852814	577872	Water level [1,4]
MW21-4-1	Mon Well	4854211	577793	Water level [1,4]
MW22-01	Mon Well	4853808	576782	Water level [1]
MW22-02 A/B	Mon Well	4853795~~4~~	57641~~8~~76	Water level [1]
MW22-02 C	Mon Well	~~4853794~~	~~576478~~	Water Level [1]
MW22-03 A/B	Mon Well	4854078	576201	Water level [1]
PW22-01	Mon Well	4853535	576574	Water level [1]
SW14/MP14	SW/MP	4855098	578165	Water level & temperature [2]
SW23/MP23	SW/MP	4853125	576900	Water level & temperature [2]
SW23/MP23	SW/MP	4853050	576840	Water level & temperature [2]
SW26	SW	4854320	578155	TBD by MECP PTTW & ECA Approvals [1]
~~SW27~~	SW	~~4854105~~	~~578340~~	Water level and temperature [1,2]
MW-IT-01 A/B/C	Mon Well	485251~~1~~6~~7~~45	577201~~6~~89	Water level, water quality [1,5]
MW-IT-02 A/B/C	Mon Well	485271~~0~~5~~7~~45	577~~0~~0~~7~~804	Water level, water quality [1,5]
MW-IT-03 A/B/C	Mon Well	485236~~4~~9~~3~~	5773~~2~~46	Water level, water quality [1,5]
MW-IT-04 A/B	Mon Well	485236~~4~~86	5775~~2~~19	Water level, water quality [1,5]
MW-IT-05 A/B/C	Mon Well	485219~~5~~9	5776~~1~~47	Water level, water quality [1,5]
MW-IT-06 A/B	Mon Well	485242~~0~~8~~2~~48	57~~0~~0~~6~~8~~7~~66	Water level, water quality [1,5]
MW-IT-07 A/B/C	Mon Well	485220~~8~~434	577~~0~~1~~7~~866	Water level, water quality [1,5]

Table 2: Off-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-02	Mon Well	4852138	577900	Water level [1,3]
MW20-03	Mon Well	4851907	578244	Water level, water quality [1,3]
MW20-04	Mon Well	4852313	578265	Water level, water quality [1,3]
MW20-05 A/B	Mon Well	4852713	578423	Water level, water quality [1,3]
MW20-06 A/B	Mon Well	4852973	578474	Water level, water quality [1,3]
MW20-13 A/B	Mon Well	4854473	576873	Water level [1,3]
MW20-13 C	Mon Well	4854473	576873	Water level [1,3]
MW20-19 A/B	Mon Well	4852000	576907	Water level [1,3]
MW20-20 A/B	Mon Well	4852468	576476	Water level [1,3]
MW20-20 C	Mon Well	4852468	576476	Water level [1,3]
MW20-21 A/B	Mon Well	4852840	576014	Water level [1,3]
MW20-22 A/B	Mon Well	4851966	575785	Water level [1,3]
MW20-23 A/B	Mon Well	4851556	576206	Water level [1,3]
MW20-23 C	Mon Well	4851556	576206	Water level [1,3]
MW20-27 A/B	Mon Well	4853770	575954	Water level [1,3]
SW4	SW	4852963	574760	Water level and temperature [2,3]
SW5	SW	4853846	575863	Water level and temperature [2,3]
SW8	SW	4851688	576054	Water level and temperature [2,3]
SW10	SW	4850628	579128	Water level and temperature [2,3]
SW11	SW	4851869	578238	Water level and temperature [2,3]
SW12	SW	4854781	578642	Water level and temperature [2,3]
SW13	SW	4853488	578153	Water level and temperature [2,3]
SW15/MP15	SW/MP	4853501	576562	Water level and temperature [2,3]
SW16/MP16	SW/MP	4852785	576024	Water level and temperature [2,3]
SW17/MP17	SW/MP	4853803	576488	Water level and temperature [2,3]
SW18/MP18	SW/MP	4853993	576396	Water level and temperature [2,3]
SW19/MP19	SW/MP	4854106	576226	Water level and temperature [2,3]
SW20/MP20	SW/MP	4853890	576919	Water level and temperature [2,3]
SW21/MP21	SW/MP	4851865	578215	Water level and temperature [2,3]
SW24	SW	4854455	578193	Water level and temperature [2,4]
~~SW25~~	SW	~~4854497~~	~~578089~~	Water level and temperature [2,4]
~~SW25/MP25~~	~~SW/MP~~	~~4854525~~	~~578338~~	Water level and temperature [2,4]
~~SW-DR~~	~~SW~~	~~4854700~~	~~578050~~	~~Water quality [2,4]~~

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (MNRF Evaluated - Other)
- Wetland (MNRF - Unevaluated)
- Additional Land Owned by Licensee
- 120m Offset From Draft Licence Boundaries
- Lots and Concessions
- Parcel Fabric
- Easement (Updated the legend to include easements)
- Overhead Hydro
- Pipeline (Enbridge Gas Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Entrance / Exit
- Direction of Surface Drainage
- Building/Structure
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade
- Maximum Predicted Water Table
- Maximum Depth of Excavation
- Topsoil and/or Overburden
- Aggregate Available for Extraction

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNRF - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. HIA - Heritage Impact Assessment
13. CVC - Credit Valley Conservation
14. MASL - Metres above sea level
15. PTTW - Permit to Take Water
16. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON. L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp

Brian Zeman

Is authorized by the Ministry of ~~Northern Development~~, Mines, Natural Resources ~~and Forestry~~ pursuant to Subsection 13.2 (2) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp

Christopher Poole

Is authorized by the Ministry of ~~Northern Development~~, Mines, Natural Resources ~~and Forestry~~ pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No.
626600

Applicant's Signature

Plan Scale: 1:5000 (Arch E)
0 150 300 Metres

Date ~~August 2023~~ May 2025
Drawn By C.P.
Checked By B.Z.
File No. 8816AF

File Name
Existing Features

Drawing No.
1 of 4

File Path N:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Town~~s~~hip of Caledon
Region~~a~~l Municipality of Peel

A. General

1. Area Calculations:

1.1. Licence (total)		**261.2 hectares**
	Main Area	151.5 hectares
	North Area	30.3 hectares
	South Area	79.4 hectares
1.2. Limit of Extraction (total)		**199.5 hectares**
	Main Area	123.6 hectares
	North Area	16.0 hectares
	South Area	59.9 hectares

2. The maximum annual tonnage is 2,500,000.
3. The following structures shall be permitted within the ~~Building Location Area~~ Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing:

Building	Width	Length	Area
Scale House	3.7 m	12.2 m	45.1 m²
Quality Control Lab	3.7 m	12.2 m	45.1 m²
Maintenance Shop	36.6 m	45.7 m	1,672.6 m²
Office	13.7 m	18.3 m	250.7 m²

4. ~~The licensee intends to retain ownership or control of additional land containing a house (to the northwest of the Main Area) during the extraction operation which shall be vacated prior to, and remain vacant while, extraction is occuring within 500 metres. Should the house remain occupied or the property sold, the licensee shall notify the MNR immediately and provide mitigation necessary to ensure Provincial noise, air, dust and ground vibration limits are satisfied.~~
4. Table 3 on drawing 3 of 4 identifies the number of sensitive receptors within 500 metres of the licence boundary and the distance from the licence boundary to each receptor.
5. The licence boundaries are within the Credit Valley Source Protection Area but are not located within a wellhead protection area or an intake protection zone and there will be no impacts to municipal water supplies.

B. Hours of Operation

1. Activities to prepare the Site, such as the stripping of topsoil, construction of the berms, or activities related to the rehabilitation of the Site after the extraction is completed are considered to be construction activities and are only permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Friday except statutory holidays.
2. Activities for site operations, such as extraction, processing and drilling are permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Saturday, except statutory holidays.
3. Activities related to shipping are permitted from 6:00am to 7:00pm Monday to Saturday, except statutory holidays. Shipping is permitted from 7:00pm to 6:00am only where required to support public authority contracts that necessitate the delivery of aggregates during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.
4. Blasting is permitted from 8:00am to 6:00pm Monday to Friday, except statutory holidays.

C. Site Access and Fencing

1. The existing eastern access point on Charleston Sideroad and the southern access point on Mississauga Road for the Main Area (as shown on drawing 1 of 4) shall be removed during site preparation of the Main Area. The existing western access point on Charleston Sideroad (as shown on the plan view) shall remain to access the CBM Caledon Pit / Quarry office and quality control lab. The northern access point on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
2. The two existing access points for the North Area (as shown on drawing 1 of 4) may remain, and shall not be gated, while the North Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). The existing access points on Main Street and Charleston Sideroad (as shown on the plan view) may remain for maintenance purposes only.
3. The four existing access points for the South Area (as shown on drawing 1 of 4) may remain, and shall not be gated, while the South Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). During site preparation of the South Area, the three existing access points on Charleston Sideroad shall be removed. The site access on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
4. The main operational entrance/exit is proposed in the location shown on the plan view of this drawing, subject to an agreement with the Region of Peel. See site entrance simulation on this drawing.
5. The North and South Areas shall be accessed by tunnels beneath both Main Street and Charleston Sideroad in the locations shown on the plan view of this drawing, subject to an agreement with the Region of Peel (see Section N Variations from Control and Operation Standards). Temporary access points shall be permitted in the North and South Areas to facilitate tunnel construction.
6. The operational, office / quality control lab, maintenance and/or temporary access points shall be gated, kept closed during hours of non-operation and maintained throughout the life of the licence.
7. Page wire and/or hi-tensile fencing, a minimum 1.2 metres in height, shall be erected along the licence boundaries and the perimeter of the cell tower area (see Cell Tower Detail on this drawing) in a phased approach (see Section N Variations from Control and Operation Standards). If the cell tower area is removed, fencing shall be erected along the licence boundary. Prior to site preparation commencing in the Main, North or South Areas, fencing shall be installed along the perimeter of that Area.
8. In order to minimize disturbance to existing vegetation, perimeter fencing may be offset up to five metres from the licence boundary (see Section N Variations from Control and Operation Standards). Where perimeter fencing is offset from the licence boundary, the licence boundary shall be demarcated with highly visible T-bars with PVC every 30 metres, or less, to maintain visibility from one T-bar to the next.
9. All fencing shall be maintained for the life of the licence.
10. A sign of at least 0.5 metres by 0.5 metres in size shall be erected and maintained at the operational entrance/exit that says in legible words "This site is licensed under the Aggregate Resources Act licence # 626600."

D. Drainage and Siltation Control

1. Drainage of undisturbed areas will continue in the directions shown on drawing 1 of 4.
2. Silt fencing shall be installed in a phased approach. Prior to site preparation commencing in the Main, North or South Areas, silt fencing shall be installed on the exterior side toe of perimeter berms and along the dripline of significant woodlands as shown on the plan view of this drawing. See Natural Environment note 9.j under Section O Technical Recommendations on drawing 3 of 4 for additional information.
3. Silt fencing shall be inspected prior to site preparation activities to ensure it was installed correctly and during extraction operations to ensure that the fencing is being maintained and functioning properly. Any issues that are identified shall be rectified immediately.
4. Silt fencing shall not be removed until re-vegetation and soil stabilization has occurred to limit sedimentation of the setbacks.

E. Site Preparation

1. Existing structures within the licence boundary not deemed to have cultural heritage potential ~~outside of the Cultural Heritage Potential areas~~ shall be demolished or removed within each Area. Structures with cultural heritage potential ~~within the Cultural Heritage Potential areas~~ shall be subject to the cultural heritage technical recommendations in Section O.4 on drawing 3 of 4.
2. Timber resources shall be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Cleared stumps and brush may be burned (with applicable permits), used for aquatic habitat enhancement or mulched for use in progressive rehabilitation.
3. Ensure all requirements for natural environment notes 9.a to 9.d under Section O Technical Recommendations on drawing 3 of 4 are met, if applicable.
4. Topsoil and overburden shall be stripped and stored separately.
5. Topsoil and overburden shall be placed in noise attenuation/visual berms or used immediately for progressive rehabilitation.
6. Excess topsoil and overburden not required for immediate use in berms or progressive rehabilitation may be temporarily stockpiled within the limit of extraction in the location shown on the plan view of this drawing. Topsoil and overburden stockpiles in this location shall not exceed eight metres in height and may be located within 30 metres of the licence boundary (see Section N Variations from Control and Operation Standards).
7. In situations where excess topsoil and overburden has to be temporarily stockpiled outside the area shown on the plan view of this drawing, stockpiles shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
8. Temporary topsoil and overburden stockpiles which remain for more than one year shall have their slopes vegetated to control erosion. Seeding shall not be required if these stockpiles have vegetated naturally in the first year.
9. No topsoil shall be removed from the site (see Section N Variations from Control and Operation Standards).
10. Ensure the cultural heritage and archaeology technical recommendations in Sections O.4 and O.5 on drawing 3 of 4 have been completed for the phase undergoing site preparation, if applicable.

F. Berms and Screening

1. Berms shall not be located within three metres of the licence boundary or cell tower area.
2. Berms shall be a minimum of five metres in height, except for a section of the berm along the western extent of the Main Area, which shall be a minimum of seven metres in height (see plan view for location).
3. Berm side slopes shall not exceed 2:1 (horizontal : vertical).
4. The minimum width of the berm crest shall be two metres.
5. See Typical Acoustic and Visual Berm detail on this drawing for additional information.
6. Berms shall be seeded in accordance with visual note 6.c under Section O Technical Recommendations on drawing 3 of 4.
7. Existing vegetation within the setbacks shall be maintained where berms are not required.

G. Site Dewatering

1. Refer to the water technical recommendations in Section O.7 on drawing 3 of 4 for information regarding site dewatering.

H. Extraction Sequence

1. ~~This plan depicts a schematic operations for the property based on the best information available at the time of preparation.~~
1. Extraction shall occur in eight phases (Phases 1, 2A, 2B, 3, 4, 5, 6 and 7) as shown on the plan view.
3. ~~Notwithstanding the operational and rehabilitation notes; demand for certain products or blending of materials may require minor deviations in the extraction and rehabilitation sequence. Any major deviations from the operations sequence shown shall require approval from the MNRF.~~
2. Phase 1
   2.1. Prepare Phase 1 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
   2.2. Strip Phase 1 and use the material to construct the perimeter berm for the Main Area.
   2.3. Extract sand and gravel in a northeasterly direction to top of bedrock.
   2.4. Once bedrock is reached, establish fully ponded for permanent processing area at an elevation of 397.0 masl.
   2.5. Commence quarrying operations through sinking cut.
   2.6. Continue extracting the pit and quarry in a northeasterly direction before proceeding in a northwesterly direction.
   2.7. Phase 1 may be extracted to a maximum depth between 384.0 and 392.7 masl.
   2.8. Progressive rehabilitation shall consist of backfilling the southeast and northeast phase boundary to establish the final elevations and grades depicted on the plan view for drawing 4 of 4.
   2.9. Prepare Phases 2A and 2B for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
3. Phases 2A
   3.1. Strip Phase 2A and use the material to construct the perimeter berm for the North Area, for progressive rehabilitation in Phase 1 or temporarily stockpile the material in the topsoil and overburden stockpile area.
   3.2. Extract pit and quarry in a northwesterly direction before proceeding in a southwesterly direction.
   3.3. Phase 2A may be extracted to a maximum depth between 387.2 and 392.7 masl.
   3.4. Establish tunnel beneath Main Street to connect with Phase 2B.
   3.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as the side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
4. Phase 2B
   4.1. Strip Phase 2B and use the material for progressive rehabilitation in Phases 1 and 2A or temporarily stockpile the material in the topsoil and overburden stockpile area.
   4.2. Create sinking cut to establish tunnel beneath Main Street to connect with Phase 2A.
   4.3. Extract pit and quarry in a northeasterly direction before proceeding in a southeasterly direction.
   4.4. Phase 2B may be extracted to a maximum depth between 393.3 and 395.0 masl.
   4.5. Progressive rehabilitation shall consist of backfilling the side slopes and quarry floor to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   4.6. Prepare Phase 3 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
5. Phase 3
   5.1. Use the topsoil and overburden stockpiled in Phase 3, as well as the existing material, for progressive rehabilitation in Phases 2A and 2B.
   5.2. Construct a slurry wall / grout zone in the southwest setback of the Main Area prior to extraction in Phase 3.
   5.3. Extract pit and quarry in a southwest direction.
   5.4. Phase 3 may be extracted to a maximum depth between 383.9 and 388.6 masl.
   5.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades and side sloping to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   5.6. Prepare Phase 4 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
6. Phase 4
   6.1. Use the topsoil and overburden stockpiled in Phase 4, as well as the existing material, for progressive rehabilitation in Phases 2A, 2B, 3, 4 and backfilling the tunnel beneath Main Street.
   6.2. Construct infiltration trenches in the southwest setback of the Main Area prior to extraction in Phase 4.
   6.3. Extract pit and quarry in a southwest direction before proceeding in a northwesterly direction.
   6.4. Phase 4 may be extracted to a maximum depth between 382.3 and 385.9 masl.
   6.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   6.6. Prepare Phase 5 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
7. Phase 5
   7.1. Strip Phase 5 and use the material for progressive rehabilitation in Phases 4 and 5 and any other areas requiring backfilling within the Main area. Any remaining topsoil and overburden shall to used for the future progressive rehabilitation in Phases 6 and 7.
   7.2. Extract pit and quarry in a southeasterly direction.
   7.3. Phase 5 may be extracted to a maximum depth between 380.9 and 384.7 masl.
   7.4. Progressive rehabilitation shall consist of backfilling the side slopes (where applicable) to establish the final elevations and grades depicting on the plan view of drawing 4 of 4.
   7.5. A portion of the quarry face in the southwest corner of Phase 5 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 128 metres in length.
   7.6. Prepare Phase 6 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
8. Phase 6
   8.1. Strip Phase 6 and use the material to construct the perimeter berm for the South Area or temporarily stockpile for future use with progressive rehabilitation.
   8.2. Construct slurry wall / grout zone and infiltration trenches in the southwest and southeast setback of the South Area prior to extraction in Phase 6.
   8.3. Create sinking cut to establish tunnel beneath Charleston Sideroad to connect with Phase 1.
   8.4. Extract pit and quarry in a southeasterly direction.
   8.5. Phase 6 may be extracted to a maximum depth between 385.0 and 391.4 masl.
   8.6. Progressive rehabilitation shall consist of backfilling the quarry floor and side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   8.7. Prepare Phase 7 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
9. Phase 7
   9.1. Strip Phase 7 and use the material for progressive rehabilitation in Phases 6 and 7.
   9.2. Extract pit and quarry in a southwesterly direction before proceeding in a southeasterly direction.
   9.3. Phase 7 may be extracted to a maximum depth between 381.3 and 386.6 masl.
   9.4. Extract facility pad in Main Area.
   9.5. Progressive rehabilitation shall consist of backfilling the quarry floor (including tunnel) and side slopes (where applicable) to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
   9.6. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest and southeast corner of the South Area shall be excavated and backfilled with sand.
   9.7. A portion of the quarry face in the southwest and southeast corner of Phase 7 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 465 metres in length. Two access points with 2:1 slopes from the existing grade to the final quarry floor shall be provided in the locations shown on the plan view of drawing 4 of 4. The access points shall be backfilled with highly permeable sandy material (10-5) or un-compacted till (10-6). Should un-compacted till be utilized, the access points shall not exceed 30 metres in width.

I. Extraction Details

1. All trees within five metres of the excavation face inside the limit of extraction shall be removed.
2. The maximum height of a lift within the pit shall not be greater than 1.5 metres above the highest reaching excavating equipment being utilized on-site.
3. The maximum height of a lift within the quarry shall be 25 metres.
4. The maximum depth of material below top of bedrock in Phase 1 is approximately 27 metres. Areas of Phase 1 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
5. The maximum depth of material below top of bedrock in Phase 2A is approximately 26 metres. Areas of Phase 2A that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
6. The maximum depth of material below top of bedrock in Phase 2B is approximately 14 metres and shall be extracted in one lift.
7. The maximum depth of material below top of bedrock in Phase 3 is approximately 27 metres. Areas of Phase 3 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
8. The maximum depth of material below top of bedrock in Phase 4 is approximately 27 metres. Areas of Phase 4 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
9. The maximum depth of material below top of bedrock in Phase 5 is approximately 25 metres and shall be extracted in one lift.
10. The maximum depth of material below top of bedrock in Phase 6 is approximately 18 metres and shall be extracted in one lift.
11. The maximum depth of material below top of bedrock in Phase 7 is approximately 16 metres and shall be extracted in one lift.
12. Extraction may occur concurrently in Phases 2A and 2B.
13. Extraction shall be permitted in two phases simultaneously to allow for transition between phases.
14. Blasting shall be permitted ~~daily~~ Monday to Friday, excluding statutory holidays, (during the hours specified in note B.4 on this drawing). However, it is anticipated that the frequency of blasts will typically be two blasts per week.
15. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence in the locations to be backfilled.
16. Aggregate stockpiles ~~(including recyclable material)~~ shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
17. Berms that encroach within the limit of extraction shall be removed, and the underlying aggregate may be extracted, as part of final extraction/rehabilitation of the site.
18. Internal haul road locations will vary on the pit and quarry floor as extraction progresses.

J. Equipment and Processing

1. Equipment used on-site may include jaw crushers, excavators, bulldozers, skid steers, screeners, conveyors, hoppers, mobile cone crushers, drill rigs, generators, front end loaders, shipping loaders, shipping trucks, haul trucks, and water trucks.
2. Processing equipment shall remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
3. Processing equipment in the Main Area will initially be portable and shall be situated in the location identified on the Noise Mitigation Schematic on this drawing or drawing 3 of 4. As operations progress and the top of bedrock is exposed, a permanent processing plant will be constructed within the facility pad area (Main Area) as shown on the plan view of this drawing. Once the permanent processing plant is operational within the facility pad area, the temporary processing plant in the Main Area shall be dismantled. In Phase 6 (South Area) a processing plant consisting of a primary crusher and primary screen (relocated from the Main Area) shall be constructed in the location identified on the Noise Mitigation Schematic on this drawing or drawing 3 of 4 once sufficient area is extracted within Phase 6. During Phase 6, the remaining permanent processing equipment located in the facility pad area (Main Area) will remain operational until extraction of the facility pad area is required in Phase 7. Prior to the extraction of aggregate from beneath the facility pad area in Phase 7, the remaining permanent processing equipment in the facility pad area will be dismantled and portable processing equipment will be relocated to the quarry floor in the Main Area for the duration of the operation.

K. Fuel Storage

1. Fuel storage tanks shall be located in close proximity to the maintenance shop. Fuel storage tanks shall be installed and maintained in accordance with the Technical Standards and Safety Act and Liquid Fuels Regulation 217/01.
2. All fuel tanks shall be double sided or placed in containment facilities large enough to hold the tanks maximum volume.
3. Fuel trucks shall be used to transfer fuel to on-site equipment in accordance with the Liquid Fuels Handling Code.
4. A Spills Contingency Plan shall be prepared and implemented prior to site preparation. The Spills Contingency Plan shall be available on-site and all employees and contractors shall be informed and required to comply with this plan.

L. Scrap and Recycling

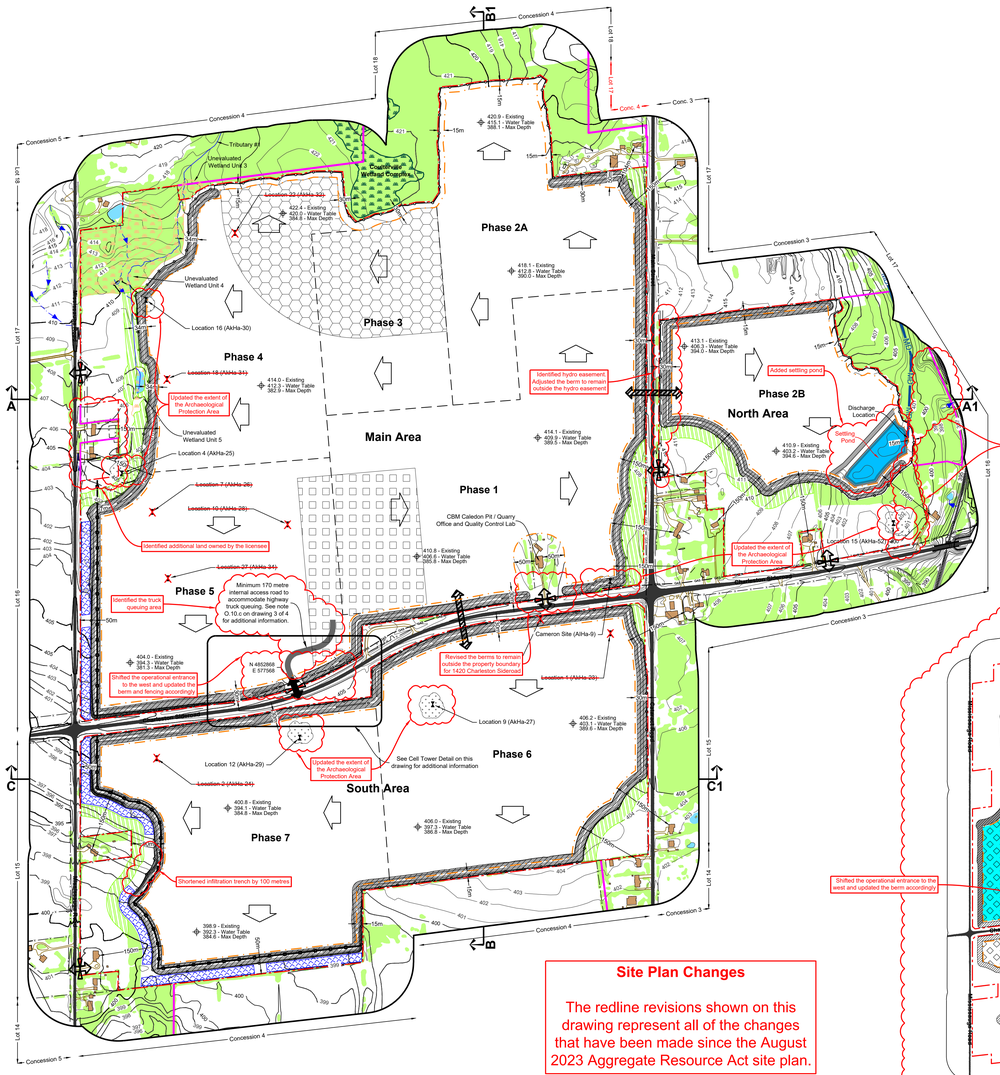
1. Scrap may be stored on-site within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.b on this drawing for additional information) and shall be removed on an on-going basis.
2. Scrap shall only include material generated directly as a result of the aggregate operation such as refuse, debris, scrap metal, lumber, discarded machinery, equipment and motor vehicles.
3. All fluids shall be drained from any discarded equipment, machinery or motor vehicle prior to storage and disposed of in accordance with the Environmental Protection Act.
4. Scrap shall not be stored within 30 metres of any body of water or the licence boundary, ~~and shall be kept in close proximity to the main processing plant~~.
5. Recycling of concrete shall be permitted on-site.
6. Recyclable material shall be kept ~~in close proximity to the main processing plant~~ within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note J.3 on this drawing for additional information).
7. Rebar or other structural metal shall be separated from recyclable aggregate material during processing and placed in a designated scrap pile on-site which shall be removed on an on-going basis.
8. Recycled aggregate shall be removed on an on-going basis.
9. Recycling activities shall not interfere with the operational phases of the site or with rehabilitation.
10. Once the site is depleted, no further importation of recyclable material shall be permitted.
11. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
12. The site shall be kept in an orderly condition.

M. Maximum Disturbed Area

1. The maximum disturbed area is 95.0 hectares. Disturbed areas shall include active extraction areas, stockpile areas, internal haul routes, areas being progressively rehabilitated and berms until they are vegetated. Areas that have been side-sloped and vegetated, and the adjacent un-vegetated or flooded vacated quarry floor (eg. stockpiles and equipment removed), shall not constitute disturbed area.

N. Variations from Control and Operation Standards

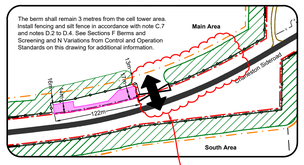
Section 0.13 Standard	Variation	Rationale
(1) 1 & 2	1. A gate shall not be required for the tunnel crossings. 2. Gates shall not be required in an Area that is not currently undergoing site preparation.	1. The tunnel crossings are beneath the road allowance. Therefore, access is already restricted. 2. This will enable agricultural operations to continue without being impeded.
(1) 3	A clear view of the road in both directions shall not be provided at the tunnel crossings.	The tunnel crossings are beneath the road allowance. Therefore, visibility in both directions is not possible.
(1) 9 & 10.ii.A	1. Excavation may occur within the setback at the tunnel crossings. 2. Excavation may occur within the setbacks where the groundwater infiltration trenches and slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 11	1. Aggregate / overburden may be removed from the setback at the tunnel crossings. 2. Aggregate / overburden may be removed from the setbacks where the groundwater infiltration trenches are slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 13.i.	Topsoil and overburden within the "Topsoil and Overburden Stockpile Area" may be stockpiled within 30 metres of the licence boundary.	The "Topsoil and Overburden Stockpile Area" is adjacent to additional land owned by the licensee.
(1) 17	Topsoil and/or overburden may be transferred between the Main, North and South Areas.	This will allow stripped material from site preparation to be used for berm construction, progressive rehabilitation and/or temporarily stockpiled in any Area.
(1) 19.i. & 19.ii.	1. The minimum side slope within the sand and gravel deposit areas shall be 2:1. 2. A portions of the extraction face shall remain vertical in the southwest corner of Phase 5 and the southwest/southeast corner of Phase 7.	1. This will enable side slopes to transition seamlessly between the pit and quarry excavation areas. 2. Leaving a portion of the extraction face in Phases 5 and 7 vertical will meet the water mitigation requirements.
(3) (a)	1. Fencing shall be installed in a phased approach. 2. Fencing may be offset up to five metres from the licence boundary. 3. Fencing shall be installed around the perimeter of the cell tower area.	1. This will enable agricultural production to continue with minimal disruption and accounts for the long life expectancy of the operation. 2. This will minimize the removal of existing trees to accommodate the perimeter fencing. 3. It is the responsibility of the cell tower operator to control access to the area in a manner that they deem appropriate.



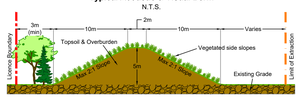
Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

Cell Tower Detail
Scale - 1:3000



Typical Acoustic & Visual Berm
N.T.S.



Noise Mitigation Schematic
Scale 1:10,000



Key Natural Heritage Features Schematic
Scale 1:10,000



Added the Noise Mitigation and Key Natural Heritage Features Schematics as requested by the Town of Caledon

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Entrance / Exit (Operational Access)
- Entrance / Exit (Office/lab and Maintenance Access)
- Tunnel Crossing
- Gate
- Watercourse (Permanent)
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (MNRF Evaluated - Other)
- Wetland (MNRF - Unevaluated) (Updated hatch symbol for visibility purposes)
- Visual Planting Area
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Silt Fence
- Main Discharge (MD)
- ~~Secondary Discharge~~ (~~Discharge not to exceed existing surface water flow~~)
- Berm (with 2:1 side slopes) (5.0 m in height except for section along the western extent of the Main Area identified as 7.0 m on the plan view
- General Direction of Excavation & Boundary
- Building/Structure
- Topsoil & Overburden Stockpile Area (Maximum Height 8.0 m)
- Facility Pad, ~~and~~ Building Location and Recycling Area
- Archaeological Protection Area (Including 10 20 metre buffer)
- Infiltration Trench
- Slurry Wall
- Spot Elevation (Top - Existing (MASL) / Middle - Water Table (MASL) Bottom - Maximum Depth of Extraction (MASL))
- Cross Sections

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNRF - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. HIA - Heritage Impact Assessment
13. CVC - Credit Valley Conservation
14. MASL - Metres above sea level
15. PTTW - Permit to Take Water
16. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON, L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the ~~Ministry of Northern Development, Mines, Natural Resources and Forestry~~ pursuant to Subsection 0.2(5)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry~~ pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E)	**Date** ~~August 2023~~ May 2025
0 150 300 Metres	**Drawn By** C.P. **File No.** 8816AF
	Checked By B.Z.
File Name	**Operational Plan**
Drawing No.	**2 of 4**
File Path	N:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

O. Technical Recommendations

1. Agriculture

   a. Lands that are currently in agricultural production, and not required for immediate extraction and site preparation, shall be kept in agricultural production ~~for as long as possible~~.

   b. The licensee shall document any complaints involving the local agricultural community, and as part of the annual Compliance Assessment Report, shall provide information to MNR[F] on the nature of the complaint and actions taken by the licensee to address the issue.

2. Blasting

   a. All quarry blasts shall be monitored at the closest residences in front of and behind the blast for ground and air vibration effects to ensure compliance with the current MECP guideline limits.

   b. All quarry blasts shall be monitored within 300 metres of the nearest pipeline on the ground above that pipeline to ensure compliance with Enbridge's ground vibrations limits.

   c. All quarry blasts shall be monitored within 300 metres of the farmhouse and barn located at 18722 Main Street, the farmhouse located at 18501 Mississauga Road, the farmhouse located at 18667 Mississauga Road and the house (to be converted to office/laboratory during operation) located at 1420 Charleston Sideroad to ensure compliance with the ground vibration limit of 50 mm/s. Once the farmhouse(s) located at 18501 Mississauga Road and 18667 Mississauga Road is relocated outside of the licence area, all quarry blasts shall be monitored to ensure compliance with the current MECP guideline limits. See cultural heritage technical recommendations Section O.4 for additional information.

   d. The vibration monitoring shall be carried out by an independent third-party engineering firm with expertise in blasting and monitoring.

   e. Notification shall be provided to Enbridge when blasting approaches within 300 metres of the pipeline.

   f. No extraction within 30 metres of the pipeline without authorization from Enbridge.

   g. Blasting shall be carried out by persons experienced, trained and qualified to conduct blasting operations.

   h. The licensee shall establish a blasting notification program for residents within 500 metres. ~~The licensee shall also provide notification to the Town of Caledon Clerk and the Brampton Flying Club prior to a blast taking place on-site.~~

   i. Blasting shall not occur on Saturday, Sunday and all Statutory holidays.

   j. If there are exceedances of the vibration limits, ~~the Licensee shall notify MECP and the~~ blast design parameters shall be altered to bring results back into compliance ~~prior to the next blast occurring on-site~~.

   k. When blasting within approximately 440 metres of adjacent residences, the quarry shall regularly review their blast procedures in conjunction with the blast monitoring results to assess if it is necessary to modify blast design parameters of the blasts.

   l. Blasting procedures, such as drilling and loading, shall be reviewed annually and modified as required to ensure compliance with industry standards.

   m. The licensee shall maintain a record of all blasting details including a seismic record of the ground and air vibration monitoring results. The blast details and monitoring results shall be made available to the MNR[F] and the MECP, upon written request. The blasting reports shall include the following information:

      m.a. Location, date and time of the blast;
      m.b. Dimensioned sketch including photographs, if necessary, of the location of the blasting operation, and nearest point of reception;
      m.c. Physical and topographical description of the ground between the source and the receptor location.
      m.d. Type of material being blasted;
      m.e. Sub-soil conditions, if known;
      m.f. Prevailing meteorological conditions including wind speed in m/s, wind direction, air temperature in °C, relative humidity, degree of cloud cover and ground moisture content;
      m.g. Number of drill holes;
      m.h. Pattern and pitch of drill holes;
      m.i. Size of holes;
      m.j. Depth of drilling;
      m.k. Depth of collar (or stemming);
      m.l. Depth of toe-load;
      m.m. Weight of charge per delay;
      m.n. Number and times of delays;
      m.o. The result and calculated value of Peak Pressure Level in dBL and Peak Vibration Velocity in mm/s;
      m.p. Applicable limits; and
      m.q. The excess, if any, over the prescribed limit.

   n. The first five regular production blasts in the Main Area of the Licence shall be monitored at a minimum of five locations at varying distances from each blast to better define the ground and air vibration attenuation characteristics at the nearest receptors to assist with future blast designs. They shall entail establishing monitoring stations between the blast site and neighbouring receptors (residences).

   o. Prior to the commencement of blasting within 500 metres of a structure and subject to landowner authorization, the licensee shall conduct a pre-blast inspection, periodic inspections while extraction is within 500 metres and a post-blast inspection when extraction is no longer within 500 metres of the structure. The result of the inspection shall be provided to the landowner and form the basis for assessing any potential impact to the structure from blasting operations within 500 metres.

   p. The Licensee shall take all reasonable measures to prevent fly rock from leaving the site during blasting if a sensitive receptor is located within 500 metres of the boundary of the site.

   q. The use of electronic detonators shall be implemented to improve timing accuracy and maintain hole timing as designed.

3. Air Quality

   a. The Site shall operate in accordance with the Fugitive Dust Best Management Practices Plan (BMPP) dated December 2022, (revised ~~July 2023~~ May 2025). The BMPP shall be reviewed annually and updated if required based on current Site operations and new best management practices.

   b. Unpaved haul roads shall be watered using a water truck and/or dust suppressant. The application of water shall be dependent on weather conditions but should be designed to provide a watering rate of at least 2 L/m²/hour. Site personnel shall conduct daily visible inspections of visible dust from the onsite haul roads, which shall be used to inform additional watering activities if high opacity dust is reported. When temperatures fall below 4° C, a Ministry of Environment, Conservation and Parks chemical dust suppressant shall be used in place of water.

   c. Unpaved haul roads shall be re-graded annually (or as needed based on observations) using coarser material.

   d. A speed limit of 25 km/hour on all site roads shall be implemented.

   e. Stockpiles shall be placed below grade where possible with drop heights of less than 1 metre maintained for fine material.

   f. The processing plant shall be equipped with a water spray system with the watering rate set to suppress visible dust.

   g. The processing plant shall be located below grade as soon as feasible.

   h. Drills shall be equipped with dust suppression systems.

   i. If sustained winds exceed 40 km/hour, on-site processing activities, including drilling and blasting, ~~will~~ shall cease and not resume until two consecutive hours of winds below 40 km/hour are recorded.

   j. A record of all visual inspections, dust mitigation activities and complaints shall be kept in the onsite filing system, as identified in the BMPP.

4. Cultural Heritage

   a. Areas of cultural heritage potential were identified for portions of the properties located at 18722 Main Street, 1055 Charleston Sideroad, 1420 Charleston Sideroad, 18501 Mississauga Road, and 18667 Mississauga Road. Accordingly, property specific Heritage Impact Assessment (HIAs) have been prepared for these properties. The recommendations from each HIA are presented below.

   b. HIA Recommendations for 1420 Charleston Sideroad:

      The HIA for 1420 Charleston Sideroad determined that the Study Area will be subject to both direct and indirect impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

      - During operations, the farmhouse shall be adaptively re-used as an office/laboratory site for the quarry operations. Prior to the surrender of the licence, the building shall be converted back to its original use.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      b.a. If the property is vacated prior to converting the farmhouse to an office/laboratory 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.

      b.b. The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.

      b.b.a. Prior to site preparation, ~~the licensee shall~~ erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      b.c. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

      b.d. A Heritage Documentation Plan shall be prepared for the property with a focus on the barn foundation ruins on the property.

      b.e. A Heritage Conservation Plan shall be prepared for the farmhouse prior to use of the farmhouse as ~~an~~ office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation ~~program~~ phase and into the future.

      b.f. Prior to the surrender of the licence, remove any temporary protective measures implemented during the time the farmhouse is used as an office/laboratory ~~site~~ and rehabilitate the farmhouse back to its original use.

   c. HIA Recommendations for 1055 Charleston Sideroad:

      The HIA for 1055 Charleston Sideroad determined that the property will be subject to both direct and indirect impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

      - Prior to site preparation in Phase 7 salvage, document, and commemorate the heritage attributes of 1055 Charleston Sideroad.

      To achieve this conservation strategy, the following mitigations shall be implemented:

      c.a. A Heritage Documentation Plan shall be prepared for 1055 Charleston Sideroad to create a record of the property. The documentation of the property shall include the foundation ruins of the barn and outbuilding (Structural Foundation No. 1 and Structural Foundation No. 2) and remnant landscape components of the farm complex (driveway and tree lines). The Heritage Documentation Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within Phase 7.

      c.b. Prior to the surrender of the licence, a commemorative plaque shall be installed at 1055 Charleston Sideroad to document the heritage attributes at the property. The commemoration strategy ~~should~~ shall be implemented during the rehabilitation phase of the project, following the completion of quarrying activities.

   d. HIA Recommendations for 18722 Main Street:

      The HIA for 18722 Main Street determined that the property will be subject to both direct and indirect impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

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

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      d.a. The limit of extraction shall include a 50 m buffer from the barn to protect the heritage attributes of the property.

      d.a.a. Prior to site preparation, ~~the licensee shall~~ erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      d.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and barn are maintained.

      d.c. A berm or vegetative screen, shall be placed between 18722 Main Street the limit of extraction.

      d.d. The property at 18722 Main Street shall remain inhabited. In the event the property is vacated a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until the property is inhabited again.

      d.e. A Management and Maintenance Plan shall be prepared to protect and maintain the heritage attributes during the activities of the mineral aggregate operation.

   e. HIA Recommendations for 18501 Mississauga Road:

      The HIA for 18501 Mississauga Road determined that the property will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

      - Prior to extraction in Phase 5 relocate the farmhouse within the existing property parcel located outside of the licence boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      e.a. If the farmhouse is vacated prior to the relocation, 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.

      e.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:

      e.b.a. Prior to site preparation in Phase 5, ~~the licensee shall~~ erect fencing 50 m from the farmhouse to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      e.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

      e.c. A Heritage Documentation Plan shall be prepared for the barns and mature vegetation on the property.

      e.d. A Structural Engineer ~~should~~ shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the ~~license~~ licence is surrendered and v) following surrender of the ~~license~~ licence, the farmhouse shall be inhabited for residential use.

      e.e. A Heritage Conservation Plan shall be prepared for the farmhouse to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

      e.f. Relocate the farmhouse on the portion of 18501 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse.

      e.g. The relocated farmhouse shall be inhabited for residential use.

   f. HIA Recommendations for 18667 Mississauga Road:

      The HIA for 18667 Mississauga Road determined that the property will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

      - Prior to extraction in Phase 4, ~~the~~ licensee shall relocate the farmhouse and summer kitchen within the existing property parcel located outside of the licence boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      f.a. If the farmhouse and summer kitchen is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse and summer kitchen, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

      f.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse and summer kitchen:

      f.b.a. Prior to site preparation in Phase 4, erect fencing 50 m from the farmhouse and summer kitchen to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      f.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

      f.c. A Heritage Conservation Plan shall be prepared for the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation on the property.

      f.d. A Structural Engineer ~~should~~ shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the ~~license~~ licence is surrendered and v) following surrender of the ~~license~~ licence the farmhouse shall be inhabited for residential use.

      f.e. A Heritage Conservation Plan shall be prepared for the farmhouse and summer kitchen to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

      f.f. Relocate the farmhouse and summer kitchen on the portion of 18667 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and conserve the contextual value of the farmhouse and summer kitchen.

      f.g. The relocated farmhouse and summer kitchen shall be in habited for residential use.

5. Archaeology

   a. A Stage 1-3 Archaeological Assessment Archaeological Mitigation shall be required for the following sites: ~~Location 1 (AkHa-29), Location 2 (AkHa-24), Location 4 (AkHa-25), Location 7 (AkHa-26), Location 10 (AkHa-28), Location 22 (AkHa-32),~~ Location 12 (AkHa-29), Location 15 (AkHa-52), Location 16 (AkHa-30); ~~Location 18 (AkHa-31); Location 22 (AkHa-32); Location 26 (AkHa-33); Location 27 (AkHa-34)~~ prior to the Aggregate Site Closure.

   b. The limits of each of these archaeological sites have been determined by Stage 3 Archaeological Assessment and include a 10 metre protective buffer zone - plus a 70 metre buffer. These sites are identified on the plan view of this drawing and referred to as an "Archaeological Protection Area".

   c. Alterations and/or ground disturbing activities are prohibited within the limits of the "Archaeological Protection Area" until such time that a professionally licenced archaeologist has completed archaeological field work on the site and the Ministry of Citizenship and Multiculturalism (MCM) has entered a report(s) in the Ontario Public Register of Archaeological Reports where the report(s) recommends that the archaeological site is of no further cultural heritage value or interest.

   d. Any archaeological site that is of further cultural heritage value or interest that remains within the licenced area at the time of surrender of the licence shall be protected through a restrictive covenant on title.

   e. The protected sites shall be fenced (post and wire) prior to commencing extraction.

   f. Should deeply buried archaeology remains be found during the course of site preparation and/or extraction related activities, the MCM shall be notified.

   g. In the event that human remains are encountered during construction or extraction activities, the licensee shall immediately contact both the MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (MGCS).

6. Visual

   a. Berms shall be designed to mitigate visual effects and shall be constructed in the locations identified on the plan view of this drawing for the ~~along the perimeter of each area~~ (Main Area, North Area and South Area) ~~as shown on the plan view of this drawing~~. The berms shall be five to seven metres in height and constructed with ~~material from each extraction area~~ on-site topsoil and overburden, prior to extraction commencing in the Main Area, North Area and South Area.

   b. Berms shall remain in place throughout the operational phases in each of the Main Area, North Area and South Area until extraction has been completed. Once operations are completed in each Area, the berms shall be removed and the material from the berms shall be used for rehabilitation.

   c. The berms shall be seeded with a grass/legume seed mix in order to stabilize the soils on the berms and groundwater infiltration trench. The grass/legume seed mix shall be applied at a rate of 125 kg /ha. The mix ~~should~~ shall consist of 50-70% grasses (a minimum of three species) and 30-50% legumes, and may include the following species, as available at the time of application:

      - Annual rye (Lolium multiflorum)
      - Perennial rye (Lolium perenne)
      - Tall fescue (Lolium arundinaceum)
      - Buckwheat (Fagopyrum esculentum)
      - Alfalfa (Medicago sativa)
      - Crown vetch (Securigera varia)
      - White clover (Trifolium repens)
      - Creeping bentgrass (Agrostis stolonifera)
      - Red fescue (Festuca rubra)

   d. When constructing the berms, as much of the existing perimeter tree lines as possible shall be left in place for additional visual screening.

   e. Deciduous trees shall be planted with approximately 10 m spacing on either side of the water infiltration trench, within 1 year of issuance of the licence. The trees shall include the following species and percentage mixture:

      - Sugar Maple (Acer saccharum) - 50%
      - Red Oak (Quercus rubra) - 50% -

   f. Trees and shrubs shall be planted as seedlings in the visual planting areas (see plan view on this drawing for locations) with approximately five metre spacing. The tree seedlings shall be approximately 50 centimetres in height. The tree and shrub mix shall include the following species and percentage mixture:

      - Trembling aspen (Populus tremuloides) - 10 %
      - Gray dogwood (Cornus racemosa) - 10 %
      - Alternate-leaved dogwood (Cornus alternifolia) - 10 %
      - Eastern red cedar (Juniperus virginiana) - 10 %
      - White pine (Pinus strobus) - 30 %
      - White spruce (Picea glauca) - 30 %

   g. Planting of the visual planting areas for the Main Area shall occur within 1 year of issuance of the licence, and for the North and South Areas within 5 years of issuance of licence.

   h. Monitoring of trees survival shall be conducted within the first year following planting and equivalent replacement planting shall be carried out if more than 20% of the trees did not survive. If replacement trees are required, another year of monitoring is required to confirm survival.

   i. Rehabilitation shall be implemented as illustrated on drawing 4 of 4.

7. Water

   a. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:

      - Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
      - North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
      - South Area - Ranges from 405.3 to 391.0 masl (northeast to south)

   b. Prior to below water extraction, the licensee shall complete a follow-up door-to-door survey of private wells for properties within 1,000 metres of the licence area, to supplement and verify the MECP Water Well Information System (WWIS) information, to confirm neighbouring water users and confirm baseline conditions prior to below water extraction commencing. Landowner participation in the private well survey is voluntary.

   c. Prior to below water extraction, the licensee shall obtain and operate in accordance with a Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act to permit the water management activities needed to operate the pit and quarry. These activities include:

      - Pumping, collection, storage and discharge of pit and quarry water;
      - Operation of a groundwater infiltration trench; and
      - Construction and operation of an aggregate washing plant.

   d. The approved monitoring programs defined in the Permit to Take Water and/or Environmental Compliance Approval shall, at a minimum, include all groundwater and surface water monitoring requirements as outlined below:

      - On-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 1 on drawing 1 of 4, and shall include the scope and frequency specified in Table 1.
      - Off-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 2 on drawing 1 of 4, and shall include the scope and frequency specified in Table 2, subject to landowner approval.

   e. In the event a well complaint is received by the licensee for a private (domestic / farm) well located within the estimated zone of influence (1,000 metres), the licensee shall implement the following Well Complaint Response Protocol:

      e.a. A representative of the licensee shall meet with the resident ~~within 24 hours~~ and discuss the complaint. If warranted, the licensee shall contact a local well contractor, and the resident shall be ~~immediately~~ supplied a temporary water supply within 24 hours from the time of complaint (see flowchart on page below).

      e.b. If the issue raised by the resident is related to a loss of water supply, the licensee shall have a consultant / well contractor determine the likely causes of the loss of water supply, which can result from a number of factors, including pump failure, extended overuse of the well or lowering of the water level in the well from potential aggregate operations interference. This assessment process would be carried out at the expense of the ~~aggregate operator~~ licensee and the results of the assessment shall be provided to the resident.

      e.c. The consultant / well contractor will be able to readily determine if pump failure ~~or~~ extended use of the well is the problem and, if so, it is not the licensee's responsibility to remedy. ~~If the problem and, should the resident choose to have the pump repaired or replaced, the licensee would compensate the resident for the cost.~~ If a solution for the restoration of well capacity in relation to the demand being placed on the well by the resident (i.e.: extended overuse) is determined to be the issue by the consultant / well contractor, recommendations shall be provided to the resident for their consideration; implementation of which would be at their expense.

      e.d. If, however, well interference is determined to potentially have been caused by aggregate extraction and dewatering activities relating to this licence, then water well supply mitigation shall be reviewed with the resident and the best course of action to restore an equivalent water supply to the resident shall be implemented at ~~OWNs~~ the licensee's expense. For example, if the water level in the well is lowered to a point where it has interfered with pumping, then potential solutions shall be evaluated including adjusting the pump pressure and / or lowering the pump level in the well.

      e.e. In the event that the well is incapable of providing an adequate supply of water (i.e., the water level is too low in comparison to the depth of the well), or the repair to the pumping system will be more than a day, the consultant / well contractor shall continue to supply a potable water source to the resident (until restoration of the well is complete). These actions would be carried out at the expense of the licensee. In rare cases where the water level in the well has been lowered significantly, the well may have to be deepened, widened or relocated ~~new~~ at the licensee's expense. Any replacement well shall be constructed in accordance with *O.Reg. 903*, as amended Standards.

      e.f. If the issue raised by the land owner is related to water quality, the licensee shall have a consultant/contractor determine the likely causes of the change in water quality, and review monitoring results at the quarry and background monitoring results from the baseline well survey to determine if there is any potential correlation with the quarry. If it has been determined that the quarry caused a water quality issue, the quarry shall continue to supply water at the licensee's expense until the problem is rectified. The licensee shall be responsible for restoring the water supply by replacing the well or providing an alternate water treatment system. Only at the request of a landowner would a cistern be supplied. The licensee shall be responsible for the expense to restore the water quality.

   f. The licensee shall submit an annual water resources monitoring report to MNR[F], MECP, Town of Caledon and Credit Valley Conservation (CVC). The annual report shall also include a summary of any water related complaint and the actions taken by the licensee to address the issue.

   g. During operations, the sump in each pit and quarry area shall be located near the lowest point of elevation on the current pit and quarry floor. The position of the sump at a given point in time will be dictated by direction of extraction and elevation of the base of the current pit and quarry floor within each quarry area, and shall generally be as follows:

      - Main Area - the sump shall be located in the most southwestern southeastern area of the current pit and quarry floor, at the point of lowest elevation.
      - North Area - the sump shall be located in the most southwestern southeastern area of the current pit and quarry floor, at the point of lowest elevation.
      - South Area - the sump shall be located in the most southeastern area of the current pit and quarry floor, at the point of lowest elevation.

   h. Subject to an agreement with the Osprey Valley Golf Course, the licensee shall construct a discharge pipe from the licence area to the irrigation system infrastructure at the golf course to convey the water from the settling pond to the golf course for irrigation, with the excess water stored or discharged through the existing pond system to the Credit River.

   i. Subject to an agreement with the Region of Peel, the licensee shall construct piping under Main Street and Charleston Sideroad for the transfer of water from the Main and South Areas to the North Area.

   j. The licensee shall construct a slurry wall / grout zone prior to the start of Phase 3 and infiltration trenches prior to the start of Phase 4 as a groundwater mitigation system in the west setback of the Main Area, and similarly, a slurry wall / grout zone and infiltration trenches in the west and south setback of the South Area prior to the start of Phase 6. The location of the infiltration trenches are shown on the plan view of drawings 2 and 3 of 4 (refer to the Groundwater Infiltration Trench Cross Section detail on this drawing for additional information). Water to supply the infiltration trenches shall be collected from the pit and quarry sumps during operations and stored in the Settling Pond ~~an up to 1 to 3 ha sized pond~~ located in the ~~Main Area or~~ North Area. The system shall be operated in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

   k. An aggregate washing operation may be established in the Main and South Area, utilizing up to a 1 to 2 hectare sized pond for the storage of wash water in a closed-loop system. Wash water will be sourced from the pit and quarry sump, and top-up water will be added to the wash pond as needed during operations, in order to maintain sufficient water for the operation. Aggregate washing operations shall be completed in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

   l. All fuel storage and handling on-site shall be completed in accordance with applicable Technical Standards and Safety Authority (TSSA) standards. The on-site storage and servicing of machinery shall be carried out in accordance with established best practices and is protective of the environment. The use and storage of hazardous substances shall follow applicable workplace hazardous materials regulations, including Ontario Regulation 860/93, as amended.

   m. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been created, pumping will cease and allowed to flood ~~and to~~ form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.

      - The South pond would be self contained and not require an overflow outlet;
      - The Main pond overflow shall be directed via a culvert under Main Street to the North pond with its outlet invert at ~400 masl; and
      - The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.

   n. All rehabilitated pond levels and outlets will be passive and not require pumping.

8. Noise

   a. On-site equipment shall meet the following noise limits as indicated in the table below:

Source ID	Source Description	Quantity	Overall Sound Power Level [dBA] [1]
Generator	Temporary Processing Plant - Generator	1	113
Screen 1-2	Temporary Processing Plant - Screen	2	115
Jaw Crusher	Temporary Processing Plant – Jaw Crusher	1	111
Cone Crusher	Temporary Processing Plant - Cone Crusher	1	110
Loader PP	Processing Plant Loader	4	107 [2]
Loader EX	Extraction Loader	3	110 [2]
Drill 1-2	Rock Drill	2	116
Screen 1-7	Permanent Processing Plant - Screen	7	108
Jaw Crusher 1-2	Permanent Processing Plant – Jaw Crusher	2	111
Cone Crusher 1-3	Permanent Processing Plant - Cone Crusher	3	107
Wash Plant Screen 1-2	Permanent Processing Plant - Screen	2	106
Haul Truck	Articulated Haul Truck	26 [3]	107
Haul Truck Unloading	Haul Truck Unloading	26 [4]	114
Shipment Truck	Highway Truck	38 [3]	103

Notes:
1. Values presented in table do not include adjustments that were considered in the modelling (i.e., time weighting) where applicable
2. Average sound power level representing various loader activities
3. Number of round trips in a given hour
4. 26 unloading events

Table 3: Receptors Within 500m of Licence Boundaries

Receptor	Address	Distance	Receptor	Address	Distance
POR001	18147 Mississauga Road	260 m	**POR040**	18137 Cataract Road	290 m
POR002	18189 Mississauga Road	180 m	**POR041**	18120 Cataract Road	290 m
POR003	18205 Mississauga Road	160 m	**POR042**	10 Deagle Lane	210 m
POR004	18221 Mississauga Road	160 m	**POR043**	38 William Street	280 m
POR005	18234 Mississauga Road	280 m	**POR044**	42 William Street	290 m
POR006	18309 Mississauga Road	170 m	**POR045**	48 William Street	260 m
POR007	833 Charleston Sideroad	470 m	**POR046**	1498 Cataract Road	380 m
POR008	18615 Mississauga Road	150 m	**POR047**	33 William Street	340 m
POR009	18627 Mississauga Road	160 m	**POR048**	47 William Street	320 m
POR010	18682 Mississauga Road	320 m	**POR049**	61 William Street	330 m
POR011	18785 Mississauga Road	220 m	**POR050**	71 William Street	340 m
POR012	18837 Mississauga Road	260 m	**POR051**	77 William Street	340 m
POR013	18906 Main Street	460 m	**POR052**	89 William Street	330 m
POR014	18942 Main Street	580 m	**POR053**	26 Albert Street	340 m
POR015	18842 Main Street	240 m	**POR054**	1392 Cataract Road	380 m
POR016	18810 Main Street	240 m	**POR055**	18051 Cataract Road	440 m
POR017	18796 Main Street	200 m	**POR056**	1501 Cataract Road	440 m
POR018	18775 Main Street	320 m	**POR057**	1460 Cataract Road	400 m
POR019	18772 Main Street	100 m	**POR058**	1446 Cataract Road	390 m
POR020	18719 Main Street	150 m	**POR059**	1463 Cataract Road	450 m
POR021	18659 Main Street	150 m	**POR060**	1453 Cataract Road	450 m
POR022	18473 Main Street	150 m	**POR061**	1437 Cataract Road	460 m
POR023	18471 Main Street	150 m	**POR062**	1434 Cataract Road	390 m
POR024	1700 Charleston Sideroad	150 m	**POR063**	1432 Cataract Road	390 m
POR025	PIN 142710181	310 m	**POR064**	1404 Cataract Road	400 m
POR026	1625 Charleston Sideroad	150 m	**POR065**	1425 Cataract Road	470 m
POR027	1540 Charleston Sideroad	220 m	**POR066**	1411 Cataract Road	450 m
POR028	1522 Charleston Sideroad	150 m	**POR067**	1391 Cataract Road	450 m
POR029	1531 Charleston Sideroad	180 m	**POR068**	1375 Cataract Road	410 m
POR030	1529 Charleston Sideroad	150 m	**POR069**	1369 Cataract Road	400 m
POR031	1521 Charleston Sideroad	150 m	**POR070**	1357 Cataract Road	380 m
POR032	18217 Cataract Road	150 m	**POR071**	1341 Cataract Road	360 m
POR033	18201 Cataract Road	170 m	**POR072**	1327 Cataract Road	320 m
POR034	18198 Cataract Road	150 m	**POR073**	1342 Cataract Road	290 m
POR035	18182 Cataract Road	160 m	**POR074**	1311 Cataract Road	300 m
POR036	18164 Cataract Road	160 m	**POR075**	1297 Cataract Road	290 m
POR037	18148 Cataract Road	190 m	**POR076**	1275 Cataract Road	280 m
POR038	18140 Cataract Road	240 m	**RORR077**	1195 Cataract Road	330 m
POR039	18130 Cataract Road	260 m			

9. Natural Environment

   a. Barn #1b, Barn #2, Barn #3 and Woodlands F and G (as shown on drawing 1 of 4) shall only be removed outside of the bat active period of March 15th - November 30th.

   b. Habitat for eastern meadowlark and bobolink (as shown on the Key Natural Heritage Features Schematic on drawing 1 of 4) shall only be removed outside of the nesting period of May 1st - July 31st.

   c. To comply with the Migratory Birds Convention Act, Barn #1a, Barn #2, Barn #3 and Shed #3 (as shown on the plan view on drawing 1 of 4) shall not be removed during the active season for barn swallow (May 1st - August 31st), unless disturbance is preceded by a nesting survey conducted by a qualified biologist. If any active nests are found during the nesting survey, the structure shall not be removed until the young have fledged the nest.

   d. To comply with the Migratory Birds Convention Act, removal of vegetation shall not be permitted during the active season for breeding birds (April 7 - August 15th), unless construction disturbance is preceded by a nesting survey conducted by a qualified biologist. If any active nests are found during the nesting survey, a buffer ~~will~~ shall be installed around the nest to protect against disturbance. Vegetation within the protection buffer shall not be removed until the young have fledged the nest.

   e. Implement a minimum setback for extraction of 15 metres from significant woodlands (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these significant woodlands.

   f. Implement a minimum setback for extraction of 30 metres from the Coulterville Wetland Complex (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of the wetland.

   g. Implement a minimum setback for extraction of 30 metres from Tributary #1 and the pond (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these features.

   h. Implement a minimum setback for extraction of 30 metres from unevaluated wetland units 3, 4 and 5 (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of the wetland.

   i. All conditions of Endangered Species Act approvals/permits shall be followed.

   j. Sediment and erosion control measures shall be installed along the dripline of the significant woodlands in areas where runoff has the potential to enter the woodland, and adjacent to the Coulterville Wetland Complex prior to commencement of activities within 30 metres of the significant woodlands (e.g., Site preparation) and shall be actively monitored and maintained for the duration of the proposed operations. Following rehabilitation of the areas adjacent to the significant woodlands, the control measures shall be removed.

   k. Excess water collected in the sump(s) shall be pumped to a settling pond located on the east side of the North Area, from which water will flow by gravity for off-site discharge to the Osprey Valley Golf Course irrigation pond system, with the excess water stored or discharged through the existing pond system to the Credit River.

   l. Water collected from quarry operations and discharged off-Site shall be monitored for total suspended solids and temperature to ensure it meets the discharge objectives for those parameters, as specified in the Environmental Compliance Approval.

   m. The water monitoring requirements for Locations 1, 2, 3 and 4:

      - Location 1: Main Quarry - Northwest Area - Tributary #1 (SW14/MP14, SW22/MP22, SW23/MP23, MW20-15A/B/C)
      - Location 2: Main Quarry - Northwest Area - Coulterville Wetland Complex (SW17/MP17, SW18/MP18, SW19/MP19, SW20/MP20, MW22-02A/B, MW22-03A/B)
      - Location 3: Main Quarry - Monitoring Wells for the Main Area Mitigation System (MW-IT-01A/B, MW-IT-02A/B)
      - Location 4: South Quarry - Monitoring Wells for the South Area Mitigation System (MW-IT-03A/B, MW-IT-04A/B, MW-IT-05A/B, MW-IT-06A/B, MW-IT-07A/B)

10. Traffic

   a. Prior to shipping, the licensee shall enter into an agreement with the ~~Region of Peel~~ applicable road authority for the construction of the:

      a.a. Entrance / exit
      a.b. Charleston Sideroad improvements

   b. Prior to below water operations commencing in the Main Area and prior to operations commencing in the South Area, the licensee shall enter into an agreement with the ~~Region of Peel~~ applicable road authority for a crossing underneath Main Street and Charleston Sideroad, respectively.

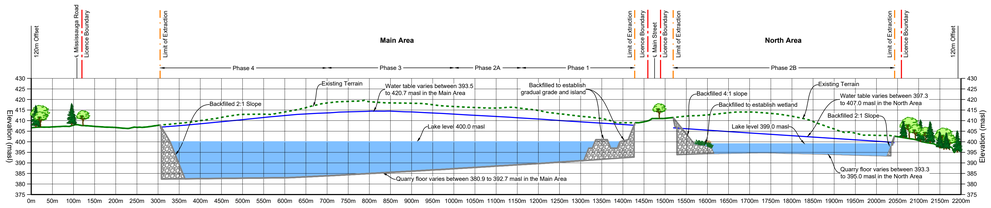
   c. A minimum 170 metre long internal access road to accommodate highway truck queuing shall be constructed on-site (the location shown on the plan view of this drawing is schematic only). The scale house shall be located a minimum of 170 metres from the commencement of the internal access road to accommodate highway truck queuing.

11. Socio-Economics

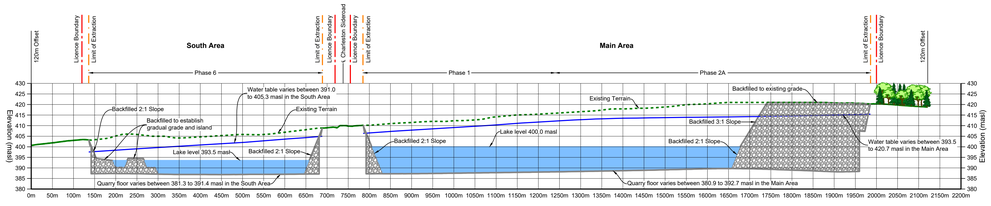
   a. The licensee shall hold an annual Community Liaison Committee meeting once a year. The Community Liaison Committee shall consist of up to 5 members of the public that live within 500 m of the licence area and representatives of the licensee. The Community Liaison Committee is intended to provide a forum for dialogue and exchange of information between the surrounding community and the licensee relative to ongoing operations, rehabilitation, monitoring, reporting and any complaints received and actions taken by the licensee. The licensee shall also invite the MNR[F], Town of Caledon, the Region of Peel and the CVC to attend the Community Liaison Committee meetings.

Site Plan Acronyms

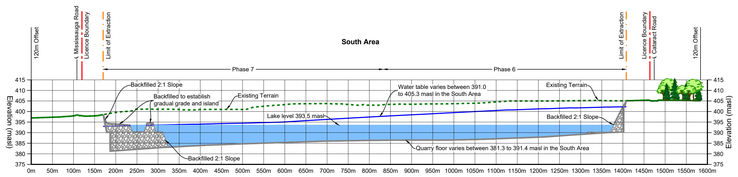
1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MG



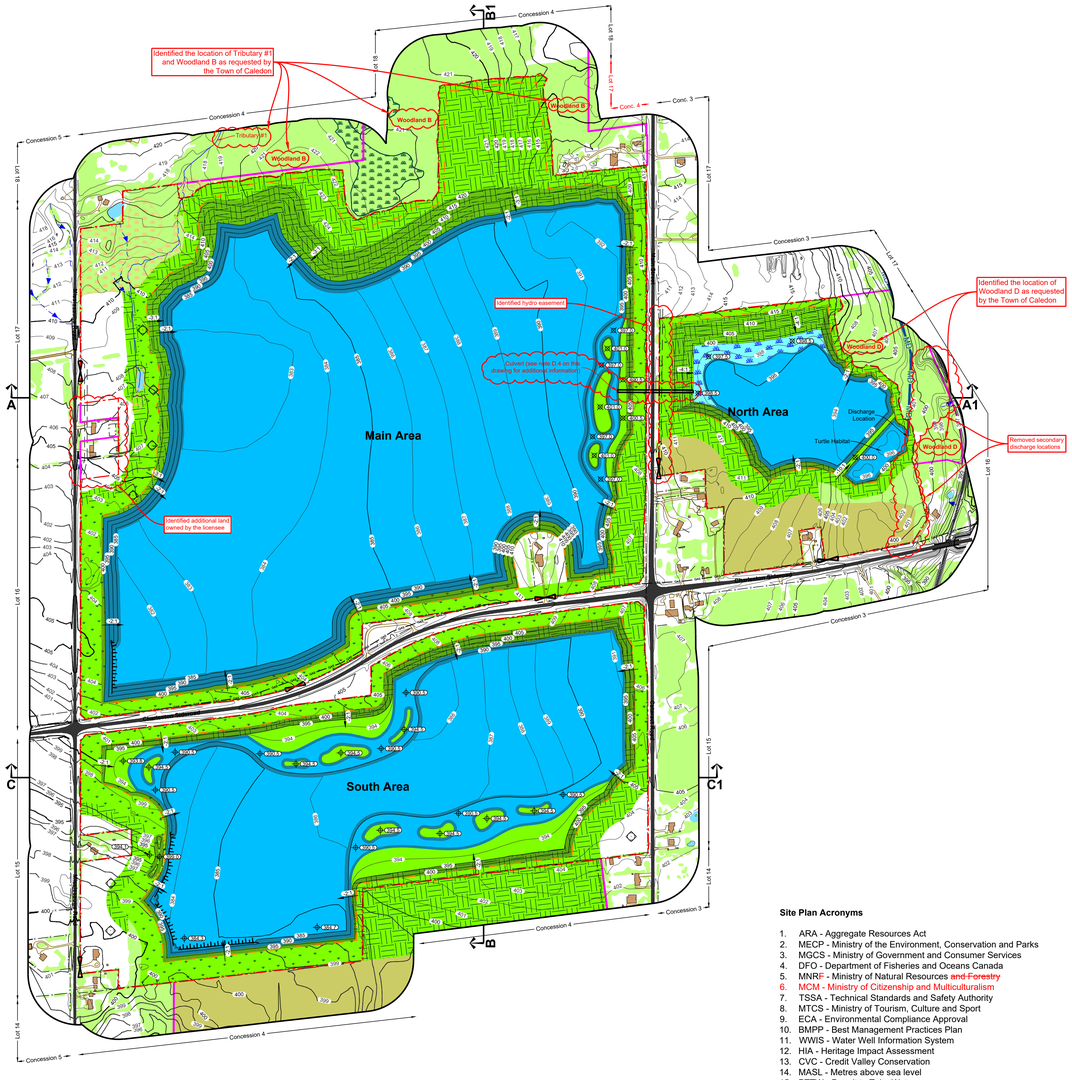
Section A-A1
Horizontal - 1:5000 / Vertical - 1:1000



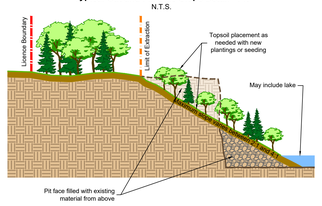
Section B-B1
Horizontal - 1:5000 / Vertical - 1:1000



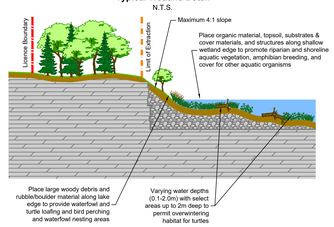
Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000



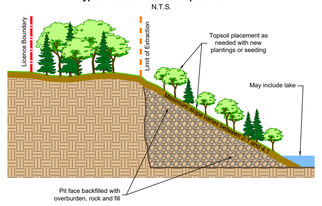
Typical Cut and Fill Side Slope Detail - Pit
N.T.S.



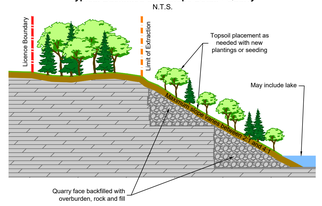
Typical Wetland Detail
N.T.S.



Typical Backfilled Side Slope Detail - Pit
N.T.S.



Typical Backfilled Side Slope Detail - Quarry
N.T.S.



PROGRESSIVE REHABILITATION

A. General

1. Area Calculations:

1.1.	Licence (total)	**261.2 hectares**
	Main Area	151.5 hectares
	North Area	30.3 hectares
	South Area	79.4 hectares
1.2.	Limit of Extraction (total)	**199.5 hectares**
	Main Area	123.6 hectares
	North Area	16.0 hectares
	South Area	59.9 hectares
1.3.	Final rehabilitation within licence (total)	**261.2 hectares**
	Gradual grade or island	7.8 hectares
	Grassland	25.3 hectares
	Lake	157.9 hectares
	Meadow	7.6 hectares
	Wetland	1.6 hectares
	Woodland	46.2 hectares
	Existing conditions	14.8 hectares

B. Phasing

1. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence. See note M.1 on drawing 2 of 4 for the maximum disturbed area requirement for rehabilitation of the site.
2. Progressive rehabilitation shall follow the general direction and sequence of extraction identified on the plan view and described in the notes on drawing 2 of 4.
3. ~~Minor deviations in operational and rehabilitation sequence shall be permitted in order to adjust for any variable resource or market conditions.~~
3. Each phase of extraction shall undergo progressive rehabilitation, prior to proceeding to the next phase of extraction.
4. Progressive rehabilitation activities shall include sloping and grading, placement of overburden and topsoil, tree and shrub planting.

C. Slopes and Grading

1. Progressive rehabilitation shall consist of backfilling the excavation faces (where applicable), tunnels and quarry floors to establish the final elevations and grades depicted on the plan view of this drawing using topsoil and overburden available on-site. A portion of the extraction face in the ~~southeast~~ southwest corner of Phases 5 and 7 (as shown on the plan view) shall remain vertical (see notes H.9.5 and H.11.7 on drawing 2 of 4 for additional information).
2. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest ~~and southeast~~ corner of the South Area shall be excavated and backfilled with sand.
3. Side sloping on-site will range from 2:1 to 4:1 as well as gradual grades (see Section N Variations from Control and Operation Standards on drawing 2 of 4).
4. No excess soil shall be imported on-site for rehabilitation purposes.
5. Prior to the placement of subsoil and topsoil in locations where the quarry floor has been backfilled to establish gradual grades, islands and wetlands, the quarry floor shall be ripped and tilled to alleviate compaction, if required.

D. Drainage

1. Final surface drainage will follow the rehabilitated contours and directional arrows shown on the plan view of this drawing.
2. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been established, pumping shall cease, and the land allowed to flood and form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.
3. The South pond will be self contained and not require an overflow outlet.
4. The Main pond overflow shall be directed via a culvert under Main Street (as shown on the plan view of this drawing) to the North pond with its outlet invert at ~400 masl.
5. The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.
6. All rehabilitated pond levels and outlets will be passive and not require pumping.

E. Natural Environment

1. Lake Shoreline - Main, North and South Area
   1.1. The shoreline of the lakes shall be contoured ~~where possible~~ to create convoluted or irregular shoreline gradients.
   1.2. Where sloping and excavation depths allow, shoals or islets shall be created to increase habitat diversity.
   1.3. Stumps and logs shall be placed along the shoreline as wildlife habitat structure. Boulders and rock rubble from the extraction shall also be used for wildlife habitat structure.
2. Woodland - Main Area
   2.1. The woodland in the Main Area, as shown on the plan view, shall be planted with tree species representative of the woodland communities that will be removed, such as sugar maple, American beech, paper birch, white elm, white cedar, balsam fir, eastern hemlock, red maple, trembling aspen, black cherry, alternate-leaved dogwood, gray dogwood, red-osier dogwood.
   2.2. Trees shall be planted at approximately 2.5 m spacing to achieve a density of 1,600 seedlings per hectare. Two years after planting, the target density shall be 1,200 seedlings per hectare with a survival rate of 75%. Infill plantings shall be completed, if required, in year two after planting.
3. Habitat for eastern small-footed myotis and little brown myotis - Main Area
   3.1. Rock piles shall be placed in the locations shown on the plan view to create habitat for eastern small-footed myotis. Rock piles shall vary in size and height between 0.5 m and 2 m. Crevices shall be created through stacking slabs of flat rock varying in size from several centimeters to one meter long.
   3.2. Bat boxes shall be installed in the same location as the rock piles to provide habitat for little brown myotis.
4. Setback areas / Slopes - Main, North and South Area
   4.1. All slopes located above the final water level shall be seeded with an appropriate native, non-invasive seed mix to prevent erosion during operations.
   4.2. Nodal plantings shall be expanded naturally through seed rain.
   4.3. Along the setback to significant Woodland B, as shown on drawing 1 of 4, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), paper birch (Betula papyrifera), American elm (Ulmus americana), white cedar (Thuja occidentalis), balsam fir (Abies balsamea), eastern hemlock (Tsuga canadensis), red maple (Acer rubrum), trembling aspen (Populus tremuloides), black cherry (Prunus serotina), alternate-leaved dogwood (Cornus alternifolia), gray dogwood (Cornus racemosa), red-osier dogwood (Cornus sericea), shall be planted.
   4.4. Along the setback to significant Woodland D, as shown on drawing 1 of 4, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), red oak (Quercus rubra), paper birch (Betula papyrifera), black walnut (Juglans nigra), American elm (Ulmus americana), alternate-leaved dogwood (Cornus alternifolia), shall be planted.
   4.5. On north-facing slopes and setbacks which are expected to be cooler and moister, plant species such as white cedar (Thuja occidentalis), white spruce (Picea glauca), Norway spruce (Picea abies), red maple (Acer rubrum), paper birch (Betula papyrifera), American basswood (Tilia americana), shall be planted.
   4.6. On the east/west-facing slopes and setbacks, plant species such as white pine (Pinus strobus), white cedar (Thuja occidentalis), white spruce (Picea glauca), European larch (Larix decidua), trembling aspen (Populus tremuloides), balsam poplar (Populus balsamifera), sugar maple (Acer saccharum), black cherry (Prunus serotina), red oak (Quercus rubra), bur oak (Quercus macrocarpa), shall be planted.
   4.7. Within the setback and slope areas shrubs shall also be planted to add diversity and increase wildlife/pollinator diversity, such as: serviceberry (Amelanchier spp.), nannyberry (Viburnum lentago), ninebark (Physocarpus opulifolius), dogwoods (Cornus spp.), highbush cranberry (Viburnum opulus), elderberry (Sambucus spp.), choke cherry (Prunus virginiana).
5. Shoreline Wetland - Main, North and South Areas
   5.1. Organic material shall be placed in shallow water areas to promote the establishment of shoreline and aquatic vegetation and to create habitat for aquatic fauna and amphibians. Stumps and trees of non-commercial value shall be stockpiled during clearing operations and used as habitat structure. Boulders and rock rubble from the extraction operation shall also be used to increase habitat diversity along the shoreline area ~~where possible~~.
   5.2. In the shoreline wetland areas, shallow emergent marsh vegetation shall be planted in the water with species that may consist of, but are not limited to: red-osier dogwood (Cornus stolonifera), slender willow (Salix petiolaris), and herbaceous plants such as water plantain (Alisma plantage-aquatic), lake sedge (Carex lacustris), swamp milkweed (Asclepias incarnate), softstem bulrush (Schoenoplectus tabernaemontani) and common cattail (Typha latifolia).
6. Riparian Plantings - Main Area
   6.1. Riparian plantings along Tributary #1, as shown on drawing 2 of 4, shall include a variety of native species including, but not limited to, white cedar (Thuja occidentalis), balsam poplar (Populus balsamifera), pussy willow (Salix discolor), slender willow (Salix petiolaris), red-osier dogwood (Cornus sericea), nannyberry (Viburnum lentago), elderberry (Sambucus canadensis), meadowsweet (Spiraea sp.), fowl bluegrass (Poa palustris), lake sedge (Carex lacustris), fox sedge (Carex vulpinoidea), blue vervain (Verbena hastata), and spike rush species (Eleocharis spp.).
7. Turtle Habitat - North Area
   7.1. Turtle habitat shall be created in the North Area in the location shown on the plan view.
   7.2. The turtle habitat pond shall include sediment on the pond bottom to provide a growing medium for plants, and provide habitat for turtles (e.g., overwintering).
   7.3. Plant emergent macrophytes shall include species such as pickerelweed (Pontederia cordata), broad-leaved arrowhead (Sagittaria latifolia), water plantain species (Alisma spp.), cattail (Typha sp.), common arrowhead (Sagittaria latifolia), and greater water dock (Rumex hydrolapathum).
   7.4. Plant submergent macrophytes shall include species such as eelgrass (Zostera marina), broad waterweed (Elodea canadensis), slender naiad (Najas flexilis), common hornwort (Ceratophyllum demersum).
   7.5. Basking features such as logs or rocks shall be placed throughout the shallow shoreline areas.
   7.6. Areas of suitable nesting substrate shall be constructed along or adjacent to the shoreline.
8. Meadow in North Area
   8.1. Meadow habitat for eastern meadowlark and bobolink shall be created in the North Area outside of the ~~limit of~~ extraction at the location shown on the plan view.
   8.2. A minimum of 60-80% of the meadow shall be covered by at least three different grass species, such as: poverty oatgrass (Danthonia spicata), bottlebrush grass (Elymus hystrix), common panic grass (Panicum capillare), big bluestem (Andropogon gerardi), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wool-grass (Scirpus cyperinus), Virginia wild rye (Elymus virginicus).
   8.3. At least one of the grass species shall be taller than 50 cm, which shall include at least one of the following: bottlebrush grass (1.3 m), big bluestem (>3.0 m), Canada wild rye (1.3 m), switch grass (1.6 m).
   8.4. Remaining 20-40% shall be covered by forbs or legumes such as Canada anemone (Anemone canadensis), black-eyed susan (Rudbeckia hirta), common evening primrose (Oenothera biennis), common milkweed (Asclepias syriaca), yarrow (Achillea millefolium), New England aster (Symphyotrichum novae-angliae), and wild bergamot (Monarda fistulosa).
   8.5. Meadow seed mixes shall be sown at a rate of 25kg/ha.

FINAL REHABILITATION

A. General

1. All equipment ~~and buildings/structures on the quarry floor~~ shall be removed from the site. The building/structures located at 1420 Charleston Sideroad (utilized as an office and quality control lab during operations) may remain on-site.
2. No internal haul roads shall remain.
3. The anticipated final end use will be naturalized open spaces with the creation of lakes, vegetated shorelines, islands, vertical faces, 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.
4. The long term average lake levels are:
   - Main - 400.0 masl
   - North - 399.0 masl
   - South - 393.5 masl
5. All plantings completed as part of rehabilitation will be audited two years after planting to assess planting survival rates and additional plantings shall be completed if required to create the habitat conditions as specified on this page.

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNR~~F~~ - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. HIA - Heritage Impact Assessment
13. CVC - Credit Valley Conservation
14. MASL - Metres above sea level
15. PTTW - Permit to Take Water
16. NTS - Not to Scale

Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 Aggregate Resource Act site plan.

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Town~~ship~~ of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (MNR~~F~~ Evaluated - Other)
- Wetland (MNR~~F~~ - Unevaluated)
- Gradual Grade / Island
- Grassland
- Woodland
- Wetland
- Lake
- Meadow
- Rock Pile & Bat Box Locations (Approximate)
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Main Discharge
- ~~Secondary Discharge~~ (~~Discharge not to exceed surface water flow based on existing conditions~~)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Extraction Face (Below Water)
- Public Road
- Driveway
- Railway
- Gate
- Building/Structure
- Proposed Floor Elevation (Metres above sea level (MASL))
- Proposed Final Grade (Horizontal : Vertical)
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade - Removed / Altered
- Existing Grade - Undisturbed
- Maximum Predicted Water Table
- Quarry Floor
- Backfilled
- Lake

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON, L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNR~~F~~ Licence Reference No. 626600	Applicant's Signature
Plan Scale: 1:5000 (Arch E) (0 150 300 Metres)	Date ~~August 2023~~ May 2025
	Drawn By C.P.
	Checked By B.Z.
	File No. 8816AF

File Name

Rehabilitation Plan

Drawing No.

4 of 4

File Path N:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

Appendix B:

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 C:
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.

Appendix D:

Summary of Responses to Town Comments

TOWN OF CALEDON

(CBM-Caledon Quarry Proposal)
HERITAGE COMMENT SUMMARY TABLE RESPONSE
18667 MISSISSAUGA ROAD

Colour Code	Description
	Resolved
	Resolved subject to additional information being provided to Town Reviewers (e.g, Implementation Guide, Report Addendums)
(no colour)	Response provided, but no further action taken or required by Project Team

All HIAs

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
1.	3.	The Town is in agreement regarding the following principal conservation measures being proposed for the five properties within the subject lands identified as having cultural heritage resources: i. 18667 Mississauga Road: 1. relocation of farmhouse within the subject lands to front onto Mississauga Road; 2. documentation and salvage of outbuildings and impacted landscape elements. 3. Designation under Part IV of the Ontario Heritage Act (OHA)	Heritage Comments Doc	Acknowledged. Note that designation under Part IV of the OHA will be applied to a portion of the property as defined by the agreed upon R Plan.	Accepted			
2.	4.	Further to receipt of the HIAs and pursuant to the recommendations, the Town issued Notices of Intention to Designate the following four properties: i. 18667 Mississauga Road ii. 18501 Mississauga Road iii. 1420 Charleston Sideroad iv. 18722 Main Street	Heritage Comments Doc	Acknowledged	Accepted			
3.	5.	The Town has subsequently entered into a Heritage Designation By-law Extension Agreement with the Owner for each of these properties to continue conservation strategies and extend timing for passing of the designation by-laws.	Heritage Comments Doc	Acknowledged	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
4.	6.	The Town has been meeting regularly with GSAI and the applicant's heritage consultants regarding implementation processes and timelines for the proposed heritage conservation measures. Among other things, these meetings have identified the need for preparation of reference plans and Heritage Easement Agreements for the four properties to be designated, and Heritage Permits for implementation of the Heritage Conservation Plan work and building relocations.	Heritage Comments Doc	Note that reference to these discussions has been included in the updated HIA.	Accepted			
5.	7.	A draft Heritage Easement Agreement (HEA) template, prepared by the Town, is under review by the applicant's legal team . It is anticipated that the HEAs will be entered into upon completion of the reference plans.	Heritage Comments Doc	Acknowledged	Accepted			
6.	8.	Please revise the five HIAs based on the comments below and on the attached PDFs	General	Updated as discussed below	Accepted			
7.	9.	Identify the proposed extraction phase in which each Study Area is located, as it is understood that the phasing will affect timing of implementation of conservation recommendations.	Appendix A	The May 2025 site plan has been added to the reports as an appendix. Short-, medium-, and long-term conservation strategies are discussed in the associated forthcoming HCPs	Accepted			
8.	10.	Figures: • Revise list of figures in Indexes, as not all are included (typically missing Figs 10-12) • Figure numbers and titles are hard to find/read (especially Fig 2 onwards). Please revise figure layout to place the figure number and title closer together and make them more prominent. • Figure 1 – on legend, revise 'Limit of Extraction' to 'Proposed Limit of Extraction' as the aggregate application is not yet approved • Figure 3 – revise title to '1859 Tremaine Map of the County of Peel' • Figure 4 – revise title to '1877 Historical Atlas of Peel County' • Figure 5 – revise title to '1937 Topographic Map' and include source • Figure 7 – revise title to '1954 Aerial Photograph' and include source • Figure 8 – revise title to '1973 Topographic Map' and include source • Figure 9 – revise title to '1994 Topographic Map' and include source o revise additional figures in similar fashion where necessary • Add Figures using selections from the 1980s-1990s aerial photographs provided by the Town. The site information provided in these aerial photographs is pertinent to revisions requested in the HIAs regarding dating of some site structures.	Figures	Table of contents in all reports have been updated to ensure all figures are captured. Figure frames are standard for the project and are being used across disciplines. Sources for maps and photographs are included in the bibliography as well as in text. As such, figure titles have been left unchanged. Photos provided from the 1980s and 1990s have been added to the reports where applicable. Site Plan has been added to the reports as an appendix.	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
		• Add Figure showing proposed extraction phasing plan to help illustrate timing of anticipated impacts to the individual Study Areas.						
9.	11.	Section 2.1 Regulatory Requirements: add reference to Aggregate Resources Act requirements for cultural heritage assessments, as had been identified in section 3.2.1 of the Cultural Heritage Report.	Section 2.1.1	Updated	Accepted			
10.	12.	Section 2.1.1 Provincial Policy Statement: update to PPS 2024	Section 2.1.2	Updated	Accepted			
11.	13.	Section 2.1.2 OHA: update to reflect more recent OHA amendments regarding Bill 23 and Bill 200	Section 2.2.3	Updated	Accepted			
12.	14.	Section 2.1.4 Town of Caledon Official Plan: add reference to Future Caledon Official Plan policies where appropriate as this new OP was approved by Council in May 2024 and approval by the Province is expected imminently.	Section 2.1.5	Future Caledon was adopted by Caledon Council in March 2024 and has not yet been approved by MMAH. Since the Planning Act Applications were submitted in Dec 2022, the Future Caledon Official Plan is not applicable	Accepted			
13.	15.	Section 2.3 Background Research: at end of first paragraph, revise 1858 date to 1859 to reflect correct date of Tremaine's Map of the County of Peel.	Section 2.3	Updated	Accepted			
14.	16.	Section 2.6 Cultural Heritage Evaluation: review and revise the last sentence regarding the section of the report in which the results are provided, as every report identifies the incorrect section.	Section 2.6	Updated	Accepted			
15.	17.	Table 2: revise title to include 'Aerial Photographs' and revise table to include selected 1980s90s air photos.	Table 2	Updated where applicable.	Accepted			
16.	18.	See editorial comments made in the following sections of the 18667 Mississauga Road report that are common to these sections in all of the HIA reports: a. Section 2.8 Mitigation Measures b. Section 3.1 Physiography c. Section 3.2 Indigenous Land Use d. Section 3.3.2 Town of Caledon and Former Township of Caledon e. Section 4.2.1 Location Context	See relevant sections listed in column 1	Updated	Accepted			
17.	19.	Section 4.2.3: review description of the orientation of the farmhouses for consistency. All HIAs note the orientation will be described as north-south 'for ease of description', which makes sense, however this is then applied differently. For 18501 Mississauga, 1055 Charleston and	Section 4.2.3	This is defined for each property and not meant to be defined across reports	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
		1420 Charleston north-south is aligned with the concession roads (i.e. Mississauga Rd), whereas for 18667 Mississauga and 18722 Main Street it is aligned with the sideroad (Charleston).						
18.	20.	Section 5.2.4 summary statement that the study areas 'do not meet criteria for consideration as CHLs' is not substantiated by any CHL evaluation, apart from an earlier statement that these properties were not identified in the Town's CHL Inventory. The Town's CHL Inventory report acknowledges that the inventory was done at a high level and speaks to additional potential CHLs being identified through further evaluation of individual properties or areas; farmsteads are often described in CHERs as CHLs.	Section 5.2.4	The evaluation of the Study Area under 9/06 included an evaluation for consideration of a CHL. The evaluation found that the criteria for a CHL were not met.	Accepted			
19.	21.	Table 6: Indirect Impact re change in land use: Town disagrees with 'no impact' conclusion since the proposed land use requires rezoning and will result in a clear change in land use. Table 3 of the CHR also concludes that isolation is anticipated for the subject properties.	Table 6	Updated to reflect impacts from change in land use	Accepted			
20.	22.	Further to comment 2b) above, provide explanation for 50 metre no-go buffer as being an appropriate protection distance for cultural resources for construction activities related to blasting quarry.	Section 8	Updated	Accepted			
21.	23.	Further to comment 2e) above, provide explanation of a blast impact assessment prior to inclusion of this measure in Section 8. a. What is it, who undertakes it, timing and frequency of testing over duration of operation, monitoring, requirement for results to be shared with Town etc.	Section 8	This information is contained in the Blast Impact Assessment for the project. Updated to direct readers to this report.	Accepted			
22.	24.	Provide explanation of a vibration monitoring plan prior to inclusion of this measure in Section 8. a. What is it, who undertakes it, timing and frequency of testing over duration of operation, how are outcomes communicated/recorded, monitoring, requirement for results to be shared with Town etc. b. Further to comment 2c) above, explain/substantiate appropriateness of 60 m zone for vibration monitoring noted in Cultural Heritage Report	Section 8	a) This information is provided by the vibration specialist and reports have been updated to direct to the Blast Impact Assessment b) As referenced in the Cultural Heritage Report, 60 m was established in Carmen et al 2012 as an appropriate buffer for heritage structures. This has been refined to 50 m in the HIA's based on the experience of WSP's vibration specialists	Accepted			
23.	25.	Further to comment d) above, address fugitive dust impacts noted in Cultural Heritage Report and identify potential mitigation measures for 18667 Mississauga Road, 18501 Mississauga Road, 1420 Charleston Sideroad, 18722 Main Street.	Section 8	This information is contained in the Air Quality Impact Assessment and associated management and monitoring plans for the project. Updated	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: Comments for ALL HIAs			**Author: WSP**					
				to direct readers to this report.				
24.	26.	Update/reorganize Section 8 to reflect outcomes of the on-going discussion between the Town and the applicant regarding status/timing of conservation measures and individual comments made on attached PDFs: a. Status of designation process under Part IV of the OHA for 18667 Mississauga Road, 18501 Mississauga Road, 1420 Charleston Sideroad, 18722 Main Street and when to be completed. b. Preparation of reference plans for above-noted properties denoting property boundaries to which the designation by-laws will apply and relocation sites. c. Requirement for Heritage Easement Agreements to be registered on title for the abovenoted properties until: i. relocations completed ii. properties inhabited iii. designation by-laws passed d. Heritage Conservation Plans for above-noted properties shall be completed in accordance with scope of work approved by the Town. e. Acknowledgement that relocation of farmhouses at 18501 and 18667 Mississauga Road shall not occur until aggregate license and planning approvals are in place. f. Requirement of Heritage Permits for implementation of approved Heritage Conservation Plans, relocation of buildings, salvage/dismantling of outbuildings.	Section 8	Updated.	Accepted			
25.	27.	Provide all photographs of the cultural heritage resources to the Town in digital format.	General	Updated	Accepted			
26.	28.	The statements of cultural heritage value and interest and list of heritage attributes will require some minor revisions, as noted, prior to passing of the designation by-laws.	Section 5	Noted however there is no requirement for the proposed SCHVI and list of attributes in the designation by-laws to match exactly with the proposed SCHVI and list of attributes in consultant reports.	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			**Author: WSP**					
1.	29	See comments on marked-up PDF copy of HIA, attached	General	Updated where applicable	Accepted			
2.	29	Update titles etc as per General notes	Xiii/TOC	Updated	Accepted			
3.	29	update to reflect PPS 2024 policies	5/2.1.1	Updated	Accepted			
4.	29	1859	9/2.3	Updated	Accepted			
5.	29	Review and revise section number	10/2.6	Updated	Accepted			
6.	29	insert 'an'	11/2.8	Updated	Accepted			
7.	29	insert 'are'	12/3.1	Updated	Accepted			
8.	29	insert 'are'	12/3.1	Updated	Accepted			
9.	29	delete 'the;	12/3.1	Updated	Accepted			
10.	29	Not a branch; this is the main Credit River.	12/3.1	Updated	Accepted			
11.	29	acknowledgment is singular	13/3.2	Updated	Accepted			
12.	29	add here that these concessions are identified as West of Hurontario Street (W.H.S.) and East of Hurontario Street (E.H.S.), as explanation for subsequent use of these acronyms.	14/3.3.1	Updated	Accepted			
13.	29	replace with 'in 1819-1820'	14/3.3.2	Updated	Accepted			
14.	29	revise as the amalgamation also included the north half of Chinguacousy Township	14/3.3.2	Updated	Accepted			
15.	29	plural	14/3.3.2	Updated	Accepted			
16.	29	push Table title to next page to adjoin to actual table	14/3.4.1	Updated	Accepted			
17.	29	?? According to the text, this should reference the Will, not a B&S	15/3.4.1	Updated	Accepted			
18.	29	replace Subject Property with Study Area for consistency throughout report	15/3.4.1	Updated	Accepted			
19.	29	insert Cameron	15/3.4.1	Updated	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			**Author: WSP**					
20.	29	consider rephrasing as west half of Caledon Township as 'Caledon West' was not a village or political entity.	15/3.4.1	Updated	Accepted			
21.	29	provide full title of atlas	16/3.4.1	Updated	Accepted			
22.	29	review, as described in Table 1 as Northwest 1/2	16/3.4.1	Updated	Accepted			
23.	29	should be 1921 as noted earlier in sentence	16/3.4.1	Updated	Accepted			
24.	29	replace with 'small parcels'	16/3.4.1	Updated	Accepted			
25.	29	insert 1985 air photo (and others if desired) to this table as it shows the small pond and H-shaped barn, then revise historical feature descriptions for '94 map	17/3.4.2	Updated	Accepted			
26.	29	need to be careful about reliance on mapping, as the building is evident on the 1985 air photo and on the ground!	17/3.4.2	Updated	Accepted			
27.	29	Note in text that laneway shown here connects north to adjacent Cameron property at 18722 Main	17/3.4.2	Updated	Accepted			
28.	29	missing several page numbers starting here	26/4	Updated	Accepted			
29.	29	need to substantiate this sudden assertion of local aggregate extraction history; no mention of it in earlier sections.	26/4.2.1	Updated	Accepted			
30.	29	revise to 1420 - check rest of report for same numbering issue	26/4.2.1	Updated	Accepted			
31.	29	correct the street number	27/4.2.1	Updated	Accepted			
32.	29	push section header to next page	27/4.2.2	Updated	Accepted			
33.	29	describe location	28/4.2.2	Updated	Accepted			
34.	29	and also the neighbouring Cameron farm at 18722 Main.	28/4.2.2	Updated	Accepted			
35.	29	shallow-pitch	34/4.2.3.1	Updated	Accepted			
36.	29	clarify as side elevation	34/4.2.3.1	Updated	Accepted			
37.	29	note that the main block and rear addition form a salt box roofline	34/4.2.3.1	Updated	Accepted			
38.	29	these are better described as Jack arch voussoirs	34/4.2.3.1	Updated	Accepted			
39.	29	Centred on...	34/4.2.3.1	Updated	Accepted			
40.	29	frame	34/4.2.3.1	Updated	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			**Author: WSP**					
41.	29	open porch	34/4.2.3.1	Updated	Accepted			
42.	29	revise to between 1989 and 1996, as per air photos	34/4.2.3.1	Updated	Accepted			
43.	29	each divided into 3 lites	34/4.2.3.1	Updated	Accepted			
44.	29	describe lack of symmetry on front windows (1 to left and 2 to right of entrance)	35/4.2.3.1	Updated	Accepted			
45.	29	the two windows right of centre entrance looks to be 1 over 1	35/4.2.3.1	Updated	Accepted			
46.	29	even the belly flop slider windows?	35/4.2.3.1	Updated	Accepted			
47.	29	revise to 'rear'	35/4.2.3.1	Updated	Accepted			
48.	29	clarify as metal?	35/4.2.3.1	Updated	Accepted			
49.	29	Review paragraph for correct use of the terms for each elevation as described in Section 4.2.3 and shown on Plate 12. 'Rear addition' here should be 'side passage'. 'North addition' later on should also be 'side passage'....	35/4.2.3.1	Updated	Accepted			
50.	29	rear	35/4.2.3.1	Updated	Accepted			
51.	29	reverse south and east so that the description relates to the windows shown (i.e. when read from left to right)	36/4.2.3.1	Updated	Accepted			
52.	29	1. include description of centre hall plan in this section. 2. clarify if the main block has any internal connection with the rear addition	38/4.2.3.1	Updated	Accepted			
53.	29	addition of a floor plan showing doors and windows would help to clarify the rather complicated descriptions.	38/4.2.3.1	This has been produced for the HCP and will be provided in that report	Accepted			
54.	29	'front' infers the whole east elevation. Consider stating that the main block is divided into two rooms by its centre hall and stairwell; the northern room is the kitchen and the southern room is the living room (if I've understood correctly)	38/4.2.3.1	Updated	Accepted			
55.	29	cast floor grates likely relate to an early furnace ductwork, so not original	38/4.2.3.1	Updated	Accepted			
56.	29	Plate 23 shows that one of the windows is 6 over 1	38/4.2.3.1	Updated	Accepted			
57.	29	stairwell? hallway? Look to be missing a word here.	39/4.2.3.1	Updated	Accepted			
58.	29	review first two sentences for repetition.	39/4.2.3.1	Updated	Accepted			
59.	29	review as can't be west	39/4.2.3.1	Updated	Accepted			
60.	29	note has original 6 over 6 pane window	39/4.2.3.1	Updated	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			**Author: WSP**					
61.	29	windows appear to be modern, but the openings appear to be original	39/4.2.3.1	Updated	Accepted			
62.	29	describe other doors	39/4.2.3.1	Updated	Accepted			
63.	29	identify the rooms in which these windows are located.	46/4.2.3.1	Updated	Accepted			
64.	29	note that trim appears to be modern.	47/4.2.3.1	Updated	Accepted			
65.	29	consider replacing 'new' with 'modern' here and elsewhere	50/4.2.3.2	Updated	Accepted			
66.	29	this is a jack arch voussoir	50/4.2.3.2	Updated	Accepted			
67.	29	revise to rear addition	50/4.2.3.2	Updated	Accepted			
68.	29	1. describe shed roof style of addition and resultant salt box roof line when combined with main block 2. identify foundation of addition	50/4.2.3.2	Updated	Accepted			
69.	29	consider combining last two sentences as they describe the same window	50/4.2.3.2	Updated	Accepted			
70.	29	with 2 over 2 panes	50/4.2.3.2	Updated	Accepted			
71.	29	rename as side passage for consistency	52/4.2.3.2	Updated	Accepted			
72.	29	ALL west wall windows previously described as 6 over 6	52/4.2.3.2	Updated	Accepted			
73.	29	confirm if main block has an internal connection to rear addition.	52/4.2.3.2	Updated	Accepted			
74.	29	is this not a 'muntin'?	52/4.2.3.2	Updated	Accepted			
75.	29	clarify if this built in cabinet is the original north window opening of the main block shown in Plate 75	52/4.2.3.2	The built in cabinet is not the original north window opening of the main block shown in Plate 75	Accepted			
76.	29	replace side with 'rear' addition on plates 68, 69, 72, and 73	52/4.2.3.2	Updated	Accepted			
77.	29	replace north elevation with 'side passage'	54/4.2.3.2	Updated	Accepted			
78.	29	in rear addition??	54/4.2.3.2	Updated	Accepted			
79.	29	and also the rear addition, as stated in Section 4.2.3.2 ?	54/4.2.3.3	Updated	Accepted			
80.	29	this could be more clearly/simply described as a covered passage between the main block/rear addition and the summer kitchen, now enclosed at both ends by plywood.	54/4.2.3.3	Updated	Accepted			
81.	29	In section 4.2.4,	56/4.2.4	Updated	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			**Author: WSP**					
		1. add description of the north elevation openings: exterior door on east end and sliding doors on west end 2. identify if lath on partition wall is cut or split, as that might help to date the summer kitchen, or at least its partition.						
82.	29	identify the exterior cladding	56/4.2.4	Updated	Accepted			
83.	29	with a ceiling	56/4.2.4	Updated	Accepted			
84.	29	no, just a plain gable roof	56/4.2.4	Updated	Accepted			
85.	29	expand to describe as hand hewn timber frame. How many bents?	56/4.2.4	Updated	Accepted			
86.	29	by'	56/4.2.4	Updated	Accepted			
87.	29	Plate 16	56/4.2.4	Updated	Accepted			
88.	29	insert 'centred'	56/4.2.4	Updated	Accepted			
89.	29	better described as original?	56/4.2.4	Updated	Accepted			
90.	29	no, the chimney (while only visible from the west half) is on the east half side of the partition wall	56/4.2.4	Updated	Accepted			
91.	29	muntins implies multi panes. For consistency with other window descriptions, describe the window pane configuration	56/4.2.4	Updated	Accepted			
92.	29	I disagree. I think Plate 1 shows chimneys on the north and south ends of the main block, as is common on mid 19C houses.	56/4.2.4	Updated	Accepted			
93.	29	is corner cupboard original? built in?	57/4.2.4	Appears to not be original	Accepted			
94.	29	replace 'north addition' with 'summer kitchen' on all 3 plates	57/4.2.4	Updated	Accepted			
95.	29	1. add Central Ontario barn style to description, as used in section 3.4.2 and Statement of CHVI 2. identify north barn as a bank barn 3. consider including a site plan on which Outbuildings 1 and 2 are identified, or revising Fig 10 to identify them as 1 and 2	58/4.2.5	Updated	Accepted			
96.	29	review sentence as 'evidence' is repeated	58/4.2.5	Updated	Accepted			
97.	29	spelling	58/4.2.5	Updated	Accepted			
98.	29	and rectangular	58/4.2.5	Updated	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			**Author: WSP**					
99.	29	also need to note horizontal plank cladding on east elevation, which is indicative of it being an earlier barn (and also suggests this barn was later reclad)	58/4.2.5	Updated	Accepted			
100.	29	insert 'shown in Plate 1'	58/4.2.5	Updated	Accepted			
101.	29	1950s	58/4.2.5	Updated	Accepted			
102.	29	metal roof cladding repeated in next sentence	58/4.2.5	Updated	Accepted			
103.	29	plates 1 and 2	58/4.2.5	Updated	Accepted			
104.	29	rectangular	58/4.2.5	Updated	Accepted			
105.	29	clarify that the west side of the driveshed originally opened onto the laneway between it and the barn complex, only later being reoriented to the modern outbuilding	58/4.2.5	Updated	Accepted			
106.	29	clarify that 'it' is the main block	62/4.2.6	Updated	Accepted			
107.	29	rear addition	62/4.2.6	Updated	Accepted			
108.	29	only four	62/4.2.6	Updated	Accepted			
109.	29	This is first mention of a centre hall or centre hall plan. Include in main block description.	62/4.2.6	Updated in Section 4.2.3	Accepted			
110.	29	Need to clarify that this orientation is uncommon, as most farmhouses are oriented to the road	62/4.2.6	Updated	Accepted			
111.	29	?? need to identify uneven number of windows on east/front facade	62/4.2.6	Updated	Accepted			
112.	29	clarify as adjacent farm to the east	63/4.2.6	Updated	Accepted			
113.	29	echoed in the orientation of the window in the gable end of...	63/4.2.6	Updated	Accepted			
114.	29	clarify as decorative buff brick detailing and location of it in the south gable end	63/4.2.6	Updated	Accepted			
115.	29	? do you mean timber framed? Also need to identify they are hand hewn	63/4.2.6	Updated	Accepted			
116.	29	disagree that both barns are of similar age, given remnant horizontal siding on north barn; also only north barn has a ramp, suggesting it's the earlier one .	63/4.2.6	Updated	Accepted			
117.	29	- insert H-shaped - also need to explain that south barn timber framing indicates it was made from timbers salvaged from earlier structure	63/4.2.6	Updated	Accepted			
118.	29	? 'structure' was identified as a open porch and would not have had a gable roof. There is no previous discussion of its roof style.	63/4.2.6	Updated	Accepted			
119.	29	replace shed with side passage	63/4.2.6	Updated	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			**Author: WSP**					
120.	29	revise to 1989-1996, as per Town's air photos	63/4.2.6	Updated	Accepted			
121.	29	listed	63/4.2.7.1	Updated	Accepted			
122.	29	mortar or stone?	65/4.2.7.1	Updated	Accepted			
123.	29	rear	65/4.2.7.1	Updated	Accepted			
124.	29	rear (here and in second bullet)	65/4.2.7.1	Updated	Accepted			
125.	29	east half	65/4.2.7.1	Updated	Accepted			
126.	29	rear	65/4.2.7.1	Updated	Accepted			
127.	29	plaster-clad	65/4.2.7.1	Updated	Accepted			
128.	29	? flooring of summer kitchen described as poured concrete	65/4.2.7.1	Updated	Accepted			
129.	29	add: plank flooring in north room of rear addition	65/4.2.7.1	Updated	Accepted			
130.	29	cut or accordion?	66/4.2.7.1	Updated	Accepted			
131.	29	more likely early 20C related to furnace	66/4.2.7.1	Updated	Accepted			
132.	29	18667?	68/4.2.7.3	No – referring to adjacent property at 18501	Accepted			
133.	29	19th and	68/4.2.7.3	Updated	Accepted			
134.	29	? don't need this word if buff brick identified	68/4.2.7.3	Updated	Accepted			
135.	29	rear	68/4.2.7.3	Updated	Accepted			
136.	29	jack arch voussoirs	68/4.2.7.3	Updated	Accepted			
137.	29	rear	68/4.2.7.3	Updated	Accepted			
138.	29	enclosed side passage	68/4.2.7.3	Updated	Accepted			
139.	29	north side?	68/4.2.7.3	Updated	Accepted			
140.	29	side passage	68/4.2.7.3	Updated	Accepted			
141.	29	with centre hall floor plan	68/4.2.7.3	Updated	Accepted			
142.	29	Rear	68/4.2.7.3	Updated	Accepted			
143.	29	some plank flooring visible in rear addition	68/4.2.7.3	Updated	Accepted			

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			**Author: WSP**					
144.	29	This conclusion that upper storey is not original was not part of earlier summary. What evidence is there for it?	68/4.2.7.3	Updated	Accepted			
145.	29	likely not, as no proof. also need to consider presence of horizontal siding on N barn.	70/5.2.1	Updated	Accepted			
146.	29	please review sentence for clarity. Maybe break into two?	71/5.3.1	Updated	Accepted			
147.	29	rear	71/5.3.1	Updated	Accepted			
148.	29	rear	71/5.3.2	Updated	Accepted			
149.	29	delete; irrelevant to the house since there is no evidence of 12/12 or 9/9 windows	71/5.3.2	Updated	Accepted			
150.	29	expand with paragraph from 18501 Mississauga re the other Cameron properties being physically and historically linked to each other.	72/5.3.2	Updated	Accepted			
151.	29	disagree with conclusion given proposed land use change from agricultural to aggregate extraction	74/6.2	Updated	Accepted			
152.	29	and change in land use	75/6.3	Updated	Accepted			
153.	29	Insert list of options here that are included in 18501 Mississauga report	76/7.1	Updated	Accepted			
154.	29	Rather disingenuous. Revise to clarify the anticipated direct impact to the farmhouse as it is within the extraction zone and therefore untenable use.	76/7.1	Updated	Accepted			
155.	29	delete 'and'	76/7.2	Updated	Accepted			
156.	29	need to describe general proposed relocation site within the property to demonstrate how it will support these 'advantages'	77/7.3	Updated	Accepted			
157.	29	can also note that relocation within the property is contemplated in the Town's OP.	77/7.3	Updated	Accepted			
158.	29	review sentence as it appears incomplete.	78/7.3	Updated	Accepted			
159.	29	is commemoration actually part of this option, or is it strictly documentation and salvage? Need to distinguish.	78/7.4	Updated	Accepted			
160.	29	interesting assertion, since no historical or associative value was identified earlier. Need to review 9/06 conclusion?	78/7.4	Updated	Accepted			
161.	29	or landscape plans for berms or site rehabilitation	78/7.4	Updated	Accepted			
162.	29	given proposed extraction limits, not all of the landscape elements identified will be directly impacted. Need to clarify what elements of the landscape feature can be retained.	78/7.4	Associated construction/laydown activities are anticipated to occur outside extraction limit,	Accepted			

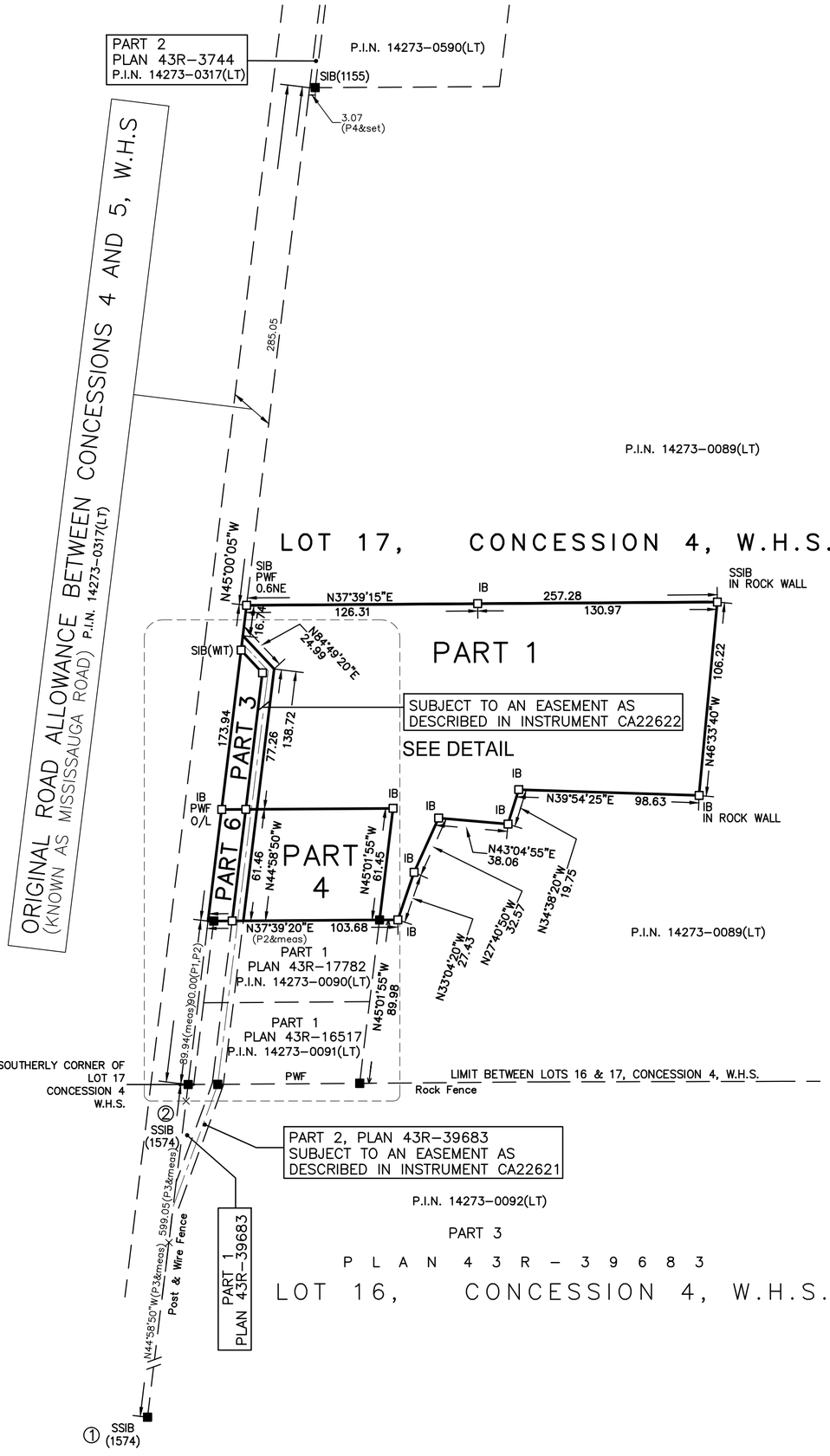
	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			**Author: WSP**					
				which will impact landscape elements				
163.	29	update if impacts to some landscape elements can be avoided	78/7.5	Associated construction/laydown activities are anticipated to occur outside extraction limit, which will impact landscape elements	Accepted			
164.	29	update schedule into short, medium and long term measures to reflect: 1. timing of relocation only after ARA licence approval 2. HEA; purpose and timing; in place until designation bylaw passed and house inhabited 3. preparation of reference plan, structural condition report as part of HCP, heritage permit etc. - ie all steps necessary for relocation. 6. designation process, extension agreements, by-law timing 7. clarify schedule, implementation and monitoring of blast and vibration monitoring plans	79/8	This has been produced for the HCP and will be provided in that report. The HIA also acknowledges the preparation of the R-Plan and timing of designation.	Accepted			
165.	29	revise if some landscape elements can be retained (e.g. roadside trees and dry stone wall)	79/8	Associated construction/laydown activities are anticipated to occur outside extraction limit which, will impact landscape elements	Accepted			
166.	29	update timelines based on current understanding of conservation measures	79/8	This has been produced for the HCP and will be provided in that report. The HIA also acknowledges high-level timing for the conservation of the heritage attributes of the property.	Accepted			
167.	29	reflect that relocation must occur prior to start of extraction activities	79/8	Timing is captured in HCP and noted in the HIA.	Accepted			
168.	29	clarify for inclusion on all construction drawings	79/8	Updated	Accepted			
169.	29	if during operations, then this is not a short term measure.	79/8	Timing is captured in HCP	Accepted			
170.	29	update to Town term 'Documentation Report and Salvage Plan'	79/8	Updated	Accepted			
171.	29	also note to be continued at relocation site.	79/8	Updated	Accepted			

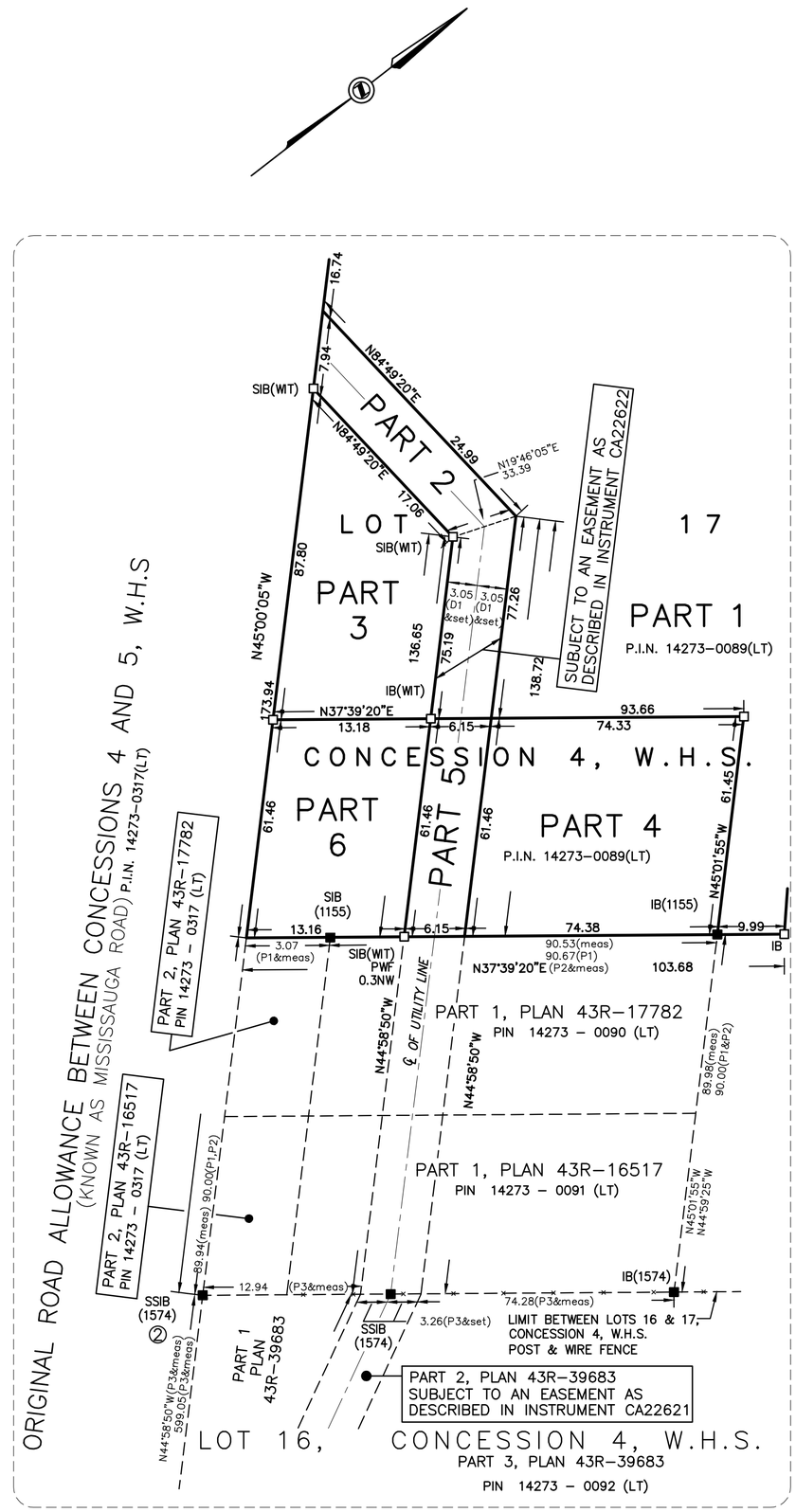
	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			**Author: WSP**					
172.	29	identify reference plan, proposed relocation site,	80/8	This has been produced for the HCP and will be provided in that report. The draft R-Plan is now presented in the HIA.	Accepted			
173.	29	update designation status and finalization timing	80/8	This has been produced for the HCP and will be provided in that report	Accepted			
174.	29	Include any May 2023 site visit photos, if summer conditions revealed further structural details	Heritage Comments Doc	No further structural information was gleaned from May 2023 site visit	Accepted			
175.	29	Provide sketch of floor plans to assist in understanding interior descriptions	Heritage Comments Doc	This has been produced for the HCP and will be provided in that report	Accepted			
176.	30	Include any May 2023 site visit photos, if summer conditions revealed further structural details	General	Updated.	Accepted			
177.	31	Provide sketch of floor plans to assist in understanding interior descriptions	General	This will be provided in the HCP.	Accepted			

	Town Comment No.	Town Heritage Comments (December 21, 2025)	Page / Section	Applicant Response (February 23, 2026)	Town Response (Date)	Applicant Response (Date)	Town Response (Date)	Applicant Response
1.	4.	The Town appreciates the inclusion of a comment response matrix as an appendix to each updated HIA.	n/a	Acknowledged				
2.	5.	It is noted that following submission of the updated HIAs CBM advised Heritage staff that a further addendum to them may be required to ensure language within the reports is suitable to Ministry of Natural Resource governance through the Aggregate Resources Act process.	n/a	Acknowledged				
3.	7.	The Town's comments applicable to all HIAs have been satisfactorily addressed in the updated HIAs.	n/a	Acknowledged				
4.	8.	All comments have been satisfactorily addressed.	n/a	Acknowledged				

Appendix E:

Draft Reference Plan





DETAIL
NOT TO SCALE

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE _____

DRAFT

JANSKY T C LAU
Ontario Land Surveyor

PLAN 43R- DRAFT

RECEIVED AND DEPOSITED

DATE _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE

PART	PART OF LOT	CONCESSION	PIN	AREA(m^2)
1	17	4 WHS	PART OF 14273-0089(LT)	27800
2				592
3				1067
4				4532
5				375
6				803

PARTS 2 AND 5 – SUBJECT TO AN EASEMENT AS DESCRIBED IN INSTRUMENT CA22622

PLAN OF SURVEY OF
PART OF LOT 17
CONCESSION 4
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CALEDON)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

40m 0 40 80 120 160 200 meters

SCALE 1 : 2000

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
WIT	DENOTES WITNESS
1155	DENOTES VAN HARTEN SURVEYING LTD., O.L.S.
1574	DENOTES DELPH & JENKINS NORTH LTD., O.L.S.
P1	DENOTES PLAN 43R-17782
P2	DENOTES PLAN 43R-16517
P3	DENOTES PLAN 43R-39683
P4	DENOTES PLAN 43R-3744
D1	DENOTES INSTRUMENT No. CA22622
WHS	DENOTES WEST OF HURONTARIO STREET
PWF	DENOTES POST & WIRE FENCE
O/L	DENOTES ON LINE

NOTE

PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9996158.

FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED. P1,P2 – 0°38'20" COUNTER CLOCKWISE

THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O.REG. 216/10, SECTION 14(2).

OBSERVED REFERENCE POINTS UTM(NAD83, CSRS 2010)		
PLAN COORDINATES	NORTHING	EASTING
1	4852461.176	577251.500
2	4852884.746	576828.216

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. *THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.*
2. *THE SURVEY WAS COMPLETED ON THE 22ND DAY OF JANUARY, 2025*

DRAFT

DATE — JANSKY T C LAU –ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V

Delph & Jenkins North Ltd.
Ontario Land Surveyors
220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6
www.djsurveyors.com info@djsurveyors.com
Tel.905-841-8526

22213-11

DRAWN : JL | CHECKED : GKJ

ACAD FILE: 22213-11.DWG DATE: January 23, 2025

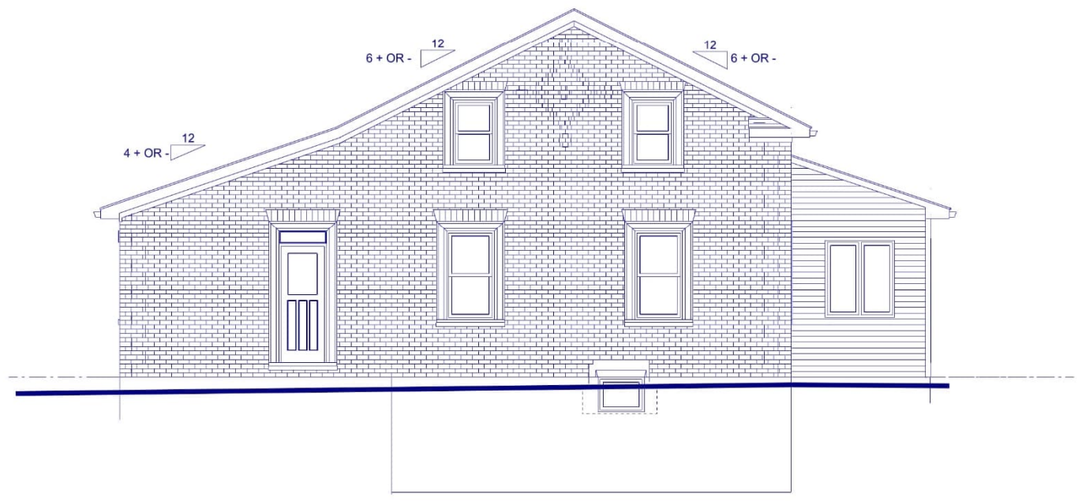
APPENDIX B

As-Built Drawings



SOUTH FACE





WEST FACE



THESE DRAWINGS HAVE BE PREPARED FOR
SEDGWICK MARSHALL HERITAGE HOMES
AND SHALL BE READ IN CONJUNCTION
WITH HERITAGE IMPACT ASSESSMENT
PREPARED BY WSP FOR CBM
THEIR PROJECT # OCUL2216 DATED JULY 28,2023

ALL DIMENSIONS VARIABLE

HOUSE AS FOUND
AUGUST 22, 2024
FORWARDED SEPTEMBER 26, 2024

GENERAL NOTES

These plans have been prepared for the clients SEDGWICK MARSHALL HERITAGE HOMES by Pamela Farrow Architectural Technologist and shall not be reproduced with out consent of one of the above noted, for any purpose, and are not transferable to other projects by anyone.

Where signature drawings are e-filed, any discrepancies in content of plans must be verified with the original set in office.

Any alterations to signed e-filed drawings by parties other than this office shall have signed and dated indicators. Such changes are not bound by the signature of these drawings unless approved by the Designer.

These plans shall be used for the execution of the building or renovation of the home or addition by a qualified General Contractor/Builder and no responsibility for quality of workmanship or selection of material shall bear on the Designer.

The General Contractor/Builder and all trades shall have a good working knowledge of the Ontario Building Code and inform the Designer if plans are in contravention.

These plans shall be read as a set.

In many cases the specifications on these plans exceed that required by the O.B.C. in interest of building quality & efficiency.

All dimensions may vary according to final material selection.

The location of the building as noted on the title block shall be used in referencing climatic data where required for materials and system design.

Any plumbing, mechanical or electrical details included on this plan are for Architectural reference only and not to be interpreted as the design in any of these fields of expertise.

Where noted on plans or as otherwise required, an Engineer shall be engaged by the Contractor to provide any design or calculation required to meet design beyond Part 9 of the Ontario Building Code.

Where engineered products are used, ie trusses and floor systems etc. they shall be designed for the building as a whole and shall be accompanied with engineered stamped shop drawings. Where clarification of design intent is required in the engineering of such elements it shall be confirmed with this office. Where design of these elements requires a change in other elements, ie. sheathing and or attachment such shall be noted as part of the shop drawings.

The General Contractor/Builder and all trades involved in the execution of this project shall confirm all site envelope, soil and grading conditions and shall confirm all dimensions and details as drawn and report any discrepancies to the General Contractor/Builder or Designer.

All Trades must comply with all Bylaws and applicable codes.

Where site visits are made by the designer they shall not be deemed as site inspections which are the responsibility of the C.B.O. and where required the Professional Engineer.

I review and take responsibility for the design work, according to the above noted conditions and am qualified in the appropriate category as a "DESIGNER" under the Ontario Building Code.

Individual BCIN 20727
Firm BCIN 26773

PAMELA FARROW MAATO

ISSUE DATE

THESE DRAWINGS SHALL NOT BE COPIED FOR ANY OTHER PURPOSE THAN REQUIRED FOR THIS PROJECT.

Pamela Farrow
ARCHITECTURAL TECHNOLOGIST
519 334 3456
pfarrow@pamhouse.ca

SEDGWICK MARSHALL HERITAGE HOMES
18667 MISSISSAUGA ROAD HERITAGE AS BUILT
TOWN OF CALEDON
REGION OF PEEL

SOUTH & WEST

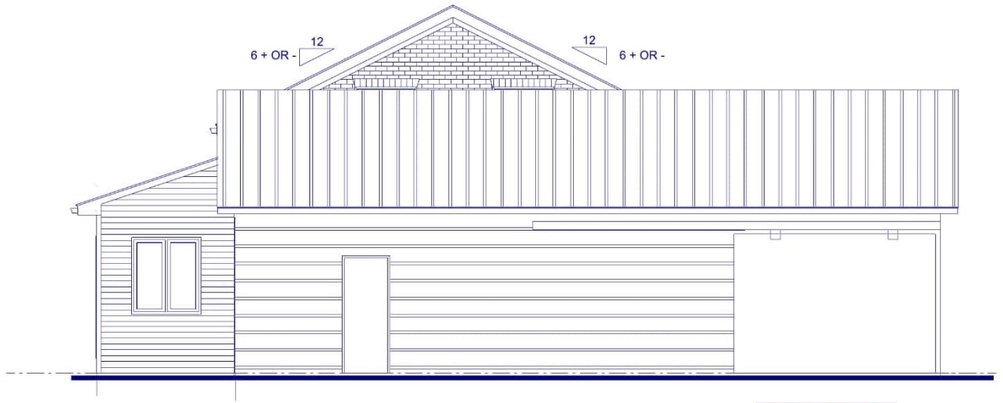
Scale
1/4"=1'-0" ☐
3/16"= 1'-0" ☐
1/8"=1'-0" ☐
1" = 10'-0" ☐
1:50 metric ☐
N.T.S. ☐

Page **1/5**

START DATE AUGUST, 2024

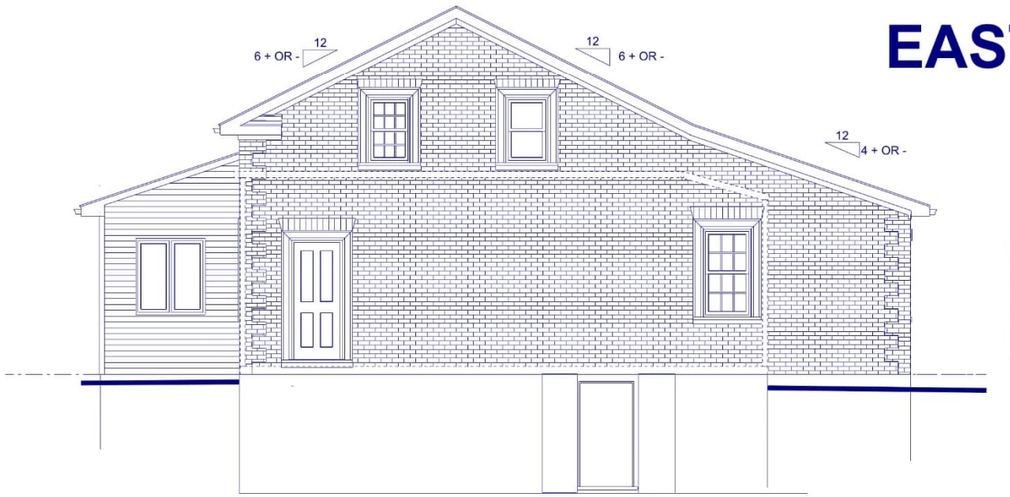
PROJECT NUMBER 24-11

ISSUE DATE



EAST FACE





INNER EAST FACE









NORTH FACE









THESE DRAWINGS HAVE BE PREPARED FOR
SEDGWICK MARSHALL HERITAGE HOMES
AND SHALL BE READ IN CONJUNCTION
WITH HERITAGE IMPACT ASSESSMENT
PREPARED BY WSP FOR CBM
THEIR PROJECT # OCUL2216 DATED JULY 28,2023

ALL DIMENSIONS VARIABLE

HOUSE AS FOUND
AUGUST 22, 2024
FORWARDED SEPTEMBER 26, 2024

GENERAL NOTES

These plans have been prepared for the clients SEDGWICK MARSHALL HERITAGE HOMES by Pamela Farrow Architectural Technologist and shall not be reproduced with out consent of one of the above noted, for any purpose, and are not transferable to other projects by anyone.

Where signature drawings are e-filed, any discrepancies in content of plans must be verified with the original set in office.

Any alterations to signed e-filed drawings by parties other than this office shall have signed and dated indicators. Such changes are not bound by the signature of these drawings unless approved by the Designer.

These plans shall be used for the execution of the building or renovation of the home or addition by a qualified General Contractor/Builder and no responsibility for quality of workmanship or selection of material shall bear on the Designer.

The General Contractor/Builder and all trades shall have a good working knowledge of the Ontario Building Code and inform the Designer if plans are in contravention.

These plans shall be read as a set.

In many cases the specifications on these plans exceed that required by the O.B.C. in interest of building quality & efficiency.

All dimensions may vary according to final material selection.

The location of the building as noted on the title block shall be used in referencing climatic data where required for materials and system design.

Any plumbing, mechanical or electrical details included on this plan are for Architectural reference only and not to be interpreted as the design in any of these fields of expertise.

Where noted on plans or as otherwise required, an Engineer shall be engaged by the Contractor to provide any design or calculation required to meet design beyond Part 9 of the Ontario Building Code.

Where engineered products are used, ie trusses and floor systems etc. they shall be designed for the building as a whole and shall be accompanied with engineered stamped shop drawings. Where clarification of design intent is required in the engineering of such elements it shall be confirmed with this office. Where design of these elements requires a change in other elements, ie. sheathing and or attachment such shall be noted as part of the shop drawings.

The General Contractor/Builder and all trades involved in the execution of this project shall confirm all site envelope, soil and grading conditions and shall confirm all dimensions and details as drawn and report any discrepancies to the General Contractor/Builder or Designer.

All Trades must comply with all Bylaws and applicable codes.

Where site visits are made by the designer they shall not be deemed as site inspections which are the responsibility of the C.B.O. and where required the Professional Engineer.

I review and take responsibility for the design work, according to the above noted conditions and am qualified in the appropriate category as a "DESIGNER" under the Ontario Building Code.

Individual BCIN 20727
Firm BCIN 26773

PAMELA FARROW MAATO

ISSUE DATE

THESE DRAWINGS SHALL NOT BE COPIED FOR ANY OTHER PURPOSE THAN REQUIRED FOR THIS PROJECT.

Pamela Farrow
ARCHITECTURAL TECHNOLOGIST
519 334 3456
pfarrow@pamhouse.ca

SEDGWICK MARSHALL HERITAGE HOMES
18667 MISSISSAUGA ROAD HERITAGE AS BUILT
TOWN OF CALEDON
REGION OF PEEL

EAST & NORTH

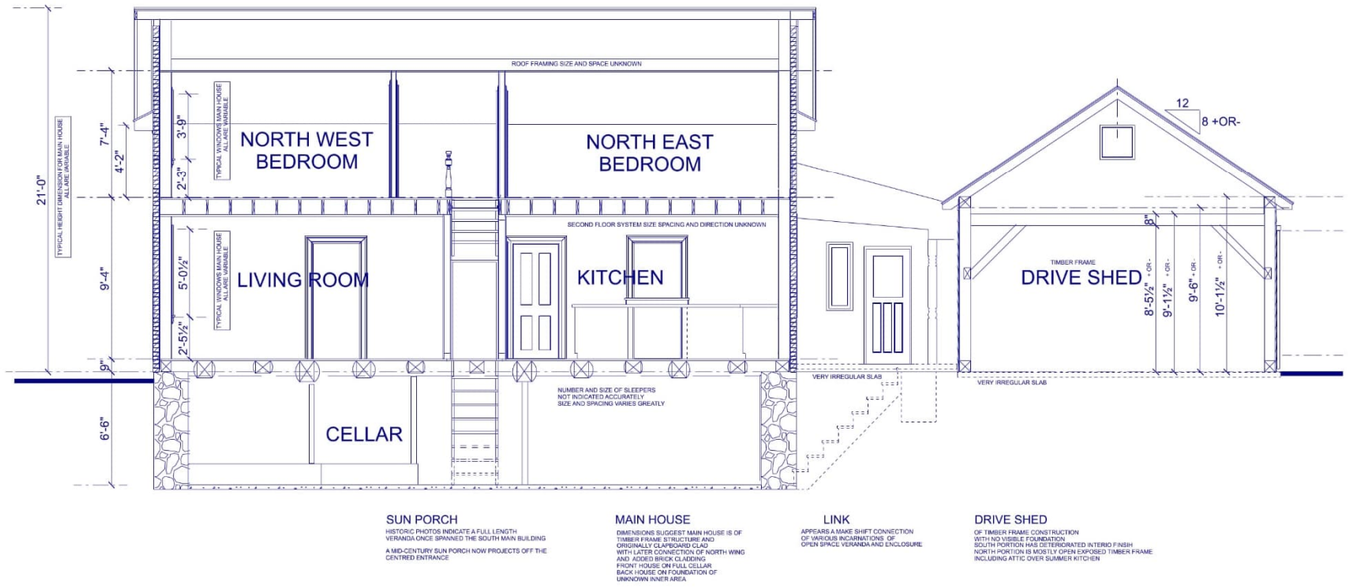
Scale
1/4"=1'-0" ☐
3/16"= 1'-0" ☐
1/8"=1'-0" ☐
1" = 10'-0" ☐
1:50 metric ☐
N.T.S. ☐

Page **2/5**

START DATE
AUGUST, 2024

PROJECT NUMBER
24-11

ISSUE DATE



SUN PORCH
HISTORIC PHOTOS INDICATE A FULL LENGTH VERANDA ONCE SPANNED THE SOUTH MAIN BUILDING

A MID-CENTURY SUN PORCH NOW PROJECTS OFF THE CENTRED ENTRANCE

MAIN HOUSE
DIMENSIONS SUGGEST MAIN HOUSE IS OF TIMBER FRAME STRUCTURE AND ORIGINALLY CLAPBOARD CLAD WITH LATER CONNECTION OF NORTH WING AND ADDED BRICK CLADDING
FRONT HOUSE ON FULL CELLAR
BACK HOUSE ON FOUNDATION OF UNKNOWN INNER AREA

LINK
APPEARS A MAKE SHIFT CONNECTION OF VARIOUS INCARNATIONS OF OPEN SPACE VERANDA AND ENCLOSURE

DRIVE SHED
OF TIMBER FRAME CONSTRUCTION
WITH NO VISIBLE FOUNDATION
SOUTH PORTION HAS DETERIORATED INTERIO FINISH
NORTH PORTION IS MOSTLY OPEN EXPOSED TIMBER FRAME INCLUDING ATTIC OVER SUMMER KITCHEN

CROSS SECTION

THESE DRAWINGS HAVE BE PREPARED FOR SEDGWICK MARSHALL HERITAGE HOMES AND SHALL BE READ IN CONJUNCTION WITH HERITAGE IMPACT ASSESSMENT PREPARED BY WSP FOR CBM THEIR PROJECT # OCUL2216 DATED JULY 28,2023

ALL DIMENSIONS VARIABLE

HOUSE AS FOUND
AUGUST 22, 2024
FORWARDED SEPTEMBER 26, 2024

GENERAL NOTES

These plans have been prepared for the clients SEDGWICK MARSHALL HERITAGE HOMES by Pamela Farrow Architectural Technologist and shall not be reproduced with out consent of one of the above noted, for any purpose, and are not transferable to other projects by anyone.

Where signature drawings are e-filed, any discrepancies in content of plans must be verified with the original set in office.

Any alterations to signed e-filed drawings by parties other than this office shall have signed and dated indicators. Such changes are not bound by the signature of these drawings unless approved by the Designer.

These plans shall be used for the execution of the building or renovation of the home or addition by a qualified General Contractor/Builder and no responsibility for quality of workmanship or selection of material shall bear on the Designer.

The General Contractor/Builder and all trades shall have a good working knowledge of the Ontario Building Code and inform the Designer if plans are in contravention.

These plans shall be read as a set.

In many cases the specifications on these plans exceed that required by the O.B.C. in interest of building quality & efficiency.

All dimensions may vary according to final material selection.

The location of the building as noted on the title block shall be used in referencing climatic data where required for materials and system design.

Any plumbing, mechanical or electrical details included on this plan are for Architectural reference only and not to be interpreted as the design in any of these fields of expertise.

Where noted on plans or as otherwise required, an Engineer shall be engaged by the Contractor to provide any design or calculation required to meet design beyond Part 9 of the Ontario Building Code.

Where engineered products are used, ie trusses and floor systems etc. they shall be designed for the building as a whole and shall be accompanied with engineered stamped shop drawings. Where clarification of design intent is required in the engineering of such elements it shall be confirmed with this office. Where design of these elements requires a change in other elements, ie. sheathing and or attachment such shall be noted as part of the shop drawings.

The General Contractor/Builder and all trades involved in the execution of this project shall confirm all site envelope, soil and grading conditions and shall confirm all dimensions and details as drawn and report any discrepancies to the General Contractor/Builder or Designer.

All Trades must comply with all Bylaws and applicable codes.

Where site visits are made by the designer they shall not be deemed as site inspections which are the responsibility of the C.B.O. and where required the Professional Engineer.

I review and take responsibility for the design work, according to the above noted conditions and am qualified in the appropriate category as a "DESIGNER" under the Ontario Building Code.

Individual BCIN 20727
Firm BCIN 26773

PAMELA FARROW MAATO

ISSUE DATE

THESE DRAWINGS SHALL NOT BE COPIED FOR ANY OTHER PURPOSE THAN REQUIRED FOR THIS PROJECT.

Pamela Farrow
ARCHITECTURAL TECHNOLOGIST
519 334 3456
pfarrow@pamhouse.ca

SEDGWICK MARSHALL HERITAGE HOMES
18667 MISSISSAUGA ROAD
HERITAGE AS BUILT
TOWN OF CALEDON
REGION OF PEEL

SECTION

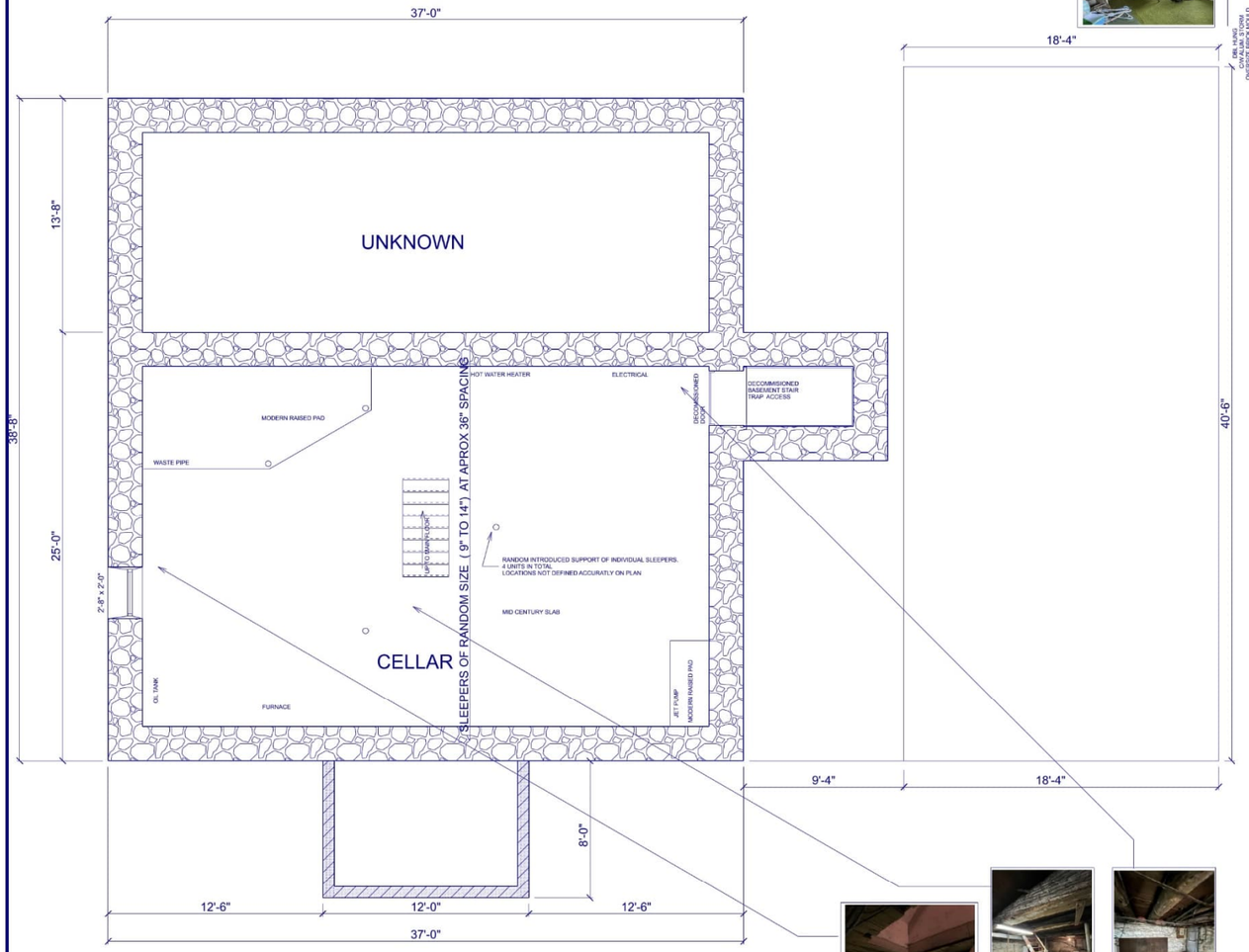
Scale
1/4"= 1'-0"
3/16"= 1'-0"
1/8"=1'-0"
1" = 10'-0"
1:50 metric
N.T.S.

Page **3/5**

START DATE
AUGUST, 2024

PROJECT NUMBER
24-11

ISSUE DATE



FOUNDATION AS BUILT

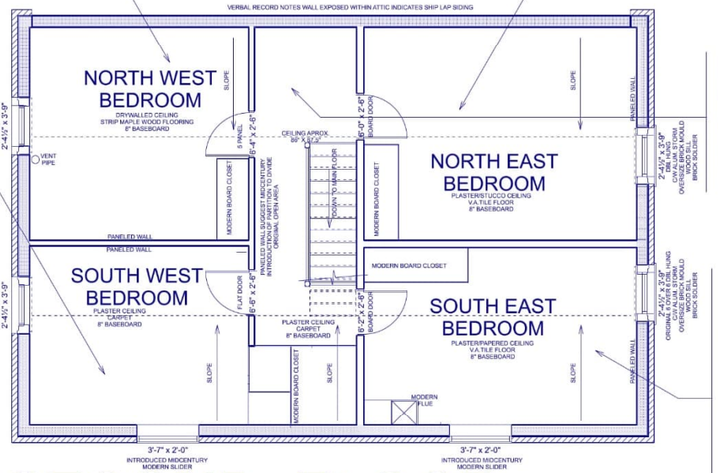










SECOND FLOOR AS BUILT

THESE DRAWINGS HAVE BE PREPARED FOR SEDGWICK MARSHALL HERITAGE HOMES AND SHALL BE READ IN CONJUNCTION WITH HERITAGE IMPACT ASSESSMENT PREPARED BY WSP FOR CBM THEIR PROJECT # OCUL2216 DATED JULY 28,2023

ALL DIMENSIONS VARIABLE

HOUSE AS FOUND
AUGUST 22, 2024
FORWARDED SEPTEMBER 26, 2024

GENERAL NOTES

These plans have been prepared for the clients SEDGWICK MARSHALL HERITAGE HOMES by Pamela Farrow Architectural Technologist and shall not be reproduced with out consent of one of the above noted, for any purpose, and are not transferable to other projects by anyone.

Where signature drawings are e-filed, any discrepancies in content of plans must be verified with the original set in office.

Any alterations to signed e-filed drawings by parties other than this office shall have signed and dated indicators. Such changes are not bound by the signature of these drawings unless approved by the Designer.

These plans shall be used for the execution of the building or renovation of the home or addition by a qualified General Contractor/Builder and no responsibility for quality of workmanship or selection of material shall bear on the Designer.

The General Contractor/Builder and all trades shall have a good working knowledge of the Ontario Building Code and inform the Designer if plans are in contravention.

These plans shall be read as a set.

In many cases the specifications on these plans exceed that required by the O.B.C. in interest of building quality & efficiency.

All dimensions may vary according to final material selection.

The location of the building as noted on the title block shall be used in referencing climatic data where required for materials and system design.

Any plumbing, mechanical or electrical details included on this plan are for Architectural reference only and not to be interpreted as tne design in any of these fields of expertise.

Where noted on plans or as otherwise required, an Engineer shall be engaged by the Contractor to provide any design or calculation required to meet design beyond Part 9 of the Ontario Building Code.

Where engineered products are used, ie trusses and floor systems etc. they shall be designed for the building as a whole and shall be accompanied with engineered stamped shop drawings. Where clarification of design intent is required in the engineering of such elements it shall be confirmed with this office. Where design of these elements requires a change in other elements, ie. sheathning and or attachment such shall be noted as part of the shop drawings.

The General Contractor/Builder and all trades involved in the execution of this project shall confirm all site envelope, soil and grading conditions and shall confirm all dimensions and details as drawn and report any discrepancies to the General Contractor/Builder or Designer.

All Trades must comply with all Bylaws and applicable codes.

Where site visits are made by the designer they shall not be deemed as site inspections which are the responsibility of the C.B.O. and where required the Professional Engineer.

I review and take responsibility for the design work, according to the above noted conditions and am qualified in the appropriate category as a "DESIGNER" under the Ontario Building Code.

Individual BCIN 20727
Firm BCIN 26773

PAMELA FARROW MAATO

ISSUE DATE

THESE DRAWINGS SHALL NOT BE COPIED FOR ANY OTHER PURPOSE THAN REQUIRED FOR THIS PROJECT.

Pamela Farrow
ARCHITECTURAL TECHNOLOGIST
519 334 3456
pfarrow@pamhouse.ca

SEDGWICK MARSHALL HERITAGE HOMES

18667 MISSISSAUGA ROAD HERITAGE AS BUILT

TOWN OF CALEDON
REGION OF PEEL

FOUNDATION SECOND FLOOR

Scale
1/4"=1'-0"
3/16"= 1'-0"
1/8"=1'-0"
1" = 10'-0"
1:50 metric
N.T.S.

Page **4/5**

START DATE
AUGUST, 2024

PROJECT NUMBER
24-11

ISSUE DATE


37'-0"
FAMILY ROOM
VENEERED PANELED WALLS
MODERN TILE CEILING ON STRAPPING
CARPETED FLOOR
MODERN TRIMS
14'-9½"
13'-8"
ANTI ROOM
PLASTERED CEILING AND WALLS
V.A.TILE FLOOR
MOSTLY TRADITIONAL TRIMS
7'-1½"
9'-3"
BACK ROOM
PLASTERED CEILING AND WALLS
WOOD FLOOR
MOSTLY TRADITIONAL TRIMS
11'-11"
8'-3"
LAUNDRY
3 PC. BATH
LIVING ROOM
15'-7½"
15'-1"
KITCHEN
MODERN DRYWALLED CEILING
CARPETED FLOOR
1 1/2" X 5 1/2" APROX. BACK BEND TRIMS
15'-8"
22'-11"
8'-9½"
SHED LINK
BROKEN & IRREGULAR SLAB
PAINTED SLOPED PLYWOOD CEILING
APPROXIMATE 99" CEILING
APPROXIMATE 89" SOFFIT
9'-4"
29'-7"
1'-0½"
SUMMER KITCHEN
17'-1"
DETERIORATING
PLASTERED CEILING
AND PLASTERED WALLS WITH WAINSCOT
DETERIORATING
WOOD FLOOR SYSTEM
7½"
17'-4"
MODERN SUN PORCH ADDITION
8'-0"
DRIVE SHED
TIMBER FRAME STRUCTURE IS
OPEN OVER SUMMER KITCHEN
DIMENSIONS SUGGEST THIS BUILDING ESQUE BY 4'
18'-4"
10'-1"
10'-5"
10'-0"
11"
21'-5½"
40'-6"
29'-7"
PARTIALLY BOARD LINED
WIDE BOARD LINING
HISTORIC BOARD PANTRY
MASONRY FLUE ABOVE CEILING
DECOMMISSIONED BASEMENT STAIR TRAP ACCESS
FLOOR JOISTS DIRECTION TO CONFIRMED
ORIGINAL 6 OVER 6 DBL HUNG C/W ALUM. STORM STANDARD BRICK MOULD WOOD SILL BRICK SOLDIER
ORIGINAL 6 OVER 6 DBL HUNG C/W ALUM. STORM STANDARD BRICK MOULD CAST SILL BRICK SOLDIER
MID-CENTURY DBL HUNG C/W ALUM. STORM OVER SIZE BRICK MOULD WOOD SILL WOOD SILL BRICK SOLDIER
ORIGINAL 6 OVER 1 C/W ALUM. STORM OVER SIZE BRICK MOULD WOOD SILL BRICK SOLDIER
ORIGINAL 6 OVER 2 C/W ALUM. STORM OVER SIZE BRICK MOULD WOOD SILL BRICK SOLDIER
MID-CENTURY DBL HUNG C/W ALUM. STORM OVER SIZE BRICK MOULD WOOD SILL BRICK SOLDIER
MID-CENTURY DBL HUNG C/W ALUM. STORM OVER SIZE BRICK MOULD WOOD SILL BRICK SOLDIER
MID-CENTURY DBL HUNG C/W ALUM. STORM OVER SIZE BRICK MOULD WOOD SILL BRICK SOLDIER
MID-CENTURY DBL HUNG C/W ALUM. STORM OVER SIZE BRICK MOULD WOOD SILL BRICK SOLDIER
MID-CENTURY DBL HUNG C/W ALUM. STORM OVER SIZE BRICK MOULD WOOD SILL BRICK SOLDIER
ORIGINAL 6 OVER 1 C/W ALUM. STORM OVER SIZE BRICK MOULD WOOD SILL
WALL HAS BEEN RE-BRICKED ABOVE WINDOW(S)
MID-CENTURY METAL LINTELS IN PLACE ASSUMED
TO HAVE REPLACED ORIGINAL BRICK SOLDIERS
MID-CENTURY DBL HUNG C/W ALUM. STORM OVER SIZE BRICK MOULD WOOD SILL
WALL HAS BEEN RE-BRICKED ABOVE WINDOW(S)
MID-CENTURY METAL LINTELS IN PLACE ASSUMED
TO HAVE REPLACED ORIGINAL BRICK SOLDIERS
MID-CENTURY DBL HUNG C/W ALUM. STORM OVER SIZE BRICK MOULD WOOD SILL BRICK SOLDIER

APPENDIX C

Structural Engineering Report

House
Condition Assessment

18667 Mississauga Road
Caledon, Ontario



Prepared for:

Sedgwick Marshall Heritage Homes Ltd.

Prepared by:

TACOMA ENGINEERS

F220 – 155 Frobisher Drive
Waterloo, ON
TW-1658-24

September 12, 2024

September 12, 2024

1. Introduction

Tacoma Engineers has been retained by Sedgwick Marshall Heritage Homes Ltd. of Milton, Ontario to carry out a structural condition assessment of a one and a half storey home located at 18667 Mississauga Road in Caledon.

Tacoma Engineers was retained by Sedgwick Marshall on June 14, 2024. The undersigned attended the site on July 16, 2024.

This report includes a summary of the following items for the building:
2. major structural systems;
3. existing structural conditions and areas of potential concern;

2. Background

Tacoma Engineers has been retained as a sub-consultant by Sedgwick Marshall Heritage Homes Ltd.

This report is being produced as a response to a request from the Town of Caledon, who have asked that a professional engineer comment on the condition of the building.

This report is based on a visual inspection only and does not include any destructive testing. The structure was occupied at the time of this review, and the interior of the building was mostly covered with finishes. No further structural analysis or building code analysis has been carried out as part of this report unless specifically noted.

No previous work has been completed by Tacoma Engineers on this building for this or any other owner.

No sub-consultants have been retained to participate in this assessment.

3. Building History

The home was reportedly built in several phases over the mid 19th century and early 20th century. The original portion of the home was reportedly constructed between 1846 and 1858 for Duncan Cameron Sr.

The original farmhouse building is constructed as a one and a half wood framed building, which has been clad with brick veneer. There is a main addition, constructed with mass masonry. The original foundations were constructed with field stones, and the floor structure appears to be hand hewn logs and conventional wood framing.

4. Scope and Methods

An Heritage Impact Assessment, prepared by WSP, dated July 28 2023, was provided to the undersigned prior to the preparation of this report. There are no architectural drawings of the subject property.

The assessment of the building is based on a visual assessment from grade.

A site visit was carried out by Nick Lawler, P.Eng., on July 16, 2024. A visual review of all accessible spaces was completed on this date, and photographs were taken.

5. Definitions

The following is a summary of definitions of terms used in this report describing the condition of the structure as well as recommended remedial actions. Detailed material condition definitions are included in Appendix A of this report.

- **Condition States**[1]:
    1. Excellent – Element(s) in "new" condition. No visible deterioration type defects present, and remedial action is not required.
    2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
    3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a "preventative maintenance" type of remedial action where it is economical to do so.
    4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.
- **Immediate remedial action**[1]**:** these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.

- **Priority remedial action**[1]**:** these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:
    1. **Short-term**: it is recommended that items listed as short-term remedial action are acted on within the next 6 months (**before the onset of the next winter season**).
    2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
    3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.

- **Routine maintenance**[1]: these are items that can be performed as part of a regularly scheduled maintenance program.

In addition to the definitions listed above, it should be noted that the building in question is listed on the municipal heritage register. The Standards and Guidelines for the Conservation of Historic Places in Canada provide direction when a structural system is identified as a character-defining element of an historic place. They also provide direction on maintaining, repairing, and replacing structural components or systems[2]. Refer to the General Guidelines for Preservation, Rehabilitation, and Restoration to further inform the development of more detailed remedial actions.

---

[1] Adapted from "Structural Condition Assessment", 2005, American Society of Civil Engineers/Structural Engineering Institute

[2] "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd Edition, 2010, www.historicplaces.ca

6. General Structural Conditions

The main building is constructed as two phases, integrated as one "main" building. Exterior walls of the original portion are constructed with conventional wood framing, likely balloon framed, clad with brick veneer. The addition portion has been constructed with mass masonry brick. The interior framing is conventional wood framing, and the foundations were found to be rubble stone masonry, of unknown depth and thickness.

6.1. Exterior Walls

Construction

The exterior walls are constructed with brick masonry. Exterior walls of the original portion are constructed with conventional wood framing, likely balloon framed, clad with brick veneer. The addition portion has been constructed with mass masonry brick

Conditions

The exterior is in fair condition with signs of deterioration due to deferred and inadequate maintenance. Settlement cracks have occurred over most window openings, which is typical for a building of this age and construction. Some masonry joints have deteriorated, and have been previously repaired with hard cement mortars, or sealants (caulking).

The existing chimney was found to be in fair condition, however it does not appear to be original to the construction of the heritage portion of the home.

Recommendations

- The brick masonry will require restoration to address deteriorated masonry joints and units. This will ensure long term durability against water ingress and weather.
- To facilitate relocation, the veneer portion should be adequately tied back to the original timber frame. This can be accomplished by installation of stainless steel helical ties, which will be hidden from view in the final position of the home.
- Relocation of the home will likely induce additional cracks, so this restoration should be carried out after the home as been placed in its final location.



Photograph 1 – Step Cracks Over Window Openings



Photograph 2 – Damaged Corner Repaired with Cement

6.2. Ground Floor Framing

Construction

The ground floor framing is constructed with hand hewn logs, spanning to the exterior rubble stone foundations.

Conditions

The floor joists (logs) were found to be in poor condition, with signs of prolonged exposure to moisture and humidity.

Recommendations

- If the floor joists are to be maintained in the relocated home, new structural framing members will likely be required to support the required live loads. The existing logs may be reinforced with new dimensional joists, sistered next to the existing logs.



Photograph 3 – Existing Log Joists

6.3. Timber Frame Addition

Construction

The adjoining timber frame addition has been constructed as a traditional timber frame structure. Half of the addition has been finished with plaster and appears to have been used as a "summer kitchen" in the past. The remaining half is unfinished and is being used for storage.

Accordion lathe was observed from the unfinished side of the timber frame. This dates the plaster finishes to be prior to 1867, putting the probable dates of construction of the kitchen addition, to the early 19th century.

Conditions

The timber frame was found to be in fair condition, with signs of settlement and movement, which is not uncommon for a building of this age. The interior finishes of the kitchen area were found to be very poor, with signs of movement and settlement due to prolonged water ingress into the interior areas.



Photograph 4 – Timber Frame, with Exposed Lathe

7. Relocation Feasibility

Tacoma Engineers was asked to review the relocation feasibility of the main home, with respect to the suitability of the structural elements only. It is assumed that grading of the proposed site would be similar to that of the existing house location for the discussion below.

The relocation of a building is generally carried out as follows:

- Complete the design and construction of a new foundation at the proposed location of the building's final site. Make accommodations (pockets, openings, etc.) to suit temporary supports such that the structure can be set on top of the new foundation without interference of the temporary supports.
- Install temporary supports around the primary structural support locations of the building at the lowest level in its original location, including:
    - exterior walls;
    - interior loadbearing walls;
    - interior pad footings; and
    - interior strip footings.
- Cut all connections between the house and its foundation.
- Cut all service connections to the house, including all plumbing and electrical connection.
- Remove any and all material from the structure, including finishes that are intended for replacement in the new location.
- Install jacking beams to lift the house from its original foundation.
- Move the temporarily supported structure from its original location to the proposed relocation site.
- Secure the structure to the new foundation.
- Carry out restoration and renovation work as planned, including repairs or replacement of damaged and brittle finishes and/or other materials.

The building would require, at minimum, supports at the following locations:

- the exterior perimeter.
- the beam line in the basement; and,
- stabilization of the brick veneer to the supporting stud framed walls.

The risk of damage to brittle finishes and materials that cannot accommodate movement, such as the lath and plaster finishes, are increased with the distance of the move. The distance of the move should be considered in the design of temporary bracing on the structural and in discussions with a qualified moving contractor.

Based on our review of the structure on July 16, 2024, it is expected that a contractor experienced in moving buildings can successfully reinstate the building in its new proposed location with minimal damage during the process.

Note the house relocation work must be completed by an experienced structural house moving contractor and include full design engineering for the temporary bracing, shoring and lift beams. This work is outside of Tacoma Engineers scope of work. The contractor is to contact Tacoma Engineers to coordinate the structural move requirements with the design of the new foundation system.

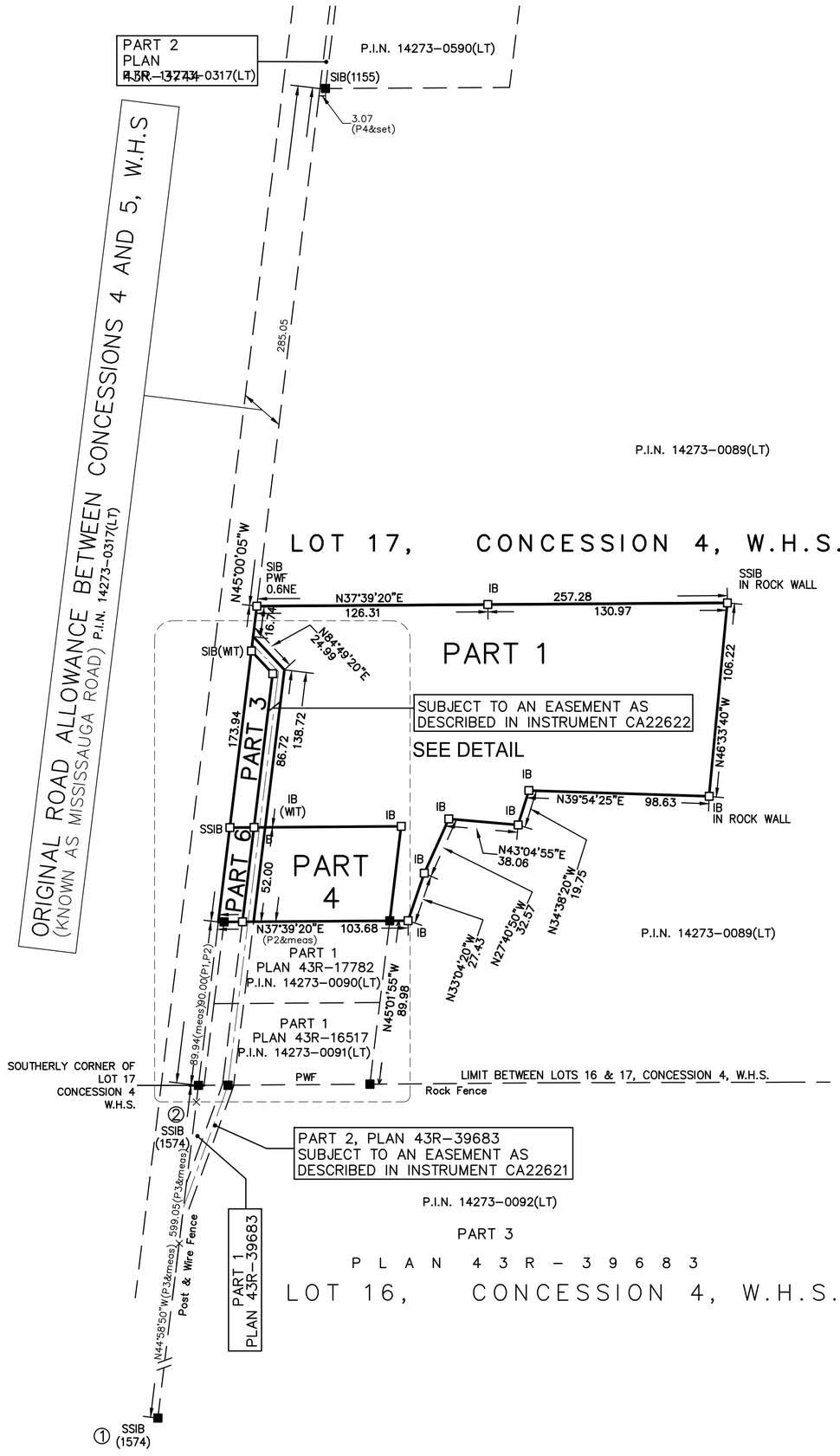
Per:

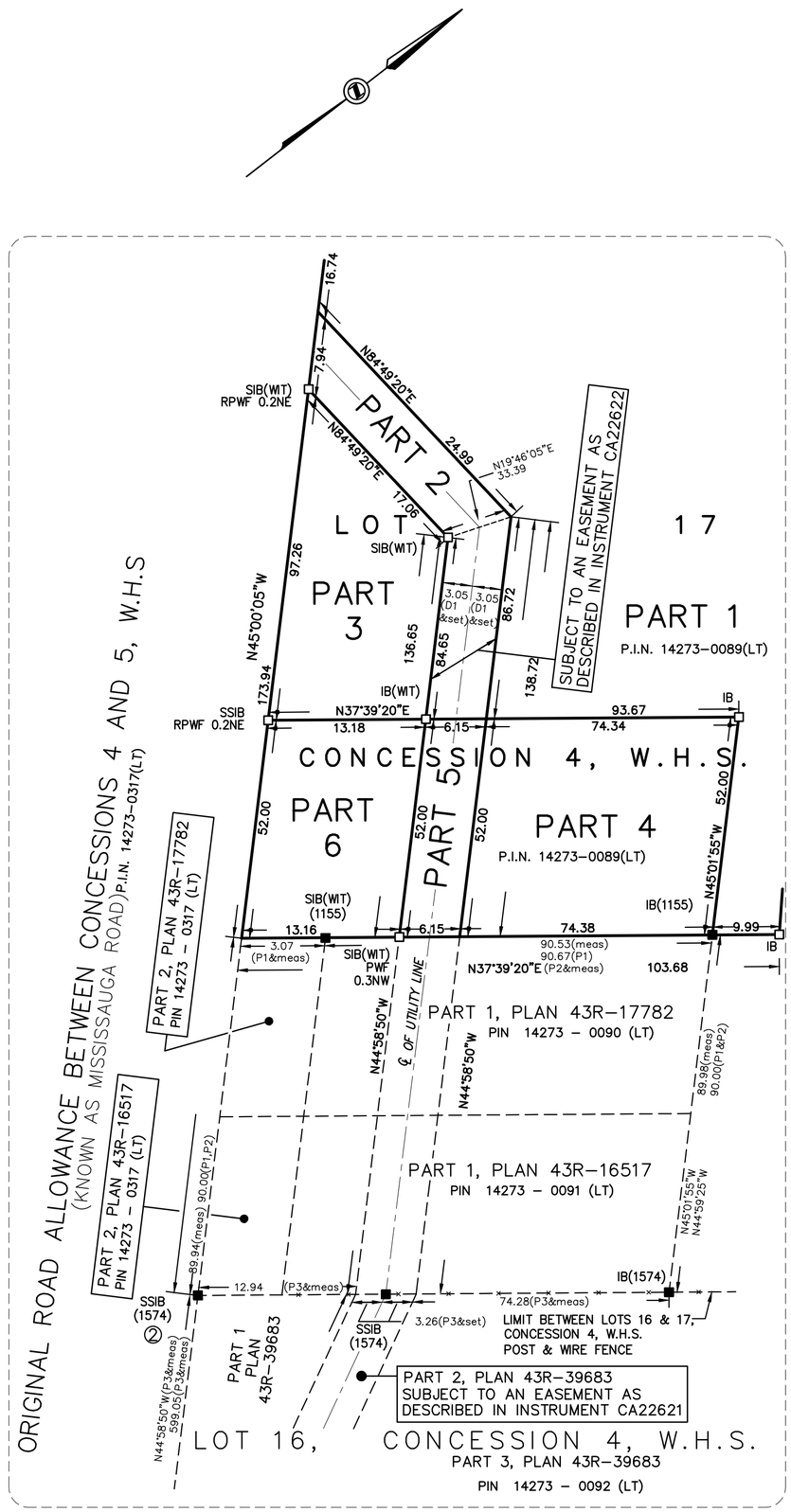
Nick Lawler, MASc, PE, P.Eng, CAHP
Structural Engineer, Senior Associate
Tacoma Engineers Inc.



APPENDIX D

Reference Plan





DETAIL
NOT TO SCALE

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE _____

DRAFT

JANSKY T C LAU
Ontario Land Surveyor

PLAN 43R- DRAFT

RECEIVED AND DEPOSITED

DATE _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE

PART	PART OF LOT	CONCESSION	PIN	AREA(m^2)
1	17	4 WHS	PART OF 14273-0089(LT)	28497
2				650
3				1190
4				3835
5				317
6				679

PARTS 2 AND 5 – SUBJECT TO AN EASEMENT AS DESCRIBED IN INSTRUMENT CA22622

PLAN OF SURVEY OF
PART OF LOT 17
CONCESSION 4
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CALEDON)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

40m 0 40 80 120 160 200 meters

SCALE 1 : 2000

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
WIT	DENOTES WITNESS
1155	DENOTES VAN HARTEN SURVEYING LTD., O.L.S.
1574	DENOTES DELPH & JENKINS NORTH LTD., O.L.S.
P1	DENOTES PLAN 43R-17782
P2	DENOTES PLAN 43R-16517
P3	DENOTES PLAN 43R-39683
P4	DENOTES PLAN 43R-3744
D1	DENOTES INSTRUMENT No. CA22622
WHS	DENOTES WEST OF HURONTARIO STREET
PWF	DENOTES POST & WIRE FENCE
RPWF	DENOTES REMAINS OF POST & WIRE FENCE
O/L	DENOTES ON LINE

NOTE

PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9996158.

FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED.
P1,P2 – 0°38'20" COUNTER CLOCKWISE

THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O.REG. 216/10, SECTION 14(2).

OBSERVED REFERENCE POINTS UTM(NAD83, CSRS 2010)		
PLAN COORDINATES	NORTHING	EASTING
1	4852461.176	577251.500
2	4852884.746	576828.216

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. *THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.*
2. *THE SURVEY WAS COMPLETED ON THE 15TH DAY OF APRIL, 2026*

DRAFT

DATE

JANSKY T C LAU –ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V

Delph & Jenkins North Ltd.
Ontario Land Surveyors
220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6
www.djsurveyors.com info@djsurveyors.com
Tel.905-841-8526

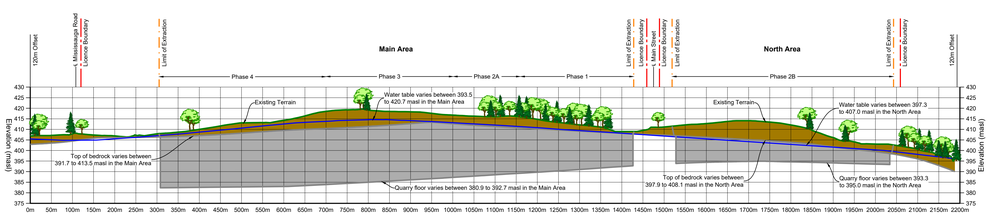
22213-11D

DRAWN : JL | CHECKED : GKJ

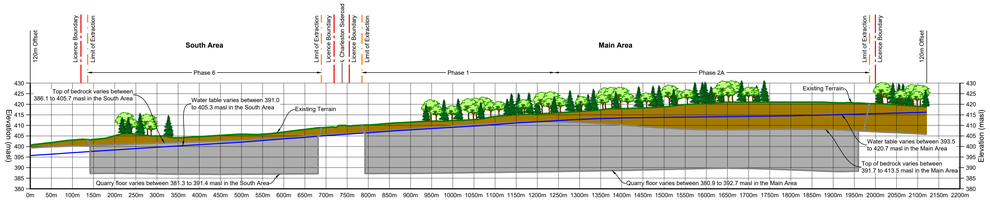
ACAD FILE: 22213-11D.DWG DATE: April 16, 2026

APPENDIX E

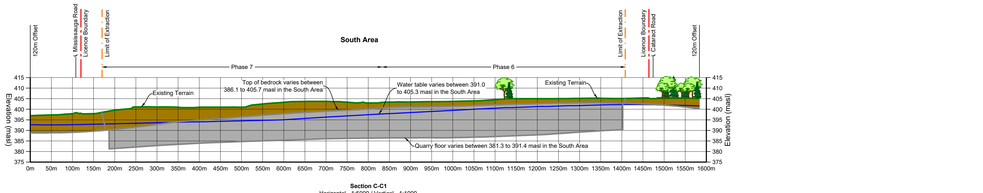
Site Plan (May 2026)



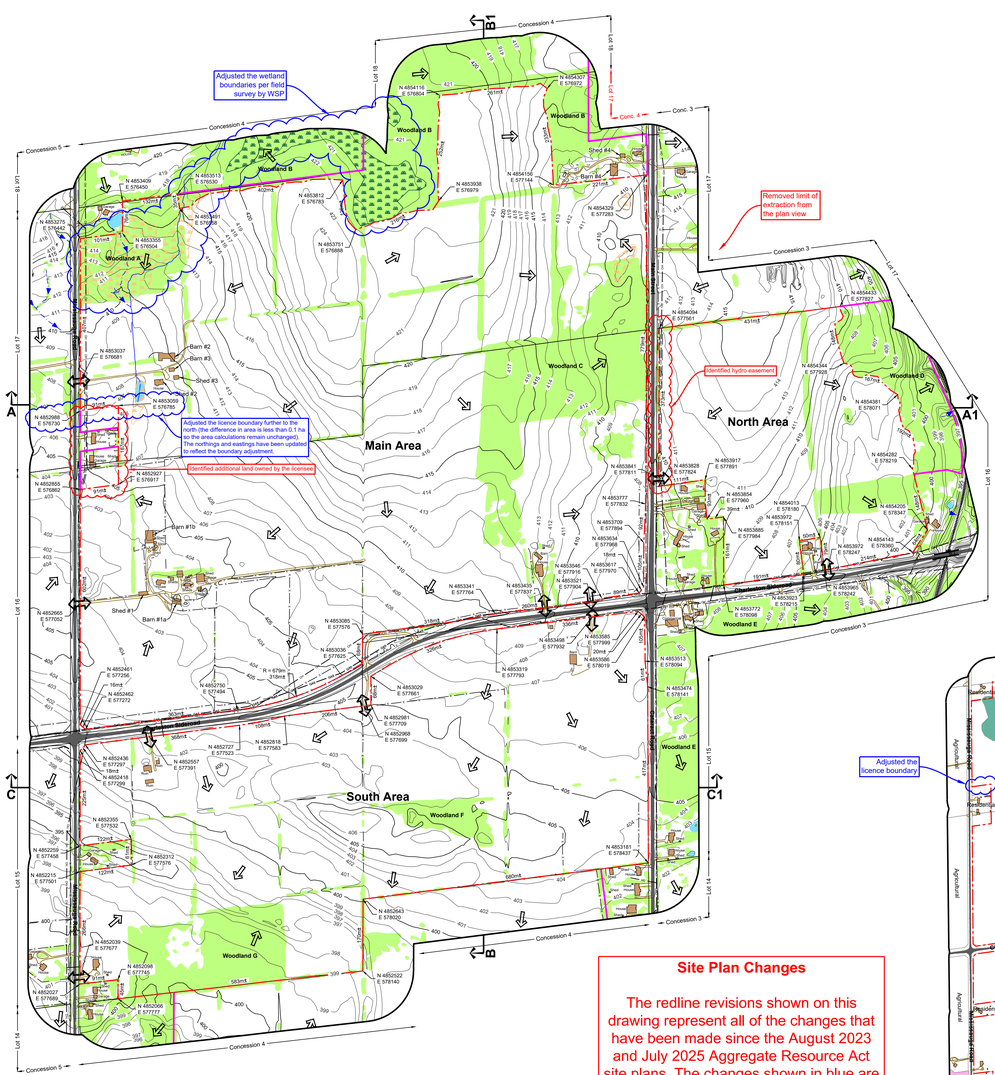
Section A-A1
Horizontal - 1:5000 / Vertical - 1:1000



Section B-B1
Horizontal - 1:5000 / Vertical - 1:1000



Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000



Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

A. General

1. This site plan is prepared under the Aggregate Resources Act for a Class 'A' licence for a pit and quarry below the ground water table.
2. Area Calculations:
   - 2.1. Licence (total) — **261.2 hectares**
     - Main Area — 151.5 hectares
     - North Area — 30.3 hectares
     - South Area — 79.4 hectares
3. Northing and easting coordinates have been provided for select corners of the licence boundaries and at the centre point of every entrance and exit that intersects the licence boundaries on the plan view of this drawing.

B. References

1. Contours were obtained from First Base Solutions and are displayed in one metre intervals. Elevations shown are in metres above sea level (MASL).
2. Topographic information was obtained from numerous sources including First Base Solutions, Land Information Ontario and field investigations for technical reports.
3. All topographic features and structures are shown to scale in Universal Transverse Mercator (UTM) with North American Datum 1983 (NAD83), Zone 17 (metre), Central Meridian 81 degrees west coordinate system.
4. The Main Area licence boundary was established based on a compiled plan of survey completed by Delph & Jenkins North Limited, Ontario Land Surveyors, on February 14, 2022 which utilized the following information: Plan 43R-39683, 43R-24507, 43R-22355, 43R16517, 43R-17782, 43R-4021, 43R-21423, 43R-2743, and instruments RO1146974 and RO1014831. The North and South Area licence boundaries are based on the Municipal Property Assessment Corporation's parcel fabric.
5. Existing zoning on and within 120 metres of the licence boundaries are from the Town of Caledon Zoning By-law 2006-50, Schedule 'A', Zone Maps: 64 (last updated August 21, 2015), 74 (last updated March 24, 2016) and 75 (last updated August 21, 2015). The Main Area is currently zoned Agricultural Zone (A1) and Environmental Policy Area 2 Zone (EPA2) while the North and South Areas are currently zoned Agricultural Zone (A1).
6. Existing land use designations within 120 metres of the licence boundaries are from the Niagara Escarpment Plan - Map 4, dated June 1, 2017.
7. Land use information and structures identified on and within 120 metres of the licence boundaries were determined using aerial photography captured in the spring of 2021 from First Base Solutions.

C. Drainage

1. Surface drainage on and within 120 metres of the licence boundaries is by overland flow in the directions shown by arrows on the plan view, or by infiltration.

D. Groundwater

1. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:
   - 1.1. Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
   - 1.2. North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
   - 1.3. South Area - Ranges from 405.3 to 391.0 masl (northeast to south)
2. The maximum predicted groundwater table elevations are shown in each cross section on drawing 1 of 54 and ~~4 of 4~~ 5 of 5.

E. Site Access and Fencing

1. The Main Area has four existing access points (two on Mississauga Road and two on Charleston Sideroad), the North Area has two existing access points (one on Main Street and one on Charleston Sideroad), and the South Area has four existing access points (one on Mississauga Road and three on Charleston Sideroad). None of the existing access points are gated.
2. Post and wire fencing (unless noted otherwise) exists in the locations shown on the plan view.

F. Significant Natural and Human-Made Features on and Within 120 Metres

1. There is a pond and Ministry of Natural Resources ~~and Forestry~~ (MNR~~F~~) and WSP identified ~~un~~evaluated wetlands (other) within the Main Area licence boundary.
2. There is Significant Wildlife Habitat and habitat for endangered and threatened species within the Main and South Area licence boundary.
3. There are Significant Woodlands, Significant Wildlife Habitat, habitat for endangered and threatened species and MNR~~F~~ and WSP identified evaluated wetlands (~~non-significant~~ Provincially Significant and other) outside of the licence boundaries within 120 metres.
4. See Key Natural Heritage Features Schematic on this drawing or drawing 2 of 54 for additional information.
5. There are no human-made features on or within 120 metres of the licence boundaries.

G. Aggregate Related Site Features

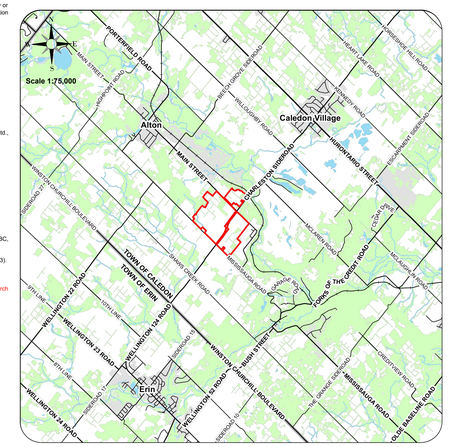
1. There are no existing aggregate operations or features on-site such as processing areas with stationary or portable equipment, stockpiles, recyclable materials, scrap, fuel storage, haul roads, berms or excavation faces.

H. Cross Sections

1. Cross sections depicting existing conditions are shown on this drawing.
2. Cross sections depicting post rehabilitation conditions are shown on drawing ~~4 of 4~~ 5 of 5.
3. Cross section locations are identified on the plan view of each drawing.

I. Technical Reports - References

1. Agricultural Impact Assessment, Colville Consulting Inc., December 16, 2022 (Revised July 2023).
2. Stage 1 and 2 Archaeological Assessment, Golder Associates Ltd., November 14, 2022.
3. Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
4. Air Quality Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
5. Noise Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
6. Blast Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
7. Natural Environment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
8. Water Resources Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
9. Visual Impact Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
10. Planning Justification Report and Aggregate Resources Act Summary Statement, GSAI and MHBC, December 16, 2022 (Revised July 2023).
11. Maximum Predicted Water Table Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
12. Socio-Economic Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023).
13. Transportation Impact Study and Haul Route Assessment, TYLin, December 16, 2022 (Revised March 2025).
14. Water Resources Addendum Report, WSP Canada Inc., March 2025.
15. Stage 3 Archaeological Assessment - Location 1 (AkHa-23), WSP Canada Inc., August 2, 2024.
16. Stage 3 Archaeological Assessment - Location 2 (AkHa-24), WSP Canada Inc., August 2, 2024.
17. Stage 3 Archaeological Assessment - Location 4 (AkHa-25), WSP Canada Inc., August 2, 2024.
18. Stage 3 Archaeological Assessment - Location 7 (AkHa-26), WSP Canada Inc., August 2, 2024.
19. Stage 3 Archaeological Assessment - Location 09 (AkHa-27), WSP Canada Inc., August 2, 2024.
20. Stage 3 Archaeological Assessment - Location 10 (AkHa-28), WSP Canada Inc., July 10, 2024.
21. Stage 3 Archaeological Assessment - Location 12 (AkHa-29), WSP Canada Inc., August 2, 2024.
22. Stage 3 Archaeological Assessment - Location 15 (AkHa-52), WSP Canada Inc., August 2, 2024.
23. Stage 3 Archaeological Assessment - Location 16 (AkHa-30), WSP Canada Inc., July 12, 2024.
24. Stage 3 Archaeological Assessment - Location 18 (AkHa-31), WSP Canada Inc., August 2, 2024.
25. Stage 3 Archaeological Assessment - Location 22 (AkHa-32), WSP Canada Inc., July 10, 2024.
26. Stage 3 Archaeological Assessment - Location 26 (AkHa-33), WSP Canada Inc., July 10, 2024.
27. Stage 3 Archaeological Assessment - Location 27 (AkHa-34), WSP Canada Inc., August 2, 2024.
28. Stage 3 Archaeological Assessment - Cameron Site (AkHa-9), WSP Canada Inc., August 2, 2024.
29. Fluvial Geomorphic Assessment, GEO Morphix Ltd., February 15, 2025.
30. Water Report Addendum, WSP Canada Inc., March 2025.
31. Groundwater Mitigation System Design Report, WSP Canada Inc., May 2025.



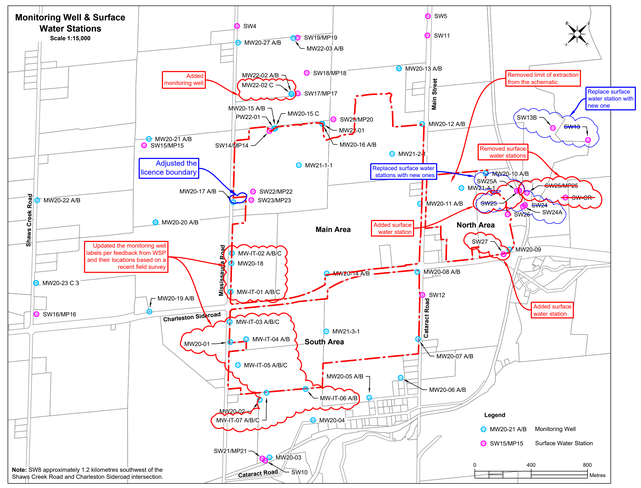


Table 1 Notes:

1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Water discharge from the Settling Pond to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the initiation of any off-site discharge.
4. These wells only need to be monitored until they are required to be decommissioned in accordance with MECP requirements to allow for on-site operations.
5. Groundwater level to be monitored as per requirements to be approved by the MECP based on the Permit to Take Water and Environmental Compliance Approval to be obtained by the Applicant prior to the implementation of groundwater mitigation measures.
6. Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).

Table 2 Notes:

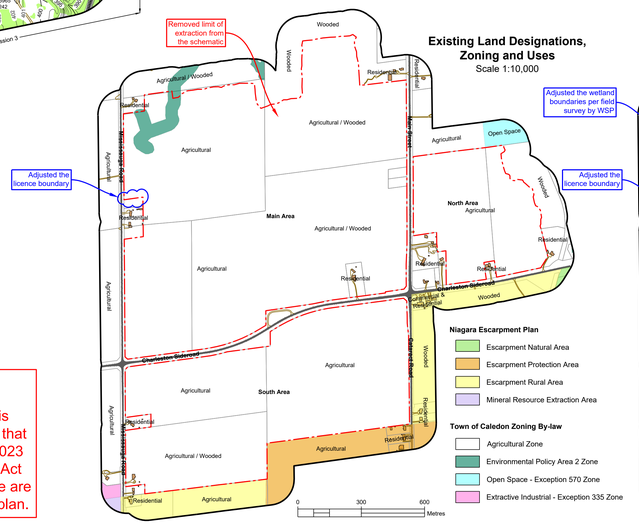
1. Groundwater level to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
2. Surface water level and temperature to be monitored by logger set to record on 15-min intervals, with quarterly logger downloads and quarterly manual measurements.
3. Located on lands owned or / controlled by the licensee. ~~or where the licensee has an agreement in place for long-term monitoring~~.
4. ~~Located on public lands and~~ Located on railroad right-of-way. Monitoring to be completed subject to permission by the applicable public authority.
5. ~~Water quality to be sampled and monitored in the Credit River 2x / year (April and September) for Hardness (CaCO3); General Chemistry (i.e., pH, temperature, conductivity, dissolved oxygen, turbidity); Total Ammonia-N; Total Phosphorus; Alkalinity (Total as CaCO3); Dissolved Chloride (Cl-); Nitrite (N); Nitrate (N); Nitrate + Nitrite (N); Total Kjeldahl Nitrogen (TKN); Total Suspended Solids; Total Oil & Grease; Total Metals~~. Groundwater will be sampled in the shallowest piezometer of the well nest annually (spring) and analysed for general chemistry, nutrients, inorganics and metals, as well as PHC (F1 to F4).

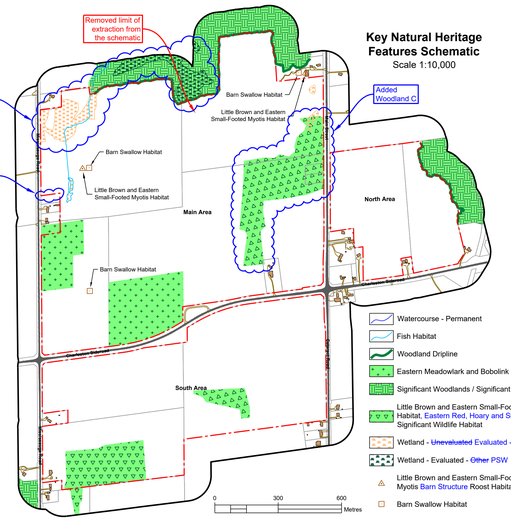
Table 1: On-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-01 ~~A/B~~	Mon Well	4852268	577459	Water level [1]
MW20-07 A/B	Mon Well	4853250	578360	Water level [1]
MW20-08 A/B	Mon Well	4853575	578010	Water level, ~~water quality~~ [1,5]
MW20-09	Mon Well	4854157	578344	Water level, ~~water quality~~ [1,5]
MW20-10 A/B	Mon Well	4854407	577838	Water level, ~~water quality~~ [1,5]
MW20-11 A/B	Mon Well	4853921	577672	Water level [1]
MW20-12 A/B	Mon Well	4854321	577272	Water level, ~~water quality~~ [1,5]
MW20-14 A/B	Mon Well	4853100	577576	Water level [1]
MW20-15 A/B	Mon Well	4853544	576577	Water level, ~~water quality~~ [1,5]
MW20-15 C	Mon Well	4853544	576577	Water level [1]
MW20-16 A/B	Mon Well	4853807	576785	Water level [1]
MW20-17 A/B	Mon Well	4852966	576752	Water level [1]
MW20-18	Mon Well	4852659	577058	Water level [1]
MW21-1-1	Mon Well	4853485	576882	Water level [1,4]
MW21-2-1	Mon Well	4854021	577279	Water level [1,4]
MW21-3-1	Mon Well	4852814	577872	Water level [1,4]
MW21-4-1	Mon Well	4854211	577793	Water level [1,4]
MW22-01	Mon Well	4853808	576782	Water level [1]
MW22-02 A/B	Mon Well	4853795~~4~~	576411~~76~~	Water level [1]
MW22-02 C	Mon Well	4853794	576476	Water Level [1]
MW22-03 A/B	Mon Well	4854078	576201	Water level [1]
PW22-01	Mon Well	4853535	576574	Water level [1]
SW14/MP14	SW/MP	4855098	578165	Water level & temperature [2]
SW23/MP23	SW/MP	4853125	576900	Water level & temperature [2]
SW23/MP23	SW/MP	4853050	576840	Water level & temperature [2]
SW26	SW	4854320	578155	TBD by MECP PTTW & ECA Approvals [1]
SW27	SW	4854105	578340	Water level and temperature [1,2]
MW-IT-01 A/B/C	Mon Well	4852~~1~~6746	577~~2~~1606	Water level, ~~water quality~~ [1,5]
MW-IT-02 A/B/C	Mon Well	4852~~1~~10646	577~~2~~10804	Water level, ~~water quality~~ [1,5]
MW-IT-03 A/B/C	Mon Well	4852~~3~~6479	5773~~2~~246	Water level, ~~water quality~~ [1,5]
MW-IT-04 A/B	Mon Well	4852~~3~~6486	5775~~2~~19	Water level, ~~water quality~~ [1,5]
MW-IT-05 A/B/C	Mon Well	4852~~1~~959	5776~~1~~67	Water level, ~~water quality~~ [1,5]
MW-IT-06 A/B	Mon Well	4852~~4~~28~~2~~8~~2~~8	57~~3~~0~~5~~8~~7~~66	Water level, ~~water quality~~ [1,5]
MW-IT-07 A/B/C	Mon Well	4852~~2~~0~~4~~34	57~~8~~3~~7~~066	Water level, ~~water quality~~ [1,5]

Table 2: Off-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-02	Mon Well	4852138	577900	Water level [1,3]
MW20-03	Mon Well	4851907	578244	Water level, ~~water quality~~ [1,3]
MW20-04	Mon Well	4852313	578265	Water level, ~~water quality~~ [1,3]
MW20-05 A/B	Mon Well	4852713	578423	Water level, ~~water quality~~ [1,3]
MW20-06 A/B	Mon Well	4852973	578474	Water level, ~~water quality~~ [1,3]
MW20-13 A/B	Mon Well	4854473	576973	Water level [1,3]
MW20-13 C	Mon Well	4854473	576873	Water level [1,3]
MW20-19 A/B	Mon Well	4852000	576907	Water level [1,3]
MW20-20 A/B	Mon Well	4852468	576476	Water level [1,3]
MW20-20 C	Mon Well	4852468	576476	Water level [1,3]
MW20-21 A/B	Mon Well	4852840	576014	Water level [1,3]
MW20-22 A/B	Mon Well	4851966	575785	Water level [1,3]
MW20-23 A/B	Mon Well	4851556	576206	Water level [1,3]
MW20-23 C	Mon Well	4851556	576206	Water level [1,3]
MW20-27 A/B	Mon Well	4853770	575954	Water level [1,3]
SW4	SW	4852963	574760	Water level and temperature [2,4]
SW5	SW	4853846	575863	Water level and temperature [2,4]
SW8	SW	4851688	576054	Water level and temperature [2,3]
SW10	SW	4850628	579128	Water level and temperature [2,3]
SW11	SW	4851869	578238	Water level and temperature [2,4]
SW12	SW	4854781	576842	Water level and temperature [2,4]
SW13B	SW	485~~4~~5~~7~~6~~7~~6~~8~~4~~6	57~~7~~5~~7~~3~~1~~8~~4~~5	Water level and temperature [2,3]
SW15/MP15	SW/MP	4853501	576562	Water level and temperature [2,3]
SW16/MP16	SW/MP	4852785	576024	Water level and temperature [2,3]
SW17/MP17	SW/MP	4853803	576488	Water level and temperature [2,3]
SW18/MP18	SW/MP	4853993	576396	Water level and temperature [2,3]
SW19/MP19	SW/MP	4854106	576226	Water level and temperature [2,3]
SW20/MP20	SW/MP	4853890	576819	Water level and temperature [2,3]
SW21/MP21	SW/MP	4851865	578215	Water level and temperature [2,3]
SW24A	SW	4854~~4~~3~~5~~6	578~~1~~0~~9~~8~~0~~	Water level and temperature [2,4]
~~SW25A~~	SW	~~4854~~4~~5~~8~~9~~	~~578~~0~~7~~9~~9~~	~~Water level and temperature [2,4]~~
~~SW25/MP25~~	~~SW/MP~~	~~4854~~5~~25~~	~~578~~1~~38~~	~~Water level and temperature [2,4]~~
~~SW-DR~~	~~SW~~	~~4854~~7~~09~~	~~578~~0~~50~~	~~Water quality [5]~~





Legal Description

Part of Lots 15-1718, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Existing Grade
- Maximum Predicted Water Table
- Maximum Depth of Excavation
- Topsoil and/or Overburden
- Aggregate Available for Extraction
- Additional Land Owned by Licensee
- 120m Offset From Draft Licence Boundaries
- Lots and Concessions
- Parcel Fabric
- Easement (Updated the legend to include easements)
- Overhead Hydro
- Pipeline (Enbridge Gas Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Entrance / Exit
- Direction of Surface Drainage
- Building/Structure
- Cross Sections
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Watercourse (Permanent. (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (WSP Evaluated - PSW; ~~MNRF Evaluated - Other~~)
- Wetland (WSP Evaluated - Other; ~~MNRF - Unevaluated~~)

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade
- Maximum Predicted Water Table
- Maximum Depth of Excavation
- Topsoil and/or Overburden
- Aggregate Available for Extraction

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNR~~F~~ - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. PSW - Provincially Significant Wetland
13. HIA - Heritage Impact Assessment
14. CVC - Credit Valley Conservation
15. MASL - Metres above sea level
16. PTTW - Permit to Take Water
17. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON, L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNR~~F~~ Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E)	**Date** ~~August 2023~~ May 2026
0 150 300 Metres	**Drawn By** C.P.
	Checked By B.Z.
	File No. 8816AF

File Name

Existing Features

Drawing No.

1 of 54

File Path B:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

A. General

1. Area Calculations:

   1.1. Licence (total) **261.2 hectares**

Main Area	151.5 hectares
North Area	30.3 hectares
South Area	79.4 hectares

   1.2. Limit of Extraction (total) **199.36 hectares**

Main Area	123.46 hectares
North Area	16.0 hectares
South Area	59.9 hectares

2. The maximum annual tonnage is 2,500,000.
3. The following structures shall be permitted within the ~~Building Location Area~~ Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing:

Building	Width	Length	Area
Scale House	3.7 m	12.2 m	45.1 m²
Quality Control Lab	3.7 m	12.2 m	45.1 m²
Maintenance Shop	36.6 m	45.7 m	1,672.6 m²
Office	13.7 m	18.3 m	250.7 m²

4. ~~The licensee intends to retain ownership or control of additional land containing a house (to the northwest of the Main Area) during the extraction operation which shall be vacated prior to, and remain vacant while, extraction is occuring within 500 metres. Should the house remain occupied or the property sold, the licensee shall notify the MNR immediately and provide mitigation necessary to ensure Provincial noise, air, dust and ground vibration limits are satisfied.~~
4. Table 3 on this drawing ~~3 of 4~~ identifies the number of sensitive receptors within 500 metres of the licence boundary and the distance from the licence boundary to each receptor.
5. ~~The licence boundaries are within the Credit Valley Source Protection Area but are not located within a wellhead protection area or an intake protection zone and there will be no impacts to municipal water supplies.~~

B. Hours of Operation

1. Activities to prepare the Site, such as the stripping of topsoil, construction of the berms, or activities related to the rehabilitation of the Site after the extraction is completed are considered to be construction activities and are only permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Friday except statutory holidays.
2. Activities for site operations, such as extraction, processing and drilling are permitted to occur during the daytime period (7:00am to 7:00pm) Monday to Saturday, except statutory holidays.
3. Activities related to shipping are permitted from 6:00am to 7:00pm Monday to Saturday, except statutory holidays. Shipping is permitted from 7:00pm to 6:00am only where required to support public authority contracts that necessitate the delivery of aggregates during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.
4. Blasting is permitted from 8:00am to 6:00pm Monday to Friday, except statutory holidays.

C. Site Access and Fencing

1. The existing eastern access point on Charleston Sideroad and the southern access point on Mississauga Road for the Main Area (as shown on drawing 1 of ~~54~~) shall be removed during site preparation of the Main Area. The existing western access point on Charleston Sideroad (as shown on the plan view) shall remain to access the CBM Caledon Pit / Quarry office and quality control lab. The northern access point on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
2. The two existing access points for the North Area (as shown on drawing 1 of ~~54~~) may remain, and shall not be gated, while the North Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). The existing access points on Main Street and Charleston Sideroad (as shown on the plan view) may remain for maintenance purposes only.
3. The four existing access points for the South Area (as shown on drawing 1 of ~~54~~) may remain, and shall not be gated, while the South Area is utilized for agricultural purposes (see Section N Variations from Control and Operation Standards). During site preparation of the South Area, the three existing access points on Charleston Sideroad shall be removed. The site access on Mississauga Road (as shown on the plan view) may remain for maintenance purposes only.
4. The main operational entrance/exit is proposed in the location shown on the plan view of this drawing, subject to an agreement with the ~~Region of Peel~~ applicable road authority. See site entrance simulation on this drawing.
5. The North and South Areas shall be accessed by tunnels beneath both Main Street and Charleston Sideroad in the locations shown on the plan view of this drawing, subject to an agreement with the ~~Region of Peel~~ applicable road authority (see Section N Variations from Control and Operation Standards). Temporary access points shall be permitted in the North and South Areas to facilitate tunnel construction.
6. The operational, office / quality control lab, maintenance and/or temporary access points shall be gated, kept closed during hours of non-operation and maintained throughout the life of the licence.
7. Page wire and/or hi-tensile fencing, a minimum 1.2 metres in height, shall be erected along the licence boundaries and the perimeter of the cell tower area (see Cell Tower Detail on this drawing) in a phased approach (see Section N Variations from Control and Operation Standards). If the cell tower area is removed, fencing shall be erected along the licence boundary. Prior to site preparation commencing in the Main, North or South Areas, fencing shall be installed along the perimeter of that Area.
8. In order to minimize disturbance to existing vegetation, perimeter fencing may be offset up to five metres from the licence boundary (see Section N Variations from Control and Operation Standards). Where perimeter fencing is offset from the licence boundary, the licence boundary shall be demarcated with highly visible T-bars with PVC every 30 metres, or less, to maintain visibility from one T-bar to the next.
9. All fencing shall be maintained for the life of the licence.
10. A sign of at least 0.5 metres by 0.5 metres in size shall be erected and maintained at the operational entrance/exit that says in legible words "This site is licensed under the Aggregate Resources Act licence # 626600."

D. Drainage and Siltation Control

1. Drainage of undisturbed areas will continue in the directions shown on drawing 1 of ~~54~~.
2. Silt fencing shall be installed in a phased approach. Prior to site preparation commencing in the Main, North or South Areas, silt fencing shall be installed on the exterior side toe of perimeter berms and along the dripline of significant woodlands as shown on the plan view of this drawing. See Natural Environment note 9.j under Section O Technical Recommendations on drawing ~~3 of 4~~ 4 of 5 for additional information.
3. Silt fencing shall be inspected prior to site preparation activities to ensure it was installed correctly and during extraction operations to ensure that the fencing is being maintained and functioning properly. Any issues that are identified shall be rectified immediately.
4. Silt fencing shall not be removed until re-vegetation and soil stabilization has occurred to limit sedimentation of the setbacks.

E. Site Preparation

1. Existing structures within the licence boundary ~~not deemed to have cultural heritage potential outside of the Cultural Heritage Potential area~~ shall be demolished prior to extraction within each Area. Structures ~~with cultural heritage potential within the Cultural Heritage Potential areas~~ shall be subject to the cultural heritage technical recommendations in Section O.4 on drawing 3 of ~~54~~.
2. Timber resources shall be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Cleared stumps and brush may be burned (with applicable permits), used for aquatic habitat enhancement or mulched for use in progressive rehabilitation.
3. Before all requirements for natural environment notes 9.a to 9.d under Section O Technical Recommendations on drawing ~~3 of 4~~ 4 of 5 are met, if applicable.
4. Topsoil and overburden shall be stripped and stored separately.
5. Topsoil and overburden shall be placed in noise attenuation/visual berms or used immediately for progressive rehabilitation.
6. Excess topsoil and overburden not required for immediate use in berms or progressive rehabilitation may be temporarily stockpiled within the limit of extraction in the location shown on the plan view of this drawing. Topsoil and overburden stockpiles in this location shall not exceed eight metres in height and may be located within 30 metres of the licence boundary (see Section N Variations from Control and Operation Standards).
7. In situations where excess topsoil and overburden has to be temporarily stockpiled outside the area shown on the plan view of this drawing, stockpiles shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
8. Temporary topsoil and overburden stockpiles which remain for more than one year shall have their slopes vegetated to control erosion. Seeding shall not be required if these stockpiles have vegetative cover naturally in the first year.
9. No topsoil shall be removed from the site (see Section N Variations from Control and Operation Standards).
10. Ensure the cultural heritage and archaeology technical recommendations in Sections O.4 and O.5 on drawing ~~3 of 4~~ 4 of 5 have been completed for the phase undergoing site preparation, if applicable.

F. Berms and Screening

1. Berms shall not be located within three metres of the licence boundary or cell tower area.
2. Berms shall be a minimum of five metres in height, except for a section of the berm along the western extent of the Main Area, which shall be a minimum of seven metres in height (see plan view for location).
3. Berm side slopes shall not exceed 2:1 (horizontal : vertical).
4. The minimum width of the berm crest shall be two metres.
5. See Typical Acoustic and Visual Berm detail on this drawing for additional information.
6. Berms shall be seeded in accordance with visual note 6.c under Section O Technical Recommendations on drawing 3 of ~~54~~.
7. Existing vegetation within the setbacks shall be maintained where berms are not required.

G. Site Dewatering

1. Refer to the water technical recommendations in Section O.7 on drawing ~~3 of 4~~ 4 of 5 for information regarding site dewatering.

H. Extraction Sequence

1. ~~This plan depicts a schematic operations for the property based on the best information available at the time of preparation.~~
1. Extraction shall occur in eight phases (Phases 1, 2A, 2B, 3, 4, 5, 6 and 7) as shown on the plan view.
3. ~~Notwithstanding the operational and rehabilitation notes; demand for certain products or blending of materials may require minor deviations in the extraction and rehabilitation sequence. Any major deviations from the operations sequence shown shall require approval from the MNRF.~~
2. Phase 1
   2.1. Prepare Phase 1 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
   2.2. Strip Phase 1 and use the material to construct the perimeter berm for the Main Area.
   2.3. Extract sand and gravel in a northeasterly direction to top of bedrock.
   2.4. Once bedrock is reached, establish facility pad for permanent processing area at an elevation of 397.0 masl.
   2.5. Commence quarrying operations through sinking cut.
   2.6. Continue extracting the pit and quarry in a northeasterly direction before proceeding in a northwesterly direction.
   2.7. Phase 1 may be extracted to a maximum depth between 384.0 and 392.7 masl.
   2.8. Progressive rehabilitation shall consist of backfilling the southeast and northeast phase boundary to establish the final elevations and grades depicted on the plan view for drawing ~~4 of 4~~ 5 of 5.
   2.9. Prepare Phases 2A and 2B for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
3. Phases 2A
   3.1. Strip Phase 2A and use the material to construct the perimeter berm for the North Area, for progressive rehabilitation in Phase 1 or temporarily stockpile the material in the topsoil and overburden stockpile area.
   3.2. Extract pit and quarry in a northwesterly direction before proceeding in a southwesterly direction.
   3.3. Phase 2A may be extracted to a maximum depth between 387.2 and 392.7 masl.
   3.4. Establish tunnel beneath Main Street to connect with Phase 2B.
   3.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as the side slopes to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
4. Phase 2B
   4.1. Strip Phase 2B and use the material for progressive rehabilitation in Phases 1 and 2A or temporarily stockpile the material in the topsoil and overburden stockpile area.
   4.2. Create sinking cut to establish tunnel beneath Main Street to connect with Phase 2A.
   4.3. Extract pit and quarry in a northeasterly direction before proceeding in a southeasterly direction.
   4.4. Phase 2B may be extracted to a maximum depth between 393.3 and 395.0 masl.
   4.5. Progressive rehabilitation shall consist of backfilling the side slopes and quarry floor to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
   4.6. Prepare Phase 3 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
5. Phase 3
   5.1. Use the topsoil and overburden stockpiled in Phase 3, as well as the existing material, for progressive rehabilitation in Phases 2A and 2B.
   5.2. Construct a slurry wall / grout zone in the southwest setback of the Main Area prior to extraction in Phase 3.
   5.3. Extract pit and quarry in a southwest direction.
   5.4. Phase 3 may be extracted to a maximum depth between 383.9 and 388.6 masl.
   5.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades and side sloping to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
   5.6. Prepare Phase 4 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
6. Phase 4
   6.1. Use the topsoil and overburden stockpiled in Phase 4, as well as the existing material, for progressive rehabilitation in Phases 2A, 2B, 3, 4 and backfilling the tunnel beneath Main Street.
   6.2. Construct infiltration trenches in the southwest setback of the Main Area prior to extraction in Phase 4.
   6.3. Extract pit and quarry in a southwest direction before proceeding in a northwesterly direction.
   6.4. Phase 4 may be extracted to a maximum depth between 382.3 and 385.9 masl.
   6.5. Progressive rehabilitation shall consist of backfilling a portion of the phase to pre-extraction grades as well as side slopes to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
   6.6. Prepare Phase 5 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
7. Phase 5
   7.1. Strip Phase 5 and use the material for progressive rehabilitation in Phases 4 and 5 and any other areas requiring backfilling within the main area. Any remaining topsoil and overburden shall to used for the future progressive rehabilitation in Phases 6 and 7.
   7.2. Extract pit and quarry in a southeasterly direction.
   7.3. Phase 5 may be extracted to a maximum depth between 380.9 and 384.7 masl.
   7.4. Progressive rehabilitation shall consist of backfilling the side slopes (where applicable) to establish the final elevations and grades depicting on the plan view of drawing ~~4 of 4~~ 5 of 5.
   7.5. A portion of the quarry face in the southwest corner of Phase 5 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 128 metres in length.
   7.6. Prepare Phase 6 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
8. Phase 6
   8.1. Strip Phase 6 and use the material to construct the perimeter berm for the South Area or temporarily stockpile for future use with progressive rehabilitation.
   8.2. Construct slurry wall / grout zone and infiltration trenches in the southwest and southeast setback of the South Area prior to extraction in Phase 6.
   8.3. Create sinking cut to establish tunnel beneath Charleston Sideroad to connect with Phase 1.
   8.4. Extract pit and quarry in a southeasterly direction.
   8.5. Phase 6 may be extracted to a maximum depth between 385.0 and 391.4 masl.
   8.6. Progressive rehabilitation shall consist of backfilling the quarry floor and side slopes to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
   8.7. Prepare Phase 7 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
9. Phase 7
   9.1. Strip Phase 7 and use the material for progressive rehabilitation in Phases 6 and 7.
   9.2. Extract pit and quarry in a southwesterly direction before proceeding in a southeasterly direction.
   9.3. Phase 7 may be extracted to a maximum depth between 381.3 and 386.6 masl.
   9.4. Extract facility pad in Main Area.
   9.5. Progressive rehabilitation shall consist of backfilling the quarry floor (including tunnel) and side slopes (where applicable) to establish the final elevations and grades depicted on the plan view of drawing ~~4 of 4~~ 5 of 5.
   9.6. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest and southeast corner of the South Area shall be excavated and backfilled with sand.
   9.7. A portion of the quarry face in the southwest and southeast corner of Phase 7 shall remain vertical (see Section N. Variations from Control and Operation Standards). The exposed rock face will be approximately 465 metres in length. Two access points with 2:1 slopes from the existing grade to the final quarry floor shall be provided in the locations shown on the plan view of drawing ~~4 of 4~~ 5 of 5. The access points shall be backfilled with highly permeable sandy material (10-5) or un-compacted till (10-6). Should un-compacted till be utilized, the access points shall not exceed 30 metres in width.

I. Extraction Details

1. All trees within five metres of the excavation face inside the limit of extraction shall be removed.
2. The maximum height of a lift within the pit shall not be greater than 1.5 metres above the highest reaching excavating equipment being utilized on-site.
3. The maximum height of a lift within the quarry shall be 25 metres.
4. The maximum depth of material below top of bedrock in Phase 1 is approximately 27 metres. Areas of Phase 1 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
5. The maximum depth of material below top of bedrock in Phase 2A is approximately 26 metres. Areas of Phase 2A that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
6. The maximum depth of material below top of bedrock in Phase 2B is approximately 14 metres and shall be extracted in one lift.
7. The maximum depth of material below top of bedrock in Phase 3 is approximately 27 metres. Areas of Phase 3 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
8. The maximum depth of material below top of bedrock in Phase 4 is approximately 27 metres. Areas of Phase 4 that are less than 25 metres in depth shall be extracted in one lift while areas greater than 25 metres in depth shall be extracted in two lifts.
9. The maximum depth of material below top of bedrock in Phase 5 is approximately 25 metres and shall be extracted in one lift.
10. The maximum depth of material below top of bedrock in Phase 6 is approximately 18 metres and shall be extracted in one lift.
11. The maximum depth of material below top of bedrock in Phase 7 is approximately 16 metres and shall be extracted in one lift.
12. Extraction may occur concurrently in Phases 2A and 2B.
13. Extraction shall be permitted in two phases simultaneously to allow for transition between phases.
14. Blasting shall be permitted ~~daily~~ Monday to Friday, excluding statutory holidays, (during the hours specified in note B.4 on this drawing). However, it is anticipated that the frequency of blasts will typically be less than one per week.
15. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence in the locations to be backfilled.
16. Aggregate stockpiles (~~including recyclable material~~) shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and ~~90~~ metres from a property with a residential use.
17. Berms that encroach within the limit of extraction shall be removed, and the underlying aggregate may be extracted, as part of final extraction/rehabilitation of the site.
18. Internal haul road locations will vary on the pit and quarry floor as extraction progresses.

J. Equipment and Processing

1. Equipment used on-site may include jaw crushers, excavators, bulldozers, skid steers, screeners, conveyors, hoppers, mobile cone crushers, drill rigs, generators, front end loaders, shipping loaders, shipping trucks, haul trucks, and water trucks.
2. Processing equipment shall remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
3. Processing equipment in the Main Area will initially be portable and shall be situated in the location identified on the Noise Mitigation Schematic on this drawing or drawing ~~3 of 4~~ 4 of 5. As operations progress and the top of bedrock is exposed, a permanent processing plant will be constructed within the facility pad area (Main Area) as shown on the plan view of this drawing. Once the permanent processing plant is operational within the facility pad area, the temporary processing plant in the Main Area shall be dismantled. In Phase 6 (South Area) a processing plant consisting of a primary crusher and primary screen (relocated from the Main Area) shall be constructed in the location identified on the Noise Mitigation Schematic on this drawing or drawing ~~3 of 4~~ 4 of 5 once sufficient area is extracted within Phase 6. During Phase 6, the remaining permanent processing equipment located in the facility pad area (Main Area) will remain operational until extraction of the facility pad area is required in Phase 7. Prior to the extraction of aggregate from beneath the facility pad area in Phase 7, the remaining permanent processing equipment in the facility pad area will be dismantled and portable processing equipment will be relocated to the quarry floor in the Main Area for the duration of the operation.

K. Fuel Storage

1. Fuel storage tanks shall be located in close proximity to the maintenance shop. Fuel storage tanks shall be installed and maintained in accordance with the Technical Standards and Safety Act and Liquid Fuels Regulation 217/01.
2. All fuel tanks shall be double sided or placed in containment facilities large enough to hold the tanks maximum volume.
3. Fuel trucks shall be used to transfer fuel to on-site equipment in accordance with the Liquid Fuels Handling Code.
4. A Spills Contingency Plan shall be prepared and implemented prior to site preparation. The Spills Contingency Plan shall be available on-site and all employees and contractors shall be informed and required to comply with this plan.

L. Scrap and Recycling

1. Scrap may be stored on-site within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.b on this drawing for additional information) and shall be removed on an on-going basis.
2. Scrap shall only include material generated directly as a result of the aggregate operation such as refuse, debris, scrap metal, lumber, discarded machinery, equipment and motor vehicles.
3. All fluids shall be drained from any discarded equipment, machinery or motor vehicle prior to storage and disposed of in accordance with the Environmental Protection Act.
4. Scrap shall not be stored within 30 metres of any body of water or the licence boundary, ~~and shall be kept in close proximity to the main processing plant~~.
5. Recycling of concrete shall be permitted on-site.
6. Recyclable material shall be kept ~~in close proximity to the main processing plant~~ within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.b on this drawing for additional information).
7. Rebar or other structural steel shall be separated from recyclable aggregate material during processing and placed in a designated scrap pile on-site which shall be removed on an on-going basis.
8. Recycled aggregate shall be removed on an on-going basis.
9. Recycling activities shall not interfere with the operational phases of the site or with rehabilitation.
10. Once the site is depleted, no further importation of recyclable material shall be permitted.
11. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
12. The site shall be kept in an orderly condition.

M. Maximum Disturbed Area

1. The maximum disturbed area is 95.0 hectares. Disturbed areas shall include active extraction areas, stockpile areas, internal haul routes, areas being progressively rehabilitated and berms until they are vegetated. Areas that have been side-sloped and vegetated, and the adjacent un-vegetated or flooded vacated quarry floor (eg. stockpiles and equipment removed), shall not constitute disturbed area.

N. Variations from Control and Operation Standards

Section 8.13 Standard	Variation	Rationale
(1) 1 & 2	1. A gate shall not be required for the tunnel crossings. 2. Gates shall not be required in an Area that is not currently undergoing site preparation.	1. The tunnel crossings are beneath the road allowance. Therefore, access is already restricted. 2. This will enable agricultural operations to continue without being site preparation.
(1) 3	A clear view of the road in both directions shall not be provided at the tunnel crossings.	The tunnel crossings are beneath the road allowance. Therefore, visibility in both directions is not possible.
(1) 9 & 10.ii.A	1. Excavation may occur within the setback at the tunnel crossings. 2. Excavation may occur within the setbacks where the groundwater infiltration trenches and slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 11	1. Aggregate / overburden may be removed from the setback at the tunnel crossings. 2. Aggregate / overburden may be removed from the setbacks where the groundwater infiltration trenches are slurry walls are located.	1. This will facilitate construction associated with the tunnel. 2. This will facilitate construction associated with the groundwater infiltration trench and slurry wall.
(1) 13.i.	Topsoil and overburden within the "Topsoil and Overburden Stockpile Area" may be stockpiled within 30 metres of the licence boundary.	The "Topsoil and Overburden Stockpile Area" is adjacent to additional land owned by the licensee.
(1) 17	Topsoil and/or overburden may be transferred between the Main, North and South Areas.	This will allow stripped material from site preparation to be used for berm construction, progressive rehabilitation and/or temporarily stockpiled in any Area.
(1) 19.i. & 19.ii.	1. The minimum side slope within the sand and gravel deposit areas shall be 2:1. 2. A portions of the extraction face shall remain vertical in the southwest corner of Phase 5 and the southwest/southeast corner of Phase 7.	1. This will enable side slopes to transition seamlessly between the pit and quarry excavation areas. 2. Leaving a portion of the extraction face in Phases 5 and 7 vertical will meet the water mitigation requirements.
(3) (a)	1. Fencing shall be installed in a phased approach. 2. Fencing may be offset up to five metres from the licence boundary. 3. Fencing shall be installed around the perimeter of the cell tower area.	1. This will enable agricultural production to continue with minimal disruption and accounts for the long life expectancy of the operation. 2. This will minimize the removal of existing trees to accommodate the perimeter fencing. 3. It is the responsibility of the cell tower operator to control access to the area in a manner that they deem appropriate.

Move Table 3 from previous drawing 3 of 4 to this drawing

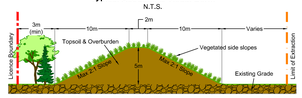
Table 3: Receptors Within 500m of Licence Boundaries

Receptor	Address	Distance	Receptor	Address	Distance
POR001	18147 Mississauga Road	260 m	**POR040**	18137 Cataract Road	290 m
POR002	18189 Mississauga Road	180 m	**POR041**	18120 Cataract Road	290 m
POR003	18205 Mississauga Road	160 m	**POR042**	10 Deagle Lane	210 m
POR004	18221 Mississauga Road	160 m	**POR043**	38 William Street	280 m
POR005	18234 Mississauga Road	280 m	**POR044**	42 William Street	290 m
POR006	18309 Mississauga Road	170 m	**POR045**	48 William Street	290 m
POR007	833 Charleston Sideroad	470 m	**POR046**	1498 Cataract Road	380 m
POR008	18615 Mississauga Road	150 m	**POR047**	33 William Street	340 m
POR009	18627 Mississauga Road	160 m	**POR048**	47 William Street	320 m
POR010	18682 Mississauga Road	320 m	**POR049**	61 William Street	330 m
POR011	18785 Mississauga Road	220 m	**POR050**	71 William Street	340 m
POR012	18837 Mississauga Road	260 m	**POR051**	77 William Street	340 m
POR013	18906 Main Street	460 m	**POR052**	89 William Street	330 m
POR014	18942 Main Street	580 m	**POR053**	26 Albert Street	340 m
POR015	18842 Main Street	240 m	**POR054**	1392 Cataract Road	380 m
POR016	18810 Main Street	240 m	**POR055**	18051 Cataract Road	440 m
POR017	18796 Main Street	200 m	**POR056**	1501 Cataract Road	440 m
POR018	18775 Main Street	320 m	**POR057**	1460 Cataract Road	400 m
POR019	18772 Main Street	100 m	**POR058**	1446 Cataract Road	390 m
POR020	18719 Main Street	150 m	**POR059**	1463 Cataract Road	450 m
POR021	18659 Main Street	150 m	**POR060**	1453 Cataract Road	450 m
POR022	18473 Main Street	150 m	**POR061**	1437 Cataract Road	460 m
POR023	18471 Main Street	150 m	**POR062**	1434 Cataract Road	390 m
POR024	1700 Charleston Sideroad	150 m	**POR063**	1432 Cataract Road	390 m
POR025	PIN 142710181	310 m	**POR064**	1404 Cataract Road	400 m
POR026	1626 Charleston Sideroad	150 m	**POR065**	1425 Cataract Road	470 m
POR027	1540 Charleston Sideroad	220 m	**POR066**	1411 Cataract Road	450 m
POR028	1522 Charleston Sideroad	150 m	**POR067**	1391 Cataract Road	450 m
POR029	1531 Charleston Sideroad	180 m	**POR068**	1375 Cataract Road	410 m
POR030	1529 Charleston Sideroad	150 m	**POR069**	1369 Cataract Road	400 m
POR031	1521 Charleston Sideroad	100 m	**POR070**	1357 Cataract Road	380 m
POR032	18217 Cataract Road	150 m	**POR071**	1341 Cataract Road	360 m
POR033	18201 Cataract Road	170 m	**POR072**	1327 Cataract Road	320 m
POR034	18198 Cataract Road	150 m	**POR073**	1342 Cataract Road	290 m
POR035	18182 Cataract Road	160 m	**POR074**	1311 Cataract Road	300 m
POR036	18164 Cataract Road	160 m	**POR075**	1297 Cataract Road	290 m
POR037	18148 Cataract Road	190 m	**POR076**	1275 Cataract Road	280 m
POR038	18140 Cataract Road	240 m	**ROR077**	1195 Cataract Road	330 m
POR039	18130 Cataract Road	260 m			

Added the Noise Mitigation and Key Natural Heritage Features Schematics as requested by the Town of Caledon

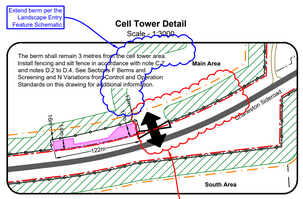
Typical Acoustic & Visual Berm

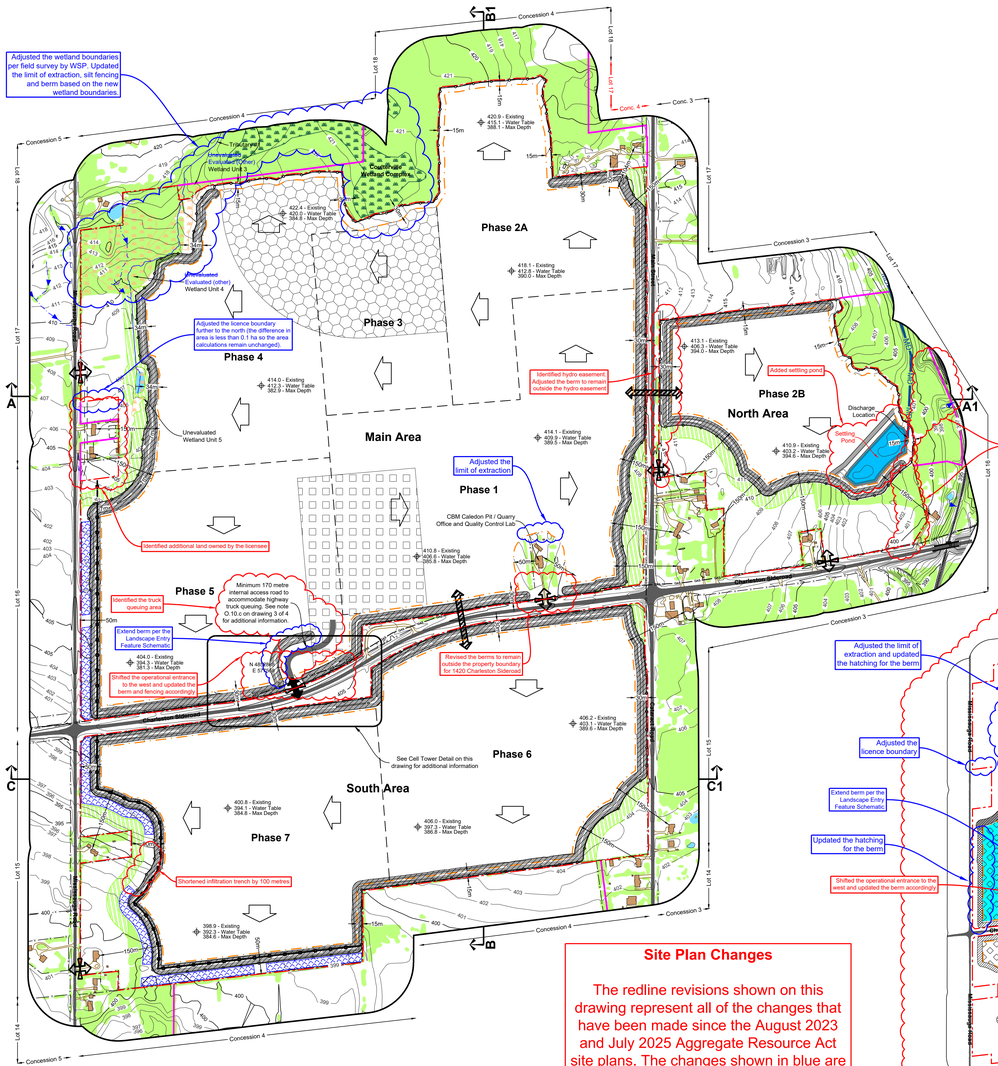
N.T.S.



Cell Tower Detail

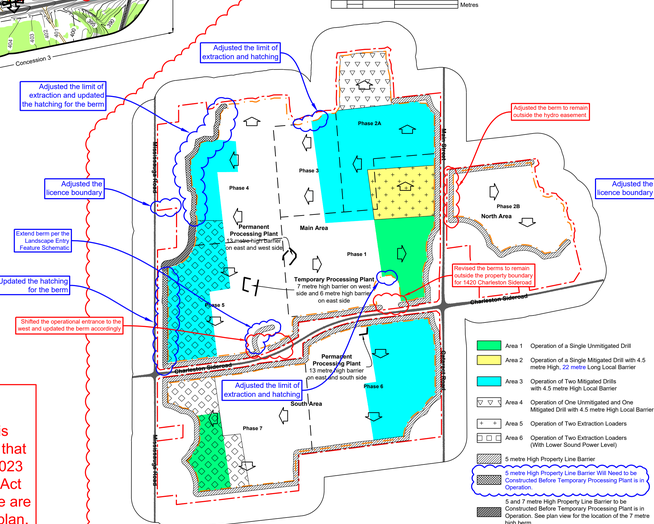
Scale - 1:3000





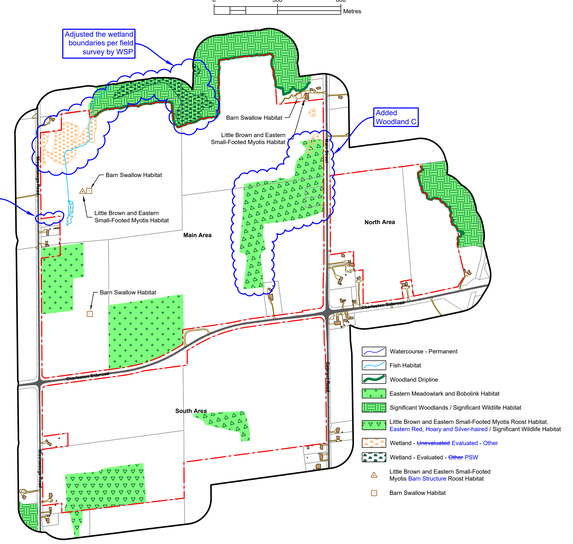
Noise Mitigation Schematic

Scale 1:10,000



Key Natural Heritage Features Schematic

Scale 1:10,000



Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Town~~ship~~ of Caledon
Region~~al~~ Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Entrance / Exit (Operational Access)
- Entrance / Exit (Office/lab and Maintenance Access)
- Tunnel Crossing
- Gate
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (WSP Evaluated - PSW; ~~MNRF Evaluated - Other~~)
- Wetland (WSP Evaluated - Other; ~~MNRF - Unevaluated~~)
- Visual Planting Area
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Silt Fence
- Main Discharge
- ~~Secondary Discharge (Discharge not to exceed existing surface water flow)~~
- Berm (with 2:1 side slopes) (5.0 m in height except for section along the western extent of the Main Area identified as 7.0 m on the plan view
- General Direction of Excavation & Boundary
- Building/Structure
- Topsoil & Overburden Stockpile Area (Maximum Height 8.0 m)
- Facility Pad, ~~and~~ Building Location and Recycling Area
- Archaeological Protection Area (Including 10 metre buffer) (Removed from plan view and placed in detail on drawing 3 of 4)
- Infiltration Trench
- Slurry Wall
- Spot Elevation (Top - Existing (MASL) / Middle - Water Table (MASL) Bottom - Maximum Depth of Extraction (MASL))
- Cross Sections

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNR~~F~~ - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. PSW - Provincially Significant Wetland
13. HIA - Heritage Impact Assessment
14. CVC - Credit Valley Conservation
15. MASL - Metres above sea level
16. PTTW - Permit to Take Water
17. NTS - Not to Scale

Site Plan Amendments

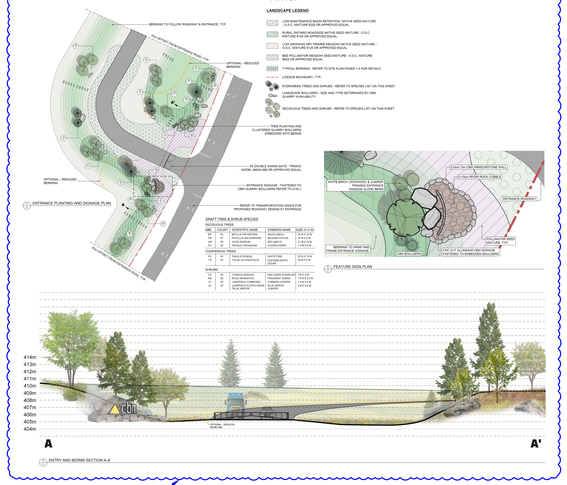
No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.

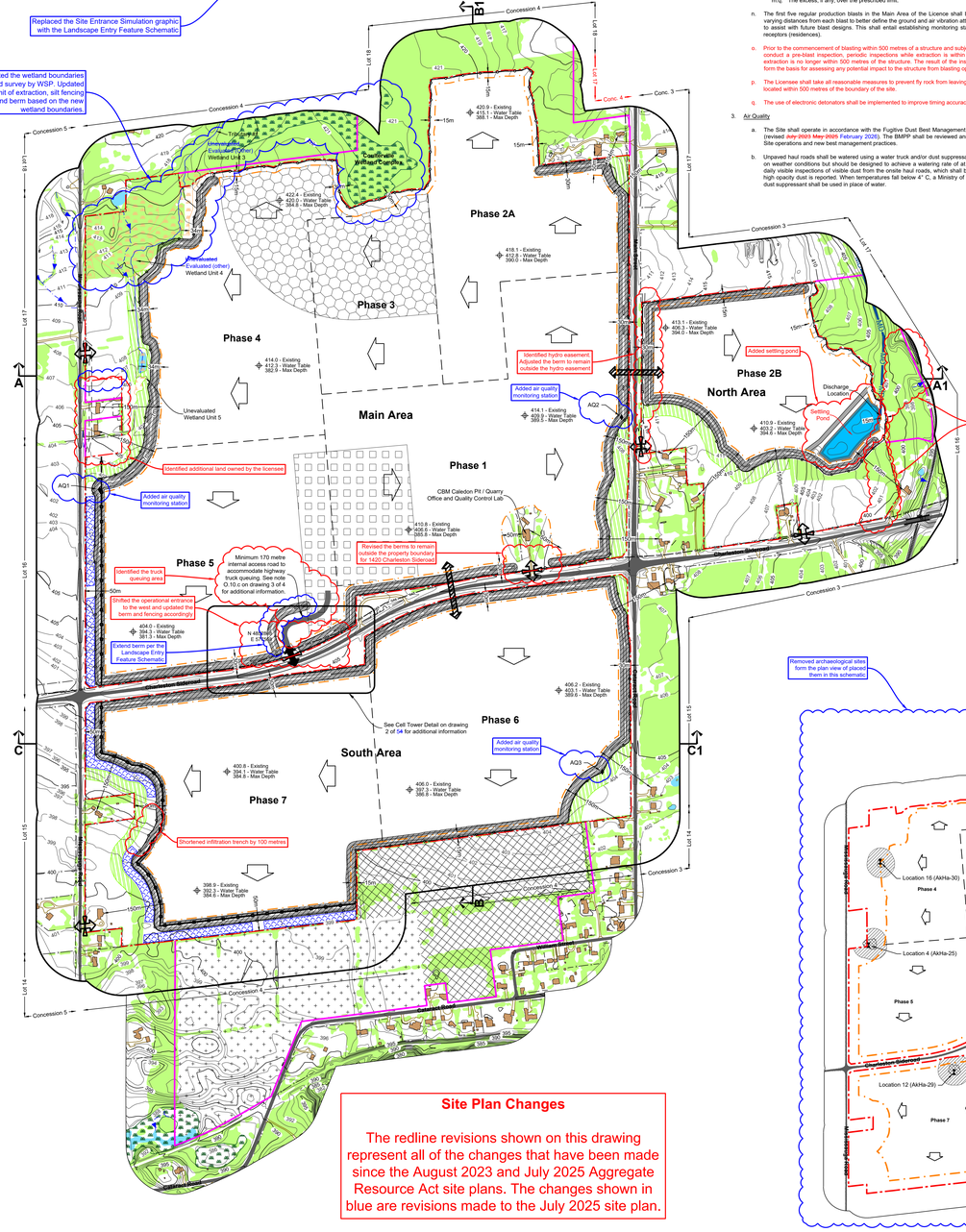
Landscape Entry Feature Schematic

N.T.S.



Replaced the Site Entrance Simulation graphic with the Landscape Entry Feature Schematic

Adjusted the wetland boundaries per field survey by WSP. Updated the limit of extraction, silt fencing and berm based on the new wetland boundaries.



Removed archaeological sites from the plan view of placed them in this schematic

Archaeological Avoidance and Protection Area Schematic

Scale 1:10,000

0 300 600 Metres

Archaeological Protection Area Requiring Further Archaeological Mitigation (Including 10m Buffer)

Archaeological Monitoring Buffer (50 m Beyond Archaeological Protection Area)

Noise Mitigation Schematic

Scale 1:10,000

0 300 600 Metres

Adjusted the limit of extraction and hatching

Adjusted the limit of extraction and updated the hatching for the berm

Adjusted the licence boundary

Extend berm per the Landscape Entry Feature Schematic

Updated the hatching for the berm

Adjusted the berm to remain outside the hydro easement

Revised the berms to remain outside the property boundary for 1420 Charleston Sideroad

Permanent Processing Plant 13 metre high barrier on east and west side

Temporary Processing Plant 7.5 metre high barrier on west side and 6 metre high barrier on east side

Shifted the operational entrance to the west and updated the berm accordingly

Area 1 Operation of a Single Unmitigated Drill

Area 2 Operation of a Single Mitigated Drill with 4.5 metre High, 22 metre Long Local Barrier

Area 3 Operation of Two Mitigated Drills with 4.5 metre High Local Barrier

Area 4 Operation of One Unmitigated and One Mitigated Drill with 4.5 metre High Local Barrier

Area 5 Operation of Two Extraction Loaders

Area 6 Operation of Two Extraction Loaders (With Lower Sound Power Level)

5 metre High Property Line Barrier

6 metre High Property Line Barrier Will Need to be Constructed Before Temporary Processing Plant is in Operation.

5 and 7 metre High Property Line Barrier to be Constructed Before Temporary Processing Plant is in Operation. See plan view for the location of the 7 metre high berm.

Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

O. Technical Recommendations

1. Agriculture

a. Lands that are currently in agricultural production, and not required for immediate extraction and site preparation, shall be kept in agricultural production for as long as possible.

b. The licensee shall document any complaints involving the local agricultural community, and as part of the annual Compliance Assessment Report, shall provide information to MNRF on the nature of the complaint and actions taken by the licensee to address the issue.

2. Blasting

a. All quarry blasts shall be monitored at the closest residences in front of and behind the blast for ground and air vibration effects to ensure compliance with the current MECP guideline limits.

b. All quarry blasts shall be monitored within 300 metres of the nearest pipeline on the ground above that pipeline to ensure compliance with Enbridge's ground vibrations limits.

c. All quarry blasts shall be monitored within 300 metres of the farmhouse and barn located at 18722 Main Street, the farmhouse located at 18667 Mississauga Road, the farmhouse located at 18667 Mississauga Road and the house (to be converted to office/laboratory during operation) located at 1420 Charleston Sideroad to ensure compliance with the ground vibration limit of 50 mm/s. Once the farmhouse(s) located at 18501 Mississauga Road and 18667 Mississauga Road is relocated outside of the licence area, all quarry blasts shall be monitored to ensure compliance with the current MECP guideline limits. See cultural heritage technical recommendations Section O.4 for additional information.

d. The vibration monitoring shall be carried out by an independent third-party engineering firm with expertise in blasting and monitoring.

e. Notification shall be provided to Enbridge when blasting approaches within 300 metres of the pipeline.

f. No extraction within 30 metres of the pipeline without authorization from Enbridge.

g. Blasting shall be carried out by persons experienced, trained and qualified to conduct blasting operations.

h. The licensee shall establish a blasting notification program for residents within 500 metres. The licensee shall also provide notification to the Town of Caledon Clerk and the Brampton Flying Club at least 24 hours prior to a blast taking place on-site.

i. Blasting shall not occur on Saturday, Sunday and all Statutory holidays.

j. If there are exceedances of the vibration limits, the Licensee shall notify MECP and the blast design parameters shall be altered to bring results back into compliance prior to the next blast occurring on-site.

k. When blasting within approximately 440 metres of adjacent residences, the quarry shall regularly review their blast procedures in conjunction with the blast monitoring results to assess if it is necessary to modify blast design parameters of the blast.

l. Blasting procedures, such as drilling and loading, shall be reviewed annually and modified as required to ensure compliance with industry standards.

m. The licensee shall maintain a record of all blasting details including a seismic record of the ground and air vibration monitoring results. The blast details and monitoring results shall be made available to the MNRF and the MECP, upon written request. The blasting reports shall include the following information:

m.a. Location, date and time of the blast;
m.b. Dimensioned sketch including photographs, if necessary, of the location of the blasting operation, and nearest point of reception;
m.c. Physical and topographical description of the ground between the source and the receptor location.
m.d. Type of material being blasted;
m.e. Sub-soil conditions, if known;
m.f. Prevailing meteorological conditions including wind speed in m/s, wind direction, and temperature in °C, relative humidity, degree of cloud cover and ground moisture content;
m.g. Number of drill holes;
m.h. Pattern and pitch of drill holes;
m.i. Size of holes;
m.j. Depth of drilling;
m.k. Depth of collar (or stemming);
m.l. Depth of toe-load;
m.m. Weight of charge per delay;
m.n. Number of holes of delays;
m.o. The result and calculated value of Peak Pressure Level in dBL and Peak Vibration Velocity in mm/s;
m.p. Applicable limits; and
m.q. The excess, if any, over the prescribed limit.

n. The first five regular production blasts in the Main Area of the License shall be monitored at a minimum of five locations at varying distances from each blast to better define the ground and air vibration attenuation characteristics at the nearest receptors to assist with future blast designs. This shall entail establishing monitoring stations between the blast site and neighbouring receptors (residences).

o. Prior to the commencement of blasting within 500 metres of a structure and subject to landowner authorization, the licensee shall conduct a pre-blast inspection, periodic inspections while extraction is within 500 metres and a post-blast inspection when extraction is no longer within 500 metres of the structure. The result of the inspection shall be provided to the landowner and form the basis for assessing any potential impact to the structure from blasting operations within 500 metres.

p. The Licensee shall take all reasonable measures to prevent fly rock from leaving the site during blasting if a sensitive receptor is located within 500 metres of the boundary of the site.

q. The use of electronic detonators shall be implemented to improve timing accuracy and maintain hole timing as designed.

3. Air Quality

a. The Site shall operate in accordance with the Fugitive Dust Best Management Practices Plan (BMPP) dated December 2022, (revised ~~July 2023~~ May 2025 February 2026). The BMPP shall be reviewed annually and updated if required based on current Site operations and new best management practices.

b. Unpaved haul roads shall be watered using a water truck and/or dust suppressant. The application of water shall be dependent on weather conditions but should be designed to achieve a watering rate of at least 2 Litr/hour. Site personnel shall conduct daily visible inspections of visible dust from the onsite haul roads, which shall be used to inform additional watering activities if high opacity dust is reported. When temperatures fall below 4° C, a Ministry of Environment, Conservation and Parks chemical dust suppressant shall be used in place of water.

c. Unpaved haul roads shall be re-graded annually (or as needed based on observations) using coarser material.

d. A speed limit of 25 km/hour on all site roads shall be implemented.

e. Stockpiles shall be placed below grade where possible with drop heights of less than 1 metre maintained for fine material.

f. The processing plant shall be equipped with a water spray system with the watering rate set to suppress visible dust.

g. The processing plant shall be located below grade as soon as feasible.

h. Drills shall be equipped with dust suppression systems.

i. If sustained winds exceed 40 km/hour, on-site processing activities, including drilling and blasting, will shall cease and not resume until two consecutive hours of winds below 40 km/hour are recorded.

j. A record of all visual inspections, dust mitigation activities and complaints shall be kept in the onsite filing system, as identified in the BMPP.

k. The licensee shall conduct air quality monitoring in accordance with the monitoring plan found in Appendix E of the BMPP. The locations of the air quality monitoring stations are shown on the plan view of this drawing.

4. Cultural Heritage

a. Areas of cultural heritage potential were identified for portions of the properties located at 18722 Main Street, 1055 Charleston Sideroad, 1420 Charleston Sideroad, 18501 Mississauga Road, and 18667 Mississauga Road. Accordingly, property specific Heritage Impact Assessment (HIAs) have been prepared for these properties. The recommendations from each HIA are presented below.

b. 1055 Charleston Sideroad has cultural heritage value but is not a protected heritage property. To avoid or reduce impacts to the identified heritage attributes, the licensee shall:

- Prior to site preparation in Phase 7 salvage, document, and commemorate the heritage attributes of 1055 Charleston Sideroad.

To achieve this conservation strategy, the following mitigations shall be implemented:

b.a. A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for 1055 Charleston Sideroad to create a record of the property. The documentation of the property shall include the foundation ruins of the barn and outbuilding (Structural Foundation No. 1 and Structural Foundation No. 2) and remnant landscape components of the farm complex (driveway and tree lines). The Heritage Documentation Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within Phase 7.

b.b. Prior to the surrender of the license, a commemorative plaque shall be installed at 1055 Charleston Sideroad to document the heritage attributes at the property. The commemoration strategy shall be implemented during the rehabilitation phase of the project, following the completion of quarrying activities.

Replaced previous Cultural Heritage notes

c. In order to conserve the heritage attributes located at 1420 Charleston Sideroad the licensee shall:

c.a. During operations, the farmhouse shall be adaptively re-used as an office/laboratory site for the quarry operations. Prior to the surrender of the license, the building shall be converted back to its original use.

c.b. To conserve the farmhouse at 1420 Charleston Sideroad, the following mitigation measures shall be implemented:

c.b.a. If the property is vacated prior to converting the farmhouse to an office/laboratory 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.

c.b.b. The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.

c.b.c. Prior to site preparation, the licensee shall erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

c.b.d. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

c.b.e. A Heritage Conservation Plan shall be prepared for the farmhouse prior to use of the farmhouse as an office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation phase and into the future.

c.b.f. Prior to the surrender of the license, remove any temporary protective measures implemented during the time the farmhouse is used as an office/laboratory site and rehabilitate the farmhouse back to its original use.

d. In order to conserve the heritage attributes located at 18722 Main Street the licensee shall:

d.a. To conserve the farmhouse at 18722 Main Street, the following mitigation measures shall be implemented:

d.a.a. The limit of extraction shall include a 50 m buffer from the farmhouse and barn to protect the heritage attributes of the property.

d.a.b. Prior to site preparation, the licensee shall erect fencing at the license boundary to create a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

d.a.c. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and barn are maintained.

d.a.d. A berm or vegetative screen shall be placed between the license boundary for 18722 Main Street and the limit of extraction.

d.a.e. The property at 18722 Main Street shall remain inhabited. In the event the property is vacated, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until the property is inhabited again.

e. In order to conserve the heritage attributes located at 18501 Mississauga Road the licensee shall:

e.a. Prior to extraction in Phase 5 relocate the farmhouse within the existing property parcel located outside of the license boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

e.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:

e.b.a. Prior to site preparation in Phase 5, the licensee shall erect fencing 50 m from the farmhouse to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

e.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

e.b.c. If the farmhouse is vacated prior to the relocation, 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.

e.b.d. A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for the barns and mature vegetation on the property. The Documentation Report and Salvage Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of site preparation activities within Phase 5.

e.c. To conserve the farmhouse at its new location, the following mitigation measures shall be implemented:

e.c.a. The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.

e.c.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

f. In order to conserve the heritage attributes located at 18667 Mississauga Road, the licensee shall:

f.a. Prior to extraction in Phase 4, relocate the farmhouse and summer kitchen to a location within the existing property parcel that is located outside of the license boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

f.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:

f.b.a. Prior to site preparation in Phase 4, the licensee shall erect fencing 50 m from the farmhouse to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

f.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

f.b.c. If the farmhouse and summer kitchen are vacated prior to the relocation, 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.

f.b.d. A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for the barns and mature vegetation on the property. The Documentation Report and Salvage Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of site preparation activities within Phase 5.

f.c. To conserve the farmhouse and summer kitchen at its new location, the following mitigation measures shall be implemented:

f.c.a. The limit of extraction shall include a 50 m buffer from the farmhouse and summer kitchen to protect the heritage attributes of the property.

f.c.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

5. Archaeology

a. Stage 4 Archaeological Mitigation shall be required for the following sites: Location 4 (AHia-25), Location 9 (AHia-27), Location 12 (AHia-29), Location 15 (AHia-52), Location 16 (AHia-30) and the Cameron Site (AHia-9).

b. Areas identified as "Archaeological Protected Areas Requiring Further Archaeological Mitigation" on "Archaeological Avoidance and Protection Area Schematic" on this drawing have been determined by Stage 3 Archaeological Assessment. These reflect areas that require further archaeological mitigation and are protected by a 10 metre protective buffer. A 50 metre monitoring buffer is also identified on the "Archaeological Avoidance and Protection Area Schematic" on this drawing.

c. No ground alterations including overburden stripping and excavation, or development of any kind shall occur within areas identified as "Archaeological Protected Areas Requiring Further Archaeological Mitigation" and their respective protective buffers until:

c.a. The required Stage 4 archaeological investigations are completed,

c.b. Any recommendations that the respective site(s) has no further cultural heritage value or interest are made as a result of completing further investigations, and,

c.c. The associated reports are entered into the Ontario Public Register of Archaeological Reports and copies are provided to the MNR.

c.d. Once the Stage 4 Archaeological Mitigation has been accepted by the Ministry of Citizenship and Multiculturalism (MCM), and has been reviewed to the satisfaction of the MNR, the Licensee shall amend the Site Plan to reflect the removal of the "avoidance and protection" area designations in accordance with the depth of extraction indicated on this Site Plan. The "avoidance and protection" area designations are identified as Archaeological Sites on this Site Plan. Considering the Aiksome review undertaken during the application licencing process, any Site Plan amendments required for this purpose will not require additional notification and consultation under the ARA. Should the required investigations noted above determine that any portion of the "Protected Areas Requiring Further Archaeological Mitigation" contain significant archaeological resources that will require long term protection, the licensee shall amend the extraction limits to remove areas to be protected (as set out by the assessment) on all pages of the Site Plan accordingly. If this is required, an addendum to the Noise Impact Assessment and Visual Impact Assessment shall be completed by a qualified person to confirm the location of the revised berm / visual planting area taking into account the long-term protection of the required archaeological avoidance and protection area.

d. Until note c above has been satisfied, a barrier shall be established around the perimeter of each 'Archaeological Protected Areas Requiring Further Archaeological Mitigation" identified on the "Archaeological Avoidance and Protection Area Schematic" on this drawing as part of site preparation in order to protect these areas from ground alteration. The barrier shall consist of post and wire fencing.

e. All soil disturbing activities within the 50 metres monitoring buffers shall be monitored by a licensed archaeologist to ensure the effectiveness of the avoidance strategy. The archaeologist shall ensure that the barrier is in the appropriate location and shall be empowered to stop construction if there is a concern for impacts to an archaeological site. 'No go' instructions shall be issued to all work crews for the protected areas, and the locations of the protected areas shall be shown on all appropriate contract drawings. The protected areas shall be inspected by a licensed archaeologist once the strategy is no longer required, and the effectiveness of the strategy shall be reported to the MCM.

f. Immediately upon issuance of the Licence, and once the construction schedule has been finalized, a licensed archaeologist will be retained by the licensee so that monitoring can occur where required. The remaining archaeological fieldwork in the Main Area will be completed upon issuance of the licence by the MNR and the remaining archaeological fieldwork in the South Area will be completed within 10 years of issuance by the license by the MNR. No additional archaeological fieldwork is planned for Location 15 in the North Area since in this location, Location 15 will be subject to Stage 4 Archaeological Mitigation through long-term avoidance and protection and only seeding will occur to create the meadow as shown on Drawing 5 of 5. Until note c above has been satisfied for all areas identified as "Archaeological Protected Areas Requiring Further Archaeological Mitigation" on the "Archaeological Avoidance and Protection Area Schematic" on this drawing, the licensee shall include on the annual Compliance Assessment Report for the licence a status report on any remaining archaeological fieldwork required to be undertaken. For clarity, once all areas identified as "Archaeological Protected Areas Requiring Further Archaeological Mitigation" on the "Archaeological Avoidance and Protection Area Schematic" on this drawing have been cleared to allow ground alteration or extraction, the annual Compliance Assessment Report no longer requires a status report relative to archaeology fieldwork.

g. Any archaeological site that is of further cultural heritage value or interest that remains within the licenced area at the time of surrender of the licence shall be protected through a restrictive covenant on title.

h. Should deeply buried archaeology remains be found during the course of site preparation and/or extraction related activities, the MCM and shall be notified.

i. In the event that human remains are encountered during construction or extraction activities, the licensee shall immediately contact both the MCM and the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (MGCS).

6. Visual

a. Berms shall be designed to mitigate visual effects and shall be constructed in the locations identified on the plan view of this drawing for the along the perimeter of each area (Main Area, North Area and South Area) as shown on the plan view of this drawing. The berms shall be five to seven metres in height and constructed with material from each extraction area on-site topsoil and overburden, prior to extraction commencing in the Main Area, North Area and South Area.

b. Berms shall remain in place throughout the operational phases in each of the Main Area, North Area and South Area until extraction has been completed. Once operations are completed in each Area, the berms shall be removed and the material from the berms shall be used for rehabilitation.

c. The berms shall be seeded with a grass/legume seed mix in order to stabilize the soils on the berms and groundwater infiltration trench. The grass/legume seed mix shall be applied at a rate of 125 kg /ha. The mix should shall consist of 50-70% grasses (a minimum of three species) and 30-50% legumes, and may include the following species, as available at the time of application:

- Annual rye (Lolium multiflorum)
- Perennial rye (Lolium perenne)
- Tall fescue (Lolium arundinaceum)
- Buckwheat (Fagopyrum esculentum)
- Alfalfa (Medicago sativa)
- Crown vetch (Securigera varia)
- White clover (Trifolium repens)
- Creeping bentgrass (Agrostis stolonifera)
- Red fescue (Festuca rubra)

d. When constructing the berms or infiltration trench, so much of the existing perimeter tree lines as possible within 3 m of the licenced boundary shall be left in place for additional visual screening. During construction, these trees shall be protected with a 1.2 metre orange plastic web snow fencing and / or page wire fencing with reflective tape from the dripline of the trees. Signage shall be posted in visible locations along the fence and shall be 25 cm by 36 cm and include the following text: "Tree Protection Zone - No grade change, storage of any materials or equipment or dumping of any debris is permitted within this area." The fencing shall remain in place until construction of the berm and / or infiltration trench is complete.

e. Deciduous trees shall be planted with approximately 10 m spacing on either side of the water infiltration trench, within 1 year of issuance of the licence. The trees shall include the following species and percentage mixture:

- Sugar Maple (Acer saccharum) - 50%
- Red Oak (Quercus rubra) - 50%

f. A total of 400 trees and shrubs (per hectare) shall be planted as seedlings in the visual planting areas (see plan view on this drawing for locations) with approximately five metre spacing. The tree seedlings shall be approximately 50 centimetres in height. The tree and shrub mix shall include the following species and percentage mixture:

- Trembling aspen (Populus tremuloides) - 10 %
- Gray dogwood (Cornus racemosa) - 10 %
- Alternate-leaved dogwood (Cornus alternifolia) - 10 %
- Eastern red cedar (Juniperus virginiana) - 10 %
- White pine (Pinus strobus) - 30 %
- White spruce (Picea glauca) - 30 %

g. Planting of the visual planting areas for the Main Area shall occur within 1 year of issuance of the licence, and for the North and South Areas within 5 years of issuance of licence.

h. Monitoring of trees survival shall be conducted within the first year following planting and equivalent replacement planting shall be carried out if more than 20% of the trees did not survive. If replacement trees are required, another year of monitoring is required to confirm survival.

i. The site entrance shall be planted with the grasses in the table below in the areas identified on the Landscape Entry Feature schematic on this drawing.

j. The site entrance shall be planted with the number and size of tree and shrub species in the areas identified on the Landscape Entry Feature schematic on this drawing.

Grass	
Low maintenance basin retention native seed mixture - O.S.C. Mixture 8220	
- Fowl Bluegrass (Poa palustris)	- Virginia Wild Rye (Elymus virginicus)
- Fox Sedge (Carex vulpinoidea)	
Rural Ontario roadside native seed mixture - O.S.C. Mixture 8140	
- 2% Black Eyed Susan (Rudbeckia hirta)	- 20% Indiangrass (Sorghastrum nutans)
- 2% Blue Vervain (Verbena hastata)	- 20% Little Bluestem (Schizachyrium scorparium)
- 1% Boneset (Eupatorium perfoliatum)	- 2% New England Aster (Aster novae-angliae)
- 24% Canada Wild Rye (Elymus canadensis)	- 3% Showy Tick Trefoil (Desmodium canadense)
- 1% Dense Blazing Star (Liatris spicata)	- 22% Virginia Wild Rye (Elymus virginicus)
- 2% Foxglove/Beardtongue (Penstemon digitalis)	- 1% Wild Bergamot (Monarda fistulosa)
Low growing dry prairie meadow native seed mixture - O.S.C. Mixture 8125	
- Fowl Bluegrass (Poa palustris)	- Little Blue Stem (Schizachyrium scoparium)
- Canada Wild Rye (Elymus canadensis)	- Sand Dropseed (Sporobolus cryptandrus)
Bee pollinator meadow seed mixture - O.S.C. Mixture 8523	
- Black Eyed Susan (Rudbeckia hirta) (P)	- Lance Leaf Coreopsis (Coreopsis lanceolata) (P)
- Blanket Flower (Gaillardia aristata) (P)	- Lemon Mint (Monarda citriodora) (A)
- Borage (Borage officinalis) (A)	- New England Aster (Aster novae-angliae) (P)
- Butterfly Weed (Asclepias tuberosa) (P)	- Partridge Pea (Chamaecrista fasciculata) (A)
- White Clover (Trifolium repens) (P)	- Purple Coneflower (Echinacea pupurea) (P)
- Corn Poppy (Papaver rhoes) (A)	- Sweet Mignonette (Reseda odorata) (A)
- Eastern Columbine (Aquilegia canadensis) (P)	- Wild Bergamot (Monarda fistulosa) (P)
- Forget-me-not (Cynoglossum lanceolata) (P)	- Wild Lupin (Lupin perennis) (P)
Deciduous Trees	
- White Birch (Betula Papyrifera)	- Red Maple (Acer Rubrum)
- Balsam Poplar (Populus Balsamifera)	- Chockcherry (Prunus Virginiana)
Coniferous Trees	
- White Pine (Pinus Strobus)	- Eastern White Cedar (Thuja Occidentalis)
Shrubs	
- Red Osier Dogwood (Cornus Sericea)	- Common Juniper (Juniperus Communis)
- Fragrant Sumac (Rhus Aromatica)	- Blue Arrow Juniper (Juniperous Scopulorum)

k. Rehabilitation shall be implemented as illustrated on drawing ~~4 of 4~~ 5 of 5.

Legal Description

Part of Lots 15-1718, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Entrance / Exit (Operational Access)
- Entrance / Exit (Office/lab and Maintenance Access)
- Tunnel Crossing
- Gate
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (WSP Evaluated - PSW; ~~MNRF Evaluated - Other~~; ~~MNRF - Unevaluated~~)
- Wetland (WSP Evaluated - Other; ~~MNRF - Unevaluated~~)
- Visual Planting Area
- Off-site Woodland
- Off-site Meadow
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (GAS Enbridge Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Silt Fence
- Main Discharge (MD)
- ~~Secondary Discharge (Discharge not to exceed existing surface water flow)~~
- Berm (with 2:1 side slopes) (5.0 m in height except for section along the western extent of the Main Area identified as 7.0 m on the plan view)
- General Direction of Excavation & Boundary
- Building/Structure
- Topsoil & Overburden Stockpile Area (Maximum Height 8.0 m)
- Facility Pad, ~~and~~ Building Location and Recycling Area
- Archaeological Protection Area (Including 10 metre buffer) (Removed from plan view and placed in detail on this drawing)
- Infiltration Trench
- Slurry Wall
- Spot Elevation (Top - Existing (MASL) / Middle - Water Table (MASL) Bottom - Maximum Depth of Extraction (MASL))
- Air Quality Monitoring Station (Location Approximate Only)
- Cross Sections (A1)

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNRF - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. PSW - Provincially Significant Wetland
13. HIA - Heritage Impact Assessment
14. CVC - Credit Valley Conservation
15. MASL - Metres above sea level
16. PTTW - Permit to Take Water
17. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Add drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON. L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of ~~Northern Development, Mines,~~ Natural Resources ~~and Forestry~~ pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of ~~Northern Development, Mines,~~ Natural Resources ~~and Forestry~~ pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E) (0 150 300 Meters)	**Date** ~~August 2023~~ May 2026
	Drawn By C.P.
	Checked By B.Z.
	File No. 8816AF

File Name Technical Recommendations 1

Drawing No. 3 of 54

File Path B:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

O. Technical Recommendations - Continued

7. Water

a. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:

- Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
- North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
- South Area - Ranges from 405.3 to 391.0 masl (northeast to south)

b. Prior to below water extraction, the licensee shall complete a follow-up door-to-door survey of private wells for properties within 1,000 metres of the licence area, to supplement and verify the MECP Water Well Information System (WWIS) information, to confirm neighbouring water users and confirm baseline conditions prior to below water extraction commencing. Landowner participation in this private well survey is voluntary.

c. Prior to below water extraction, the licensee shall obtain and operate in accordance with a Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act to permit the water management activities needed to operate the pit and quarry. These activities include:

- Pumping, collection, storage and discharge of pit and quarry water;
- Operation of a groundwater infiltration trench; and
- Construction and operation of an aggregate wash plant.

d. The approved monitoring programs defined in the Permit to Take Water and/or Environmental Compliance Approval shall, at a minimum, include all groundwater and surface water monitoring requirements as outlined below:

- On-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 1 on drawing 1 of 5**4**, and shall include the scope and frequency specified in Table 1.
- Off-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 2 on drawing 1 of 5**4**, and shall include the scope and frequency specified in Table 2, subject to landowner approval.

e. To verify that no unanticipated hydrological changes take place, and no related negative impacts to the Credit River Valley occur, the following trigger protocol for the establishment and evaluation of triggers shall be implemented:

e.a. Groundwater level data up to the time of extraction shall be used to establish a range of pre-extraction naturally occurring groundwater levels in selected monitoring wells between the proposed Pit/Quarry and the Credit River Valley. Presently, approximately five years of data is available at the selected wells and additional data will be used to establish the trigger levels.

e.b. Selected wells include: MW20-03, MW20-04, MW20-05A, MW20-06A, MW20-07A, MW20-08A, MW20-09, MW20-10A, MW20-12A, and MW20-13A. The locations of these wells are on drawing 1 of 5.

e.c. Prior to extraction, the groundwater flow model shall be used to predict water level change at each selected monitoring well.

e.d. The range of pre-extraction naturally occurring groundwater levels shall be established for each selected monitoring well.

e.e. The range of predicted operational levels for each selected monitoring well is calculated by subtracting the predicted water level change from range of pre-extraction naturally occurring groundwater levels.

e.f. Daily average groundwater levels shall be considered in the establishment and evaluation of groundwater triggers.

e.g. If observed operational groundwater levels remain within the range of predicted operational levels, then the monitoring has verified that no negative impacts have occurred.

e.h. In the event of unanticipated groundwater levels (outside of the predicted range of groundwater level conditions), the following steps shall be taken:

e.h.a. The MNR shall be notified within 1 week of the identification of the groundwater level.

e.h.b. A prompt investigation into the cause of the observed groundwater levels shall be conducted and a summary submitted to the MNR (within 1 month of the identification). If extraction activities are identified to be the cause of the observed groundwater level changes, then a supplemental impact assessment of the potential of unanticipated negative impact to natural environment features shall be prepared and submitted to the MNR.

e.h.c. If potential for negative impact is identified, mitigation measures shall be selected in consultation with the MNR. Potential mitigation measures could include the refinement of the design of settling ponds to enhance infiltration, use of managed aquifer recharge, and the construction of low permeability barriers.

e.h.d. The groundwater flow model shall be compared to observed data bi-annually during operations.

f. In the event a well complaint is received by the licensee for a private (domestic / farm) well located within the estimated zone of influence (1,000 metres), the licensee shall implement the following Well Complaint Response Protocol:

f.a. A representative of the licensee shall meet with the resident within 24 hours and discuss the complaint. If warranted, the licensee shall contact a local well contractor, and the resident shall be immediately supplied a temporary water supply within 24 hours if the issue cannot be determined and rectified (see steps below).

f.b. If the issue raised by the resident is related to a loss of water supply, the licensee shall have a consultant / well contractor determine the likely causes of the loss of water supply, which can result from a number of factors, including pump failure, extended overuse of the well or lowering of the water level in the well from potential aggregate operations interference. This assessment process would be carried out at the expense of the aggregate operator licensee and the results of the assessment shall be provided to the resident.

f.c. The consultant / well contractor will be able to readily determine if pump failure or extended use of the well is the problem and, if so, it is not the licensee's responsibility to remedy. ~~It the problem and, should the resident choose to have the pump repaired or replaced at that expense, the well contractor would record the situation for the resident. If well capacity in relation to the demand being placed on the well by the resident (i.e., extended overuse) is determined to be the issue by the consultant / well contractor, recommendations shall be provided to the resident for their consideration, implementation of which would be at their expense.~~

f.d. If, however, well interference is determined to potentially have been caused by aggregate extraction and dewatering activities relating to this licence, then water well supply mitigation shall be reviewed with the resident and the best course of action to restore an equivalent water supply to the resident shall be implemented at ~~OMs~~ the licensee's expense. For instance, if the water level in the well is lowered to a point where it has interfered with pumping, then potential solutions shall be evaluated including adjusting the pump pressure and / or lowering the pump level in the well.

f.e. In the event that the well is incapable of providing an adequate supply of water (i.e., the water level is too low in comparison to the depth of the well), or the repair to the pumping system will be more than a day, the consultant / well contractor shall continue to supply a potable water source to the resident (until restoration of the well is complete). These actions would be carried out at the expense of the licensee. In rare cases where the water level in the well has been lowered significantly, the well may have to be deepened, widened or relocated (**also** at the licensee's expense). Any replacement well shall be constructed in accordance with O.Reg. 903, as amended Standards.

f.f. If the issue raised by the land owner is related to water quality, the licensee shall have a consultant/contractor determine the likely causes of the change in water quality, and then monitoring results at the property and background monitoring results from the baseline well survey to determine if there is any potential correlation with the quarry. If it has been determined that the quarry caused a water quality issue, the quarry shall continue to supply water at the licensee's expense until the problem is rectified. The licensee shall be responsible for restoring the water supply by replacing the well or providing a water treatment system. Only at the request of a landowner would a cistern be supplied. The licensee shall be responsible for the expense to restore the water quality.

f.g. For issues deemed to be related to the licensee's extraction and dewatering activities, the licensee shall immediately notify the Peel District office of the MECP at 1-800-335-5906 to notify them of the issue. Follow-up correspondence shall be provided to the MECP to indicate what mitigation measures were implemented and that the issue has been resolved.

g. The licensee shall submit an annual water resources monitoring report to MNR**F**. MECP, Town of Caledon and Credit Valley Conservation (CVC). The annual report shall also include a summary of any water related complaint and the actions taken by the licensee to address the issue.

h. During operations, the sump in each pit and quarry area shall be located near the lowest point of elevation on the current pit and quarry floor. The position of the sump at a given point in time will be dictated by direction of extraction and elevation of the base of the current pit and quarry floor within each quarry area, and shall generally be as follows:

- Main Area - the sump shall be located in the most southwestern area of the current pit and quarry floor, at the point of lowest elevation.
- North Area - the sump shall be located in the most southeastern area of the current pit and quarry floor, at the point of lowest elevation.
- South Area - the sump shall be located in the most southeastern area of the current pit and quarry floor, at the point of lowest elevation.

h. Subject to an agreement with the Osprey Valley Golf Course, the licensee shall construct a discharge pipe from the licence area to the irrigation system infrastructure at the golf course to convey the water from the settling pond to the golf course for irrigation, with the excess water stored or discharged through the existing pond system to the Credit River.

i. Subject to an agreement with the ~~Region of Peel~~ applicable road authority, the licensee shall construct piping under Main Street and Charleston Sideroad for the transfer of water from the Main and South Areas to the North Area.

j. The licensee shall construct a slurry wall / grout zone prior to the start of Phase 3 and infiltration trenches prior to the start of Phase 4 as a groundwater mitigation system in the west setback of the Main Area, and similarly, a slurry wall / grout zone and infiltration trenches in the west and south setback of the South Area prior to the start of Phase 6. The mitigation system (the infiltration trenches) shall continue to be operated to maintain groundwater levels, following the cessation of extraction, until the water levels in the South Area reach their post-rehabilitation levels. The location of the infiltration trenches are shown on the plan view of drawings **2 and 3 of 4**, 2, 3 and 4 of 5 (refer to the Groundwater Infiltration Trench Cross Section detail on this drawing for additional information). Water to supply the infiltration trenches shall be collected from the pit and quarry sumps during operations and stored in the Settling Pond **or up to 1 to 2 ha stand pond** located in the Main Area **or** North Area. The system shall be operated in accordance with the Permit To Take Water and Environmental Compliance Approval from the Ontario Water Resources Act.

k. An aggregate washing operation may be established in the Main and South Area, utilizing up to a 1 to 2 hectare sized pond for the storage of wash water in a closed-loop system. Wash water will be sourced from the pit and quarry sump, and top-up water will be added to the wash pond as needed during operations, in order to maintain sufficient water for the operation. Aggregate washing operations shall be completed in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

l. All fuel storage and handling on-site shall be completed in accordance with applicable Technical Standards and Safety Authority (TSSA) standards. The on-site storage and servicing of machinery shall be carried out in accordance with established best practices and is protective of the environment. The use and storage of hazardous substances shall follow applicable workplace hazardous materials regulations, including Ontario Regulation 860/93, as amended.

m. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been created, pumping will cease and allowed to flood **and** to form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.

- The South pond would be self contained and not require an overflow outlet;
- The Main pond overflow shall be directed via a culvert under Main Street to the North pond with its outlet invert at ~400 masl; and
- The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.

n. All rehabilitated pond levels and outlets will be passive and not require pumping.

8. Noise

a. On-site equipment shall meet the sound levels noise limits as indicated in the table below:

Source ID	Source Description	Quantity	Overall Sound Power Level [dBA] [1]
Generator	Temporary Processing Plant - Generator	1	113
Screen 1-2	Temporary Processing Plant - Screen	2	115
Jaw Crusher	Temporary Processing Plant - Jaw Crusher	1	111
Cone Crusher	Temporary Processing Plant - Cone Crusher	1	110
Loader PP	Processing Plant Loader	4	107 [2]
Loader EX	Extraction Loader	3 [3]	110 [2]
Drill 1-2	Rock Drill	2 [3,4]	116
Screen 1-7	Permanent Processing Plant - Screen	7	108
Jaw Crusher 1-2	Permanent Processing Plant - Jaw Crusher	2	111
Cone Crusher 1-3	Permanent Processing Plant - Cone Crusher	3	107
Wash Plant Screen 1-2	Permanent Processing Plant - Screen	2	106
Haul Truck	Articulated Haul Truck	26 [5]	107
Haul Truck Unloading	Haul Truck Unloading	26 [5]	114
Shipment Truck	Highway Truck	38 [6]	103
Aggregate Recycling Plant	Portable Aggregate Recycling Plant	1	116

Notes:
1. Values presented in table do not include adjustments that were considered in the modelling (i.e., time weighting) where applicable
2. Average sound power level representing various loader activities
3. Number of round trips in a given hour
4. 26 unloading events
5. Number of Extraction Loaders reduced to two in Area 5
6. PWL of Extraction Loaders operating in Area 6
7. Number of drills reduced to one in Area 1
8. Number of drills reduced to one in Area 2

b. Activities to prepare the Site, such as the stripping of topsoil, construction of the berms, or activities related to the rehabilitation of the Site after the extraction is completed are considered to be construction activities and are only permitted to occur during the daytime period (i.e., 7:00am to 7:00pm) Monday to Friday except statutory holidays.

c. Activities for site operations, such as extraction, processing and drilling are permitted to occur during the daytime period (i.e. 7:00am to 7:00pm) Monday to Saturday, except statutory holidays.

d. Activities related to shipping are permitted from 6:00am to 7:00pm Monday to Saturday, except statutory holidays. Shipping is permitted from 7:00pm to 6:00am only where required to support public authority contracts that necessitate the delivery of aggregates during these hours. Shipping activities from 7:00pm to 6:00am shall be limited to highway trucks and shipping loaders and no other operations shall be permitted.

e. A 5-m high visual/acoustical barrier berm shall be installed around constructed in the locations identified on the plan view of this drawing for the Main Area, North Area and South Area prior to extraction commencing in the identified areas. A 265 m portion of this the berm along the west part of the Main Area shall be constructed to a 7 m high acoustical/visual barrier berm (see plan view for location). The berm along the west part of the Main Area property boundary shall be constructed prior to the commencement of the use of the temporary processing plant.

f. The temporary processing plant shall be mitigated by noise controls in the form of barriers or acoustically equivalent treatment (e.g., equipment mounted) to reduce the noise emissions. A 7.5 m high, approximately 117 m long barrier located 20 m west and a 6 m high, approximately 80 m long barrier located east of the temporary processing plant shall be installed.

g. Prior to the commencement of operations of the temporary processing plant, noise measurements to determine performance of the proposed noise barriers shall be undertaken by a qualified professional. If measurements indicate MECP noise limits are not being met at an adjacent sensitive receptor, the licensee will reduce operations as directed by the qualified professional to ensure operations will be brought back into compliance with MECP noise limits. Prior to full operations being permitted to continue in the affected area, a qualified professional shall advise on the required revisions to the operation and mitigation measures to ensure MECP limits will be met and once full operations continue noise measurements will be completed by a qualified professional to ensure the operation is in compliance with MECP noise limits.

h. The permanent processing plant shall be mitigated by noise controls in the form of barriers or acoustically equivalent treatment (e.g., equipment mounted) intended to reduce the noise emissions. A 13 m high, approximately 108 m long barrier located 20 m north and east and a 13 m high, approximately 56 m long barrier located at 20 m west of the processing plant shall be installed. In addition, a 13 m high, approximately 69 m long barrier located at 20 m east and south of the processing plant equipment located in Phase 6 lands.

i. Prior to the commencement of operations of the permanent processing plant, noise measurements to determine performance of the proposed noise barriers shall be undertaken by a qualified professional. If measurements indicate MECP noise limits are not being met at an adjacent sensitive receptor, the licensee will reduce operations as directed by the qualified professional to ensure operations will be brought back into compliance with MECP noise limits. Prior to full operations being permitted to continue in the affected area, a qualified professional shall advise on the required revisions to the operation and mitigation measures to ensure MECP limits will be met and once full operations continue noise measurements will be completed by a qualified professional to ensure the operation is in compliance with MECP noise limits.

j. At any point of the Site lifetime the temporary and permanent processing plant shall not operate concurrently.

k. Prior to use any changes in location or modification of the processing equipment shall be evaluated by a qualified acoustical consultant to ensure the noise guideline limits are met at all noise sensitive receptor locations.

l. A minimum pit working face of 2 m to 6 m, based on resource depth, in the direction of the nearest offsite receptor shall be maintained. If the specified minimum height of the pit working face cannot be maintained, noise levels at the offsite receptors shall be evaluated by a qualified acoustical consultant to confirm compliance with the applicable noise limits. Pit extraction shall occur in a single lift for the full depth of the available resource.

m. A minimum quarry working face of 14m in the direction of the nearest offsite receptor shall be maintained. If the specified minimum height of the pit working face cannot be maintained, noise levels at the offsite receptors shall be evaluated by a qualified acoustical consultant to confirm compliance with the applicable noise limits.

n. Proposed Barriers ~~are~~ shall be constructed of earth berms, product stockpiles or other suitable acoustic barriers such as trailers or shipping containers, as long as the height and the density requirements of 20 kg/m^2 without gaps are maintained.

o. Extraction loaders shall ~~be generally operating~~ operate within 30 m of the active working face to maximize noise screening by the working face.

p. Drills procured for the Site operations shall be mitigated (e.g., manufacturer installed noise controls) resulting in a sound power level of 116 dBA or less. Otherwise, when operating within the identified areas on the Noise Mitigation Schematic on this drawing or drawing 2 of 5**4**, the drills shall be equipped with a 4.5 m high "C – shaped" and 22 m long local barriers located at the distance of 5 m from the equipment (or acoustically equivalent). In addition, operational restriction shall be considered for drills operating in specifics areas as indicated on the Noise Mitigation Schematic on this drawing or drawing 2 of 5**4**:

- Area 1 - operation of a single unmitigated drill;
- Area 2 - operation of a single mitigated drill;
- Area 3 - operation of two mitigated drills; and,
- Area 4 - operation of one mitigated and one unmitigated drill.

q. The number of extraction loaders shall be reduced from three to two units when equipment operates in the areas identified as Area 5 through Area 6 and shown on the Noise Mitigation Schematic on this drawing or drawing 2 of 5**4**. In addition, the loaders operating in Area 5 shall be similar to the plant loader with sound power levels of 107 dBA.

r. Gravel extraction shall be completed using a single loader with a sound power level of 107 dBA.

s. Haul trucks shall be equipped with additional noise controls reducing the equipment sound power level to 107 dBA. Prior to usage of haul trucks, the performance of the installed noise controls shall be verified by a qualified professional.

t. The licensee shall utilize an alternative to narrow band back up alarms that meet Ministry of Labour safety requirements for on-site equipment.

u. Prior to operations commencing, sound measurements of the equipment used on the Site shall be undertaken by a qualified professional to confirm maximum emission levels are not exceeded.

v. A portable crushing plant shall be used to support occasional aggregate recycling operations. The portable plant shall have the maximum sound power level of 116 dBA and the equipment shall be placed behind a C-shaped noise barrier extending at minimum 3 m above the top edge of the equipment. The noise barrier shall be placed ~~a minimum distance of~~ within 10 m of ~~from~~ the equipment. Prior to operation of the equipment, noise measurements shall be carried out by a qualified professional to confirm equipment noise emissions and performance of the noise barrier. If any modifications to the equipment and the barrier are needed, those shall be verified by a qualified professional prior implementation.

w. To confirm that sound levels from the Site operations are in compliance with the MECP noise guideline limits, an acoustical audit shall be completed by a qualified professional once extraction and processing activities commence in the Main Area.

x. Proposed mitigation may be substituted through equipment modification, other control measures and/or local barriers if an assessment by a qualified professional is completed in accordance with MECP requirements and demonstrates the modification complies with MECP noise limits at surrounding sensitive receptors. Prior to any modification, notification shall be given to MNR**F**.

9. Natural Environment

a. Barn #1b, Barn #2, Barn #3 and Woodlands C, F and G (as shown on drawing 1 of 5**4**) shall only be removed outside of the bat active period of March 15th - November 30th.

b. Habitat for eastern meadowlark and bobolink (as shown on the Key Natural Heritage Features Schematic on drawing 1 of 5**4**) shall only be removed outside of the nesting period of May 1st - July 31st.

c. To comply with the Migratory Birds Convention Act, Barn #1a, Barn #2, Barn #3 and Shed #3 (as shown on the plan view on drawing 1 of 5**4**) shall not be removed during the active season for barn swallow (May 1st - August 31st), unless disturbance is preceded by a nesting survey conducted by a qualified biologist. If any active nests are found during the nesting survey, a buffer will shall be installed around the nest to protect against disturbance. Vegetation within the protection buffer shall not be removed until the young have fledged the nest.

d. To comply with the Migratory Birds Convention Act, removal of vegetation shall not be permitted during the active season for breeding birds (April 15th – August 15th), unless construction disturbance is preceded by a nesting survey conducted by a qualified biologist. If any active nests are found during the nesting survey, a buffer will shall be installed around the nest to protect against disturbance. Vegetation within the protection buffer shall not be removed until the young have fledged the nest.

e. Implement a minimum setback for extraction of 15 metres from significant woodlands (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these significant woodlands.

f. Implement a minimum setback for extraction of 30 metres from the Coulterville Wetland Complex PSW (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of the wetland.

g. Implement a minimum setback for extraction of 30 metres from Tributary #1 and the pond (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these features.

h. Implement a minimum setback for extraction of 30 metres from unevaluated wetlands units 3, 4 and 5 (as shown on this drawing). There shall be no disturbance, including berms, within 10 metres of these features.

i. All conditions of Endangered Species Act approvals/permits shall be followed.

j. Sediment and erosion control measures shall be installed along the dripline of the significant woodlands in areas where runoff has the potential to enter the woodland, and adjacent to the Coulterville Wetland Complex PSW prior to commencement of activities within 30 metres of the significant woodlands (e.g., Site preparation) and shall be actively monitored and maintained for the duration of the proposed operations. Following rehabilitation of the areas adjacent to the significant woodlands, the control measures shall be removed.

k. Excess water collected in the sump(s) shall be pumped to a settling pond located on the east side of the North Area, from which water will flow by gravity for off-site be discharge to the Osprey Valley Golf Course irrigation pond system, with the excess water stored or discharged through the existing pond system to the Credit River.

l. Water collected from quarry operations and discharged off-Site shall be monitored for total suspended solids and temperature to ensure it meets the discharge objectives for those parameters, as specified in the Environmental Compliance Approval.

m. Implement the water monitoring requirements for Locations 1, 2, 3 and 4:

- Location 1: Main Quarry - Northwest Area - Tributary #1 (SW14/MP14, SW23/MP22, SW23/MP23, MW20-15A/B/C)
- Location 2: Main Quarry - Northwest Area - Coulterville Wetland Complex (SW17/MP17, SW18/MP18, SW19/MP19, SW20/MP20, MW22-02A/B, MW22-03A/B)
- Location 3: Main Quarry - Southwest Ecological Features - Monitoring Wells for the Main Area Mitigation System (MW-IT-01A/B, MW-IT-02A/B/C)
- Location 4: South Quarry - Southwest Ecological Features - Monitoring Wells for the South Area Mitigation System (MW-IT-03A/B, MW-IT-04A/B, MW-IT-05A/B/C, MW-IT-06A/B/C)

n. The off-site meadow and off-site woodland (as shown on this drawing and drawing 5 of 5) shall be planted within 5 years of issuance of the licence. See drawing 5 of 5 for the planting details.

o. If species at risk are encountered within the licence area, the licensee shall proceed as follows:

o.a. Stop Work Immediately: Halt all ground-disturbing activities (machinery, excavation) in the immediate vicinity.

o.b. Secure the Area and Report: Establish a protective buffer zone - 10 to 30 m around the individual to prevent further disruption. Notify the site Operations Manager.

o.c. Allow Wildlife to Depart: Leave the wildlife to vacate the area on its own, if possible, to a safe area.

o.d. Care and Removal: Should wildlife require transfer to a safe zone or be observed to be visibly injured, contact a qualified ecologist to assess the situation and actions required and notify the MECP SAR Branch.

o.e. Record Details: Document the location using GPS and take photographs of the individual or the area it was observed. Document any wildlife protection initiatives or mitigation undertaken to manage the species at risk encounter.

10. Traffic

a. Prior to shipping, the licensee shall enter into an agreement with the ~~Region of Peel~~ applicable road authority for the construction of the:

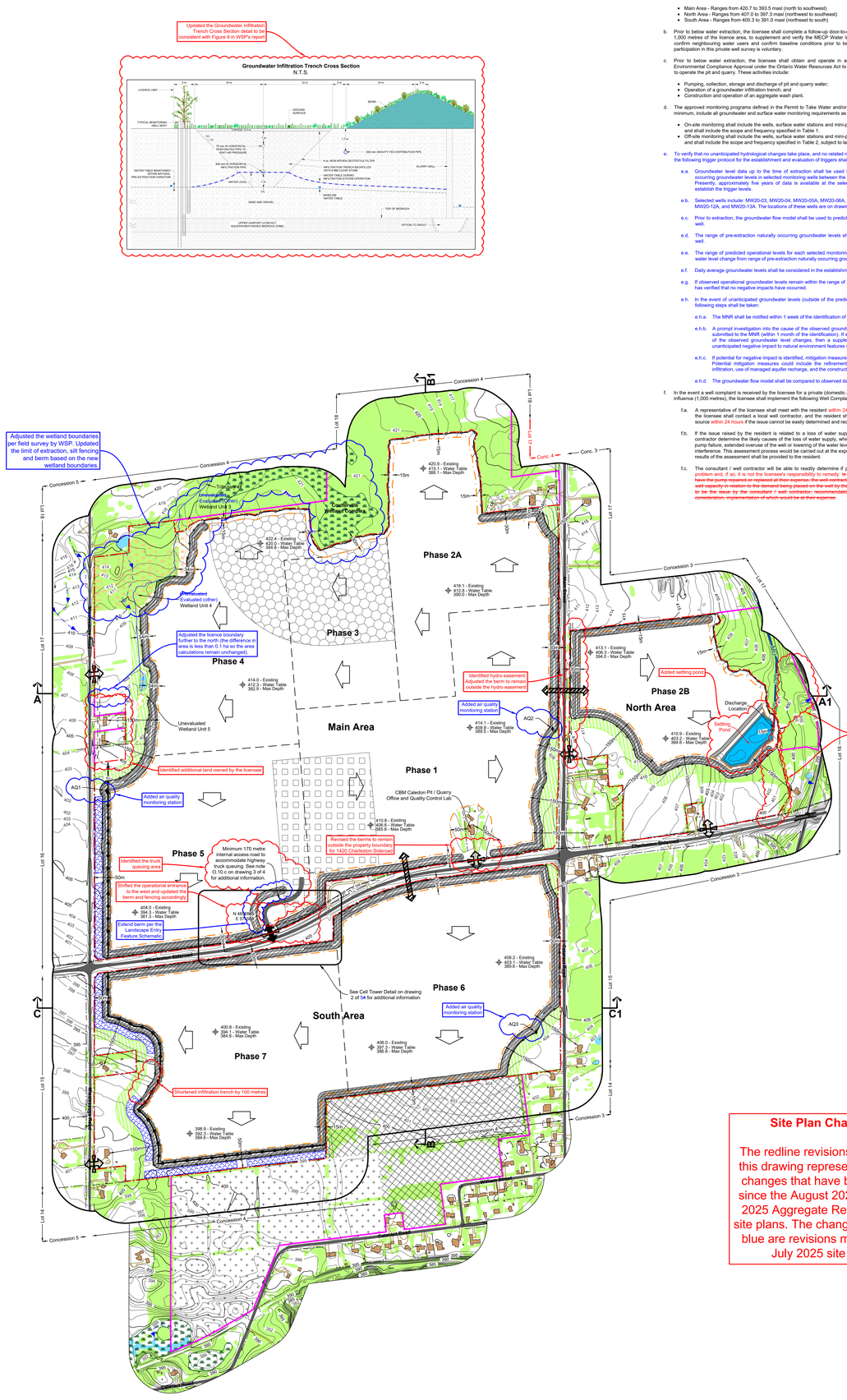
a.a. Entrance / exit
a.b. Charleston Sideroad improvements

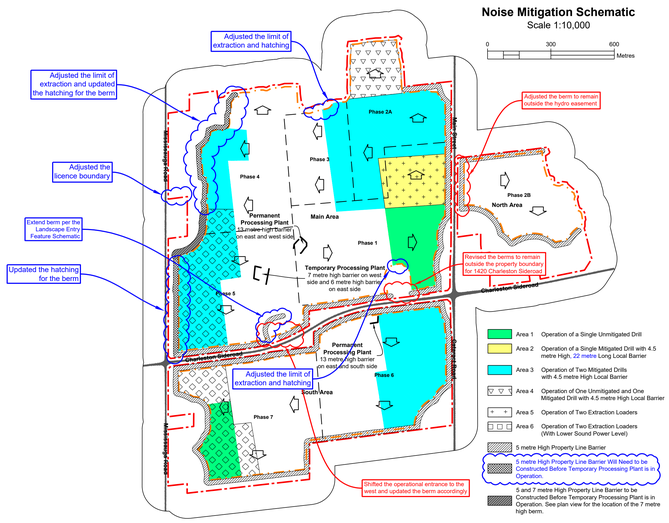
b. Prior to below water operations commencing in the Main Area and prior to any site disturbance ~~to operations commencing~~ in the North and South Areas, the licensee shall enter into an agreement with the ~~Region of Peel~~ applicable road authority for a crossing underneath Main Street and Charleston Sideroad, respectively.

c. A minimum 170 metre long internal access road to accommodate highway truck queuing shall be constructed on-site (the location shown on the plan view of this drawing is schematic only). The scale house shall be located a minimum of 170 metres from the commencement of the internal access road to accommodate highway truck queuing.

11. Socio-Economics

a. The licensee shall hold an annual Community Liaison Committee meeting once a year. The Community Liaison Committee shall consist of up to 5 members of the public that live within 500 m of the licence area and representatives of the licensee. The Community Liaison Committee is intended to provide a forum for dialogue and exchange of information between the surrounding community and the licensee relative to ongoing operations, rehabilitation, monitoring, reporting and any complaints received and actions taken by the licensee. The licensee shall also invite the MNR**F**, Town of Caledon, the Region of Peel and the CVC to attend the Community Liaison Committee meetings.





Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

Legal Description

Part of Lots 15-1718, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Driveway
- Railway
- Entrance / Exit (Operational Access)
- Entrance / Exit (Office/lab and Maintenance Access)
- Tunnel Crossing
- Gate
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (WSP Evaluated - PSW; ~~MNRF Evaluated - Other~~)
- Wetland (WSP Evaluated - Other; ~~MNRF - Unevaluated~~)
- Visual Planting Area
- Off-site Woodland
- Off-site Meadow
- Additional Land Owned by Licence
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Silt Fence
- Main Discharge
- ~~Secondary Discharge~~ (Discharge not to exceed existing surface water flow)
- Berm (with 2:1 side slopes) (5.0 m in height and for section along the western extent of the Main Area identified as 7.0 m on the plan view)
- General Direction of Excavation & Boundary
- Building/Structure
- Topsoil & Overburden Stockpile Area (Maximum Height 8.0 m)
- Facility Pad, ~~and~~ Building Location and Recycling Area
- Archaeological Protection Area (~~Including~~ 10 metre buffer) (Removed from plan view and placed in detail on drawing 3 of 5)
- Infiltration Trench
- Slurry Wall
- Spot Elevation (Top - Existing (MASL) / Middle – Water Table (MASL) Bottom – Maximum Depth of Extraction (MASL))
- Air Quality Monitoring Station (Location Approximate Only)
- Cross Sections

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNR**F** - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. PSW - Provincially Significant Wetland
13. HIA - Heritage Impact Assessment
14. CVC - Credit Valley Conservation
15. MASL - Metres above sea level
16. PTTW - Permit to Take Water
17. NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023	C.P.
1	August 2023	Add drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON. L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of ~~Northern Development~~, Mines, Natural Resources ~~and Forestry~~ pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of ~~Northern Development~~, Mines, Natural Resources ~~and Forestry~~ pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E) (0 150 300 Metres)	**Date** ~~August 2023~~ May 2026
	Drawn By C.P.
	Checked By B.Z.
	File No. 8816AF

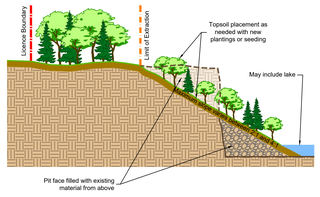
File Name
Technical Recommendations 2

Drawing No.
4 of 5

File Path B:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

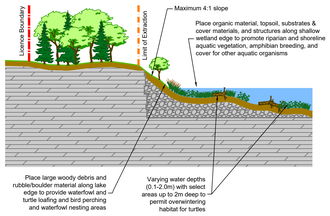
Typical Cut and Fill Side Slope Detail - Pit

N.T.S.



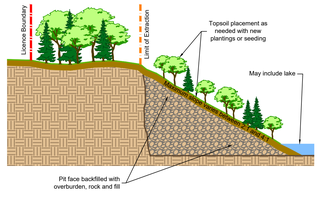
Typical Wetland Detail

N.T.S.



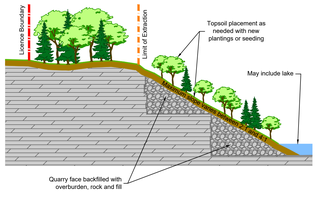
Typical Backfilled Side Slope Detail - Pit

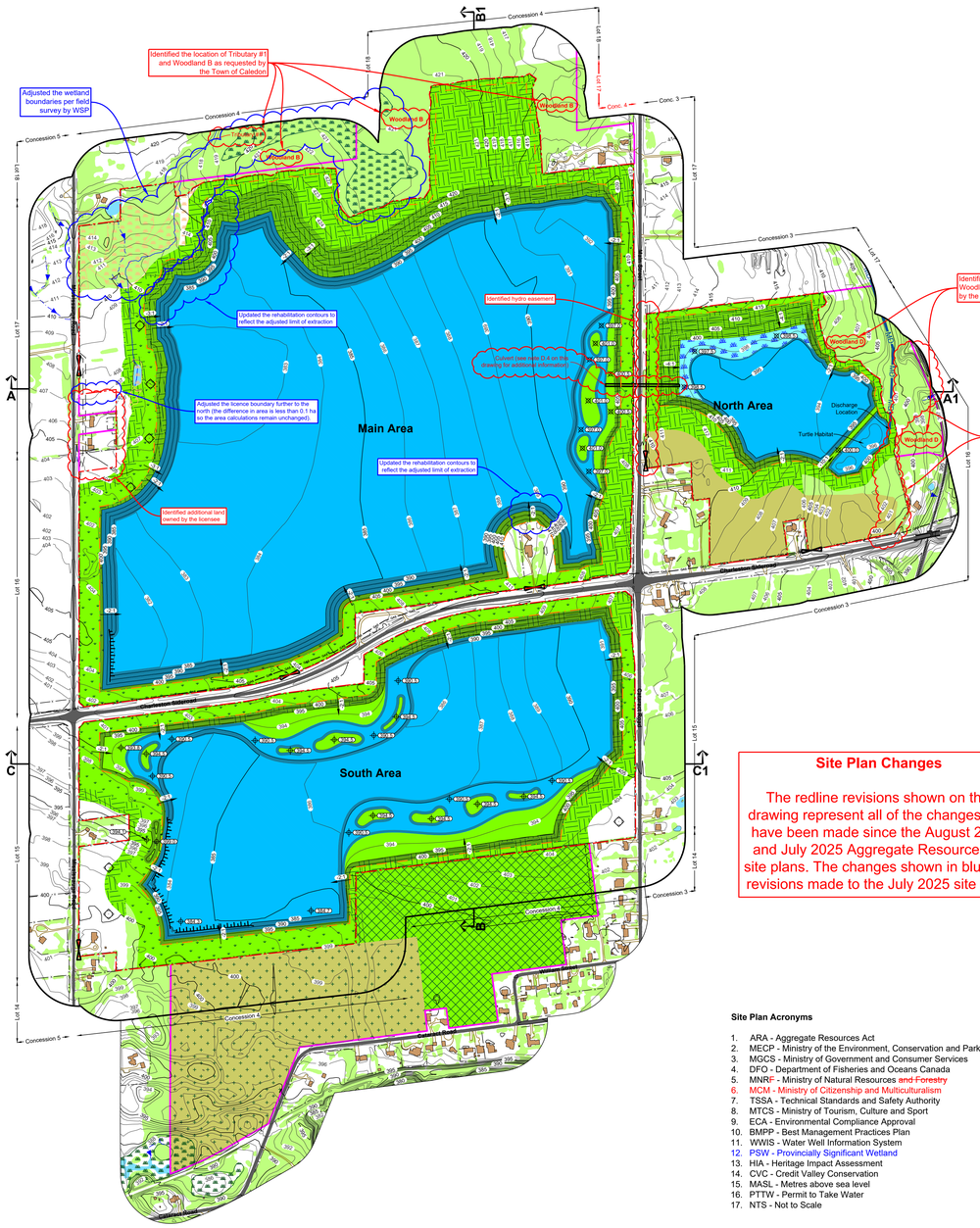
N.T.S.

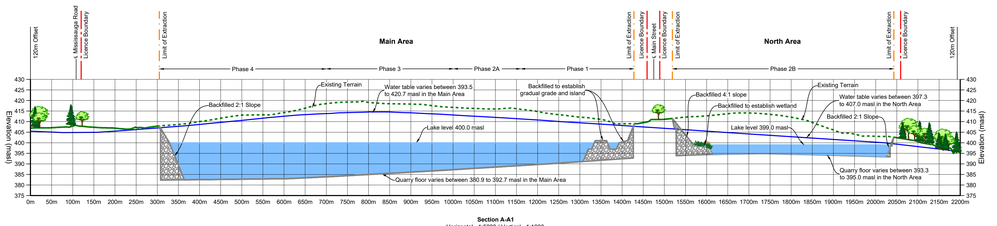


Typical Backfilled Side Slope Detail - Quarry

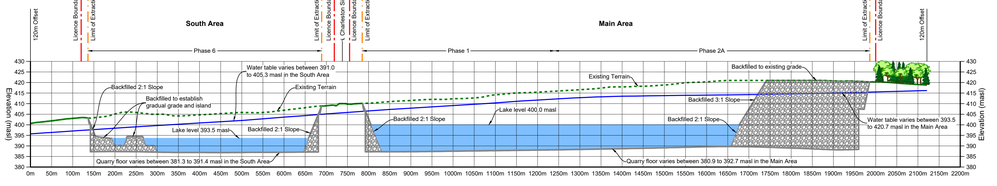
N.T.S.



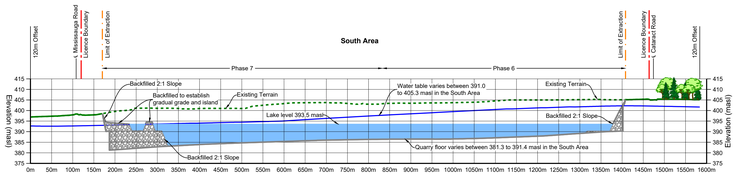




Section A-A1
Horizontal - 1:5000 / Vertical - 1:1000



Section B-B1
Horizontal - 1:5000 / Vertical - 1:1000



Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000

PROGRESSIVE REHABILITATION

A. General

1. Area Calculations:

1.1.	Licence (total)	**261.2 hectares**
	Main Area	151.5 hectares
	North Area	30.3 hectares
	South Area	79.4 hectares
1.2.	Limit of Extraction (total)	**199.36 hectares**
	Main Area	123.46 hectares
	North Area	16.0 hectares
	South Area	59.9 hectares
1.3.	Final rehabilitation within licence (total)	**261.2 hectares**
	Gradual grade or island	7.8 hectares
	Grassland	25.3 hectares
	Lake	157.79 hectares
	Meadow	7.6 hectares
	Wetland	1.6 hectares
	Woodland	46.2 hectares
	Existing conditions	15.0 14.8 hectares

B. Phasing

1. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence. See note M.1 on drawing 2 of 54 for the maximum disturbed area requirement for rehabilitation of the site.
2. Progressive rehabilitation shall follow the general direction and sequence of extraction identified on the plan view and described in the notes on drawing 2 of 54.
3. ~~Minor deviations in operational and rehabilitation sequence shall be permitted in order to adjust for any variable resource or market conditions.~~
3. Each phase of extraction shall undergo progressive rehabilitation, prior to proceeding to the next phase of extraction.
4. Progressive rehabilitation activities shall include sloping and grading, placement of overburden and topsoil, tree and shrub planting.

C. Slopes and Grading

1. Progressive rehabilitation shall consist of backfilling the excavation faces (where applicable), tunnels and quarry floors to establish the final elevations and principles depicted on the plan view of this drawing using topsoil and overburden available on-site. A portion of the extraction face in the ~~southeast~~ southwest corner of Phases 5 and 7 (as shown on the plan view) shall remain vertical (see notes H.9.5 and H.11.7 on drawing 2 of 54 for additional information).
2. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest ~~and southeast~~ corner of the South Area shall be excavated and backfilled with sand.
3. Side sloping on-site will range from 2:1 to 4:1 as well as gradual grades (see Section N Variations from Control and Operation Standards on drawing 2 of 54).
4. No excess soil shall be imported on-site for rehabilitation purposes.
5. Prior to the placement of subsoil and topsoil in locations where the quarry floor has been backfilled to establish gradual grades, islands and wetlands, the quarry floor shall be ripped and tilled to alleviate compaction, if required.

D. Drainage

1. Final surface drainage will follow the rehabilitated contours and directional arrows shown on the plan view of this drawing.
2. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been established, pumping shall cease, and the land allowed to flood and form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.
3. The South pond will be self contained and not require an overflow outlet.
4. The Main pond overflow shall be directed via a culvert under Main Street (as shown on the plan view of this drawing) to the North pond with its outlet invert at ~400 masl.
5. The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.
6. All rehabilitated pond levels and outlets will be passive and not require pumping.

E. Natural Environment

1. Lake Shoreline - Main, North and South Area
   - 1.1. The shoreline of the lakes shall be contoured ~~where possible~~ to create convoluted or irregular shoreline gradients.
   - 1.2. Where sloping and excavation depths allow, shoals or islets shall be created to increase habitat diversity.
   - 1.3. Stumps and logs shall be placed along the shoreline as wildlife habitat structure. Boulders and rock rubble from the extraction shall also be used for wildlife habitat structure.
2. Woodland - Main Area
   - 2.1. The woodland in the Main Area, as shown on the plan view, shall be planted with tree species representative of the woodland communities that will be removed, such as sugar maple, American beech, paper birch, white elm, white cedar, balsam fir, eastern hemlock, red maple, trembling aspen, black cherry, alternate-leaved dogwood, gray dogwood, red-osier dogwood.
   - 2.2. Trees shall be planted at approximately 2.5 m spacing to achieve a density of 1,600 seedlings per hectare. ~~Two years after planting, the target density shall be 1,200 seedlings per hectare with a survival rate of 75%. Infill plantings shall be completed, if required, in year two after planting.~~ The trees shall be monitored for five years to achieve a 75% survival rate. During the monitoring period, infill plantings shall be completed, if required to ensure the woodland achieves a minimum density of 1,200 trees per hectare.
   - 2.3. Herbivory control shall be implemented at the time of planting for deer, rabbits and rodents and shall include guards and/or stem repellents.
3. Habitat for eastern small-footed myotis, ~~and~~ little brown myotis, eastern red, hoary and silver-haired - Main Area
   - 3.1. Rock piles shall be placed in the locations shown on the plan view to create habitat for eastern small-footed myotis. Rock piles shall vary in size and height between 0.5 m and 2 m. Crevices shall be created through stacking slabs of flat rock varying in size from several centimeters to one meter long.
   - 3.2. Bat boxes shall be installed in the same location as the rock piles to provide habitat for little brown myotis.
4. Setback areas / Slopes - Main, North and South Area
   - 4.1. All slopes located above the final water level shall be seeded with an appropriate native, non-invasive seed mix to prevent erosion during operations.
   - 4.2. Nodal plantings shall be expanded naturally through seed rain.
   - 4.3. Along the setback to significant Woodland B, as shown on drawing 1 of 54, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), paper birch (Betula papyrifera), American elm (Ulmus americana), white cedar (Thuja occidentalis), balsam fir (Abies balsamea), eastern hemlock (Tsuga canadensis), red maple (Acer rubrum), trembling aspen (Populus tremuloides), black cherry (Prunus serotina), alternate-leaved dogwood (Cornus alternifolia), gray dogwood (Cornus racemosa), red-osier dogwood (Cornus sericea), shall be planted.
   - 4.4. Along the setback to significant Woodland D, as shown on drawing 1 of 54, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), red oak (Quercus rubra), paper birch (Betula papyrifera), black walnut (Juglans nigra), American elm (Ulmus americana), alternate-leaved dogwood (Cornus alternifolia), shall be planted.
   - 4.5. On north-facing slopes and setbacks which are expected to be cooler and moister, plant species such as white cedar (Thuja occidentalis), white spruce (Picea glauca), Norway spruce (Picea abies), red maple (Acer rubrum), paper birch (Betula papyrifera), American basswood (Tilia americana), shall be planted.
   - 4.6. On the east/west-facing slopes and setbacks, plant species such as white pine (Pinus strobus), white cedar (Thuja occidentalis), white spruce (Picea glauca), European larch (Larix decidua), trembling aspen (Populus tremuloides), balsam poplar (Populus balsamifera), sugar maple (Acer saccharum), black cherry (Prunus serotina), red oak (Quercus rubra), bur oak (Quercus macrocarpa), shall be planted.
   - 4.7. Within the setback and slope areas shrubs shall also be planted to add diversity and increase wildlife/pollinator diversity, such as: serviceberry (Amelanchier spp.), nannyberry (Viburnum lentago), ninebark (Physocarpus opulifolius), dogwoods (Cornus spp.), highbush cranberry (Viburnum opulus), elderberry (Sambucus spp.), choke cherry (Prunus virginiana).
5. Shoreline Wetland - Main, North and South Areas
   - 5.1. Organic material shall be placed in shallow water areas to promote the establishment of shoreline and aquatic vegetation and to create habitat for aquatic fauna and amphibians. Stumps and trees of non-commercial value shall be stockpiled during clearing operations and used as habitat structure. Boulders and rock rubble from the extraction operation shall also be used to increase habitat diversity along the shoreline area ~~where possible~~.
   - 5.2. In the shoreline wetland areas, shallow emergent marsh vegetation shall be planted in the water with species that may consist of, but are not limited to: red-osier dogwood (Cornus stolonifera), slender willow (Salix petiolaris), and herbaceous plants such as water plantain (Alisma plantage-aquatic), lake sedge (Carex lacustris), swamp milkweed (Asclepias incarnate), softstem bulrush (Schoenoplectus tabernaemontani) and common cattail (Typha latifolia).
6. Riparian Plantings - Main Area
   - 6.1. Riparian plantings along Tributary #1, as shown on drawing 2 of 54, shall include a variety of native species including, but not limited to, white cedar (Thuja occidentalis), balsam poplar (Populus balsamifera), pussy willow (Salix discolor), slender willow (Salix petiolaris), red-osier dogwood (Cornus sericea), nannyberry (Viburnum lentago), elderberry (Sambucus canadensis), meadowsweet (Spiraea sp.), fowl bluegrass (Poa palustris), lake sedge (Carex lacustris), lake sedge (Carex lenticonica), fox sedge (Carex vulpinoidea), blue vervain (Verbena hastata), and spike rush species (Eleocharis spp.).
7. Turtle Habitat - North Area
   - 7.1. Turtle habitat shall be created in the North Area in the location shown on the plan view.
   - 7.2. The turtle habitat pond shall include sediment on the pond bottom to provide a growing medium for plants, and provide habitat for turtles (e.g., overwintering).
   - 7.3. Plant emergent macrophytes shall include species such as pickerelweed (Pontederia cordata), broad-leaved arrowhead (Sagittaria latifolia), water plantain species (Alisma spp.), cattail (Typha sp.), common arrowhead (Sagittaria latifolia), and greater water dock (Rumex hydrolapathum).
   - 7.4. Plant submergent macrophytes shall include species such as eelgrass (Zostera marina), broad waterweed (Elodea canadensis), slender naiad (Najas flexilis), common hornwort (Ceratophyllum demersum).
   - 7.5. Basking features such as logs or rocks shall be placed throughout the shallow shoreline areas.
   - 7.6. Areas of suitable nesting substrate shall be constructed along or adjacent to the shoreline.
8. Meadow in North Area
   - 8.1. Meadow habitat for eastern meadowlark and bobolink shall be created in the North Area outside of the limit of extraction at the location shown on the plan view.
   - 8.2. A minimum of 60-80% of the meadow shall be covered by at least three different grass species, such as: poverty oatgrass (Danthonia spicata), bottlebrush grass (Elymus hystrix), common panic grass (Panicum capillare), big bluestem (Andropogon gerardi), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wood-grass (Scirpus cyperinus), Virginia wild rye (Elymus virginicus).
   - 8.3. At least one of the grass species shall be taller than 50 cm, which shall include at least one of the following: bottlebrush grass (1.3 m), big bluestem (>3.0 m), Canada wild rye (1.3 m), switch grass (1.6 m).
   - 8.4. Remaining 20-40% shall be covered by forbs or legumes such as Canada anemone (Anemone canadensis), black-eyed susan (Rudbeckia hirta), common evening primrose (Oenothera biennis), common milkweed (Asclepias syriaca), yarrow (Achillea millefolium), New England aster (Symphyotrichum novae-angliae), and wild bergamot (Monarda fistulosa).
   - 8.5. Meadow seed mixes shall be sown at a rate of 25kg/ha.
9. The off-site meadow and off-site woodland (as shown on this drawing and drawings 3 and 4 of 5) shall be planted within 5 years of tissuance of the licence in accordance with the following requirements:

   Off-site Ecological Enhancement Plan - Meadow
   - 9.1. Meadow habitat shall be created in the off-site meadow habitat area in the location as shown on the plan view.
   - 9.2. A minimum of 60-80% of the meadow will be covered by at least three different grass species, such as: poverty oatgrass (Danthonia spicata), bottlebrush grass (Elymus hystrix), common panic grass (Panicum capillare), big bluestem (Andropogon gerardi), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wood-grass (Scirpus cyperinus), Virginia wild rye (Elymus virginicus).
   - 9.3. At least one of the grass species will be taller than 50 cm, which includes the following: bottlebrush grass (1.3 m), big bluestem (>3.0 m), Canada wild rye (1.3 m), switch grass (1.6 m).
   - 9.4. Remaining 20-40% will be covered by forbs or legumes such as: Canada anemone (Anemone canadensis), black-eyed susan (Rudbeckia hirta), common evening primrose (Oenothera biennis), common milkweed (Asclepias syriaca), yarrow (Achillea millefolium), New England aster (Symphyotrichum novae-angliae), and wild bergamot (Monarda fistulosa).
   - 9.5. Meadow seed mixes will be sown at 25kg/ha.

   Off-site Ecological Enhancement Plan - Woodland
   - 9.6. Woodland habitat shall be created in the off-site woodland habitat area in the location as shown on the plan view.
   - 9.7. This woodland will be planted with tree species representative of the woodland communities that will be removed, such as: sugar maple (Acer saccharum)), American beech (Fagus grandifolia), black cherry (Prunus serotina), American basswood (Tilia americana), Eastern hop-hornbeam (Ostrya virginiana), Eastern hemlock (Tsuga canadensis), and American elm (Ulmus americana).
   - 9.8. Trees shall be planted at approximately 2.5 m spacing to achieve a density of 1,600 seedlings per hectare. The trees shall be monitored for five years to achieve a 75% survival rate. During the monitoring period, infill plantings shall be completed, if required to ensure the woodland achieves a minimum density of 1,200 trees per hectare.
   - 9.9. This woodland will also be planted to include shrub species representative of the woodland communities that will be removed, such as: alternate-leaved dogwood (Cornus alternifolia), choke cherry (Prunus virginiana), smooth serviceberry (Amelanchier laevis), round-leaved dogwood (Cornus rugosa), red elderberry (Sambucus racemosa).
   - 9.10. Other species that may be added to supplement the woodland include species such as: red oak (Quercus rubra), white oak (Quercus alba), black maple (Acer nigrum), mountain maple (Acer spicatum), northern bush honeysuckle (Diervilla lonicera), Canada fly honeysuckle (Lonicera canadensis), pin cherry (Prunus pensylvanica), and maple-leaved viburnum (Viburnum acerifolium).
   - 9.11. Herbivory control shall be implemented at the time of planting for deer, rabbits and rodents and shall include guards and/or stem repellents.

FINAL REHABILITATION

A. General

1. All equipment and buildings/structures on the quarry floor shall be removed from the site. The building/structures located at 1420 Charleston Sideroad (utilized as an office and quality control lab during operations) may remain on-site.
2. No internal haul roads shall remain.
3. The anticipated final end use will be naturalized open spaces with the creation of lakes, vegetated shoreline, islands, vertical faces, 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.
4. The long term average lake levels are:
   - Main - 400.0 masl
   - North - 399.0 masl
   - South - 393.5 masl
5. ~~All plantings completed as part of rehabilitation will be audited two years after planting to assess planting survival rates and additional plantings shall be completed if required to create the habitat conditions as specified on this page.~~ All plantings completed as part of rehabilitation and the off-site ecological enhancement areas shall be monitored for five years after planting to assess planting survival rates and additional plantings shall be completed, if required, to create the habitat conditions as specified on this drawing.
6. During monitoring of rehabilitated areas and the off-site ecological enhancement areas, invasive species control methods may include (if required) mowing, soil tillage, spot burning using a drip torch, and flooding. Herbicide application shall be undertaken on a species-specific basis and shall only be applied judiciously and as a last measure. Spot sprayers and/or wicking devices shall be used to minimize the inadvertent spread of herbicide to native vegetation.
7. During monitoring of rehabilitated areas and the off-site meadow area, the licensee shall also complete visual inspection of the following habitat features for species use: Bat boxes and rock piles for the presence of bats and guano twice during the active period between May and August; turtle habitat twice during the active period between May and July; and meadow habitat twice during the breeding season between May and July.

Site Plan Changes

The redline revisions shown on this drawing represent all of the changes that have been made since the August 2023 and July 2025 Aggregate Resource Act site plans. The changes shown in blue are revisions made to the July 2025 site plan.

Site Plan Acronyms

1. ARA - Aggregate Resources Act
2. MECP - Ministry of the Environment, Conservation and Parks
3. MGCS - Ministry of Government and Consumer Services
4. DFO - Department of Fisheries and Oceans Canada
5. MNRF - Ministry of Natural Resources ~~and Forestry~~
6. MCM - Ministry of Citizenship and Multiculturalism
7. TSSA - Technical Standards and Safety Authority
8. MTCS - Ministry of Tourism, Culture and Sport
9. ECA - Environmental Compliance Approval
10. BMPP - Best Management Practices Plan
11. WWIS - Water Well Information System
12. PSW - Provincially Significant Wetland
13. HIA - Heritage Impact Assessment
14. CVC - Credit Valley Conservation
15. MASL - Metres above sea level
16. PTTW - Permit to Take Water
17. NTS - Not to Scale

Legal Description

Part of Lots 15-~~17~~18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Town~~ship~~ of Caledon
Regional Municipality of Peel

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (WSP Evaluated - PSW ~~MNRF Evaluated - Other~~)
- Wetland (WSP Evaluated - Other ~~MNRF - Unevaluated~~)
- Gradual Grade / Island
- Grassland
- Woodland
- Wetland
- Lake
- Meadow
- Off-site Woodland
- Off-site Meadow
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Main Discharge
- ~~Secondary Discharge~~ (~~Discharge not to exceed surface water flow based on existing conditions~~)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Extraction Face (Below Water)
- Public Road
- Driveway
- Railway
- Gate
- Building/Structure
- Proposed Floor Elevation (Metres above sea level (MASL))
- Proposed Final Grade (Horizontal : Vertical)
- Rock Pile & Bat Box Locations (Approximate)
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade - Removed / Altered
- Existing Grade - Undisturbed
- Maximum Predicted Water Table
- Quarry Floor
- Backfilled
- Lake

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

No.	Date	Description	By
6	May 2026	Update the site plan to address agency comments	C.P.
5	July 2025	Update the site plan to address agency and public comments	C.P.
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 17, 2023.	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON. L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MHBC Stamp
Brian Zeman
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/97 to prepare and certify site plans.

Draft

Applicant

CBM Aggregates a Division of St. Marys Cement Inc. (Canada)
55 Industrial Street
Toronto, Ontario
M4G 3W9

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E)	**Date** ~~August 2023~~ May 2026
0 150 300 Metres	**Drawn By** C.P. / **Checked By** B.Z. / **File No.** 8816AF

File Name

Rehabilitation Plan

Drawing No. ~~4 of 4~~ 5 of 5

File Path B:\Brian\8816AF - CBM - Caledon Quarry\Drawings\Site Plan\CAD\8816AF - Site Plan.dwg

P:\541-003\7. Drawings\2023 07 July\PJR Figures July 17 23.dwg

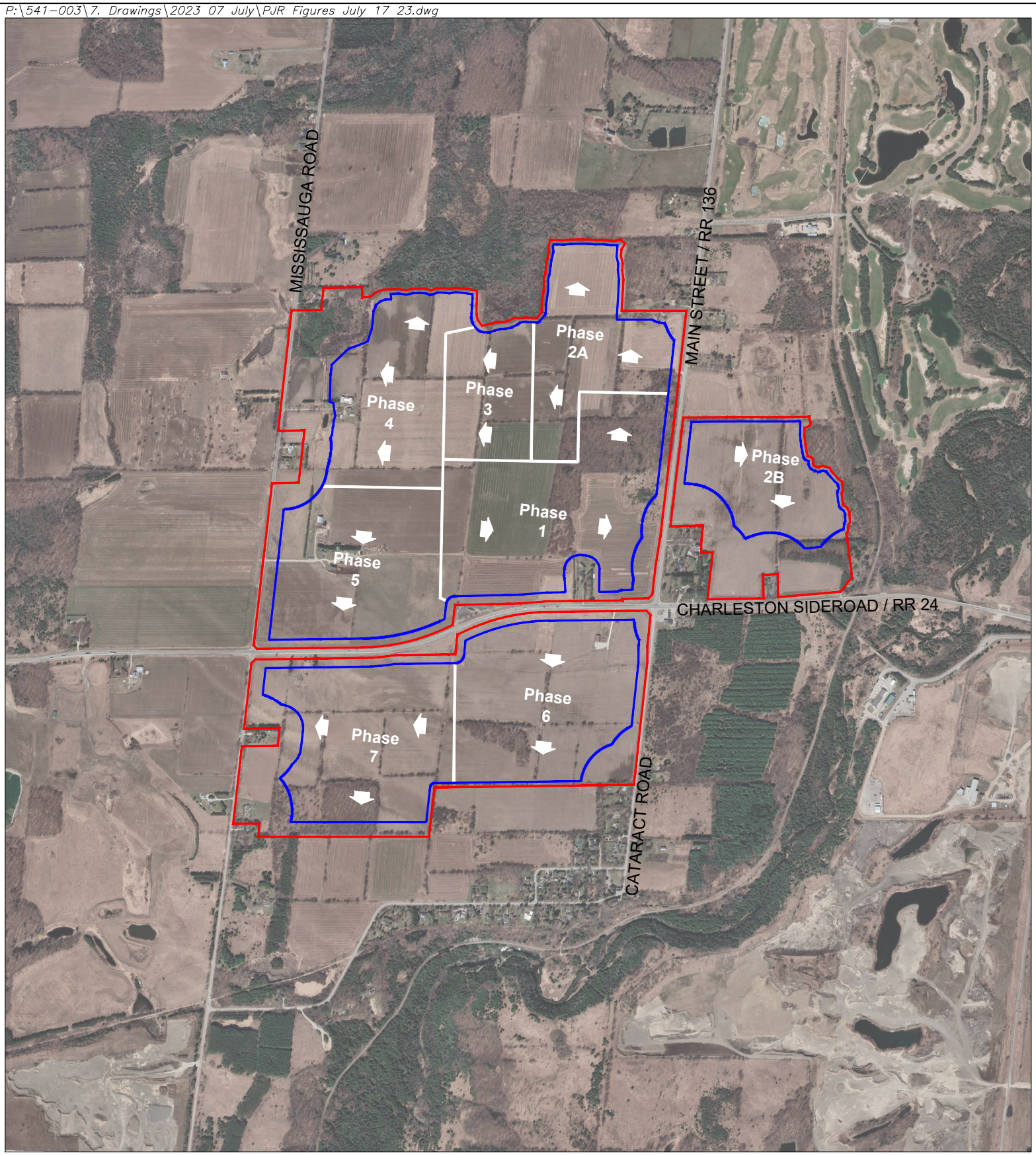


FIGURE 4

OPERATIONS / PHASING PLAN

PART OF LOTS 15-18, CONC. 4, WSCR AND
PART OF LOT 16, CONC. 3, WSCR
(FORMER GEOGRAPHIC TOWNSHIP OF CALEDON),
TOWN OF CALEDON, REGION OF PEEL

LEGEND

- Subject Site - 261 ha (645ac)
- Proposed Extraction Area - 200 ha (494ac)

Scale: N.T.S.
DECEMBER 2022
(REVISED JULY 2023)

GSAI
Glen Schnarr & Associates Inc.

APPENDIX F

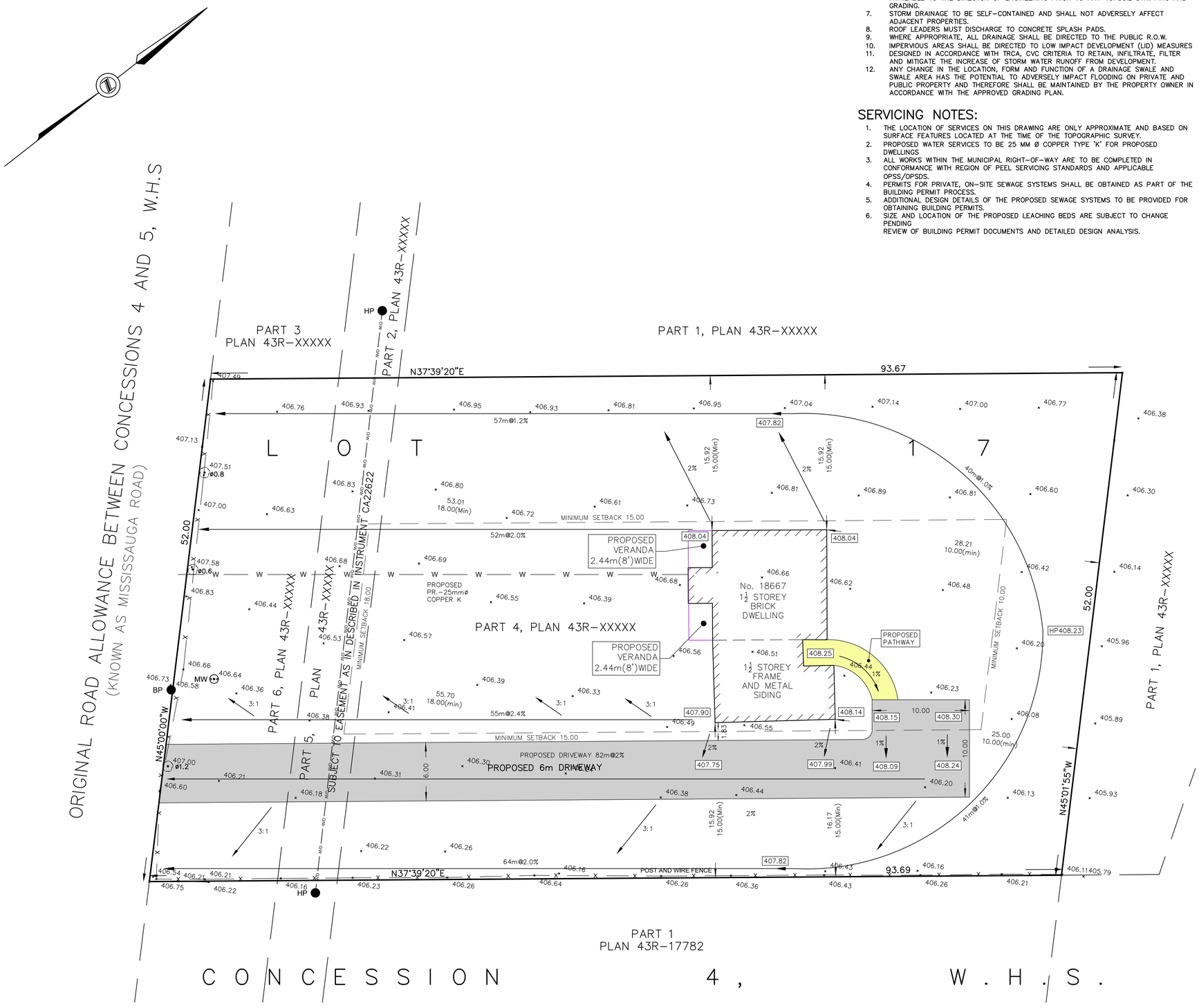
Proposed Development

GENERAL NOTES

1. ALL RETAINING WALLS HIGHER THAN 1.0M TO BE DESIGNED BY OTHERS
2. SITE SHALL ACCOMMODATE EXTERNAL DRAINAGE FROM ADJACENT PROPERTIES
3. DEVELOPER MUST OBTAIN RIGHT OF WAY (R.O.W.) OCCUPANCY PERMIT PRIOR TO COMMENCING ANY WORK IN TOWN R.O.W.
4. ALL ROOF LEADERS MUST DISCHARGE ONTO CONCRETE SPLASH PADS, WHICH ARE TO DIRECT WATER INTO SIDE YARD SWALES. THESE SWALES ARE TO DISCHARGE TO THE FRONT OF THE NO ROOF LEADERS SHALL DRAIN TOWARD THE REAR OF THE LOT.
5. ALL PROPOSED GRADING SHALL ENSURE THAT EXISTING ELEVATIONS ARE MATCHED AT THE LOT LINE.
6. ANY GRADING THAT EXTENDS ONTO ADJACENT PROPERTIES WILL REQUIRE WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER. A COPY SHALL BE MADE AVAILABLE TO THE DIRECTOR OF ENGINEERING PRIOR TO ANY TOPSOIL STRIPPING AND GRADING.
7. STORM DRAINAGE TO BE SELF-CONTAINED AND SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
8. ROOF LEADERS MUST DISCHARGE TO CONCRETE SPLASH PADS.
9. WHERE APPROPRIATE, ALL DRAINAGE SHALL BE DIRECTED TO THE PUBLIC R.O.W.
10. IMPERVIOUS AREAS SHALL BE DIRECTED TO LOW IMPACT DEVELOPMENT (LID) MEASURES
11. DESIGNED IN ACCORDANCE WITH TRCA, CVC CRITERIA TO RETAIN, INFILTRATE, FILTER AND MITIGATE THE INCREASE OF STORM WATER RUNOFF FROM DEVELOPMENT.
12. ANY CHANGE IN THE LOCATION, FORM AND FUNCTION OF A DRAINAGE SWALE AND SWALE AREA HAS THE POTENTIAL TO ADVERSELY IMPACT FLOODING ON PRIVATE AND PUBLIC PROPERTY AND THEREFORE SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

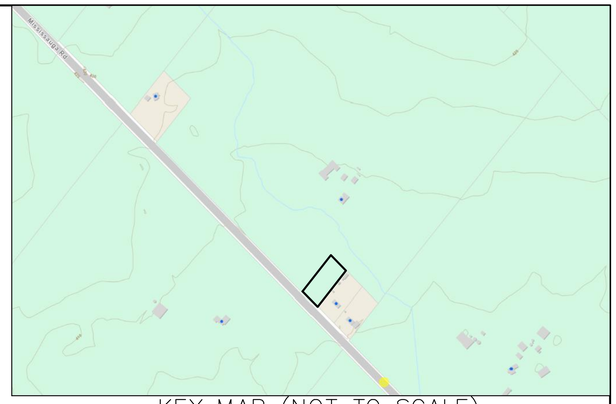
SERVICING NOTES:

1. THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY.
2. PROPOSED WATER SERVICES TO BE 25 MM Ø COPPER TYPE 'K' FOR PROPOSED DWELLINGS
3. ALL WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE COMPLETED IN CONFORMANCE WITH REGION OF PEEL SERVICING STANDARDS AND APPLICABLE OPSS/OPSDS.
4. PERMITS FOR PRIVATE, ON-SITE SEWAGE SYSTEMS SHALL BE OBTAINED AS PART OF THE BUILDING PERMIT PROCESS.
5. ADDITIONAL DESIGN DETAILS OF THE PROPOSED SEWAGE SYSTEMS TO BE PROVIDED FOR OBTAINING BUILDING PERMITS.
6. SIZE AND LOCATION OF THE PROPOSED LEACHING BEDS ARE SUBJECT TO CHANGE PENDING
   REVIEW OF BUILDING PERMIT DOCUMENTS AND DETAILED DESIGN ANALYSIS.



NOTE

BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM A DRAFT REFERENCE PLAN AND TOPOGRAPHY PREPARED BY DELPH AND JENKINS NORTH LTD., DATED JANUARY 6, 2026



KEY MAP (NOT TO SCALE)

GRADING PLAN OF

18667 MISSISSAUGA ROAD

PART OF LOT 17, CONCESSION 4
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CALEDON)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

4 m 0 4 8 12 16 20 meters

SCALE 1 : 200

LEGEND

296.XX	DENOTES EXISTING ELEVATION	TBR	DENOTES TO BE REMOVED
296.XX	DENOTES PROPOSED ELEVATION	-o-	DENOTES SILT FENCE
SW	DENOTES SWALE		
FFE	DENOTES FINISHED FLOOR ELEVATION		
TFW	DENOTES TOP OF FOUNDATION WALL		
USF	DENOTES UDERSIDE OF FOOTING		
●→	DENOTES RAIN WATER LEADER		
→	DENOTES SWALE DIRECTION		

REGION OF PEEL SERVICING NOTES:

1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. ALL WATERMAINS SHALL BE PVC CLASS 150, AWWA C900-75
3. A 14 GAUGE T.W.H. SOLID COPPER LIGHT COLOURED PLASTIC COATED TRACER WIRE MUST BE INSTALLED WITH THE PVC PIPE AND BROUGHT TO THE SURFACE AT EACH VALVE BOX. TRACER WIRE IS TO BE ATTACHED TO THE PIPE AND THE OUTSIDE OF EACH VALVE BOX BY MEANS OF TAPE.
4. ALL WATERMAINS SHALL HAVE 1.7 M MINIMUM COVER WITH A MINIMUM HORIZONTAL SPACING OF 1.20 M (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
5. WATERMAINS MUST HAVE MINIMUM VERTICAL CLEARANCE OF 150 MM WHEN CROSSING ABOVE AND 500MM WHEN CROSSING SEWERS AND ALL OTHER UTILITIES.
6. ALL NEW MAINS AND SERVICES MUST BE CHLORINATED AND TESTED BY AN AUTHORITY APPROVED BY THE REGION OF PEEL.
7. 'PROTECTED CAPS' ARE TO BE ATTACHED ON ALTERNATING BOLTS ON ALL DIRECT BURIED FITTINGS AS CORROSION PROTECTION MEASURE.
8. ALL WATER SERVICES ARE TO BE 25MMØ COPPER PIPING
9. VALVE BOXES TO BE RESTRAINED AS PER REGION OF PEEL STANDARDS
10. WATERMAIN AND/OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE PVC DR18. SIZE 50 MM (2") AND SMALLER MUST BE TYPE 'K' SOFT COPPER.
11. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") MINIMUM ON A HYDRANT.
12. WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
13. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
14. ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
15. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR
16. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK. WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
17. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH FACILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
18. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.

SURVEYOR'S CERTIFICATE

*"I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF PROPOSED **1½ STOREY BRICK, METAL AND FRAME DWELLING** LOCATED AT **18667 MISSISSAUGA ROAD** AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSED TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERS OR ADJACENT PROPERTIES."*

DRAFT

DATE

JANSKY T C LAU
ONTARIO LAND SURVEYOR

© COPYRIGHT 2026 *DELPH AND JENKINS NORTH LTD., O.L.S.*
THE REPRODUCTION, ALTERATION, OR USE OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF DELPH AND JENKINS NORTH LTD. IS STRICTLY PROHIBITED.

Delph & Jenkins North Ltd.
Ontario Land Surveyors
220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6
www.djsurveyors.com info@djsurveyors.com
Tel.905-841-8526

22213-14A

DRAWN : JL | CHECKED : JL

ACAD FILE: 22213-14A AND B.DWG DATE: April 16, 2026

APPENDIX G

Relocation Scope

Laurie McCulloch
Building Moving

960 Taunton Rd E
Whitby, ON L1R 3L8
Phone: (905) 728-0884
Fax: (905) 743-0528
www.mccullochmovers.ca

Tuesday, October 1, 2024

Sedgwick Marshall
Heritage Homes
226 - 336 Bronte St. S.
Milton, ON L9T 7W6

Methodology

RE: Historic house located at 18667 Mississauga Rd, Caledon travelling internally on site to a new lot

Background

The building is a 2 Storey brick farmhouse building with a single storey wing addition. It has a single storey driving shed that will be relocated separately along the same roadway. It has an over all approx. footprint of 37' by 37' and will be moving in one piece to a new lot within the same property.

Site Preparation

Demolition of the cement porches and foundation, and any necessary exterior excavation to be completed by others. Given the lack of access to any foundation under addition it is assumed that it will need to be excavated by our forces underneath to allow steel placement

A new road capable of handling a fully loaded dump truck with less than 1 inch of sinking (generally 4000 psf) will be built between two locations by others

Loading Procedure for brick farmhouse

1. clean basement, disconnect services and remove fixtures (furnace, stairs etc.)
2. Install required helical ties to stich together the unbonded brick
3. Place holes around foundation for beam install
4. insert main beams under building
5. level beams and install jacking and safety cribs under each beam
6. insert cross beams as required
7. shim the cross beam ends to the underside of the exterior walls as well as the interior walls

8. the first-floor joist will also be packed to the cross beams
9. install any necessary bracing for weak points in doorways, etc.
10. connect the jacks and raise building with our unified jacking machine
11. install fully oscillating hydraulic steering dollies in a three point zone system under the main beams
12. Relocate to new location as directed by surveyors
13. hold in place while basement completed by others
14. once basement complete relieve steel framework and remove

Loading Procedure for driving shed

1. Hand separate and demolish connecting porch roof (by others)
2. Clear sheds of all debris and garbage (by others)
3. insert main beams under building
4. level beams and install jacking and safety cribs under each beam
5. insert cross beams as required
6. bolt steel channel to outside walls on top of crossers
7. install any necessary bracing for weak points in doorways, etc.
8. connect the jacks and raise building with our unified jacking machine
9. install fully oscillating hydraulic steering dollies in a three point zone system under the main beams
10. Relocate to new location as directed by surveyors
11. Place over pre-completed slab (by others)
12. relieve steel framework and remove

Moving

Fully oscillating hydraulic steering dollies are placed between the main beams and cribbing piles for the onsite moves. The dollies are linked together in an industry accepted three point zone system that floats the building on hydraulic oil to minimise the stress on the building from the uneven terrain. The 50 ton capacity dollies will be installed based on the actual weight of the loaded building including steel. The actual weight will be determined once the building is loaded on our equipment with our hydraulic equipment and verified by P.Eng. David Seberras to ensure that an adequate safety ratio for the moving equipment is maintained.

Foundation

An adequate height foundation will need to be built up to the underside of the house to pin the building in its final location by others.

A slab on grade style foundation is assumed for driving shed

We will assist in the design of new foundation walls to make sure the design facilitates the removal of our steel framework.

Placement

After the building is at its desired location and elevation, the new concrete foundation wall is installed leaving openings for the main beam removal.

Yours Truly

Greg Mcculloch

Greg McCulloch
Laurie McCulloch Building Moving

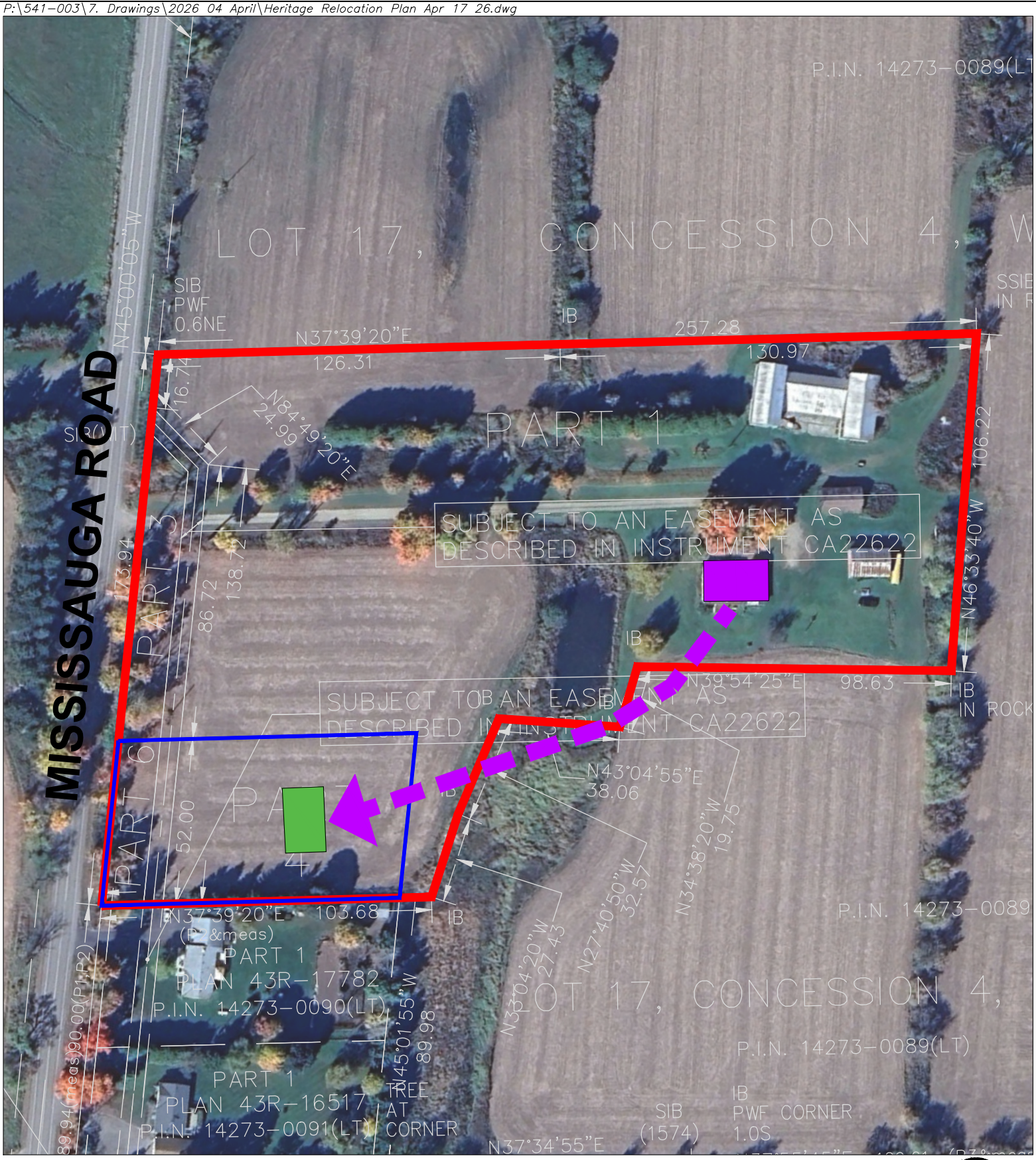


Farmhouse building loaded on dollies



Similar driving shed style building on hydraulic dollies

P:\541-003\7. Drawings\2026 04 April\Heritage Relocation Plan Apr 17 26.dwg



18667 MISSISSAUGA ROAD
HERITAGE HOUSE RELOCATION PLAN

Scale: N.T.S.
April 17, 2026

LEGEND

- SUBJECT LANDS
- EXISTING HERITAGE HOUSE LOCATION
- PROPOSED HERITAGE HOUSE LOCATION
- PROPOSED ROUTE OF TRAVEL FOR HERITAGE HOUSE RELOCATION

NOTE

ROADWAY TO BE BUILT 3M WIDER THAN THE HOUSE IN THE STRAIGHTEST RUN POSSIBLE AND 6M WIDER AT EACH END TO ALLOW TURNING RADIUS. COMPACTION TO BE TO 4000 PSF OR 10 TON PER AXLE.

APPENDIX H

Historical Imagery



Appendix Image 1: 20th Century Painting of the house showing wrap around veranda



Appendix Image 2: Early 20th century photograph showing walkway between house and summer kitchen



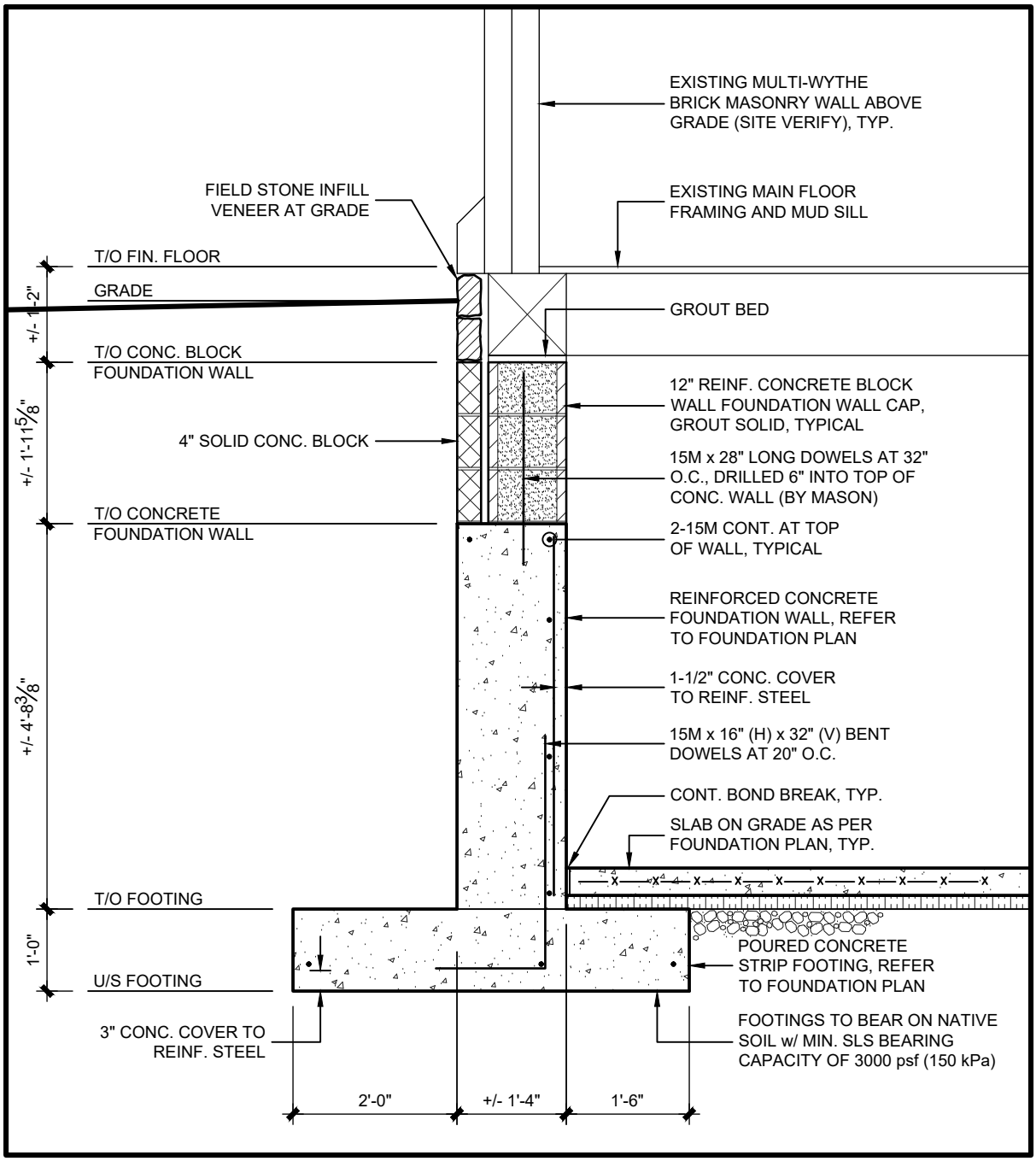
Appendix Image 3: Early 20th century photograph showing summer kitchen



Appendix Image 4: 20th century photograph showing pond, house, and summer kitchen

APPENDIX I

Foundation Detail



1 / S2.1 **SECTION** - FOUNDATION WALL - BASEMENT

SCALE: 1/2" = 1'-0"

TACOMA ENGINEERS
155 Frobisher Drive, Suite F220
Waterloo, Ontario N2V 2E1
Tel: 226.647.0109
www.tacomaengineers.com

Client: **SEDGWICK MARSHALL** MILTON, ONTARIO		Scale: NTS	SK1
Project: **HOUSE RELOCATION** 18667 MISSISSAUGA ROAD, CALEDON, ONTARIO		Date: OCT 30 2024	
Drawing: **FOUNDATION DETAIL**		Drawn By: N.LAWLER	
		Project No.: TW-1657-24	

APPENDIX J

Assessor 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, PhD, CAHP, RPA – Senior Cultural Heritage Specialist and Staff Archaeologist

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. Currently, Henry also holds academic positions as Adjunct Professor of Anthropology at Saint Mary's University and lecturer in Visual & Material Culture at Mount Allison University.

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, BA 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.



wsp.com