

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





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PROJECT NO.: OCUL2216
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UPDATED REPORT DATE: SEPTEMBER 18, 2025

WSP

WSP.COM

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

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July 28, 2023 (Original Report)
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¹ Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

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

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ABBREVIATIONS

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

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.

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).*

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 related to built heritage are satisfied.



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1 INTRODUCTION

1.1 BACKGROUND

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Impact Assessment (HIA)³ for 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).

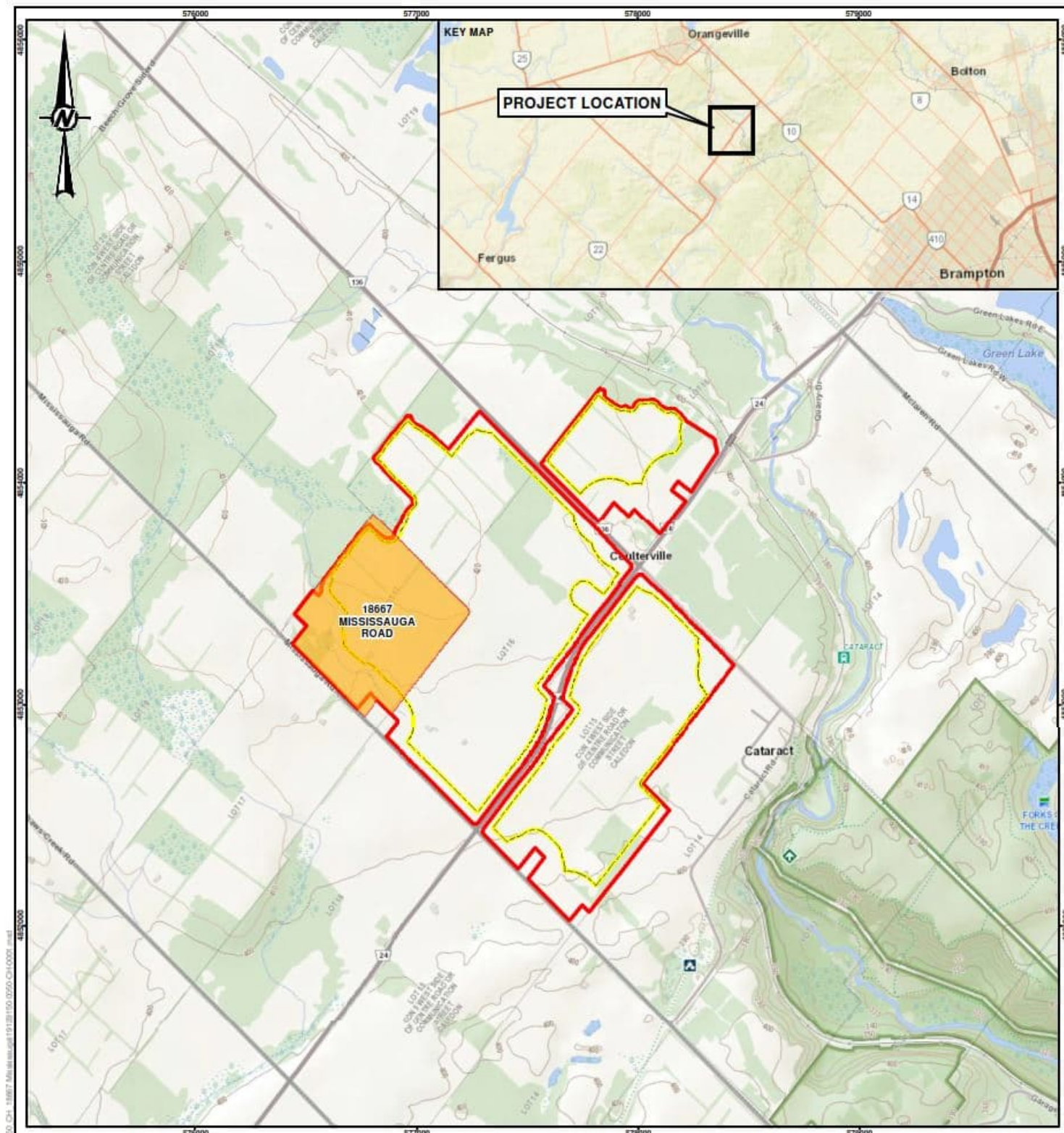
1.2 SCOPE

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; and,
- 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.



LEGEND

-  STUDY AREA
-  LIMIT OF EXTRACTION
-  LICENCE BOUNDARY



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)
1. LID 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

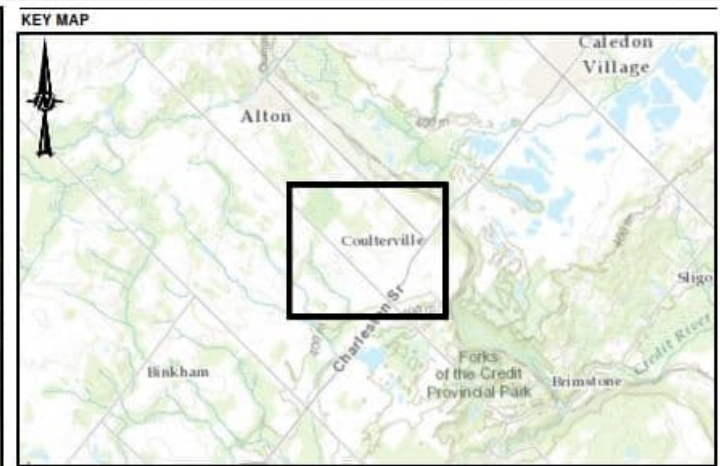
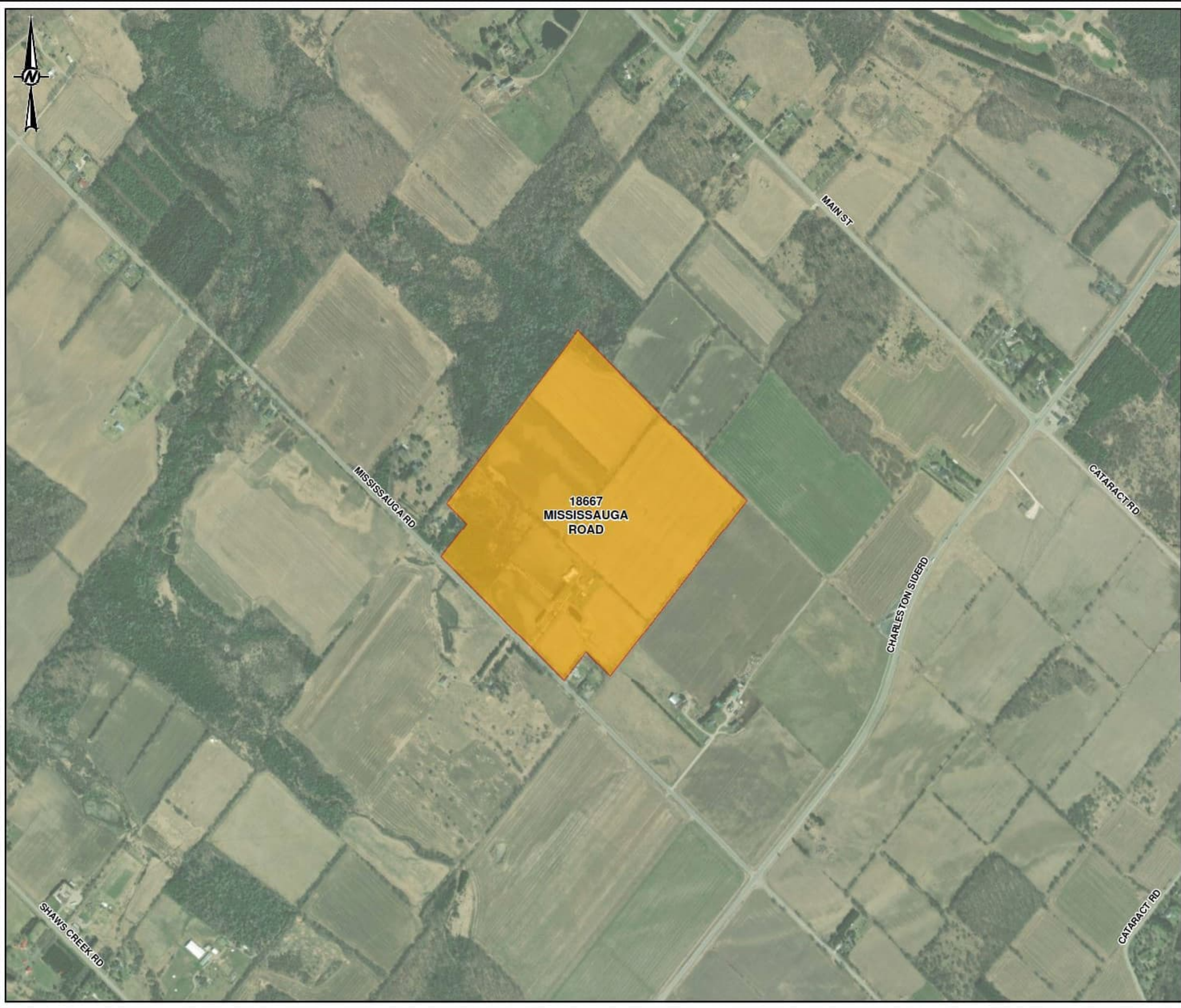
CONSULTANT	YYYY-MM-DD	2023-07-31
	DESIGNED	SO
	PREPARED	SA
	REVIEWED	HS
	APPROVED	HM

PROJECT NO. 19129150	CONTROL 0050	REV. 0	FIGURE 1
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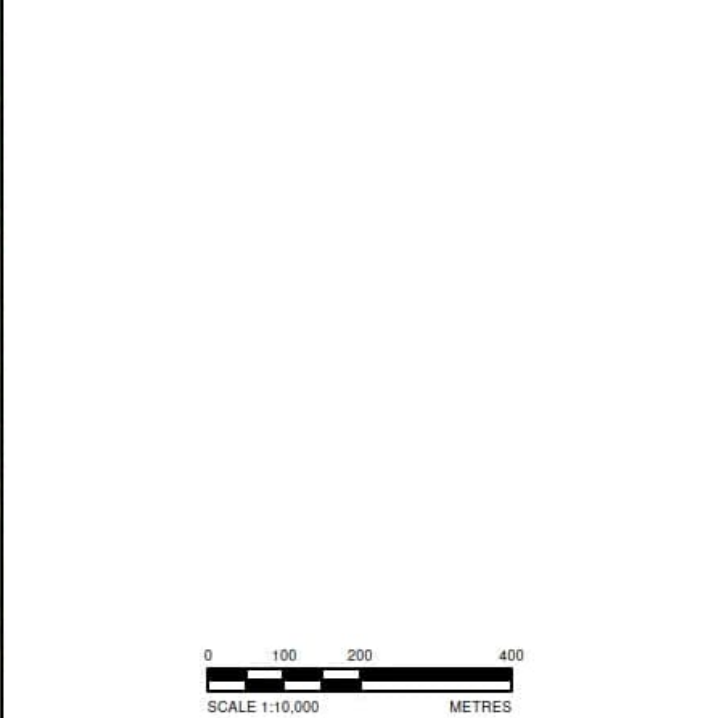
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LEGEND
STUDY AREA



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

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

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

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

TITLE
AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE STUDY AREA

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

PROJECT NO. 19129150 CONTROL 0050 REV. 0 FIGURE 2

2 METHODOLOGY

2.1 REGULATORY REQUIREMENTS

The requirements to consider cultural heritage under the Planning Act process is found in the *Provincial 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 km² between the Regional Municipality of Waterloo and the northwest portion of the Region of Peel and is centred on the City of Guelph. Within the Guelph Drumlin Field are approximately 300 drumlins —oval hills of glacial till— that vary in size and 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 km² 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 adaptations around 9,500 years ago known as the Archaic or Pre-ceramic way of life. Seasonal mobility continued, but more emphasis was placed on adapting to smaller territories and broadening the resource base. The archaeological record suggests that in general the social structures of Archaic people became increasingly complex, with Late Archaic archaeological sites showing evidence of exchange networks stretching as far away as the Mid-Atlantic as well as defined cemeteries with individuals buried with varied grave goods, possibly indicating a stratified society (Ellis and Ferris 1990).

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

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

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

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 America, Britain and France struggled for dominance with each side supported by Indigenous allies. At the conclusion of the war, Britain became the leading colonial power in North America (Historica Canada 2006). In 1763, the British issued the Royal Proclamation, which stated that land that was not in control of the British belonged to Indigenous Nations and that the Nations would retain their lands unless ceded to the Crown (Historica Canada 2006). The Nations and the British met at Fort Niagara in 1764 where they negotiated a new alliance that was embodied in the Covenant Chain Wampum Belt and the Treaty of Niagara Alliance Medal (Canadian Museum of History 2023). The Royal Proclamation of 1763 and the Niagara Treaty of 1764 are of great significance since the British recognized 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.

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, PAMA⁴ 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, 25 acres of hay), 25 acres of pasture, 1 ½ orchard (ibid., Schedule 4, 8). Other assets and products of the farm included four horses, one 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, 1903⁵ 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.

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

YEAR	SOURCE	HISTORICAL FEATURE(S)
1937 (Figure 5)	1937 Topographic Map of Ontario, <i>Orangeville Sheet</i> (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.

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

YEAR	SOURCE	HISTORICAL FEATURE(S)
		• A watercourse meanders across the front (southwest) of the Study Area
1952 (Figure 6)	1952 Topographic Map of Ontario, <i>Orangeville Sheet</i> (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, <i>Orangeville Sheet</i> (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, <i>Orangeville Sheet</i> (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)

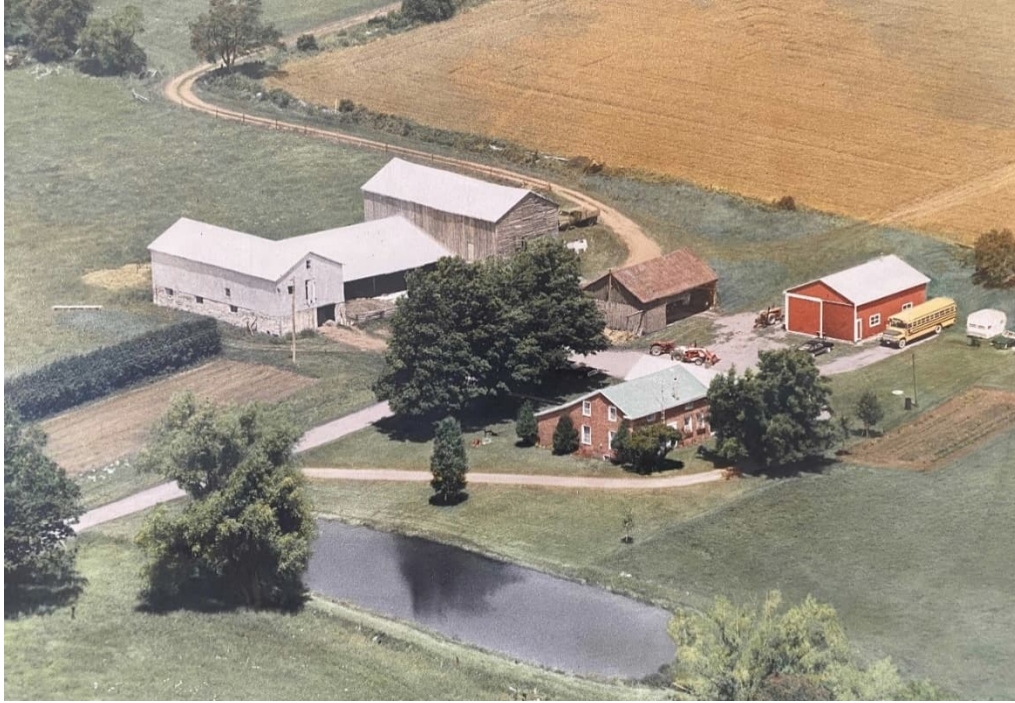


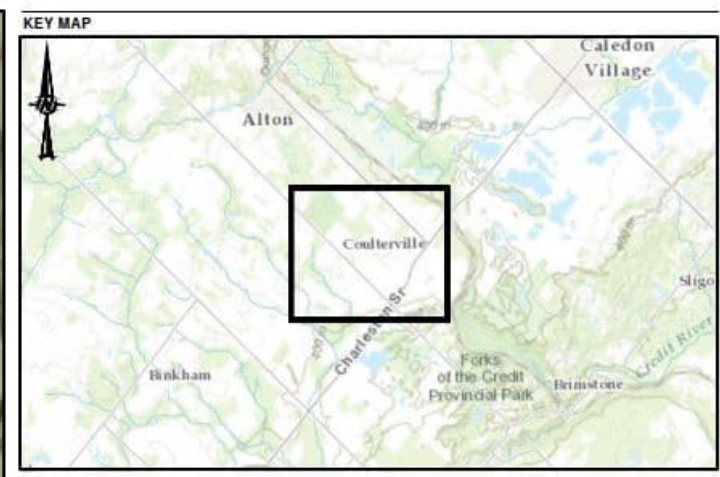
Plate 3: Oblique aerial photograph of the Study Area dating to the early 1970s (provided by the tenant)

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.

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LEGEND

STUDY AREA



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

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

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

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

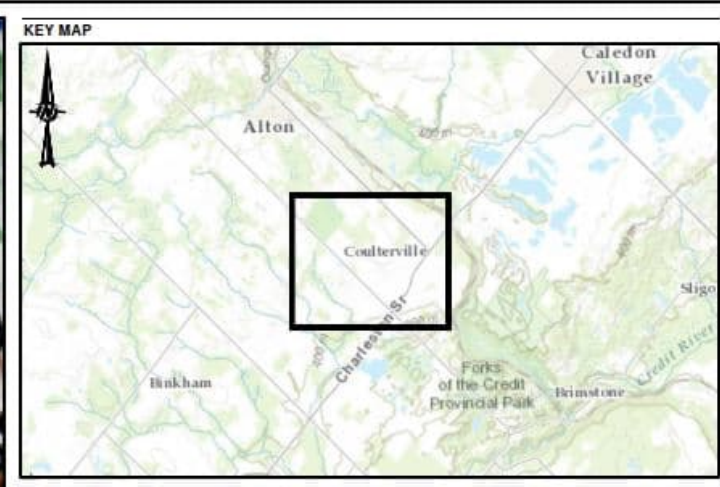
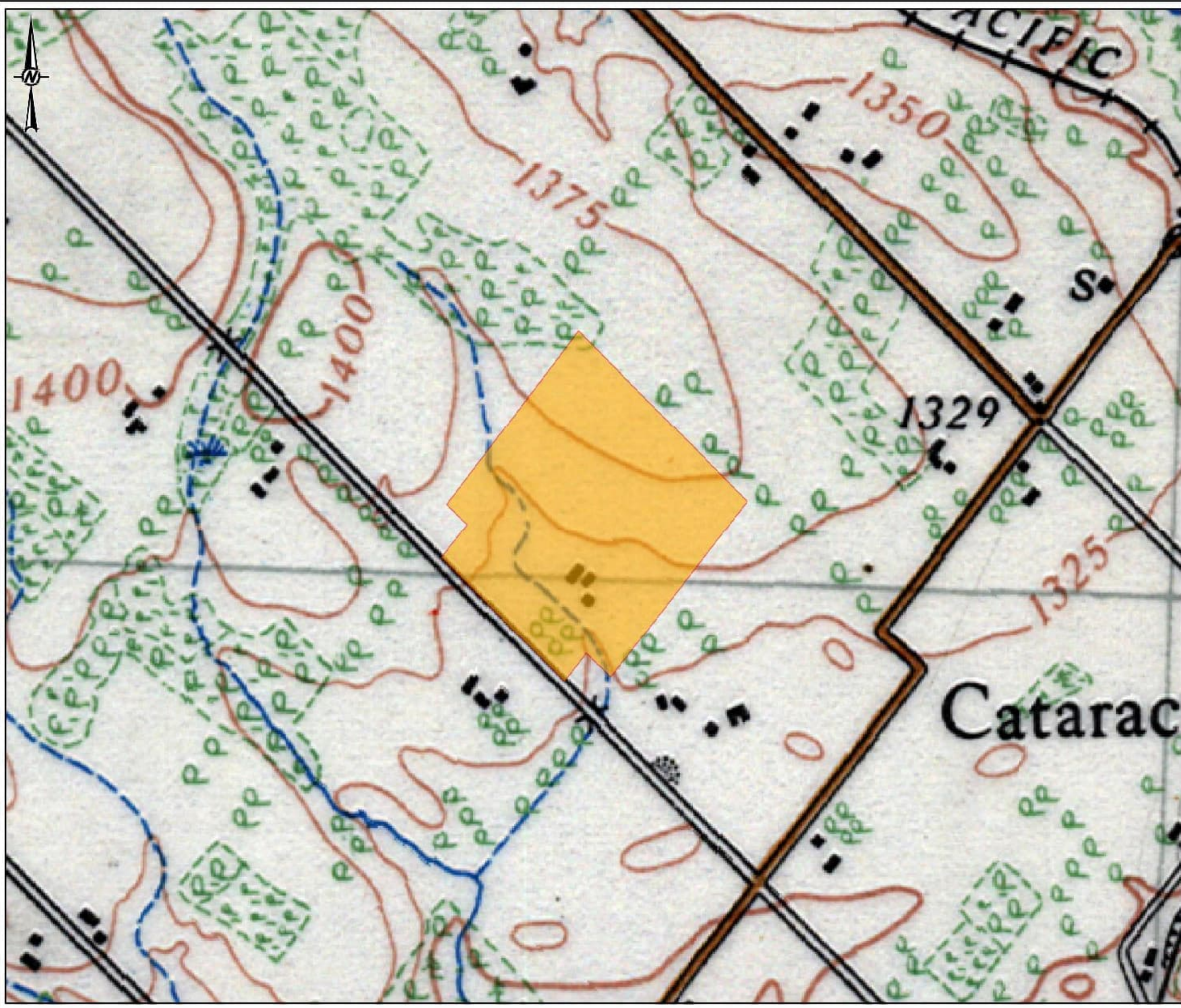
TITLE
1859 HISTORICAL MAP

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	DESIGNED	SO
	PREPARED	SA
	REVIEWED	HS
	APPROVED	HM

PROJECT NO. 19129150 CONTROL 0050 REV. 0 FIGURE 3

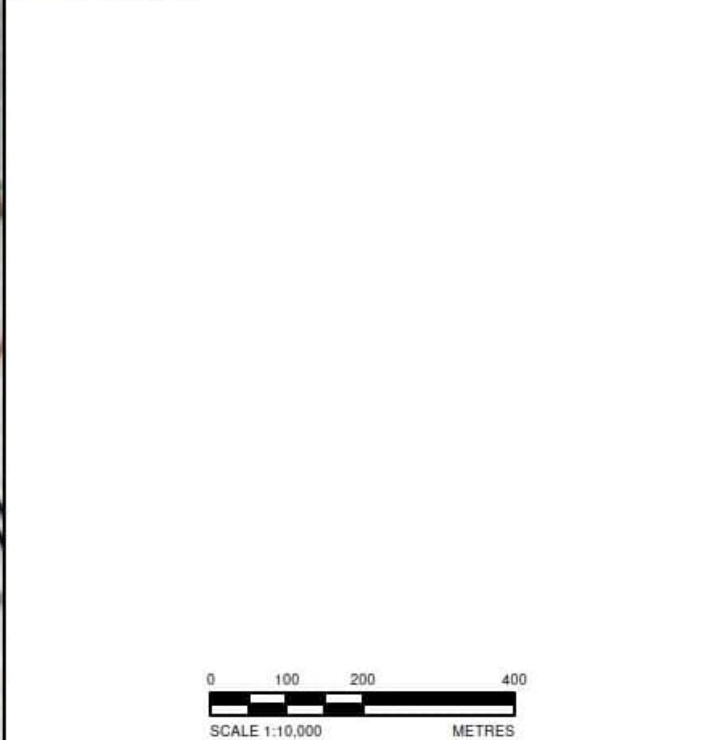
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SCALE 1:150,000

LEGEND
STUDY AREA



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

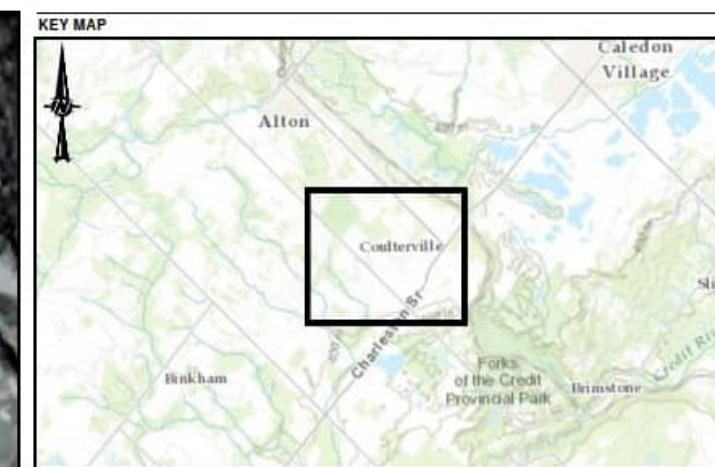
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PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 18667 MISSISSAUGA ROAD,
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
1937 TOPOGRAPHIC MAP

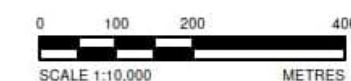
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REVIEWED	HS	
APPROVED	HM	

PROJECT NO. 19129150 CONTROL 0050 REV. 0 FIGURE 5



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LEGEND

 STUDY AREA

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

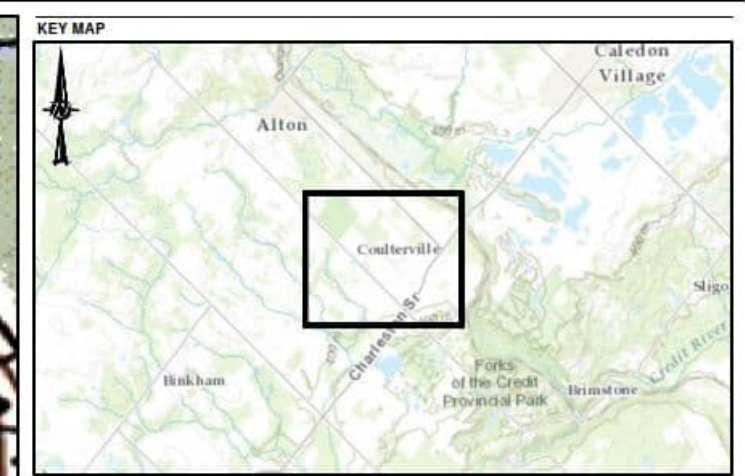
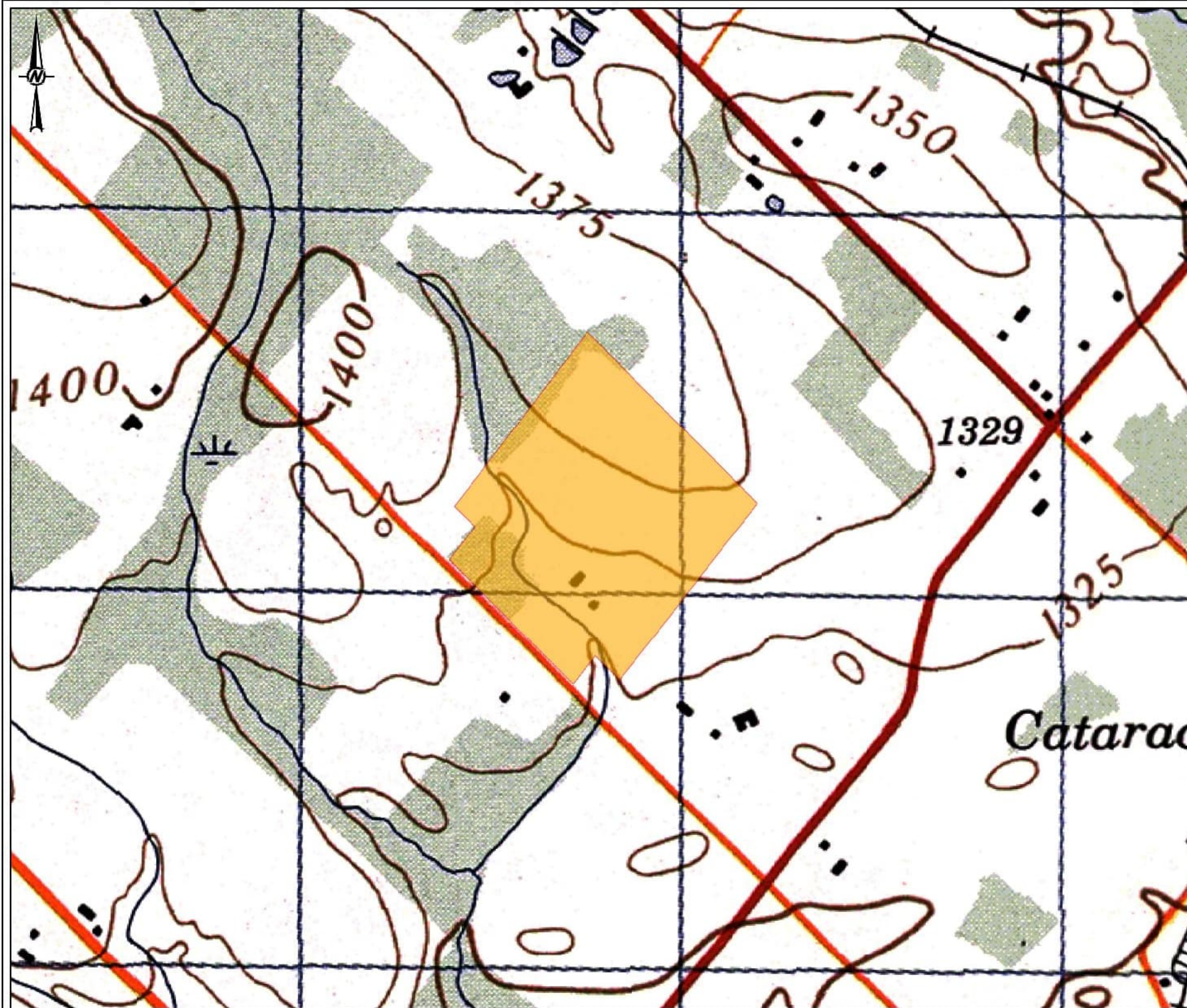
TITLE
1954 HISTORICAL AERIAL

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

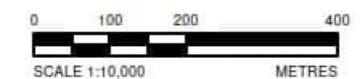
PROJECT NO.	CONTROL	REV.	FIGURE
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 STUDY AREA

1. ALL LOCATIONS ARE APPROXIMATE

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

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 **Error! Reference source not found.** and Section **Error! Reference source not found.**

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



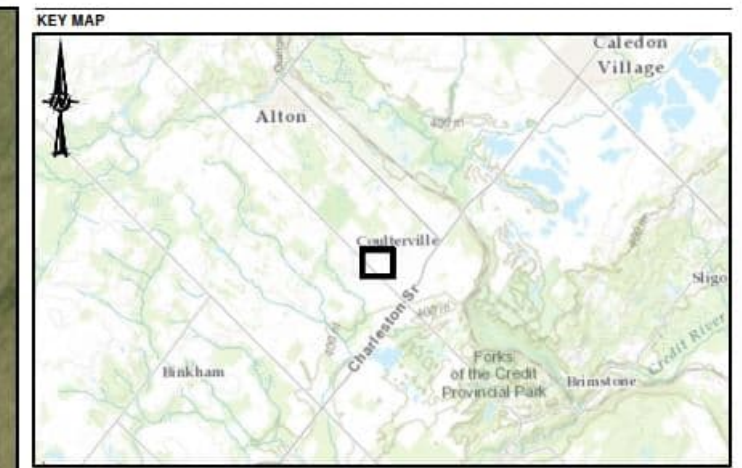
Plate 10: Detail showing fieldstone walls along driveway



Plate 11: Representative photo of associated agricultural fields



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



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



NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO
2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FPO, 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	YYYY-MM-DD	2023-07-31
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	REVIEWED	HS
	APPROVED	HM

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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 soldier 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)

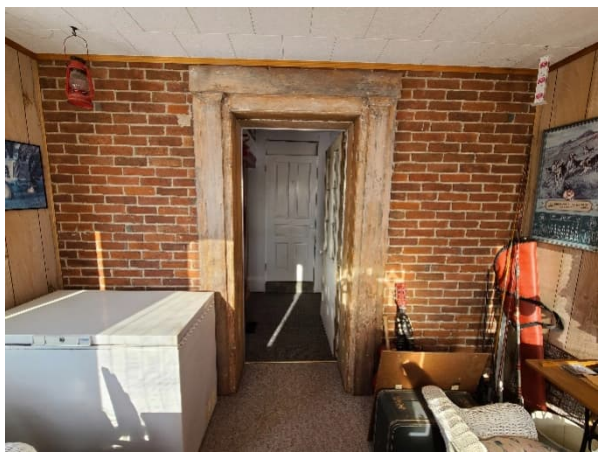


Plate 25: Entrance to house, within porch



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 wainscoting 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 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 mortises 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 272⁶ 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 soldier 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 soldier 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
<i>Direct Impacts</i>	
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.
<i>Indirect Impacts</i>	
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	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 <i>Aggregate Resources Act</i> 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 REHABILITATION

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

Option 3a: Relocation of the building 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
<i>Aggregate Resources Act</i> (Ontario Regulation 244/97)	✓
Provincial Planning Statement (2024)	✓
<i>Ontario Heritage Act</i> (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, 18667 Mississauga 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..

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.*

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).*

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, 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.

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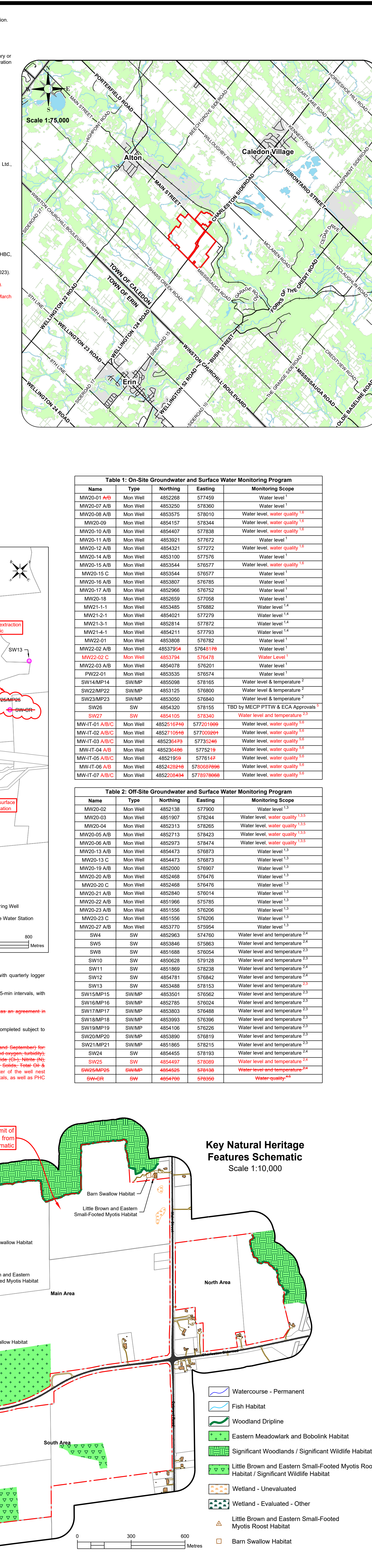
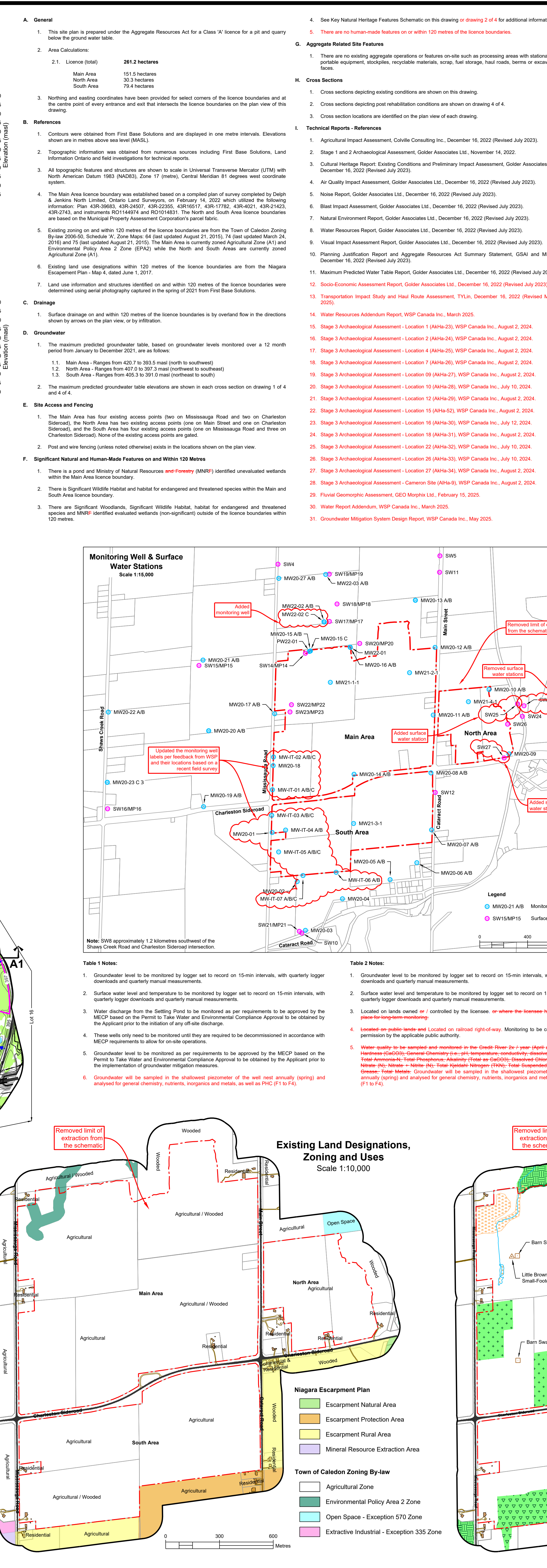
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Appendix A:

Site Plan (May 2025)





Legal Description
Part of Lots 15-1748, 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
- Public Road
- Driveway
- Railway
- Watercourse
- Watercourse
- Water Feature
- Wooded Area
- Wetland
- Wetland
- Additional Land Owned by Licensee
- 120m Offset From Draft Licence Boundaries
- Lots and Concessions
- Parcel Fabric
- Easement
- Overhead Hydro
- Pipeline
- Fence
- 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
- Topsail and/or Overburden
- Aggregate Available for Extraction

Site Plan Acronyms

- ALA - Aggregate Resources Act
- MECP - Ministry of the Environment, Conservation and Parks
- MCCS - Ministry of the Environment and Consumer Services
- DFO - Department of Fisheries and Oceans Canada
- MNR - Ministry of Natural Resources and Forestry
- MCM - Ministry of Citizenship and Multiculturalism
- TSSA - Technical Standards and Safety Authority
- MTC - Ministry of Tourism, Culture and Sport
- ECA - Environmental Compliance and Appeal
- BMP - Best Management Practices Plan
- WWIS - Water Well Information System
- HIA - Heritage Impact Assessment
- CVC - Credit Valley Conservation
- MASL - Metres above sea level
- PTTW - Permit to Take Water
- NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By
1	May 2025	Update the site plan to address agency and public comments	C.P.
2	March 2025	Update the site plan to address agency and public comments	C.P.
3	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 February 12, 2024	C.P.
4	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

Site Plan Revisions (Pre-Licensing)

No.	Date	Description	By
1	May 2025	Update the site plan to address agency and public comments	C.P.
2	March 2025	Update the site plan to address agency and public comments	C.P.
3	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 February 12, 2024	C.P.
4	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

MBHC Stamp

MBHC Stamp

Applicant

Project

Caledon Pit & Quarry
18722 Main Street, Caledon, Ontario

MNR Licence Reference No.
626600

Applicant's Signature

Plan Scale: 1:5000 (Arch E)

Date: August 2023 May 2025

Drawn By: C.P.

File No.: 8816AF

Checked By: B.Z.

File Name: Existing Features

Drawing No.: 1 of 4

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

A. General

1. Area Calculations
- 1.1. License (total) **2612 hectares**
- Main Area: 125.0 hectares
North Area: 30.3 hectares
South Area: 79.4 hectares
- 1.2. Limit of Extraction (Boll) **125.0 hectares**
- Main Area: 125.0 hectares
North Area: 30.3 hectares
South Area: 79.4 hectares
2. The maximum annual storage is 2,500,000 m³.
3. The following structures shall be permitted within the **Building/Licensee 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 m ² |
| Quality Control Lab | 3.7 m | 12.2 m | 45.1 m ² |
| Maintenance Shop | 36.6 m | 45.7 m | 1,672.6 m ² |
| Office | 13.7 m | 18.3 m | 250.7 m ² |
4. The licensee intends to retain ownership or control of additional land containing a house (in the northwest of the Main Area) during the extraction operations which will be retained prior to, and remain retained within the 500 metres distance from the Main Area. The licensee shall retain ownership or control of the property until the licensee shall notify the MHBC immediately and provide mitigation necessary to ensure the retention of the property and ensure the property remains within the 500 metres distance from the Main Area.
5. The licensee boundaries are within the Credit Valley Source Protection Area but are not located within a wetland protection area or an intake protection zone and shall be no impact to municipal water supplies.

B. Hours of Operation

1. Activities to prepare the Site, such as the siting of the pit, 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 grinding 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 aggregate 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 access 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 access 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 site access 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 four 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/exist shall be located 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 provided in the North and South Areas to facilitate local 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 license.
7. Pave area and/or kerbside fencing a minimum 1.2 metres in height, shall be erected along the licensee 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). The cell tower area is removed, fencing shall be erected along the licensee boundary. Prior to site preparation commencing in the Main North or South Area, fencing shall be installed along the perimeter of the Main Area.
8. In order to remove disturbance to existing vegetation, perimeter fencing may be offset up to five metres from the licensee boundary (see Section N Variations from Control and Operation Standards). Where perimeter fencing is offset from the licensee boundary, the licensee boundary shall be demarcated with highly visible 7.6cm x 10cm PVC every 30 metres, or less, to maintain visibility from one Phase to the next.
9. All fencing shall be maintained for the life of the license.
10. A sign of at least 0.5 metres by 0.5 metres in size shall be erected and maintained at the operational entrance/exist that says in legible words "This site is licensed under the Aggregate Resource Act license # C20007".

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 Area, silt fencing shall be installed on the exterior side of perimeter berms and along the exterior of significant woodlands (as shown on the plan view of this drawing). See Natural Environment note in 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 licensee boundary not deemed to have cultural heritage potential outside of the Cultural Heritage Potential areas shall be demolished or removed prior to site preparation within each Area. Structures with cultural heritage potential within the Cultural Heritage Potential areas shall be retained and used as saw logs, fence posts and fuel wood where appropriate. Cleared stumps and brush may be limited (with applicable permits), used for aquatics habitat enhancement or mulched for use in progressive rehabilitation.
2. Ensure all requirements for natural environment (see 8.9 to 8.12 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 random intervals/burns or used immediately for progressive rehabilitation.
6. Existing 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 licensee boundary (see Section N Variations from Control and Operation Standards).
7. In situations where access 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 licensee boundary and 50 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 been vegetated within 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 preparation, if applicable.

F. Berms and Screening

1. Berms shall not be located within three metres of the licensee 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 located in accordance with visual note 6 in 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 operation for the property based on the best information available at the time of preparation.
2. 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 operations and rehabilitation notes, demands for certain products or blending of materials may require minor deviations in the extraction and rehabilitation sequence. Any major deviations from the operation sequence shown shall require approval from the MHBC.
- Phase 1
1. Prepare Phase 1 for extraction and ensure all requirements in Sections "C" through "G" of this drawing are met.
2. Strip Phase 1 and use the material to construct the perimeter berm for the Main Area.
3. Extract sand and gravel in a northeasterly direction to top of bedrock.
4. Once bedrock is reached, establish facility pad for permanent processing area at an elevation of 387.0 msl.
5. Commence quarrying operations through sinking cut.
6. Continue extracting the pit and quarry in a northeasterly direction before proceeding in a northeasterly direction.
7. Phase 1 may be extracted to a maximum depth between 384.0 and 392.7 msl.
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.
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 northeasterly direction before proceeding in a southeasterly direction.
- 3.3. Phase 2A may be extracted to a maximum depth between 387.2 and 392.7 msl.
- 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.
- 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 383.3 and 385.0 msl.
- 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 386.0 msl.
- 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 northeasterly direction.
- 6.4. Phase 4 may be extracted to a maximum depth between 382.3 and 385.0 msl.
- 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 with the Main Area. Any remaining topsoil and overburden shall be 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 msl.
- 7.4. Progressive rehabilitation shall consist of backfilling the side slopes (where applicable) to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
- 7.5. A portion of the quarry floor 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 southwest 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 380.0 and 391.4 msl.
- 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 for 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 southeasterly direction before proceeding in a southeasterly direction.
- 9.3. Phase 7 may be extracted to a maximum depth between 380.3 and 386.6 msl.
- 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 removed and backfilled with sand.
- 9.7. A portion of the quarry floor 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 (see note 2.1 in this drawing for additional information) and a 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 8 (10:5). Slurry wall compacted 10 shall be utilized, the access points shall not exceed 30 metres in width.

L. Extraction Details

1. All wells 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 only Monday to Friday, excluding statutory holidays, during the hours specified in note 8.4 on this drawing. However, it is anticipated that the frequency of blasts will typically be no less than once per week.
15. As excavation reaches the limit of extraction, progressive rehabilitation shall commence in the locations to be backfilled.
16. Aggregate stockpiles (including reusable material) shall be located within the limit of extraction and remain a minimum of 30 metres from the licensee boundary and 50 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, sled shovels, screeners, conveyors, hoppers, mobile cone crushers, drill rigs, generators, front loaders, shipping loaders, shipping trucks, haul trucks, and water trucks.
2. Processing equipment shall remain a minimum of 30 metres from the licensee boundary and 50 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 demolished. In Phase 6 (South Area), a processing plant consisting of a primary crusher and primary screen (located 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 demolished 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 (2761).
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 Spill Contingency Plan shall be prepared and implemented prior to site preparation. The Spill 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 2.3 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 rebar, debris, scrap metal, lumber, discarded machinery, equipment and motor vehicles.
3. All fuels shall be collected 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 licensee boundary, and shall be kept in close proximity to the main processing area.
5. Recycling of concrete shall be permitted on-site.
6. Recyclable material shall be kept in close proximity to the main processing area within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.3 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 or pile 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 forested wooded quarry floor (eg. stockpiles and equipment removed), shall not constitute disturbed areas.

N. Variations from Control and Operation Standards

Section 6.13 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 maintained. 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 by the tunnel crossings.	The tunnel crossings are beneath the road allowance. Therefore, visibility in both directions is not possible.
(1) 9 & 10-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	Aggregate / overburden may be removed from the setback at the tunnel crossings.	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	Topsoil and overburden within the "Topsoil and Overburden Stockpile Area" may be stockpiled within 30 metres of the licensee 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 temporary stockpiling in any Area.
(1) 19 & 19.4	1. The minimum side slope within the sand and gravel deposit areas shall be 2:1. 2. Leaving a portion of the extraction face in Phases 5 and 7 vertical will meet the water mitigation requirements.	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 licensee boundary. 3. Fencing shall be installed around the perimeter of the cell tower area.	1. This will minimize the removal of existing trees to accommodate the perimeter fencing. 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.

Legal Description

Part of Lots 15-1748, 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		Additional Land Owned by Licensee
	Limit of Extraction		120m Offset From Licence Boundary
	Contours with Elevation		Easement
	Public Road		Pipeline Enbridge Gas Inc.
	Driveway		Fence 1.2 m post & wire fence unless otherwise noted
	Railway		Silt Fence
	Entrance / Exit Operational Access		Main Discharge
	Entrance / Exit Office and Maintenance Access		Secondary Discharge (discharge not to exceed existing surface water flow)
	Tunnel Crossing (Direction of flow indicated by arrows)		Berm (with 2:1 side slopes) 5.0 m in height except for section adjacent western extent of the Main Area identified as 7.0 m on the plan view
	Gate		General Direction of Excavation & Boundary
	Watercourse (Direction of flow indicated by arrows)		Building/Structure
	Watercourse Intermittent (Direction of flow indicated by arrows)		Topsoil & Overburden Stockpile Area Maximum Height 8.0 m
	Water Feature		Facility Pad, and Building Location and Recycling Area
	Wooded Area		Archaeological Protection Area (including 10 m metre buffer)
	Wetland Evaluated - Other		Infiltration Trench
	Wetland MNRF - Un-evaluated		Slurry Wall
	Visual Planting Area		Spot Elevation Top: Existing (MASL) / Middle: Water Table (MASL) Bottom: Maximum Depth of Extraction (MASL)
			Cross Sections A1

Site Plan Acronyms

- ARA - Aggregate Resources Act
- MECP - Ministry of the Environment, Conservation and Parks
- MGCS - Ministry of Government and Consumer Services
- DFO - Department of Fisheries and Oceans Canada
- MNR - Ministry of Natural Resources and Forestry
- MCM - Ministry of Citizenship and Multiculturalism
- TSSA - Technical Standards and Safety Authority
- MTCS - Ministry of Tourism, Culture and Sport
- ECA - Environmental Compliance Approval
- BMP - Best Management Practices Plan
- WWIS - Water Well Information System
- HIA - Heritage Impact Assessment
- CVC - Credit Valley Conservation
- MASL - Metres above sea level
- PTTW - Permit to Take Water
- NTS - Not to Scale

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)

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.

**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

113 COLLIER STREET, BARRE, ON L4M 1H2 | P: 705.728.0445 F: 705.728.2010 | WWW.MHBCPRJ.COM

Brian Zeman
Is authorized by the Ministry of Northern Development and Mines pursuant to Subsection 0.2(3)(f) of the Environmental Protection Act to prepare and certify site plans.

Christopher Poole
Is authorized by the Ministry of Northern Development and Mines pursuant to Subsection 0.2(3)(f) of the Environmental Protection Act to prepare and certify site plans.

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

VOTORANTIM
Cimentos

Project
Caledon Pit & Quarry
18722 Main Street, Caledon, Ontario

MNR Licence Reference No.
626600

Plan Scale: 1:5000 (Arch E)

File Name
Operational Plan

Drawing No.
2 of 4

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

Applicant's Signature
Date: **August 2023 May 2025**
Drawn By: **C.P.** File No.: **8816AF**
Checked By: **B.Z.**

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.

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



(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 (Date)	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.				
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				
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				

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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.				
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				
6.	8.	Please revise the five HIAs based on the comments below and on the attached PDFs	General	Updated as discussed below				
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				
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.				

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		• 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				
10.	12.	Section 2.1.1 Provincial Policy Statement: update to PPS 2024	Section 2.1.2	Updated				
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				
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				
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				
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				
15.	17.	Table 2: revise title to include 'Aerial Photographs' and revise table to include selected 1980s/90s air photos.	Table 2	Updated where applicable.				
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				
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				

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		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.				
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				
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				
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.				
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				
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				

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				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.				
25.	27.	Provide all photographs of the cultural heritage resources to the Town in digital format.	General	Updated				
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.				



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1.	29	See comments on marked-up PDF copy of HIA, attached	General	Updated where applicable				
2.	29	Update titles etc as per General notes	Xiii/TOC	Updated				
3.	29	update to reflect PPS 2024 policies	5/2.1.1	Updated				
4.	29	1859	9/2.3	Updated				
5.	29	Review and revise section number	10/2.6	Updated				
6.	29	insert 'an'	11/2.8	Updated				
7.	29	insert 'are'	12/3.1	Updated				
8.	29	insert 'are'	12/3.1	Updated				
9.	29	delete 'the;	12/3.1	Updated				
10.	29	Not a branch; this is the main Credit River.	12/3.1	Updated				
11.	29	acknowledgment is singular	13/3.2	Updated				
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				
13.	29	replace with 'in 1819-1820'	14/3.3.2	Updated				
14.	29	revise as the amalgamation also included the north half of Chinguacousy Township	14/3.3.2	Updated				
15.	29	plural	14/3.3.2	Updated				
16.	29	push Table title to next page to adjoin to actual table	14/3.4.1	Updated				
17.	29	?? According to the text, this should reference the Will, not a B&S	15/3.4.1	Updated				
18.	29	replace Subject Property with Study Area for consistency throughout report	15/3.4.1	Updated				
19.	29	insert Cameron	15/3.4.1	Updated				

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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				
21.	29	provide full title of atlas	16/3.4.1	Updated				
22.	29	review, as described in Table 1 as Northwest 1/2	16/3.4.1	Updated				
23.	29	should be 1921 as noted earlier in sentence	16/3.4.1	Updated				
24.	29	replace with 'small parcels'	16/3.4.1	Updated				
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				
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				
27.	29	Note in text that laneway shown here connects north to adjacent Cameron property at 18722 Main	17/3.4.2	Updated				
28.	29	missing several page numbers starting here	26/4	Updated				
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				
30.	29	revise to 1420 - check rest of report for same numbering issue	26/4.2.1	Updated				
31.	29	correct the street number	27/4.2.1	Updated				
32.	29	push section header to next page	27/4.2.2	Updated				
33.	29	describe location	28/4.2.2	Updated				
34.	29	and also the neighbouring Cameron farm at 18722 Main.	28/4.2.2	Updated				
35.	29	shallow-pitch	34/4.2.3.1	Updated				
36.	29	clarify as side elevation	34/4.2.3.1	Updated				
37.	29	note that the main block and rear addition form a salt box roofline	34/4.2.3.1	Updated				
38.	29	these are better described as Jack arch voussoirs	34/4.2.3.1	Updated				
39.	29	Centred on...	34/4.2.3.1	Updated				
40.	29	frame	34/4.2.3.1	Updated				

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41.	29	open porch	34/4.2.3.1	Updated				
42.	29	revise to between 1989 and 1996, as per air photos	34/4.2.3.1	Updated				
43.	29	each divided into 3 lites	34/4.2.3.1	Updated				
44.	29	describe lack of symmetry on front windows (1 to left and 2 to right of entrance)	35/4.2.3.1	Updated				
45.	29	the two windows right of centre entrance looks to be 1 over 1	35/4.2.3.1	Updated				
46.	29	even the belly flop slider windows?	35/4.2.3.1	Updated				
47.	29	revise to 'rear'	35/4.2.3.1	Updated				
48.	29	clarify as metal?	35/4.2.3.1	Updated				
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				
50.	29	rear	35/4.2.3.1	Updated				
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				
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				
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				
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				
55.	29	cast floor grates likely relate to an early furnace ductwork, so not original	38/4.2.3.1	Updated				
56.	29	Plate 23 shows that one of the windows is 6 over 1	38/4.2.3.1	Updated				
57.	29	stairwell? hallway? Look to be missing a word here.	39/4.2.3.1	Updated				
58.	29	review first two sentences for repetition.	39/4.2.3.1	Updated				
59.	29	review as can't be west	39/4.2.3.1	Updated				
60.	29	note has original 6 over 6 pane window	39/4.2.3.1	Updated				

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61.	29	windows appear to be modern, but the openings appear to be original	39/4.2.3.1	Updated				
62.	29	describe other doors	39/4.2.3.1	Updated				
63.	29	identify the rooms in which these windows are located.	46/4.2.3.1	Updated				
64.	29	note that trim appears to be modern.	47/4.2.3.1	Updated				
65.	29	consider replacing 'new' with 'modern' here and elsewhere	50/4.2.3.2	Updated				
66.	29	this is a jack arch voussoir	50/4.2.3.2	Updated				
67.	29	revise to rear addition	50/4.2.3.2	Updated				
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				
69.	29	consider combining last two sentences as they describe the same window	50/4.2.3.2	Updated				
70.	29	with 2 over 2 panes	50/4.2.3.2	Updated				
71.	29	rename as side passage for consistency	52/4.2.3.2	Updated				
72.	29	ALL west wall windows previously described as 6 over 6	52/4.2.3.2	Updated				
73.	29	confirm if main block has an internal connection to rear addition.	52/4.2.3.2	Updated				
74.	29	is this not a 'muntin'?	52/4.2.3.2	Updated				
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				
76.	29	replace side with 'rear' addition on plates 68, 69, 72, and 73	52/4.2.3.2	Updated				
77.	29	replace north elevation with 'side passage'	54/4.2.3.2	Updated				
78.	29	in rear addition??	54/4.2.3.2	Updated				
79.	29	and also the rear addition, as stated in Section 4.2.3.2 ?	54/4.2.3.3	Updated				
80.	29	this could be more clearly/simplely 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				
81.	29	In section 4.2.4,	56/4.2.4	Updated				

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		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				
83.	29	with a ceiling	56/4.2.4	Updated				
84.	29	no, just a plain gable roof	56/4.2.4	Updated				
85.	29	expand to describe as hand hewn timber frame. How many bents?	56/4.2.4	Updated				
86.	29	by'	56/4.2.4	Updated				
87.	29	Plate 16	56/4.2.4	Updated				
88.	29	insert 'centred'	56/4.2.4	Updated				
89.	29	better described as original?	56/4.2.4	Updated				
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				
91.	29	muntins implies multi panes. For consistency with other window descriptions, describe the window pane configuration	56/4.2.4	Updated				
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				
93.	29	is corner cupboard original? built in?	57/4.2.4	Appears to not be original				
94.	29	replace 'north addition' with 'summer kitchen' on all 3 plates	57/4.2.4	Updated				
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				
96.	29	review sentence as 'evidence' is repeated	58/4.2.5	Updated				
97.	29	spelling	58/4.2.5	Updated				
98.	29	and rectangular	58/4.2.5	Updated				
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				

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100.	29	insert 'shown in Plate 1'	58/4.2.5	Updated				
101.	29	1950s	58/4.2.5	Updated				
102.	29	metal roof cladding repeated in next sentence	58/4.2.5	Updated				
103.	29	plates 1 and 2	58/4.2.5	Updated				
104.	29	rectangular	58/4.2.5	Updated				
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				
106.	29	clarify that 'it' is the main block	62/4.2.6	Updated				
107.	29	rear addition	62/4.2.6	Updated				
108.	29	only four	62/4.2.6	Updated				
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				
110.	29	Need to clarify that this orientation is uncommon, as most farmhouses are oriented to the road	62/4.2.6	Updated				
111.	29	?? need to identify uneven number of windows on east/front facade	62/4.2.6	Updated				
112.	29	clarify as adjacent farm to the east	63/4.2.6	Updated				
113.	29	echoed in the orientation of the window in the gable end of...	63/4.2.6	Updated				
114.	29	clarify as decorative buff brick detailing and location of it in the south gable end	63/4.2.6	Updated				
115.	29	? do you mean timber framed? Also need to identify they are hand hewn	63/4.2.6	Updated				
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				
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				
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				
119.	29	replace shed with side passage	63/4.2.6	Updated				
120.	29	revise to 1989-1996, as per Town's air photos	63/4.2.6	Updated				
121.	29	listed	63/4.2.7.1	Updated				

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122.	29	mortar or stone?	65/4.2.7.1	Updated				
123.	29	rear	65/4.2.7.1	Updated				
124.	29	rear (here and in second bullet)	65/4.2.7.1	Updated				
125.	29	east half	65/4.2.7.1	Updated				
126.	29	rear	65/4.2.7.1	Updated				
127.	29	plaster-clad	65/4.2.7.1	Updated				
128.	29	? flooring of summer kitchen described as poured concrete	65/4.2.7.1	Updated				
129.	29	add: plank flooring in north room of rear addition	65/4.2.7.1	Updated				
130.	29	cut or accordion?	66/4.2.7.1	Updated				
131.	29	more likely early 20C related to furnace	66/4.2.7.1	Updated				
132.	29	18667?	68/4.2.7.3	No – referring to adjacent property at 18501				
133.	29	19th and	68/4.2.7.3	Updated				
134.	29	? don't need this word if buff brick identified	68/4.2.7.3	Updated				
135.	29	rear	68/4.2.7.3	Updated				
136.	29	jack arch voussoirs	68/4.2.7.3	Updated				
137.	29	rear	68/4.2.7.3	Updated				
138.	29	enclosed side passage	68/4.2.7.3	Updated				
139.	29	north side?	68/4.2.7.3	Updated				
140.	29	side passage	68/4.2.7.3	Updated				
141.	29	with centre hall floor plan	68/4.2.7.3	Updated				
142.	29	Rear	68/4.2.7.3	Updated				
143.	29	some plank flooring visible in rear addition	68/4.2.7.3	Updated				
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				
145.	29	likely not, as no proof. also need to consider presence of horizontal siding on N barn.	70/5.2.1	Updated				

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146.	29	please review sentence for clarity. Maybe break into two?	71/5.3.1	Updated				
147.	29	rear	71/5.3.1	Updated				
148.	29	rear	71/5.3.2	Updated				
149.	29	delete; irrelevant to the house since there is no evidence of 12/12 or 9/9 windows	71/5.3.2	Updated				
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				
151.	29	disagree with conclusion given proposed land use change from agricultural to aggregate extraction	74/6.2	Updated				
152.	29	and change in land use	75/6.3	Updated				
153.	29	Insert list of options here that are included in 18501 Mississauga report	76/7.1	Updated				
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				
155.	29	delete 'and'	76/7.2	Updated				
156.	29	need to describe general proposed relocation site within the property to demonstrate how it will support these 'advantages'	77/7.3	Updated				
157.	29	can also note that relocation within the property is contemplated in the Town's OP.	77/7.3	Updated				
158.	29	review sentence as it appears incomplete.	78/7.3	Updated				
159.	29	is commemoration actually part of this option, or is it strictly documentation and salvage? Need to distinguish.	78/7.4	Updated				
160.	29	interesting assertion, since no historical or associative value was identified earlier. Need to review 9/06 conclusion?	78/7.4	Updated				
161.	29	or landscape plans for berms or site rehabilitation	78/7.4	Updated				
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, 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,				

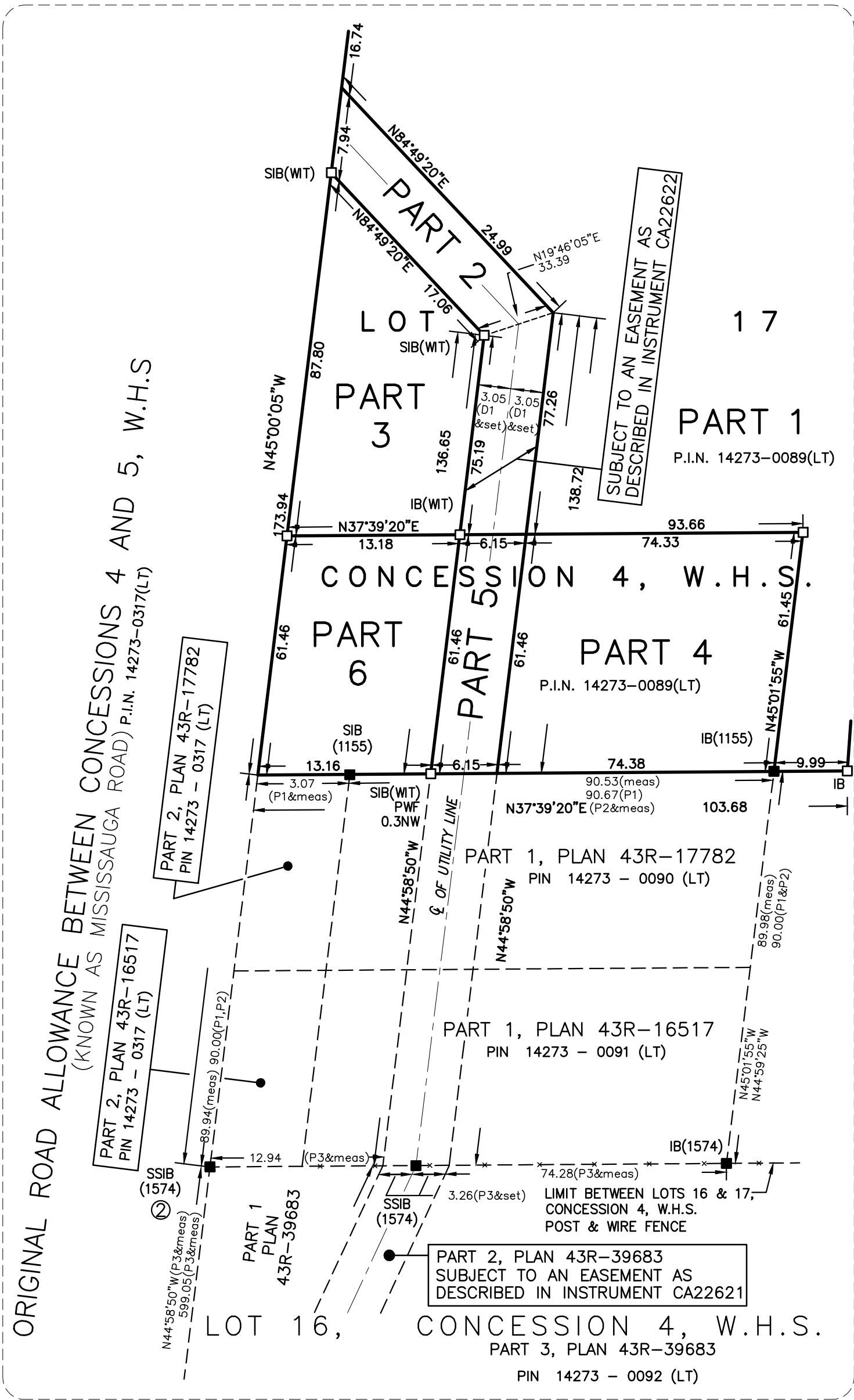
	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (Date)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			Author: WSP					
				which will impact landscape elements				
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.				
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				
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.				
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.				
168.	29	clarify for inclusion on all construction drawings	79/8	Updated				
169.	29	if during operations, then this is not a short term measure.	79/8	Timing is captured in HCP				
170.	29	update to Town term 'Documentation Report and Salvage Plan'	79/8	Updated				
171.	29	also note to be continued at relocation site.	79/8	Updated				
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.				

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (Date)	Applicant Response (Date)	Town Response (Date)	Applicant Response
Report: 18667 Mississauga Road			Author: WSP					
173.	29	update designation status and finalization timing	80/8	This has been produced for the HCP and will be provided in that report				
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				
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				
176.	30	Include any May 2023 site visit photos, if summer conditions revealed further structural details	General	Updated.				
177.	31	Provide sketch of floor plans to assist in understanding interior descriptions	General	This will be provided in the HCP.				

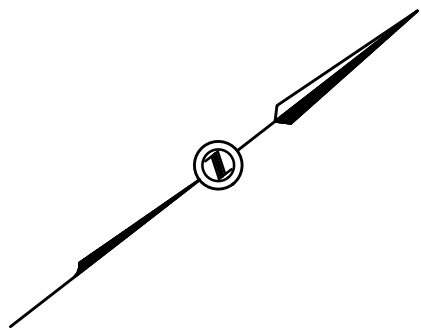
Appendix E:

Draft Reference Plan





DETAIL
NOT TO SCALE



I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT

PLAN 43R- DRAFT

RECEIVED AND DEPOSITED

DATE _____

DATE _____

DRAFT

JANSKY T C LAU
Ontario Land Surveyor

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



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
Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6
www.djsurveyors.com info@djsurveyors.com
Tel.905-841-8526

22213-11

DRAWN : JL | **CHECKED : GK**