CBM AGGREGATES

HERITAGE IMPACT ASSESSMENT

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

ORIGINAL REPORT DATE: JULY 28, 2023
UPDATED REPORT DATE: SEPTEMBER 18, 2025



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WSP

WSP.COM

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

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September 18, 2025 (Updated Report)
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September 18, 2025 (Updated Report)
Date

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

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

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ACKNOWLEDGEMENTS

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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	*Ontario Heritage Act*
PHP	Provincial Heritage Property
PPS	Provincial Planning Statement
SCHVI	Statement of Cultural Heritage Value or Interest

GLOSSARY

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

Adjacent lands	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS 2024).
Built Heritage Resource:	Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community (PPS 2024).
Conserved:	Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS 2024).
Cultural Heritage Landscape:	Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (PPS 2024).
Heritage Attributes:	Means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (PPS 2024).
Protected Heritage Property:	Means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites (PPS 2024).
Significant:	Means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established

by the Province under the authority of the Ontario Heritage Act (PPS 2024).

UPDATES

UPDATE NO. 1 (SEPTEMBER 2025)

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

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

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 E.

EXECUTIVE SUMMARY

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Impact Assessment (HIA) for 18722 Main Street in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area). The irregular-shaped, 48.5-hectare (120-acre) Study Area is located on the southwest side of Main Street, approximately 645 m northwest of Charleston Sideroad. The Study Area is surrounded by agricultural properties. Within the Study Area is a two-storey red brick Italianate style residence constructed between 1899 and 1905 and a rear addition built in the 20th century. The 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 proposes to develop a portion of the Study Area as part of the 261.2-hectare CBM Caledon Pit / Quarry site licensed under the *Aggregate Resources Act* and designated or zoned under the *Planning Act* (the Project). A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) completed for the Project determined that the Study Area may meet the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06, amended through O. Reg. 569/22) of the *Ontario Heritage Act* and recommended an HIA to address the Project's potential impacts to the Study Area's potential heritage attributes (WSP 2022).

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

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

An impact assessment of the proposed work determined that the Study Area will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends to:

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

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. The limit of extraction shall be revised as shown on Figure 11 to accommodate the 50 m buffer to protect the heritage attributes of the property from potential adverse impacts as a result from construction related activity. This no-go zone shall be indicated on all project mapping and communicated to project personnel.
2. Vibration impacts:

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

b. Vibration from blasting activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibrations resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should the vibration threshold be exceeded, blasting designs which are affecting the receptors must be reassessed to determine appropriate next steps.

3. 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).

4. Landscape treatments, such as berms or vegetative screens, should be employed and placed between the heritage attributes and the construction/ extraction activities to help dampen any noise or vibration effects.

   a. Position the perimeter berm between the extraction limit and the property boundary to help lessen indirect effects from vibrations or noise.

   b. Construct a swale positioned between the barn and the perimeter berm, setback beyond 3 m from the barn, that extends eastward to the road to alleviate runoff from the perimeter berm and direct drainage away from the barn. As proposed by WSP Engineers and accepted by Town of Caledon Heritage Planners and Engineers (S. Drummond, email communication, January 7 2025), the swale should provide approximately 80 m of length and approximately 1 m of drop for a continuous slope of approximately 1.25%.

5. Ensure that the property remains inhabited.

   a. If the property is vacated before the site-specific mitigation measures are implemented, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

6. Develop a management and maintenance plan to guide the management of the heritage attributes and outline how the heritage attributes of the structure will be protected and maintained during the activities of the mineral aggregate operation. Consider maintenance manuals such as the Province of Manitoba and Canada's Historic Places "Heritage Building Maintenance Manual". This plan can be presented as a Technical Memorandum.

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

   a. It is acknowledged as part of this updated report (2025) that the Town has issued a NOID for the property and a Draft Reference Plan (R-Plan) has been prepared to guide the limits of the future Part IV Designation (Appendix B).

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.

TABLE OF CONTENTS

1 INTRODUCTION 1

1.1 Background 1

1.2 Scope 1

2 METHODOLOGY 5

2.1 Regulatory Requirements 5

2.1.1 Aggregate Resources Act 5

2.1.2 Provincial Planning Statement 5

2.1.3 Ontario Heritage Act 6

2.1.4 Region of Peel Official Plan 7

2.1.5 Town of Caledon Official Plan 8

2.2 Guidance Documents 10

2.2.1 Provincial Guidance 10

2.2.2 Town of Caledon Heritage Impact Assessment Terms of Reference 11

2.3 Background Research 11

2.4 Information Gathering 11

2.5 Field Review 11

2.6 Cultural Heritage Evaluation 11

2.7 Impact Assessment 12

2.8 Mitigation Measures 12

3 HISTORICAL CONTEXT 13

3.1 Physiography 13

3.2 Indigenous Land Use 13

3.3 Township Survey and Settlement 15

3.3.1 Peel County 15

3.3.2 Town of Caledon and the former Township of Caledon 15

3.4 Study Area History 16

3.4.1 Land Use History 16

3.4.2 20th- and 21st-Century Mapping and Aerial Imagery 17

3.4.3 Summary of Property History 18

4 EXISTING CONDITIONS 29
4.1 Information Gathering 29
4.2 Field Review Results 29
4.2.1 Location Context 29
4.2.2 Landscape Context 30
4.2.3 Farmhouse 33
4.2.4 Outbuildings 41
4.2.5 Interpretation 44
4.2.6 Analysis of Physical Conditions and Heritage Integrity 45
5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST 52
5.1 Ontario Regulation 9/06 52
5.1.1 Design or Physical Value 52
5.1.2 Historical or Associative Values 53
5.1.3 Contextual Value 53
5.1.4 Summary 54
5.2 Statement of Cultural Heritage Value or Interest 54
5.2.1 Description of Property 54
5.2.2 Proposed Statement of Cultural Heritage Value or Interest 54
5.2.3 Heritage Attributes 54
6 IMPACT ASSESSMENT 56
6.1 Description of Proposed Work 56
6.2 Assessment of Potential Impacts 56
6.3 Summary of Potential Impacts 58
7 CONSIDERATION OF ALTERNATIVES 59
7.1 Option 1: Retention of the Building on-site in its original use 59
7.2 Option 2: Adaptive reuse 59
7.3 Option 3: Relocation and Rehabiliation 60
7.4 Option 4: Salvage and Commemoration 61
7.5 Summary 61

8 SUMMARY STATEMENT AND RECOMMENDATIONS 65

9 ASSESSOR QUALIFICATIONS 67

10 BIBLIOGRAPHY 68

TABLES

TABLE 1: LAND REGISTRY DATA FOR THE STUDY AREA (PART OF LOT 17, CONCESSION 4, W.H.S., CALEDON TOWNSHIP, PEEL COUNTY).....16
TABLE 2: REVIEW OF 20TH CENTURY HISTORICAL MAPPING 17
TABLE 3: ANALYSIS OF PHYSICAL CONDITIONS OF THE FARMHOUSE.....45
TABLE 4: ANALYSIS OF PHYSICAL CONDITIONS OF THE OUTBUILDINGS.....46
TABLE 5: ANALYSIS OF HERITAGE INTEGRITY.....50
TABLE 6: EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST.....52
TABLE 7: ASSESSMENT OF POTENTIAL IMPACTS TO 18722 MAIN STREET.....57
TABLE 8: POLICIES AND GUIDELINES MET AS PART OF THIS HIA.....62

FIGURES

FIGURE 1: LOCATION OF THE STUDY AREA.....3
FIGURE 2: AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE STUDY AREA....4
FIGURE 3: 1859 HISTORICAL MAP 19
FIGURE 4: 1877 HISTORICAL MAP 20
FIGURE 5: 1937 HISTORICAL TOPOGRAPHIC MAP 21
FIGURE 6: 1952 TOPOGRAPHIC MAP 22
FIGURE 7: 1954 HISTORICAL AERIAL 23
FIGURE 8: 1973 HISTORICAL TOPOGRAPHIC MAP 24
FIGURE 9: 1994 HISTORICAL TOPOGRAPHIC MAP 25
FIGURE 10: EXISTING CONDITIONS AT 1420 CHARLESTON SIDEROAD 32
FIGURE 11: PROPOSED 50 M BUFFER.....64

APPENDICES

APPENDIX A: SITE PLAN (MAY 2025)
APPENDIX B: DRAFT REFERENCE PLAN
APPENDIX C: ASSESSOR QUALIFICATIONS
APPENDIX D: LIMITATIONS
APPENDIX E: SUMMARY OF RESPONSES TO TOWN COMMENTS

1 INTRODUCTION

1.1 BACKGROUND

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc. (Canada), to complete a Heritage Impact Assessment (HIA)[3] for 18722 Main Street in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area) (Figure 1 and Figure 2). The irregular-shaped, 48.5-hectare (120-acre) Study Area is located on the southwest side of Main Street, approximately 645 m northwest of Charleston Sideroad. The Study Area is surrounded by agricultural properties. Within the Study Area is a two-storey red brick Italianate style residence constructed between 1899 and 1905 and a rear addition built in the 20th century. Figure 10 identifies the location of built and landscape features within the Study Area. The 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).

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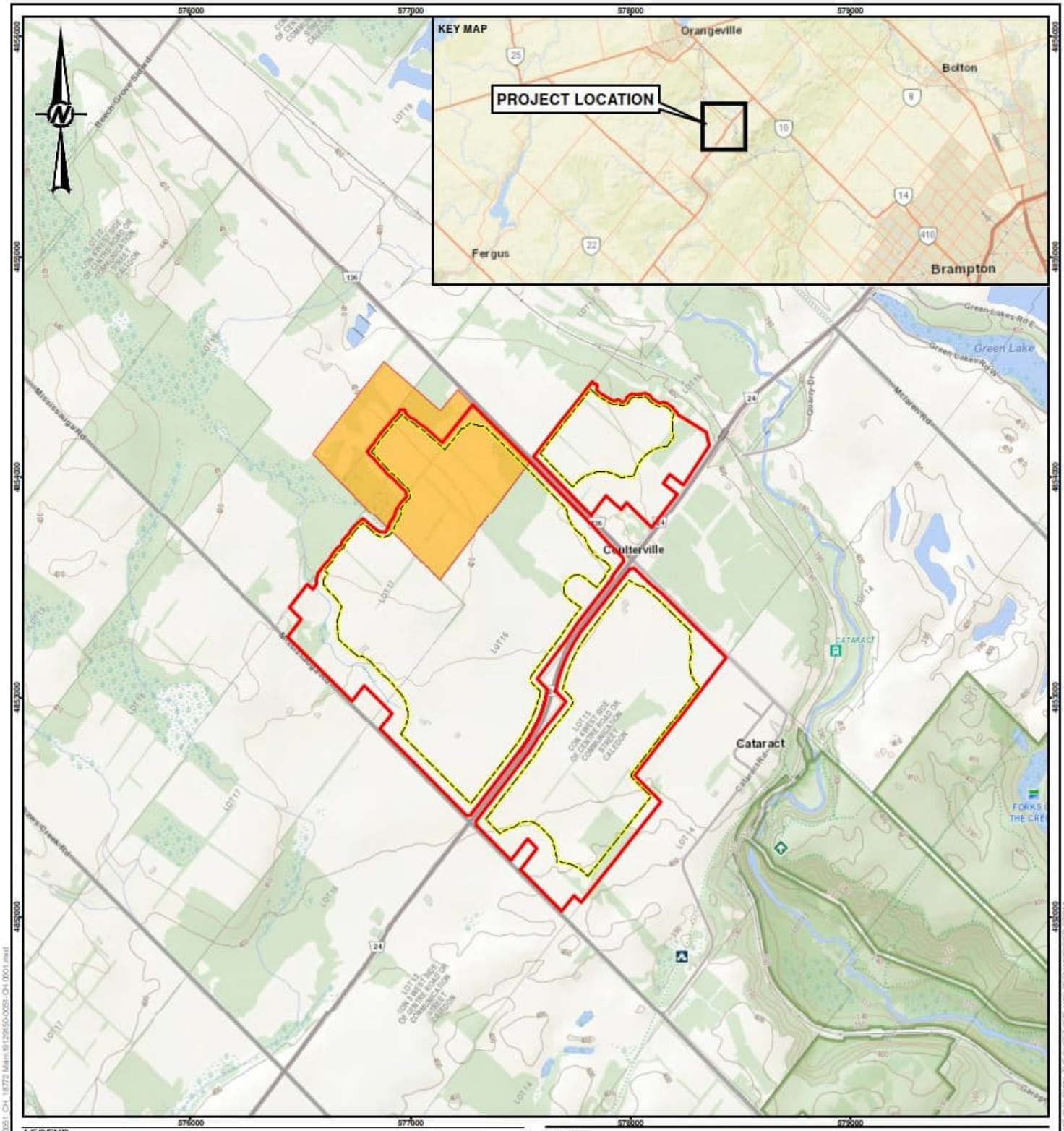
1.2 SCOPE

To complete this HIA, WSP:

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

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

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

0 250 500 1,000

1:25,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

CLIENT

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

PROJECT

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

TITLE

LOCATION OF STUDY AREA

CONSULTANT

wsp

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

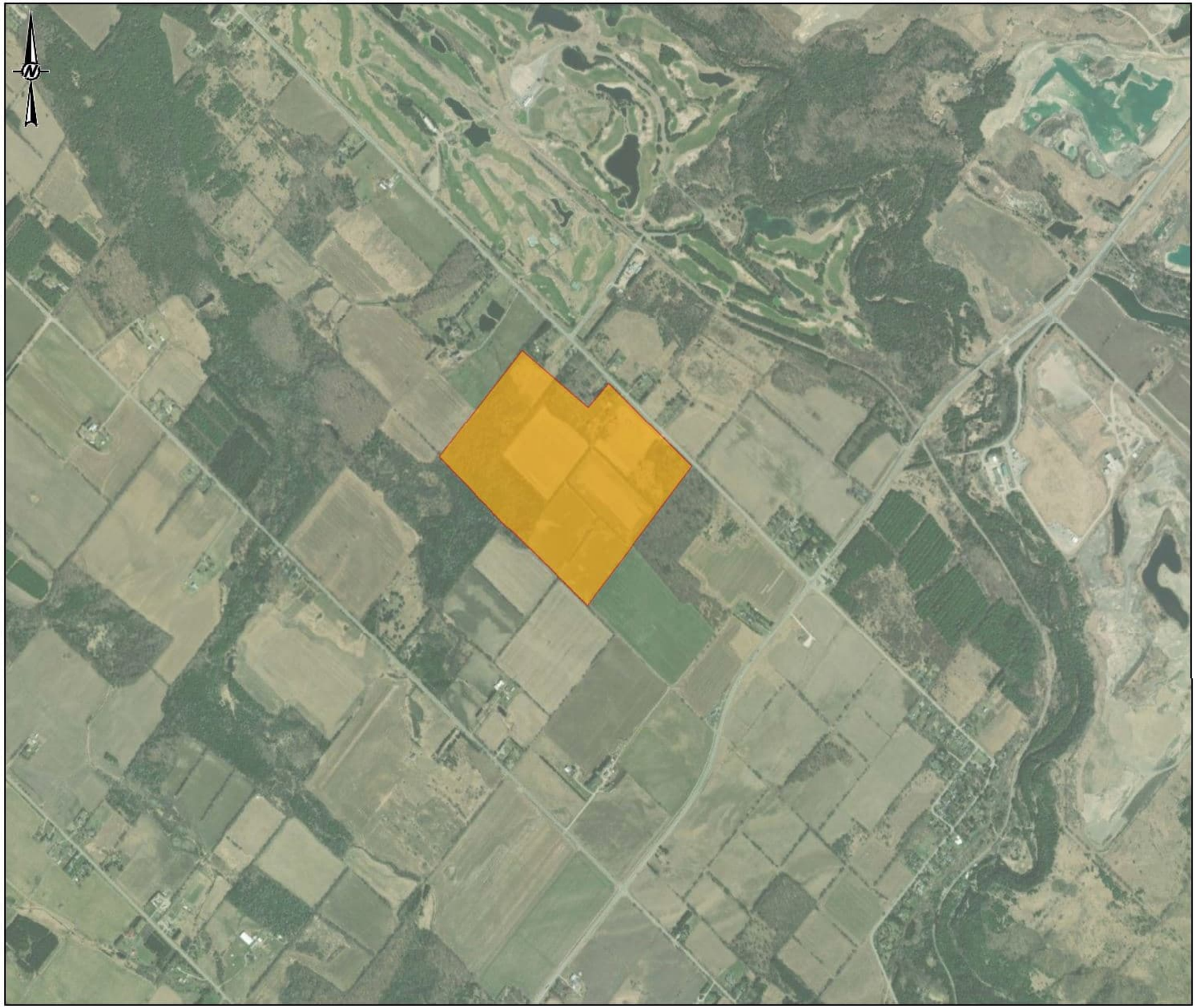
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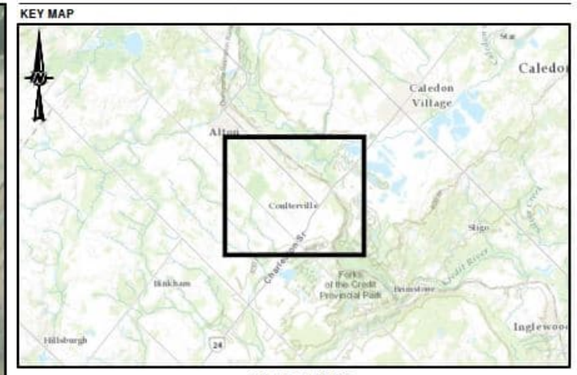
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KEY MAP



SCALE 1:200,000

LEGEND

STUDY AREA

0 150 300 600

SCALE 1:15,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

CLIENT

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

PROJECT

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

TITLE

AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE STUDY AREA

CONSULTANT

wsp

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

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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 4.2 of this report.

2.6 CULTURAL HERITAGE EVALUATION

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

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

2.7 IMPACT ASSESSMENT

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

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

2.8 MITIGATION MEASURES

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

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

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

3 HISTORICAL CONTEXT

3.1 PHYSIOGRAPHY

The Study Area is situated within the Guelph Drumlin Field physiographic region of southern Ontario (Chapman and Putnam 1984). The Guelph Drumlin Field physiographic region occupies approximately 830 km^2 between the Regional Municipality of Waterloo and the northwest portion of the Region of Peel, and is centred on the City of Guelph. Within the Guelph Drumlin Field are approximately 300 drumlins —oval hills of glacial till— that vary in size and are mostly broad and oval in form. They are more widely dispersed, and have less steep slopes, than drumlin fields elsewhere in Ontario and are composed of loam and chalk originating from the Amabel Formation dolostone exposed along the Niagara Escarpment and red shale found below the Escarpment (Chapman and Putnam 1984:137).

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

The Study Area is also within the Mixed-wood Plains ecozone of Ontario (Ecological Framework of Canada 2015). Although altered by human activity in the 19th century, this ecozone once supported a wide variety of deciduous trees, such as various species of ash, birch, chestnut, hickory, oak, and walnut, as well as a variety of birds and small to large land mammals, such as raccoon, red fox, white tailed deer, and black bear.

Finally, the Study Area is within the Credit River Watershed, which spans 1,000 km^2 and drains into Lake Ontario at Port Credit on the Mississauga waterfront (Credit Valley Conservation 2022). The Credit River flows south approximately 900 m east of the Study Area.

3.2 INDIGENOUS LAND USE

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

The earliest archaeological remnants of Indigenous life in southern Ontario date to the end of the Wisconsin Glacial Period, approximately 11,000 years ago. These were left by people following what archeologists refer to as the Paleo way of life, with small, highly mobile groups taking advantage of seasonally available resources and following the migration patterns of large mammals, including now extinct megafauna.

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

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

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

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

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

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

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

To recognize and honour the municipality's Indigenous heritage and land rights, the Town of Caledon, in consultation with the Mississaugas of the Credit First Nation, has developed the following land 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 Anishnabek of the Williams Treaties.*
>
> *This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.*
>
> *We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.*

(Town of Caledon 2022)

3.3 TOWNSHIP SURVEY AND SETTLEMENT

During the British colonial period, the Study Area was within Lot 17, Concession 4, West of Hurontario Street (W.H.S.), in the Geographic Township of Caledon, Peel County.

3.3.1 PEEL COUNTY

In 1788, the colonial government of British North America began dividing Ontario into districts and counties. The Study Area was originally within the district of Nassau, renamed the Home District in 1792, which included the lands at the northwest portion of Lake Ontario and the Niagara Peninsula (Armstrong 1985, Archives of Ontario 2022). The Home District's administrative centre was Newark, now Niagara-on-the-Lake. Each district was further subdivided into counties and townships but by 1852, the district system was abandoned, leaving governance to the counties, townships, and cities and towns (Archives of Ontario 2022). The former Home District became the United Counties of York, Ontario, and Peel; after Ontario separated to form its own administration in 1854, Peel officially separated from York in 1867 (Armstrong 1985, PAMA[4] n.d.).

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

3.3.2 TOWN OF CALEDON AND THE FORMER TOWNSHIP OF CALEDON

Caledon Township was surveyed in 1819-1820 with concession lines running northwards from Lake Ontario and side roads intersecting the concessions from east to west (Walker and Miles 1877). Caledon Township is between Erin Township and Albion Township, all referencing the Latin names of Scotland, Ireland, and England – Caledonia, Eire, and Albion, respectively (Gardiner 1899). The principal roadway through Caledon Township was Hurontario Street, which stretched from Lake Huron south to Lake Ontario. Hurontario Street formed the baseline for six concessions extending from both sides of the street. These concessions are identified as West of Hurontario Street (W.H.S.) and East of Hurontario Street (E.H.S.).

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

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

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

3.4 STUDY AREA HISTORY

3.4.1 LAND USE HISTORY

Land registry data for the Study Area was accessed from the Ontario Land Property Records Portal and is reproduced in Table 1. Available census data, tax assessment rolls, and other archival material was also reviewed.

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

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

The larger parcel on which the Study Area is situated —Lot 17, Concession 4, W.H.S., Township of Caledon, Peel County— was granted through Crown patent to John Johnson Brown in 1822 as a United Empire Loyalist (U.E.L.) land grant (Ontario Land Registry, n.d.(a), 308). John J. Brown was one of five children —four sons and one daughter— of Joseph Brown, a U.E.L. who had served in Butler's Rangers during the American War of Independence and moved to Grantham Township, Lincoln County, Canada in 1784. All five of Joseph's children located their U.E.L. grants in 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 ("Miss MacDonald") sold Lot 17 to Duncan Cameron for $150 in May 1846 (Ontario Land Registry, n.d.[a], 308). Born in 1816, Duncan arrived in Canada from Scotland with his parents John and Helen Cameron, his five brothers, and two sisters, in 1828. Another brother, David, had died on the journey across the Atlantic (PAMA, n.d., 8509). The family settled at Lot 16, Concession 4 W.H.S. in 1836. When Duncan purchased the adjacent Lot 17 in 1846, he was about 30 years old.

Tremaine's 1859 map of the County of Peel shows Duncan Cameron as owner of the entire 200 acres of Lot 17, and depicts a house located near the south-southwest corner of the property, set back from both the concession and adjacent Lot 16 (Tremaine 1859, Figure 2). The 1861 Census list Duncan (then age 45) living with his wife Catherine Cameron (née Shaw, 32), seven daughters (ages 4 to 15), and Catherine Shaw (75) possibly his mother-in-law (1861 Personal Census, District 6, Caledon, 80). The Agricultural Census of the same years recorded Duncan as

owning 200 acres, of which 130 were cultivated, 100 being crop (41 acres of wheat, 5 acres of peas, 12 acres of oats, 1 acre of potatoes, 1 acre of turnips), and 30 pasture; the farm had a total value of $5,500 (1861 Agricultural Census, District 6, Caledon, 85).

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

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

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

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

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

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

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

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

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

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

Table 2: Review of 20th Century Historical Mapping

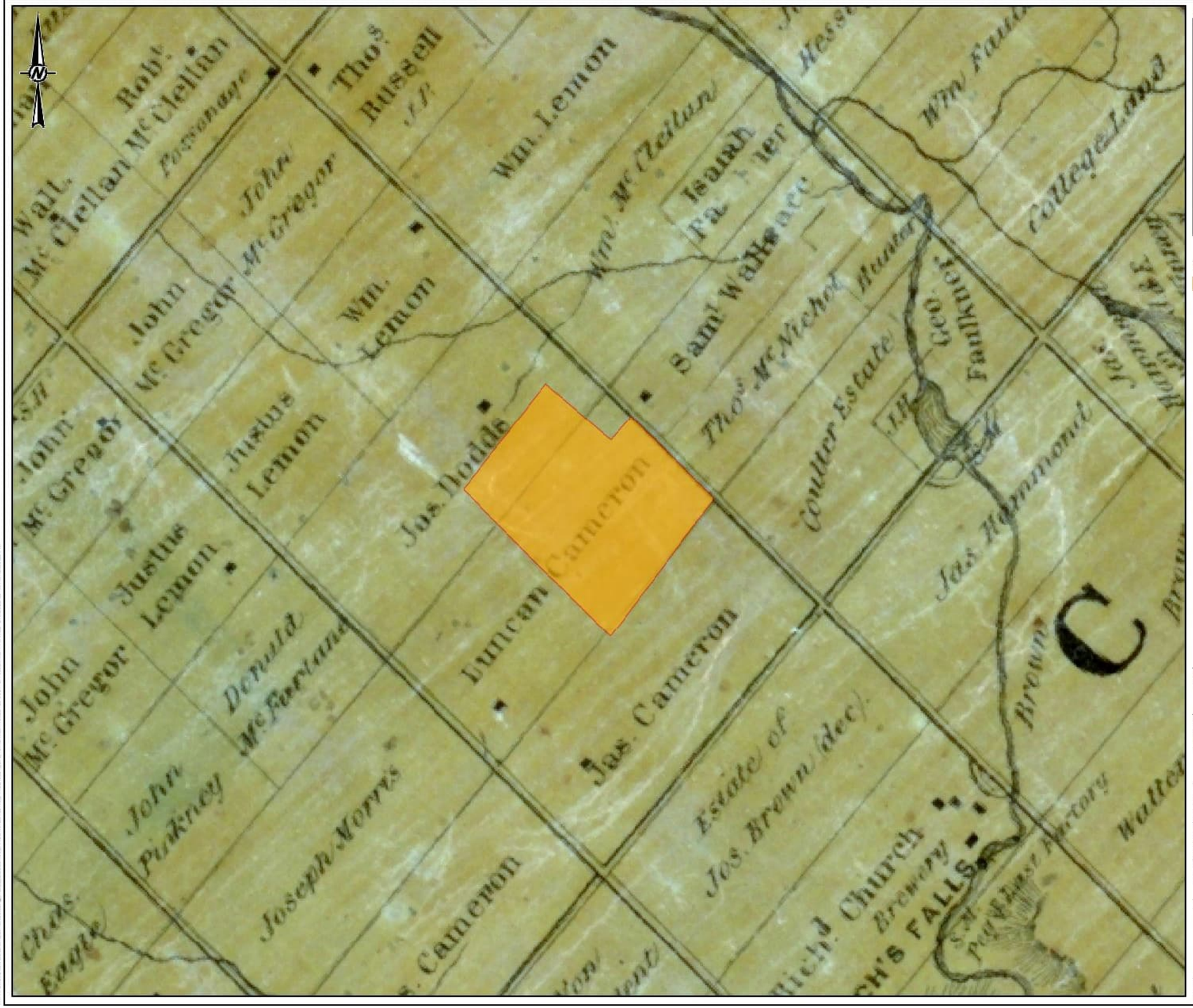
YEAR	SOURCE	HISTORICAL FEATURE(S)
1937 (Figure 5)	1937 Topographic Map of Ontario, *Orangeville Sheet* (Department of National Defence 1937)	• A house and barn are illustrated matching the configuration of the extant structures.
1952 (Figure 6)	1952 Topographic Map of Ontario, *Orangeville Sheet* (Department of National Defence 1952)	• Structures on the property are shown in the same configuration as the 1937 mapping.
1954 (Figure 7)	1954 Aerial photograph 437.801 (Hunting Survey Corporation Limited 1954)	▪ The arrangement of the building complex, agricultural fields, tree stands, and vegetative boundaries are visible in the same configuration as present-day. ▪ The surrounding lands are primarily agricultural in nature. ▪ Treelines visible along Main Street and lining the driveway. • Details of the farmhouse and surrounding structures could not be identified.
1973 (Figure 8)	1973 Topographic Map of Ontario, *Orangeville Sheet* (Department of Energy, Mines and Resources 1973)	• Structures on the property are shown in the same configuration as the 1937 mapping. • A small pond is illustrated at the rear (southeast) of the barn.
1985 (Plate 1 and Plate 2)	Town of Caledon 1985a and 1985b	• Building complex has the same configuration as earlier mapping (Plate 1) • Route along field edges visible that links 18722 Main Street with 18667 Mississauga Road (Plate 2). This route is also visible in a painting based on an earlier 1950s photograph of the adjacent property at 18667 Mississauga Road (Plate 3) and an aerial photograph dated to the 1970s (Plate 4).
1994 (Figure 9)	1994 National Topographic System, *Orangeville Sheet* (Department of Energy, Mines and Resources 1994)	• Building complex shown in the same configuration as earlier mapping.
1996 (Plate 5)	Town of Caledon 1996	• Route along field edges linking 18722 Main Street with 18667 Mississauga Road is now overgrown and not in use.
2001-2022	Online Google Earth Aerial Imagery	• The configuration of the Study Area is little changed from the 1954 aerial photograph.

3.4.3 SUMMARY OF PROPERTY HISTORY

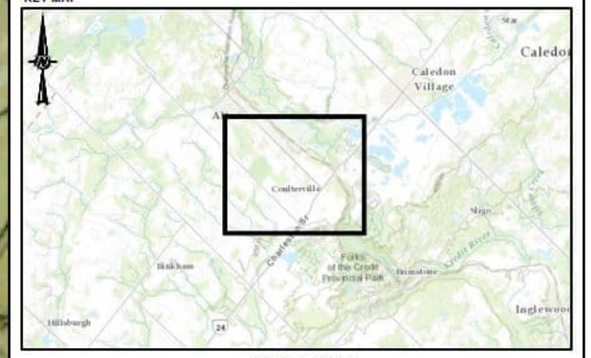
Historic mapping, land registry data, and census data indicate that the extant house in the Study Area was constructed for James A. Cameron between 1891 and 1921. This date can likely be further refined to between 1899 and 1905. James' marriage to Annie in 1899 and the birth of their first child, Elgin Lloyd, in 1902, was likely a catalyst for the couple planning a new home and even though the subject property wasn't officially divided and passed to James until the death of his father in 1902, it is likely that plans were made or even construction on the house underway by this point. However, it may also have been built as late as 1905, when James and Annie's second child was born.[5]

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

[5] Elma Jean Cameron was born in 1905 and died shortly after, in 1906.



KEY MAP



SCALE 1:200,000

LEGEND

STUDY AREA

0 150 300 600

SCALE 1:15,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

CLIENT

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

PROJECT

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

TITLE

1859 HISTORICAL MAP

CONSULTANT

wsp

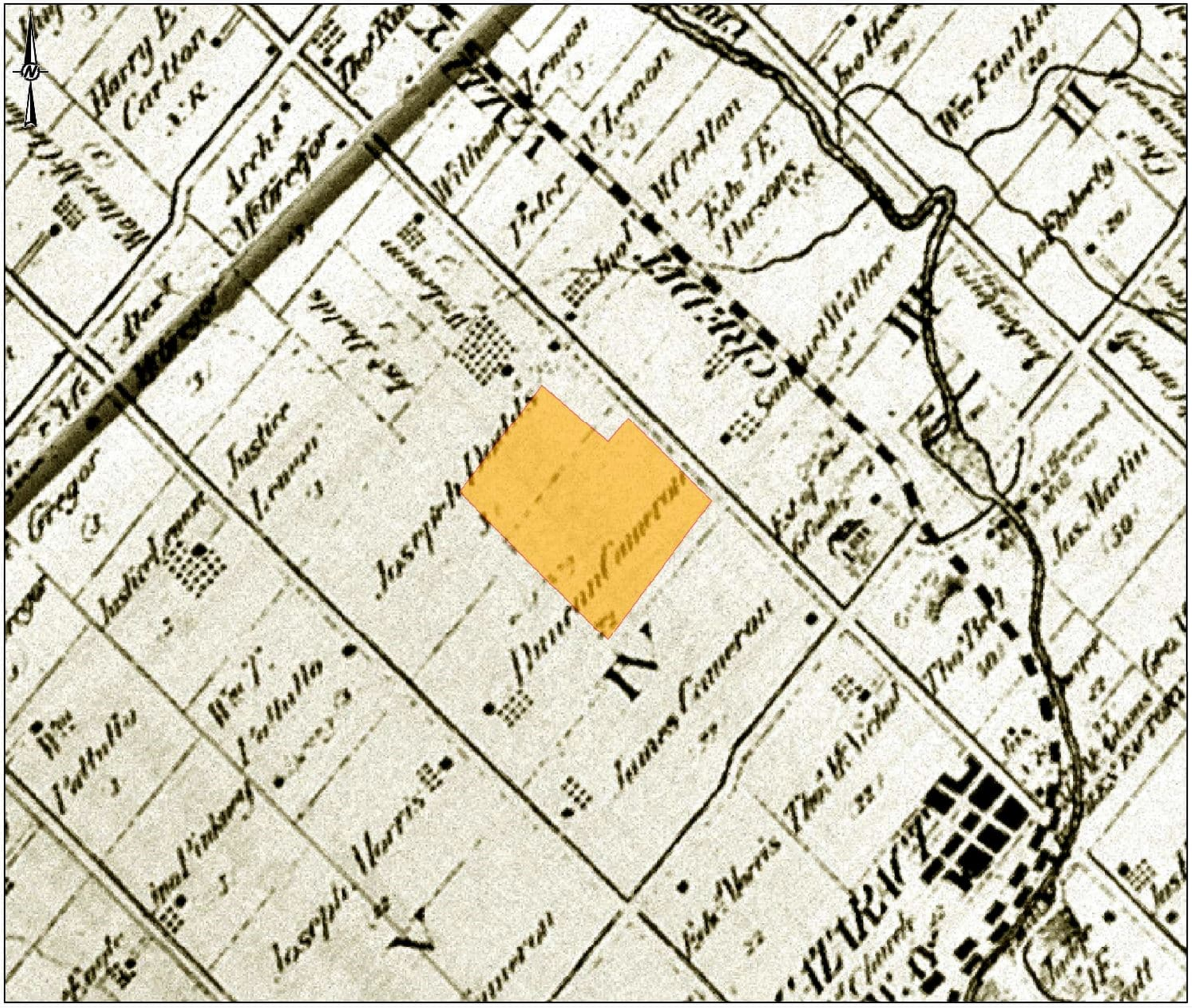
YYYY-MM-DD	2023-07-31
DESIGNED	SO
PREPARED	JJ
REVIEWED	HS
APPROVED	HM

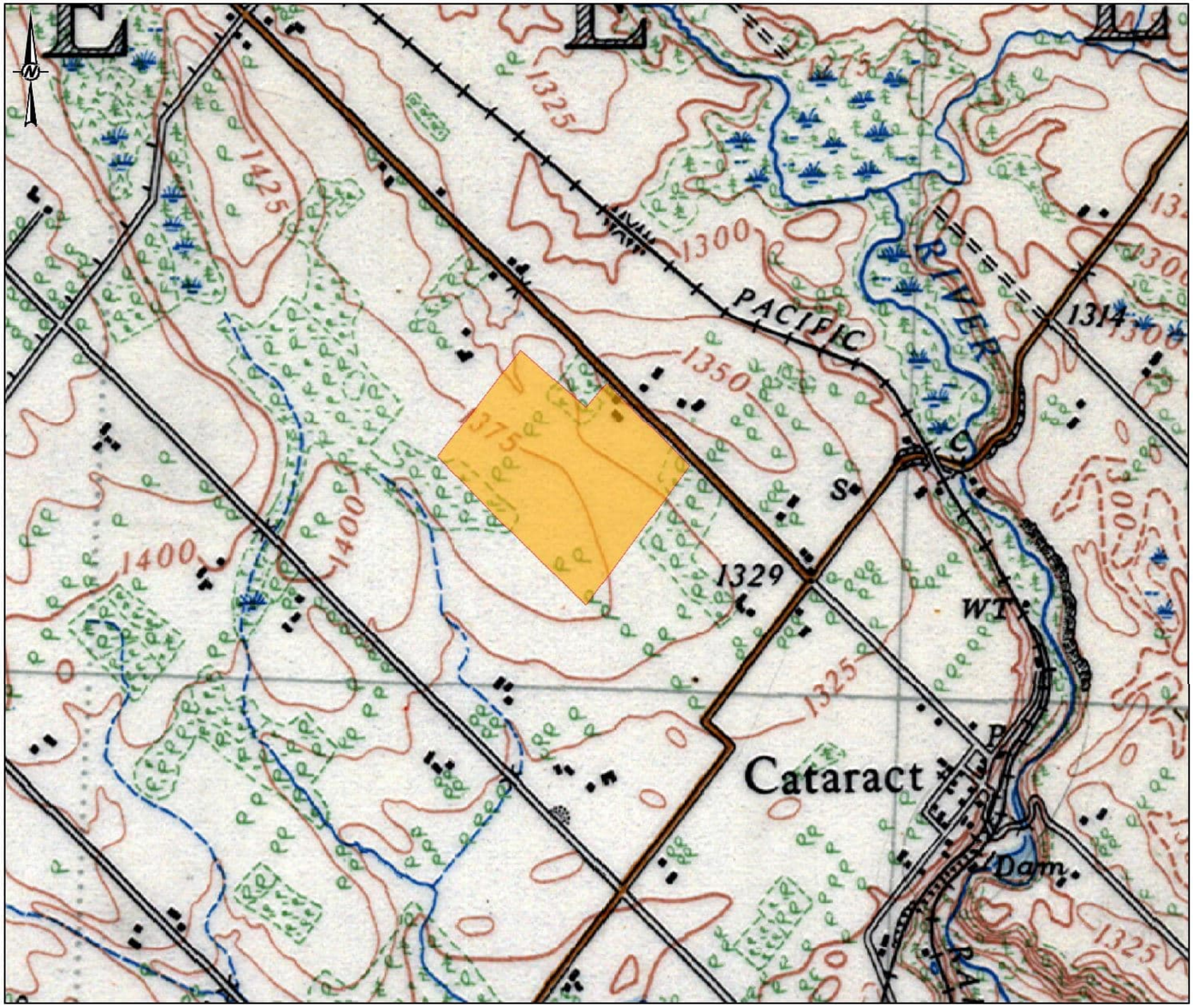
PROJECT NO.	CONTROL	REV.	FIGURE
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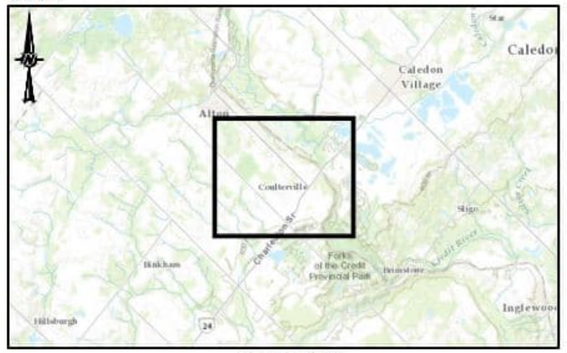
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Harry E. Carlton
Archd Heffernan
Thos Rae
Wm Vernon
Jno Vernon
Wm Faulkner
Jno Doherty
Jno Hood
Wm Hood
Jno Hood
Jno Harris
Jno Martin
Justice
Jno Vernon
Jno Vernon
Wm Vernon
Jno Vernon
Wm Vernon
Jno Vernon
Jno Vernon
Jno



KEY MAP



SCALE 1:200,000

LEGEND

STUDY AREA

0 150 300 600

SCALE 1:15,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

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

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

TITLE
1937 HISTORICAL MAP

CONSULTANT

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

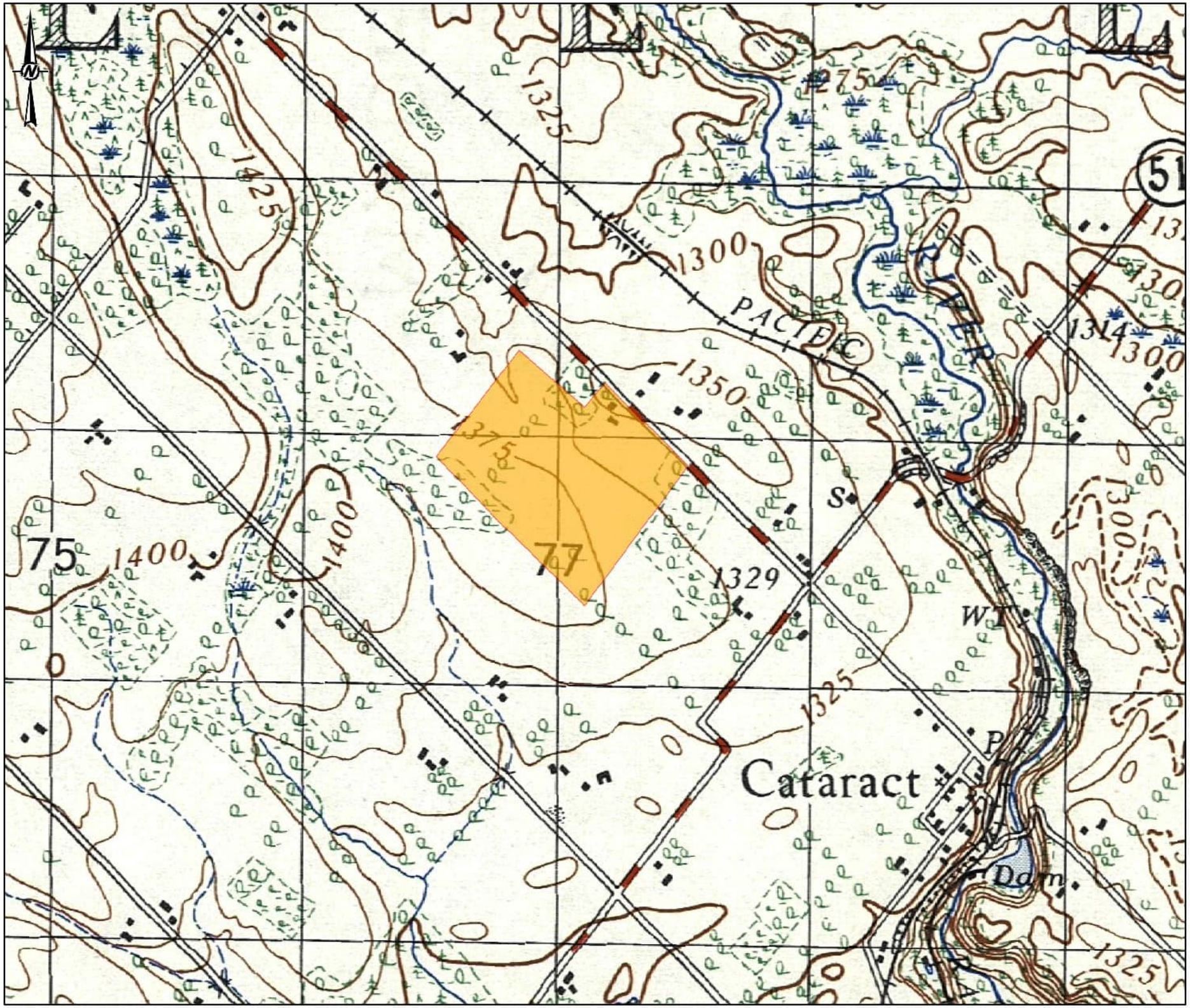
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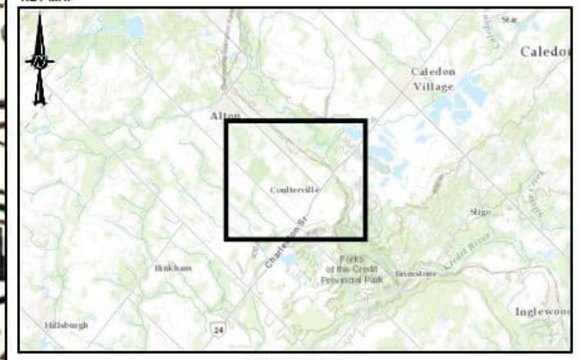
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KEY MAP



SCALE 1:200,000

LEGEND

STUDY AREA

0 150 300 600

SCALE 1:15,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

CLIENT

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

PROJECT

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

TITLE

1952 HISTORICAL MAP

CONSULTANT

wsp

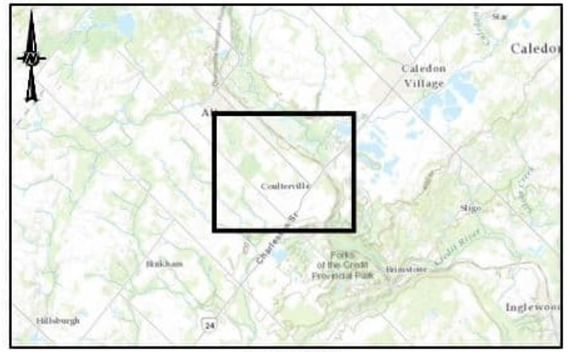
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PROJECT NO.	CONTROL	REV.	FIGURE
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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B



KEY MAP



SCALE 1:200,000

LEGEND

STUDY AREA

0 150 300 600

SCALE 1:15,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

CLIENT

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

PROJECT

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

TITLE

1954 HISTORICAL MAP

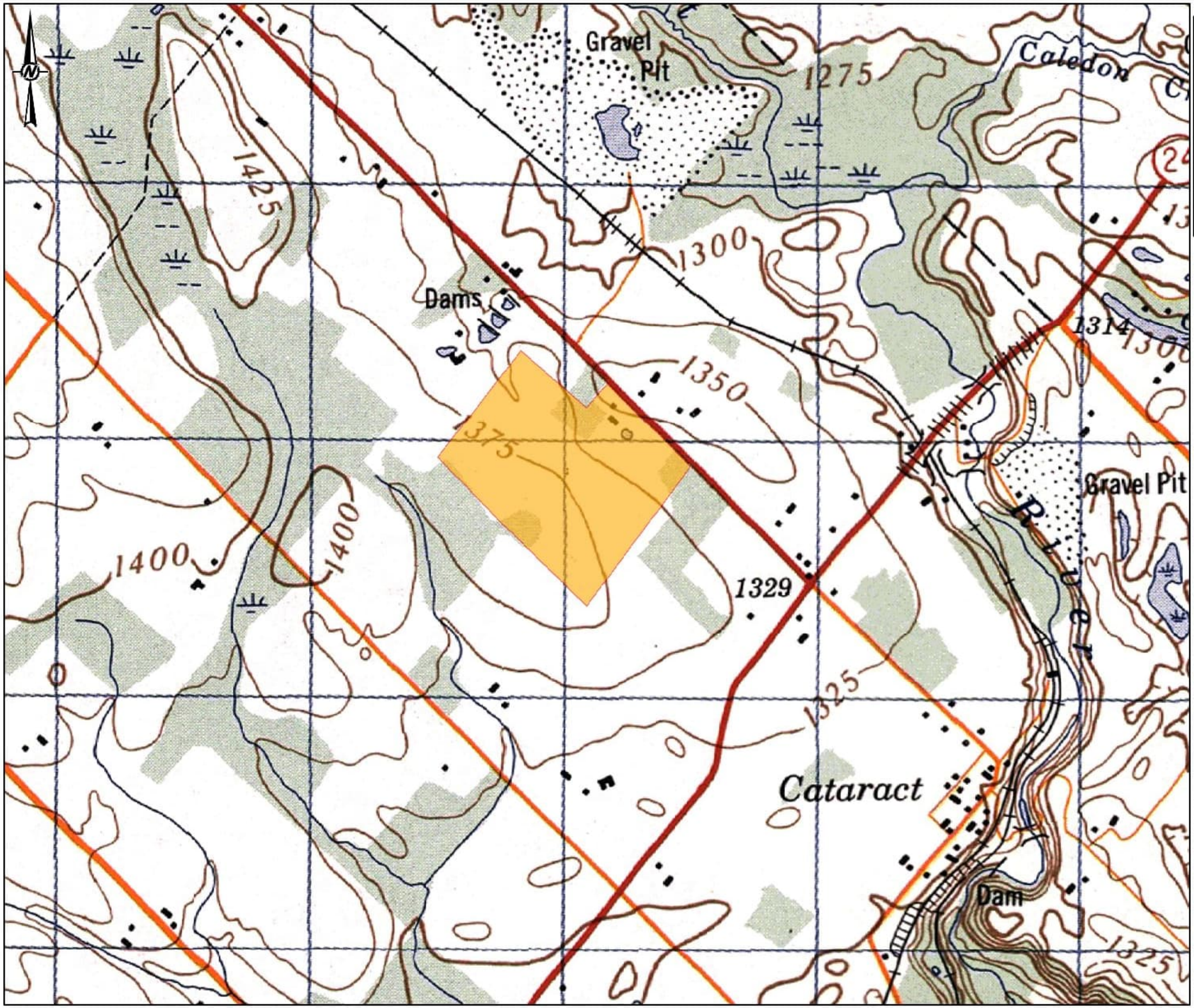
CONSULTANT

wsp

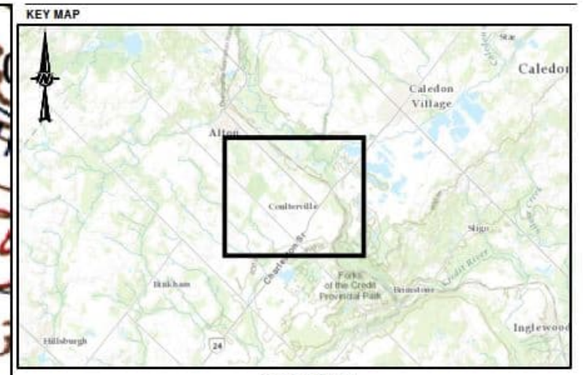
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APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B



KEY MAP



SCALE 1:200,000

LEGEND

STUDY AREA

0 150 300 600

SCALE 1:15,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

CLIENT

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

PROJECT

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

TITLE

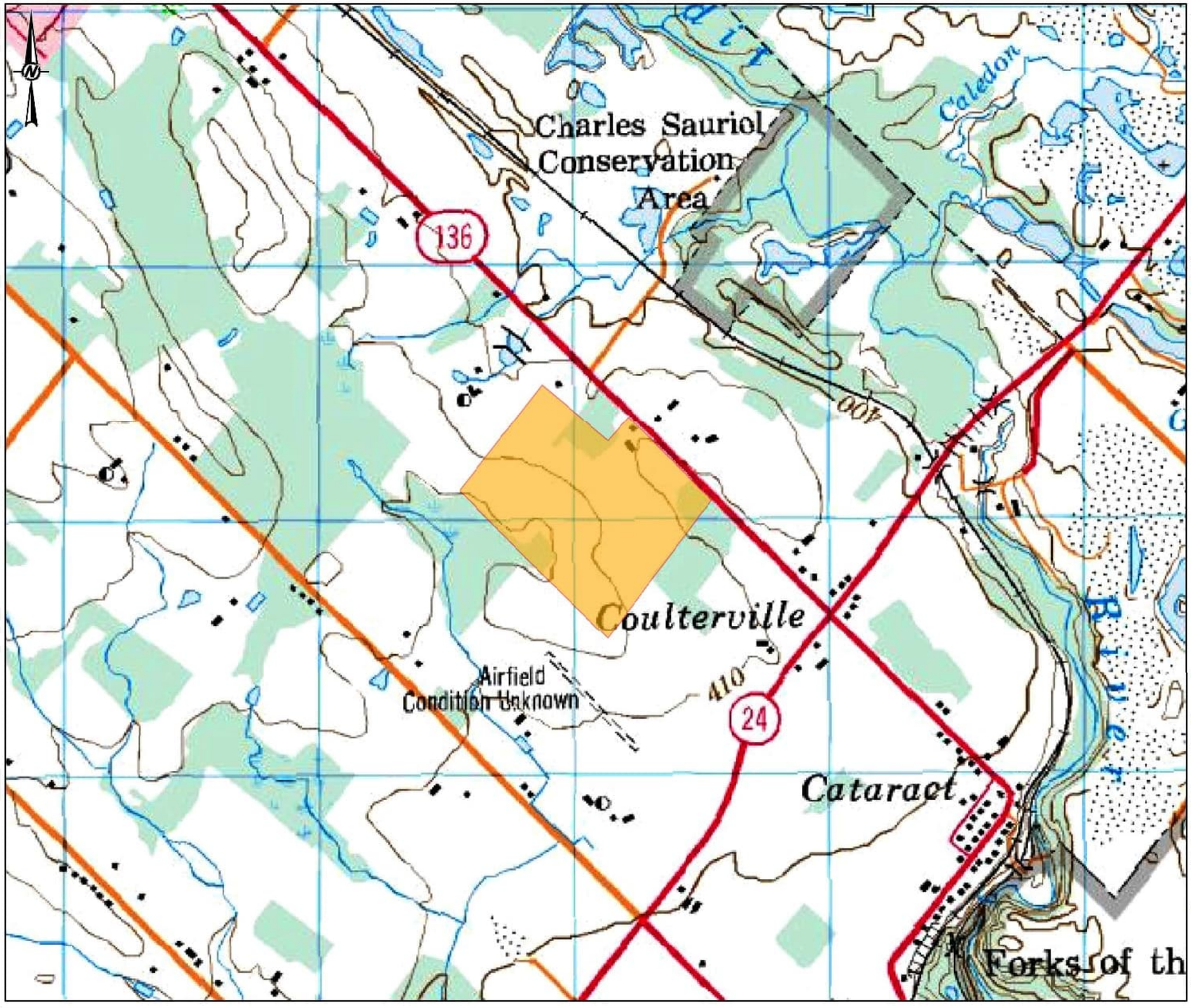
1973 HISTORICAL MAP

CONSULTANT

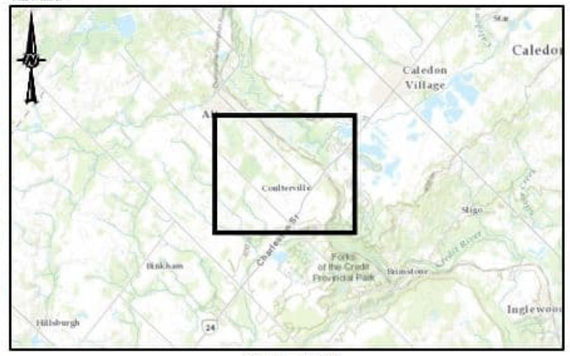
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YYYY-MM-DD	2023-07-31
DESIGNED	SO
PREPARED	JJ
REVIEWED	HS
APPROVED	HM

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0051	0	8



KEY MAP



SCALE 1:200,000

LEGEND

STUDY AREA

0 150 300 600

SCALE 1:15,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

CLIENT

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

PROJECT

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

TITLE

1994 HISTORICAL MAP

CONSULTANT

wsp

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

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0051	0	9

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



Plate 1: 1985 aerial photograph showing the farm complex



Plate 2: 1985 aerial photograph showing path between 18722 Main St and 18667 Mississauga Road (outlined in red)



Plate 3: 1985 painting of the farm at 18667 Mississauga Road, based on an earlier 1950s photograph, showing the path between 18722 Main St and 18667 Mississauga Road, outlined in red (provided by the tenant living at 18667 Mississauga Road)

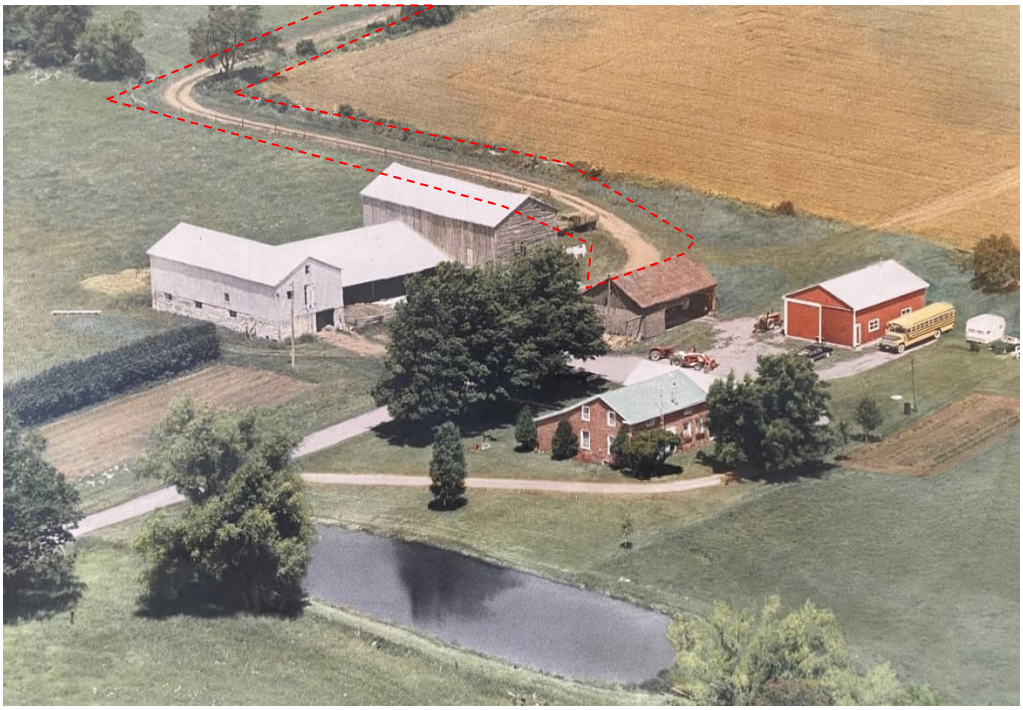


Plate 4: Oblique aerial photograph of 18667 Mississauga Road dating to the early 1970s, showing the well used path between 18722 Main St and 18667 Mississauga Road, outlined in red (provided by the tenant living at 18667 Mississauga Road)



Plate 5: 1996 aerial photograph showing overgrown path between 18722 Main St and 18667 Mississauga Road (outlined in red)

4 EXISTING CONDITIONS

4.1 INFORMATION GATHERING

The Town of Caledon, Ontario Heritage Trust, and the MCM were consulted on March 27, 2023 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 on April 11, 2023that 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 on March 31, 2023 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 as part of the Cultural Heritage Report (WSP 2022) was undertaken on November 16, 2022, by WSP Cultural Heritage Specialist Chelsea Dickenson and Cultural Heritage Technician Robert Pinchin. Weather conditions during the field review were sunny with seasonally cool temperatures. The property inspection (Section 4.2) and heritage evaluation (Section 5) are based on an exterior assessment of the property.

4.2.1 LOCATION CONTEXT

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

The properties on all sides of the Study Area are rural agricultural and the adjacent properties at 18667 Mississauga Road, 18501 Mississauga Road, and 1420 Charleston Sideroad are listed on the Town's heritage register (Plate 6 to Plate 8). Historically, these properties were all granted to and owned by various members of the Cameron family in the 19th century.



Plate 6: Farmscape at 18501 Mississauga Road



Plate 7: Farmhouse at 18667 Mississauga Road



Plate 8: Farmhouse at 1420 Charleston Sideroad

4.2.2 LANDSCAPE CONTEXT

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

The farmhouse is accessed from Main Street by a long gravel driveway, which leads to the centre of the building complex (Plate 9 and Plate 10). The southeast side of the driveway is lined by four mature trees. A second stand of mature trees is on the northwest side of the residence. Circulation routes link the building complex with the surrounding agricultural fields, extending from the driveway and south past the barn to the agricultural fields as well as leading from the driveway, around the rear of the outbuilding and residence, and north towards Main Street (Plate 11). The path between 18722 Main St and 18667 Mississauga Road, visible in aerial photos as early as 1954 (see Figure 7, Plate 2 to Plate 5), is overgrown and no longer in use or visible.

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



Plate 9: View up the driveway towards house, facing southwest



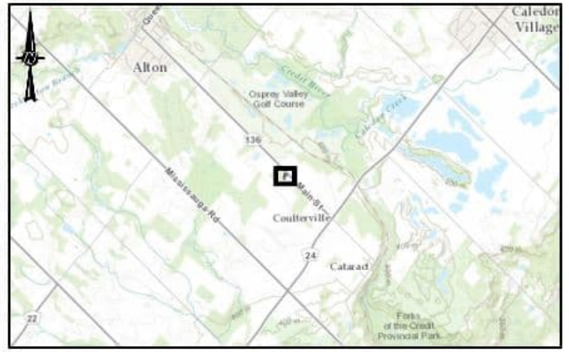
Plate 10: View from Main Street, looking west, across the driveway towards the barn and farmhouse



Plate 11: Circulation route leading from the building complex to the agricultural fields



KEY MAP



SCALE 1:100,000

LEGEND

- CIRCULATION ROUTE
- BARN COMPLEX
- DRIVEWAY
- MAIN RESIDENCE
- MATURE TREES
- DRIVE SHED
- SILO

0 7.5 15 30 45 60

SCALE 1:1,000 METRES

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

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

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

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 18722 MAIN STREET TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
EXISTING CONDITIONS AT 18722 MAIN STREET

CONSULTANT

wsp

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

PROJECT NO.	CONTROL	REV.	FIGURE
19129150	0051	0	10

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PATH: G:\Client\Vaughn, City of\Projects\Cultural Heritage Impact Statement\Figures\Figure 10 - Existing Conditions at 18722 Main Street.mxd - PLOTTED ON: 2023-08-16 AT 1:39:40 PM

4.2.3 FARMHOUSE

The farmhouse is composed of two elements: the original main block and a rear addition. These are described individually in the following subsections. The four elevations of the structure are shown in Plate 12 to Plate 16. The house is oriented in a northeast to southwest fashion but for ease of description it is described in a north-south orientation where the north elevation or principal façade fronts Main Street.



Plate 12: North (front) elevation.



Plate 13: East elevation.



Plate 14: West elevation.



Plate 15: Oblique view of west and south elevations.



Plate 16: South (rear) elevation.

4.2.3.1 MAIN BLOCK

The original main block is a two-storey, red brick, Italianate-style farmhouse with an irregular, footprint comprising a square front section with frontispiece, and offset rear ell with recess (see Figure 10). Over both sections are a medium pitch hipped roof clad in asphalt shingles with projecting eaves and verges featuring decorative paired brackets on three of the four elevations (Plate 17). The red brick walling is laid in stretcher bond throughout, which could indicate that the main block is wood-frame construction with brick veneer. Contrasting detailing is present throughout through the use of stone quoins, window arches and sills, and foundations. The stone quoins and lug sills are rough faced with chiselled margins. Generally, the original main block features paired segmental arched windows with decorative stone heads with central and projecting 'keystones', painted wooden frames with segmental-arch heads, and chiselled stone lug sills (Plate 18). The original windows are wood and double or single hung, and most are protected by aluminum storm windows.

The house sits atop stone foundations with ashlar and chamfered watertable capping fieldstone walls that have been parged and rusticated to resemble ashlar. In some areas where the parging has failed, the fieldstone foundations below are visible (Plate 19). The basement windows appear to be wood, protected by wood blinds. It was reported to staff during the site visit that the floor in the basement is dirt.

The east elevation has two identical entrances, one in the recess of the rear ell and the other in the north-facing wall of the north section return angle. Both are accessed from the same open porch (Plate 20) and have a glazed and panelled wood Greek Revival door (Plate 21) with wide decorative moulding framing the panels. This door style was introduced in the 1830s and fashionable for almost a full century (Garvin 2001). A single and fixed sash rectangular transom sits above the door. Stone quoins are positioned on all corners (Plate 22) and one second storey window is placed above each entrance. Two additional windows are positioned to the right and left, one each on the main floor and second storey. An external brick chimney is located on the rear ell.

The north elevation faces Main Street and features another entrance, this one the original formal entrance. This elevation also has a frontispiece that stands the full height of the house, reminiscent of the 'tower' feature of the Italianate architectural style (Plate 23). This is topped by a gable roof with decorative bargeboard trim. Some damage was noted to the trim during the field review (Plate 24).

On the west elevation the wall of the rear ell is set back from the north section (Plate 25 and Plate 26). Two external brick chimneys are located on the west elevation, one on each section (Plate 27 to Plate 29). The north half of the elevation features four symmetrically placed windows, two on the main floor and two on the second storey. The south half of the elevation features a similar arrangement, with three windows and one door, which is blind (Plate 30). The corner where the two join has a small opening in the brick towards the bottom. Staining on the brick and holes for brackets suggest that this might be the location of a former downspout, which would have channeled water to an interior cistern (Plate 31). One brick on the south elevation, 22 courses up from the foundation, has faint indentations of pecked marks reading "W.M" (Plate 32).

The south elevation features a small addition on the left (west) side and two windows on the right (east) side, one on the main floor and one on the second storey (Plate 33). The existing addition is a one-storey, frame structure on poured concrete foundations (see Section 4.2.3.2). A line of black staining on the main block's south wall around the frame addition indicates the roof and wall line of an earlier rear addition. This elevation is the only one with no paired brackets at the eaves, probably since this wall is not visible from the road (Plate 34). The south elevation likely also has an entrance to the main block within the addition, but this could not be confirmed since access to the interior of the house was not permitted.



Plate 17: Overhanging eaves and paired bracket detail



Plate 18: Main block window example



Plate 19: Parged stone foundation



Plate 20: Perpendicular entrance doors on east elevation



Plate 21: Detail of centre entrance door on east elevation



Plate 22: Representative example of stone quoins



Plate 23: Main floor window of projecting frontispiece on north elevation



Plate 24: Decorative bargeboard



Plate 25: North section of west elevation



Plate 26: South section of west elevation



Plate 27: Deterioration in the foundation of the west chimney on the west elevation



Plate 28: West chimney of west elevation



Plate 29: South chimney on west elevation



Plate 30: Blind entrance on west elevation



Plate 31: Location of former downspout on east elevation



Plate 32: Detail showing W.M. graffiti on east elevation



Plate 33: Main floor window and entrance to rear addition



Plate 34: Second floor and eaves of south elevation

4.2.3.2 REAR ADDITION

A small, enclosed mudroom is located on the south elevation of the main block, accessed via an open porch. The addition has a side gable roof, is clad in horizontal wooden clapboard, and stands on concrete foundations (Plate 35). The latter suggests the rear addition was built in the late 20th century date. The rear addition is accessed via a glazed screen door on the east elevation (Plate 36). As mentioned above, staining on the south elevation of the main block indicates that the rear addition replaced an earlier, larger structure.



Plate 35: East and south elevations of rear addition



Plate 36: South and west elevations of rear addition

4.2.4 OUTBUILDINGS

Two outbuildings are located in the Study Area: a “gable-type Central Ontario” barn (Ennals 1972) likely pre-dating 1920 that is located south of the house, and a small board-and-batten clad driveshed southwest of the house.

The barn is a timber-framed bank barn with a metal-clad roof, parged fieldstone foundation with stone quoins, and earthen ramp on the northwest end wall (Plate 37 to Plate 44). The ramp’s location on the end wall makes this an “end-drive” barn, which are uncommon in Caledon. The ramp leads to a large sliding wood door on the end wall that opens to the barn’s second level, which has three bays created from four interior bents. Two smaller doors, one on the northeast side (a stable or Dutch door) and another on the southeast side (sliding doors), provide access to the lower-level stable. Wood framed windows are set into the fieldstone foundations, with two evenly spaced on each

side of the stable door on the northeast elevation (four total) and one located on the southeast elevation. During the site visit, some damage to the barn's wood flooring and the exterior walls was observed.

Access was not permitted to the interior of the drive shed so its construction could not be confirmed as either timber-frame or dimensional lumber (Plate 45 and Plate 46). The drive shed is rectangular in plan, has a side gable roof, and is clad in board and batten style vertical wood plank siding. Two sets of sliding doors are on the southeast elevation. The driveshed does not appear on 20th century topographic mapping, but small outbuildings were commonly omitted from these maps. It is possible then that —like the barn— the drive shed was built before 1920.



Plate 37: Northeast and northwest elevations of the barn



Plate 38: Southeast elevation of the barn



Plate 39: Interior frame structure of the barn



Plate 40: Interior frame structure of the barn



Plate 41: Barn fieldstone foundation



Plate 42: Stone quoins of foundations



Plate 43: Location of doors and windows on northeast elevation



Plate 44: Detail of door and window of barn



Plate 45: Board-and-batten driveshed



Plate 46: Board-and-batten driveshed

4.2.5 INTERPRETATION

Background research indicates that the main block of the farmhouse in the Study Area was constructed for James A. Cameron likely between 1899 and 1905. The rear wood addition with its concrete foundation was most likely constructed in the late 20th century; it replaced an earlier addition, as evidenced by the staining on the main block's south wall that outlines the walls and roofline of a previous construction.

Overall, the main block is relatively unaltered from its original construction and is typical of the Italianate architectural style. Although some authors have conservatively estimated the style to have gained prominence by the 1850s or 1860s, and was falling out of fashion between 1890 and the turn of the century (Blumenson 1990; Mikel 2004), others have traced the style's history to span from the 1830s to 1920s, with a height of popularity in the 1870s coincident with a preference for the Picturesque (Ricketts *et al.* 2011). An impetus for its popularity in Ontario may have been a feature on the style in the 1865 edition of *The Canada Farmer* (Plate 47).

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

> One of the most common Italianate forms was the simple square hipped-roof house. It was generally rectangular with the narrow side fronting the street. The façade was usually symmetrical, except for the front door, placed to one side and forming a side hall plan.
>
> (Mikel 2004:66).

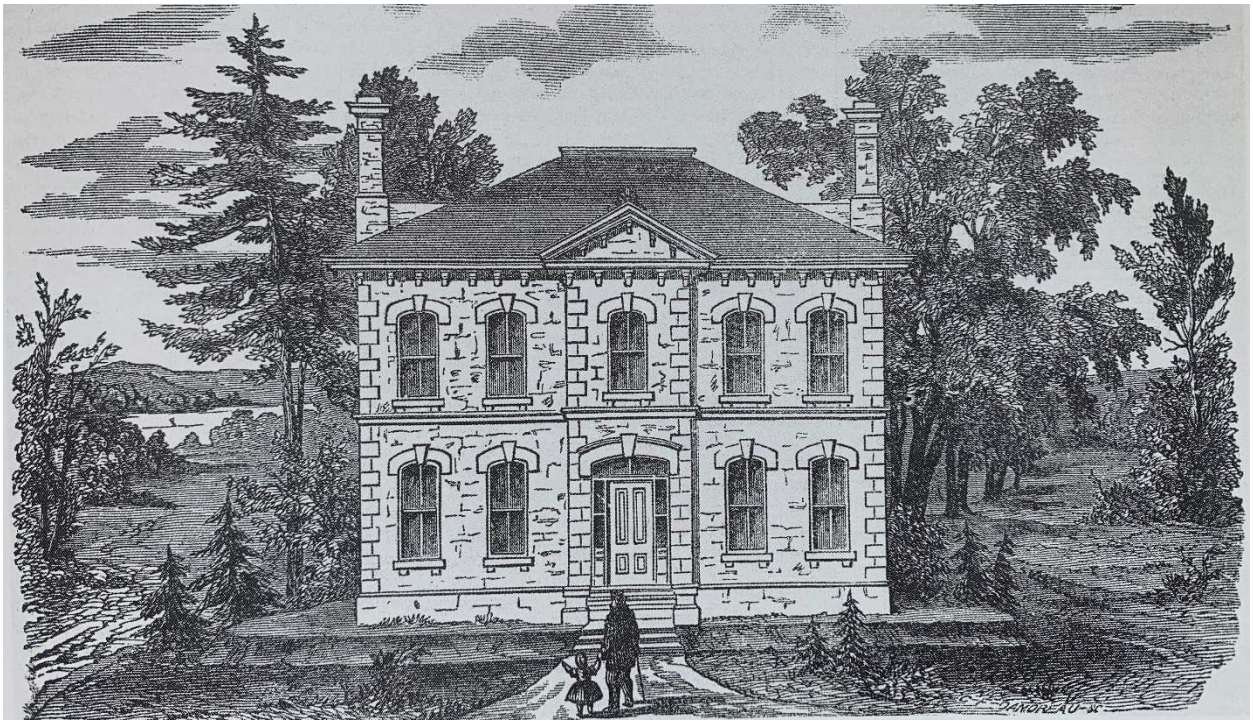


Plate 47: Italianate style model house from the 1865 journal *The Canada Farmer* (reproduced in Blumenson 1990:59)

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

The barn is a representative example of the "gable-type" Central Ontario form, though the bank entrance on the end wall also makes it an end drive bank barn, which is unusual in the Town of Caledon (Plate 48). This type of barn was being slowly replaced across southern Ontario by those built with a gambrel roof, beginning in the 1880s but not completely replacing the gable-type as the preferred style until well into the first half of the 20th century (Ennals 1972 and McIlwraith 1997). Framing the barns used traditional joinery at least as old as the 18th century, but into the 1920s still had not been supplanted by balloon framing in published theory or on the farm (Glassie 1974; Vlach 2003). Timber-framing itself therefore provides no indication of date, as across southern Ontario barns were constructed in the first two decades of the 20th century in a manner no different than they had in the previous half century, some even rejecting the newly available concrete block to build foundations in favour of the traditional coursed rubble. As farmer and photographer Sylvester Main documented in Beverly Township (now City of Hamilton), members of the local farming community were communally building large gable-roofed timber-frame barns on stone foundations in the 1910s that today would be difficult to tell apart from earlier 19th century buildings (Pullen 2004). As late as 1952, there were even some (who were not Old Order Mennonites) who still chose to build in the old fashion (McIlwraith 1999).

Access was not permitted to the interior of the drive shed, so its construction cannot be confirmed as either timber frame or dimensional lumber. The drive shed does not appear on 20th century topographic mapping, though outbuildings were frequently omitted from these maps. It is therefore possible that the drive shed is contemporaneous with the barn; however, it may also date to later in the 20th century.

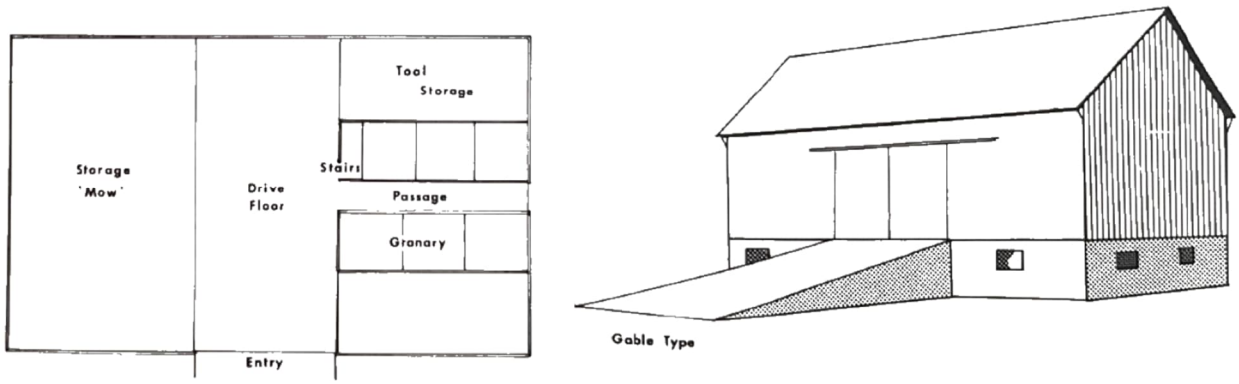


Plate 48: The Central Ontario Barn, as defined by Ennals (1972: 257) and second level plan

4.2.6 ANALYSIS OF PHYSICAL CONDITIONS AND HERITAGE INTEGRITY

4.2.6.1 PHYSICAL CONDITION

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

Table 3: Analysis of Physical Conditions of the Farmhouse

ELEMENT	OBSERVED CONDITIONS
General Structure	▪ Overall, the farmhouse appears to be in good condition.

ELEMENT	OBSERVED CONDITIONS
Roof	▪ Roof itself was snow covered but soffit appears to be in good condition. ▪ Decorative bargeboard trim on north elevation shows some damage and missing sections as well as cracking and peeling of paint.
Rainwater Disposal	▪ All gutters appear to be in good condition. ▪ Presumed downspout missing on west elevation.
Exterior Elements (Walls/Foundations/Chimneys, etc.)	▪ Exterior brick veneer appears to generally be in good condition, with only some localized spalling and flaking noted. ▪ Some cracking and flaking of mortared joints observed, but minimal and commensurate with age. ▪ Foundation parging is failing in some spots. ▪ Paint on brackets is peeling and cracking but they generally appear in good condition. ▪ Chimney on east elevation and south chimney on west elevation both have some efflorescence and crumbling of the mortar. ▪ Failed parging and displacement of stone foundations of north external chimney on west elevation. Efflorescence on brick above the roofline noted. ▪ Efflorescence, staining, and mold noted in some areas (foundation and main floor windowsills on west elevation, corner where two sections of irregular floorplan meet on west elevation) as a result of moist conditions. ▪ Paint on wooden clapboard siding of rear addition is peeling and cracking. ▪ Some vertical wood boards of porch skirt are missing or damaged.
Windows and Doors	▪ Decorative elements of all window and door openings (stone arches and lug sills and wooden frames and arches) all appear to be in good condition. ▪ Painted wood windows and frames show evidence of cracking and peeling. ▪ Wooden Greek Revival door on east elevation appears to be in good condition, despite cracking and peeling of paint. North elevation entrance door was unobservable during site visit.
Internal Roof Structure/Ceiling	▪ Physical condition of internal roof structure unknown as access to the interior of the house was not permitted.
Floors	▪ Unobservable during the site visit as the property inspection assessed the exterior of property structures only.
Stairways/Galleries/Balconies	▪ Unobservable during the site visit as the property inspection assessed the exterior of property structures only.
Interior Decorations/Finishes	▪ Unobservable during the site visit as the property inspection assessed the exterior of property structures only.
Fixtures & Fittings	▪ Unobservable during the site visit as the property inspection assessed the exterior of property structures only.
Building Services	▪ The house is currently inhabited, and services were active at the time of site visit.
Site & Environment	▪ Vegetation around the house generally well kept and unlikely to be physically affecting the structure. ▪ No areas of standing water observed.

Table 4: Analysis of Physical Conditions of the Outbuildings

ELEMENT	OBSERVED CONDITIONS
General Structure	Barn: ▪ Overall, the barn appears to be in fair to good condition. Driveshed: ▪ Overall, the drive shed appears to be in fair to poor condition.

ELEMENT	OBSERVED CONDITIONS
Roof	Barn: ▪ Roof itself was snow covered but appears to be metal. Interior views of the underside indicates that it is supported by wood planks and appears to be in good condition. Drive shed: ▪ Roof itself was snow covered and was unobservable during the site visit. ▪ Fascia is missing in some sections and falling off in others.
Rainwater Disposal	Barn: ▪ n/a Drive shed: ▪ n/a
Exterior Elements (Walls/Foundations/Chimneys, etc.)	Barn: ▪ Wood plank siding is weathered throughout and deteriorating in some areas. Damaged or missing planks are evident on all elevations. ▪ Some cracking and flaking of foundation parging but foundations appear to be generally in good condition. Drive shed: ▪ Board and batten siding is weathered throughout and visible repairs have been made using readily available materials rather than sympathetic ones.
Windows and Doors	Barn: ▪ Painted sliding doors on northwest elevation show evidence of wood deterioration (splitting and cracking) and paint fading, cracking, peeling. Sliding rail is rusted but the hardware appears to be in working order. ▪ Sliding wood door on southeast elevation appears to be recently replaced and the wood is in generally good condition, despite some damaged planks. ▪ The northeast elevation features one door and four windows built into the stone foundation, leading to the stables, and one narrow door built into the wood siding above. All are painted wood in wood frames. The paint shows evidence of fading, cracking, and peeling. Windows are three over three paned in painted wooden frames and all are broken, cracked, or missing glass panes. Drive shed: ▪ Two sets of sliding doors on the southeast elevation, facing the driveway. All doors appear to be in fair condition, showing evidence of weathering. Sliding rail is partially rusted but hardware appears to be in working order. ▪ Modern single or double hung window on southwest gable, appears to be metal and in fair condition.
Internal Roof Structure/Ceiling	Barn: ▪ Internal bents appear to be in good condition. Drive shed: ▪ Unobservable during the site visit as the property inspection assessed the exterior of the driveshed only.
Floors	Barn: ▪ Fair condition though well worn. Drive shed: ▪ Unobservable during the site visit as the property inspection assessed the exterior of the driveshed only.

ELEMENT	OBSERVED CONDITIONS
Stairways/Galleries/Balconies	Barn: ▪ Fair condition though well worn. Drive shed: ▪ n/a
Interior Decorations/Finishes	Barn: ▪ n/a Driveshed ▪ n/a
Fixtures & Fittings	Barn: ▪ Rough electrical wiring, exposed junction boxes and uncovered light fixtures. Drive shed: ▪ No fixtures were observed on the exterior. Interior was unobservable during the site visit as the property inspection assessed the exterior of the driveshed only.
Building Services	Barn: ▪ The property is currently inhabited, and services were active at the time of site visit. Drive shed: ▪ n/a
Site & Environment	Barn: ▪ Vegetation around the barn generally well kept and unlikely to be physically affecting the structure. ▪ No areas of standing water observed. Drive shed: ▪ Vegetation around the drive shed generally well kept and unlikely to be physically affecting the structure. ▪ No areas of standing water observed.

4.2.6.2 HERITAGE INTEGRITY

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

> *"Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property."*
>
> (MCM 2006a: 26)

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

Other guidance documents reviewed as part of this assessment define integrity as the "wholeness" or "honesty" of a place and examines the subsequent effects of time and change on the site's cultural heritage value (Drury and McPherson 2008:45). Similarly, Kalman's 1979 *Evaluation of Historic Buildings* criteria for "Integrity" ("Site", "Alterations", and "Condition") are less specifically linked to significance, so have been used here to determine the

Study Area's level of heritage integrity (Table 4). This analysis was also considered when evaluating the Study Area for CHVI. The associated survival percentage and rating is based on the following scale:

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

4.2.6.3 RESULTS

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

Table 5: Analysis of Heritage Integrity

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

ELEMENT	ORIGINAL MATERIAL/TYPE	ALTERATION	SURVIVAL (%)	RATING	COMMENT
	- Decorative stone heads, wooden frames with decorative arched heads, and stone lug sills that are rough faced with chiselled margins seen on window and door openings;				
Exterior Additions	Rear addition has a gable roof, cladding in horizontal wood clapboard, and stands on a concrete foundation.	The concrete foundation of the rear addition suggest it dates to the late 20th century. Staining in the main block's south wall indicates it replaced an earlier addition, construction of which is unknown.	0	Poor	The rear addition is a single storey addition to the elevation, leaving much of the north elevation unaltered and visible. The extant addition is a replacement of an earlier, unknown structure.
Interior Plan	Unknown.	Unknown.	n/a	n/a	No additional comments
Interior Walls/Floors	Unknown.	Unknown.	n/a	n/a	No additional comments
Interior Trim	Unknown.	Unknown.	n/a	n/a	No additional comments
Interior Features	Unknown.	Unknown.	n/a	n/a	No additional comments
Landscape features	Long tree-lined driveway, turn of the century barn, and mature vegetation throughout the property.	Minimal alterations to the mature landscape features.	95	Excellent	No additional comments
Average of Rate of Change/Heritage Integrity			**82**	**Excellent**	**Rating of very good is based on original element survival rating between 81-100%**

5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 ONTARIO REGULATION 9/06

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

The Study Area was evaluated using the criteria for CHVI prescribed in O. Reg. 9/06. Table 6 provides a summary of the evaluation, and a discussion of the evaluation is provided below.

Table 6: Evaluation of Cultural Heritage Value or Interest

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

5.1.1 DESIGN OR PHYSICAL VALUE

The main block of the farmhouse is a representative example of a late 19th to early 20th-century Italianate style farmhouse and the barn is a representative example of a gable-roofed Central Ontario barn type with atypical end-drive bank and entrance. These structures, together with the Study Area's mature vegetation lining the driveway, are a representative example of a turn of the century farmstead in the Town of Caledon (Criterion 1). While it is possible that the drive shed was constructed in the early 20th century, this could not be confirmed and in form is not a rare, unique, representative or early example.

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

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

5.1.2 HISTORICAL OR ASSOCIATIVE VALUES

The Study Area does not have historical value or associative value. It is historically linked with the Cameron family, an early farming family in the community who worked Lot 17 from the early 19th century and into the late 20th century, but no evidence was identified to suggest the Cameron family made significant contributions to the community. Background research has demonstrated that the Study Area has no direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community (Criterion 4).

There is no evidence to suggest the structure yields or has the potential to yield, information that contributes to an understanding of a community or culture (Criterion 5).

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

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

5.1.3 CONTEXTUAL VALUE

The collection of contemporary elements such as the farmhouse, barn, and tree-lined drive supports the contextual value of the Study Area. This ensemble within the Study Area is closely tied, both physically and historically, to similar properties in the surrounding area. The Study Area is one of several farm complexes in the area that are either listed on the Town of Caledon's heritage register or identified on the Town's Built Heritage Resource Inventory of Pre-1946 Structures. Similar to other properties in the vicinity, the Study Area has a long driveway leading to a small complex of structures that includes a farmhouse, barn and driveshed, and mature vegetation. These properties collectively create a rural landscape that retains something of its 19th-to-early 20th-century agricultural land use. As a turn of the century farmstead, the spatial organization and mix of structural elements in the Study Area maintain and support the rural agricultural character of the wider area (Criterion 7).

The Study Area is historically connected to other properties in the immediate vicinity that were owned by members of the Cameron family through the 19th and early 20th centuries. These properties are 18667 Mississauga Road (built by James Cameron's father, Duncan Cameron Sr.), 18501 Mississauga Road (built by James' great-uncle, John), and 1420 Charleston Sideroad (built by James' cousin, George). The Study Area is particularly linked to the latter as the house at this address is in the same Italianate style and was likely built around the same time as the main block (Criterion 8).

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

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

5.1.4 SUMMARY

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

5.2.2 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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

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

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

5.2.3 HERITAGE ATTRIBUTES

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

- Residence main block:
  - Two storey, red brick Italianate style farmhouse with an irregular footprint.
  - Medium pitch hipped roof featuring a wide overhang and decorative paired brackets.
  - Projecting two-storey frontispiece on northeast elevation with decorative bargeboard on its gable.
  - Stone accents:

        - stone quoins that are rough faced with chiselled margins;
        - decorative stone window heads;
        - stone lug sills that are rough faced with chiselled margins.
    - Original wood hung windows with wooden frames that feature arched heads.
    - Intact entrances and doors.
    - Parged stone foundations with chamfered, rough faced ashlar watertable.
- Central Ontario barn:
    - Timber frame;
    - Gable roof;
    - Fieldstone foundation;
    - Vertical plank siding;
    - Windows and doors set into fieldstone foundation; and
    - Ramp on the northwest elevation.
- Mature vegetation:
    - Group of four deciduous trees lining the southeast side of the driveway.

6 IMPACT ASSESSMENT

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

— **Direct Impact:** A permanent or irreversible negative affect on the CHVI of a property that results in the loss of a heritage attribute. Direct impacts include destruction or alteration.

— **Indirect Impact:** An impact that is the result of an activity on or near a cultural heritage resource that may adversely affect the CHVI and/or heritage attributes of a property. Indirect impacts include shadows, isolation, direct or indirect obstruction of significant views or vistas, a change in land use, or land disturbances.

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

6.1 DESCRIPTION OF PROPOSED WORK

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

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

— Stripping topsoil and overburden to create a perimeter berm. Excess soil will be temporarily stored within the license area or used for progressive rehabilitation of the site.

— Extraction of limestone (involving blasting) and sand and gravel below the water table. This will require dewatering to allow for operations in a dry state.

— The possible use of temporary workspaces/laydown areas, vegetation removal, and heavy machinery/traffic.

— Rehabilitation, the goal of which is to create a landform that represents an ecological and visual enhancement and provides future opportunities for conservation, recreational, tourism and water management. This will ultimately include the creation of lakes, vegetated shorelines, islands, wetlands, upland forested areas, riparian plantings adjacent to the existing watercourse, nodal shrub and tree planting on upland areas grassland meadows and specialized habitat features for bats and turtles.

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

6.2 ASSESSMENT OF POTENTIAL IMPACTS

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

Table 7: Assessment of Potential Impacts to 18722 Main Street

IMPACT TYPE	DISCUSSION
Direct Impacts	
Destruction of any, or part of any, significant heritage attributes or features.	The preliminary extraction area, proposed in April 2023, of which the proposed construction activities include extraction (blasting) as well as the possible use of temporary workspaces/laydown areas, vegetation removal, and heavy machinery/ traffic, encompasses a portion of the Study Area. The license boundary extends beyond the preliminary extraction area to encompass a greater portion of the Study Area. No heritage attributes are located within the preliminary extraction area or the license boundary. The location of the proposed construction activities will be approximately 35-95 m from heritage attributes identified for the property. As proposed, the work is not anticipated to result in destruction-related impacts that will directly impact the heritage attributes of the Study Area.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	The proposed aggregate work will result in alterations that are not sympathetic with the historic rural and agricultural fabric and appearance of the Study Area and surrounding context. Without mitigation measures or conservation planning, the proposed work could result in negative impacts to the heritage attributes and their contextual heritage value. See Section 8 for mitigation recommendations.
Indirect Impacts	
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	No shadow-related impacts to the heritage resource are anticipated since the proposed work will be ground disturbing rather than new building construction. Accordingly, no negative impacts relating to shadows are anticipated.
Isolation of a heritage attribute from its surrounding environment context or a significant relationship.	The location of the proposed construction activities suggests the possible demolition/destruction of the agricultural fields within the Study Area and the adjacent farmsteads to the south and east, to which the Study Area is historically and physically linked. The isolation of the building complex from the associated agricultural fields will not impact the viability of any heritage attributes within the Study Area. Accordingly, no negative impacts relating to isolation are anticipated.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No significant views or vistas to or from the Study Area were identified as a heritage attribute. Therefore, no negative impacts to views are anticipated.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	A proposal to change the land use of a portion of the Study Area and surrounding area to be licenced under the *Aggregate Resources Act* and designated/zoned under the Planning Act to permit the proposed quarry has been submitted and is in progress. Therefore, no impacts related to land use are anticipated.
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. Additionally, the ground disturbing work will result in vibrations which may damage the heritage attributes identified for the Study Area. Without mitigation measures, the proposed activities may result in land disturbances which will negatively affect the CHVI and heritage attributes identified for the Study Area.

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

6.3 SUMMARY OF POTENTIAL IMPACTS

The proposed work will involve the extraction of limestone resources, requiring stripping topsoils and overburden, extraction (blasting), vegetation removal, creation of temporary workspaces/laydown areas, use of heavy machinery/traffic, and ultimate rehabilitation. Without conservation and mitigation measures, the proposed work has potential for direct and indirect negative impacts to the Study Area related to alteration and land disturbances.

Section 8 provides recommendations on conservation and mitigation measures that should serve to mitigate any potential negative impacts of the proposed work.

7 CONSIDERATION OF ALTERNATIVES

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

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

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

Retention of the building on-site in its original use.

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

Disadvantages: While minimum intervention is the most preferred approach, this can prove detrimental to long-term sustainability without sufficient preventative mitigation measures. Given the location of the Study Area as partially within the limit of extraction, the nature of the proposed mineral aggregate operation activities is anticipated to subject the Study Area to negative impacts. Steps such as landscape treatments would be required to maintain the viability of the farmhouse as a livable structure and the structural integrity of the barn.

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

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

7.2 OPTION 2: ADAPTIVE REUSE

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

Advantages: This approach would conserve the identified heritage attributes in their current location within the property. Rehabilitation can 'revitalize' a historic place (Canada's Historic Places 2010). Adaptive re-use would serve to retain the farmhouse's heritage attributes in its original location, while allowing for change to take place in the immediate area. Adaptive re-use presents an opportunity for the house to retain a 'progressive authenticity', or 'successive adaptations of historic places over time (Jerome 2008:4). Adaptive re-use projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning to undertake.

Disadvantages: Conservation of the farmhouse and barn without similar conservation of the greater property and surrounding properties would diminish the authentic rural and context and sever the contextual value for the farmhouse. Adaptive re-use of heritage buildings for office work is a commonly explored alternative and one explored as an option for this project. Using the farmhouse as an office site for the quarry operations would require changes to convert the structure to an office, which may negatively impact the identified CHVI and heritage attributes and would still only be a temporary measure.

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

— Extensive and temporary nature of the changes required to the farmhouse and barn.

— Another property has been selected to be used as an office and additional offices are not needed.

— Potential for long term negative impacts to the identified CHVI and heritage attributes of the farmhouse and barn.

7.3 OPTION 3: RELOCATION AND REHABILIATION

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

Option 3a: Relocation of the building on the development site. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development.

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

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

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

Overall feasibility: This option is not feasible because:

— The heritage attributes will not be directly impacted by the proposed work.

— Nature and scope of the proposed adjacent mineral aggregate operation activities do not allow for sufficient space and buffer to relocate the farmhouse within Lot 16.

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

Advantages: As with Option 2, relocation and rehabilitation can 'revitalize' a historic place, and when adapted to a new location, a valued place can be more easily maintained and protected and its heritage attributes widely understood, recognized, and celebrated. Also as above, relocation and rehabilitation projects are generally more

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

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

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

Overall feasibility: This option is not feasible because:

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

7.4 OPTION 4: SALVAGE AND COMMEMORATION

Under this option all the property's heritage attributes would be documented through photographs, measured drawings, and written notes prior to demolition. This option allows for salvage of notable heritage artifacts that contribute to the CHVI of the property for donation during and consult with the Town of Caledon regarding the potential inclusion and development of commemorative plaques or place naming strategies.

Advantages*:* This option would conserve the historical connection of the farmhouse and landscape features to the community and original land parcel through commemoration while salvage of notable artifacts would retain some physical link to the farm complex's intangible historical or associative value. This option is both cost effective and acknowledges the farm complex's historical importance within the community. Through detailed investigations, the construction, architecture, and history of the property would become an example for comparative studies and inform both future heritage assessments and academic study of the area.

Disadvantages*:* Preservation by salvage or record is the least desirable conservation option. The property was found to have design or physical value and the main block was determined to be in good physical condition. Through demolition, all CHVI and heritage attributes would be removed from the Study Area, and a tangible reminder of the late 19th-century farmhouse, barn, and landscape features would be lost, resulting in further attrition of heritage property building stock in the municipality and province. Even if some materials are salvaged, there is potential that their connection with the farmhouse and its historical or associative value will eventually be lost. Demolition of viable buildings also means the unnecessary addition of building material to a landfill.

Overall feasibility: This option is not feasible because:

— The high level of CHVI retained by the heritage attributes as representative examples of turn of the century farm elements.

— The property is in overall good condition.

7.5 SUMMARY

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

Option 1 will:

— Preserve a tangible element of the Town's architectural and agricultural history;

— Retain understanding of the property within its specific historical and land use setting; and

— Encourage public understanding and appreciation of the Town's built and agricultural heritage.

To support Option 1, a 50 m buffer around the property's heritage attributes should be applied to the extraction limit to protect the property's heritage attributes from potential adverse impacts as a result from construction related activity (see Figure 11). This buffer reflects research (i.e. Carmen et al. 2012 and Randl 2001) and consultation with WSP vibration specialists, which determined a 50 m buffer adequate for capturing potential vibration impacts to physical heritage attributes such as built structures.

UPDATE No. 1 (September 2025): *The below text and Table 8 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 8: Policies and Guidelines met as part of this HIA

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

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

UPDATE No. 1 (September 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, 18722 Main Street, 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 18722 Main Street on March 12, 2024 (Town of Caledon 2024b and 2024c) with the following description:

> The property is located on the west side of Main Street, north of Charleston Sideroad, being Part of Lots 17 and 18, Concession 4 WHS, within the former geographic Township of Caledon.

> Built between 1899 and 1905 for James Cameron, the red brick farmhouse is representative of the Italianate architectural style with its two-storey massing, hipped roof with wide overhanging eaves and decorative brackets, dichromatic stone accents including segmental stone eyebrow arches and carved lug sills on window and door openings, and wood frames with carved arched head accents on window and door openings. The farmhouse is set back from the road, accessed by a driveway lined with mature trees. At the rear of the driveway, to the south of farmhouse is a three-bay timber-framed barn built in the gable-roof Central Ontario style, likely constructed at the same time as the house.
>
> The grouping of contemporary elements such as the farmhouse, barn, and tree-lined drive supports the contextual value of the property. This complex is closely tied, both physically and historically, to similar properties in the surrounding area. As a turn of the century farmstead, the spatial organization and mix of structural elements on the property maintain and supports the rural agricultural character of the wider area.
>
> (Town of Caledon, 2024c)

Additionally, WSP facilitated production of a draft Reference Plan (R-Plan) to further support Option 1 by identifying the portion of the parcel containing 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 B.

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



KEY MAP



SCALE 1:100,000

LEGEND

- CIRCULATION ROUTE
- PROPOSED 50m BUFFER
- BARN COMPLEX
- DRIVEWAY
- MAIN RESIDENCE
- MATURE TREES
- DRIVE SHED
- SILO

0 7.5 15 30 45

SCALE 1:1,000 METRES

NOTE(S)
1. ALL LOCATIONS ARE APPROXIMATE

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

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

PROJECT
CULTURAL HERITAGE IMPACT STATEMENT, 18722 MAIN STREET TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

TITLE
PROPOSED 50M BUFFER

CONSULTANT

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

PROJECT NO.	CONTROL	REV.	FIGURE
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8 SUMMARY STATEMENT AND RECOMMENDATIONS

WSP was retained by CBM to complete a HIA for 18722 Main Street in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area). The irregular-shaped, 48.5-hectare (120-acre) Study Area is located on the southwest side of Main Street, approximately 645 m northwest of Charleston Sideroad. The Study Area is surrounded by agricultural properties. Within the Study Area is a two-storey red brick Italianate style residence constructed between 1899 and 1905 and a rear addition built in the 20th century. The 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 proposes to develop a portion of the Study Area as part of a quarry site, with the proposed work including removing the surface vegetation and overburden, creating temporary workspaces or laydown areas, extracting the limestone resources, and ultimately rehabilitating the site.

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

An impact assessment of the proposed work determined that the Study Area will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends to:

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

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. The limit of extraction shall be revised as shown on Figure 11 and in Appendix A to accommodate the 50 m buffer to protect the heritage attributes of the property from potential adverse impacts as a result from construction related activity. This no-go zone shall be indicated on all project mapping and communicated to project personnel.
2. Vibration impacts:
    a. Implement the recommendations of the blast impact assessment (WSP 2022b) to ensure the structural integrity of the farmhouse and barn are maintained.
    b. Vibration from blasting activities will potentially impact the heritage attributes identified for this property. To avoid or reduce the risk of vibrations resulting in adverse impact and ensure the structural integrity of the heritage attributes is maintained, the vibration monitoring protocol developed by a qualified vibration specialist shall be implemented during the activities of the mineral aggregate operation. Should the

vibration threshold be exceeded, blasting designs which are affecting the receptors must be reassessed to determine appropriate next steps.

3. 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).
4. Landscape treatments, such as berms or vegetative screens, should be employed and placed between the heritage attributes and the construction/ extraction activities to help dampen any noise or vibration effects.
    a. Position the perimeter berm between the extraction limit and the property boundary to help lessen indirect effects from vibrations or noise.
    b. Construct a swale positioned between the barn and the perimeter berm, setback beyond 3 m from the barn, that extends eastward to the road to alleviate runoff from the perimeter berm and direct drainage away from the barn. As proposed by WSP Engineers and accepted by Town of Caledon Heritage Planners and Engineers (S. Drummond, email communication, January 7 2025), the swale should provide approximately 80 m of length and approximately 1 m of drop for a continuous slope of approximately 1.25%.
5. Ensure that the property remains inhabited.
    a. If the property is vacated before the site-specific mitigation measures are implemented, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.
6. Develop a management and maintenance plan to guide the management of the heritage attributes and outline how the heritage attributes of the structure will be protected and maintained during the activities of the mineral aggregate operation. Consider maintenance manuals such as the Province of Manitoba and Canada's Historic Places "Heritage Building Maintenance Manual". This plan can be presented as a Technical Memorandum.
7. As the evaluation of the farmhouse and its associated parcel determined that the property meets two or more criteria under the *Ontario Heritage Act*, it is eligible for designation under Part IV. Consider designating the farmhouse and a portion of the parcel associated with the heritage attributes under Part IV of the *Ontario Heritage Act*.
    a. *It is acknowledged as part of this updated report (2025) that the Town has issued a NOID for the property and a Draft Reference Plan (R-Plan) has been prepared to guide the limits of the future Part IV Designation (Appendix B).*

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 A.

10 BIBLIOGRAPHY

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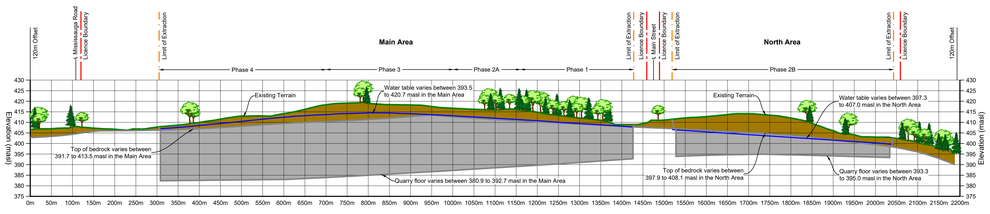
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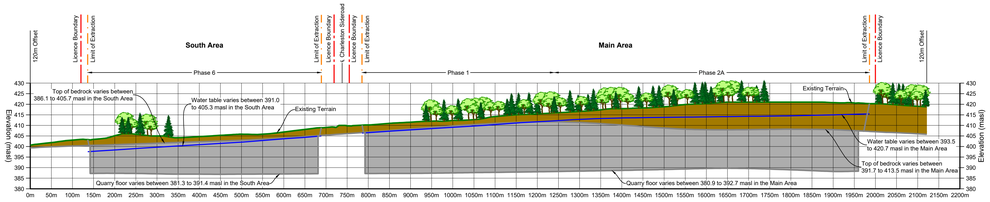
WSP (2025b). Air Quality Monitoring Plan. On file with report author.

Appendix A:

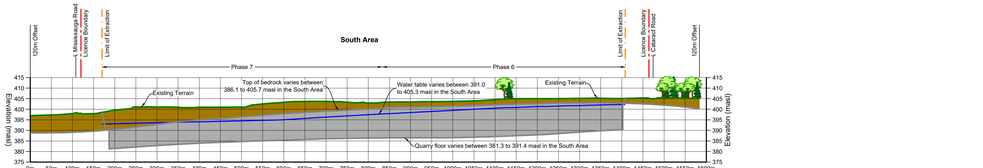
Site Plan (May 2025)



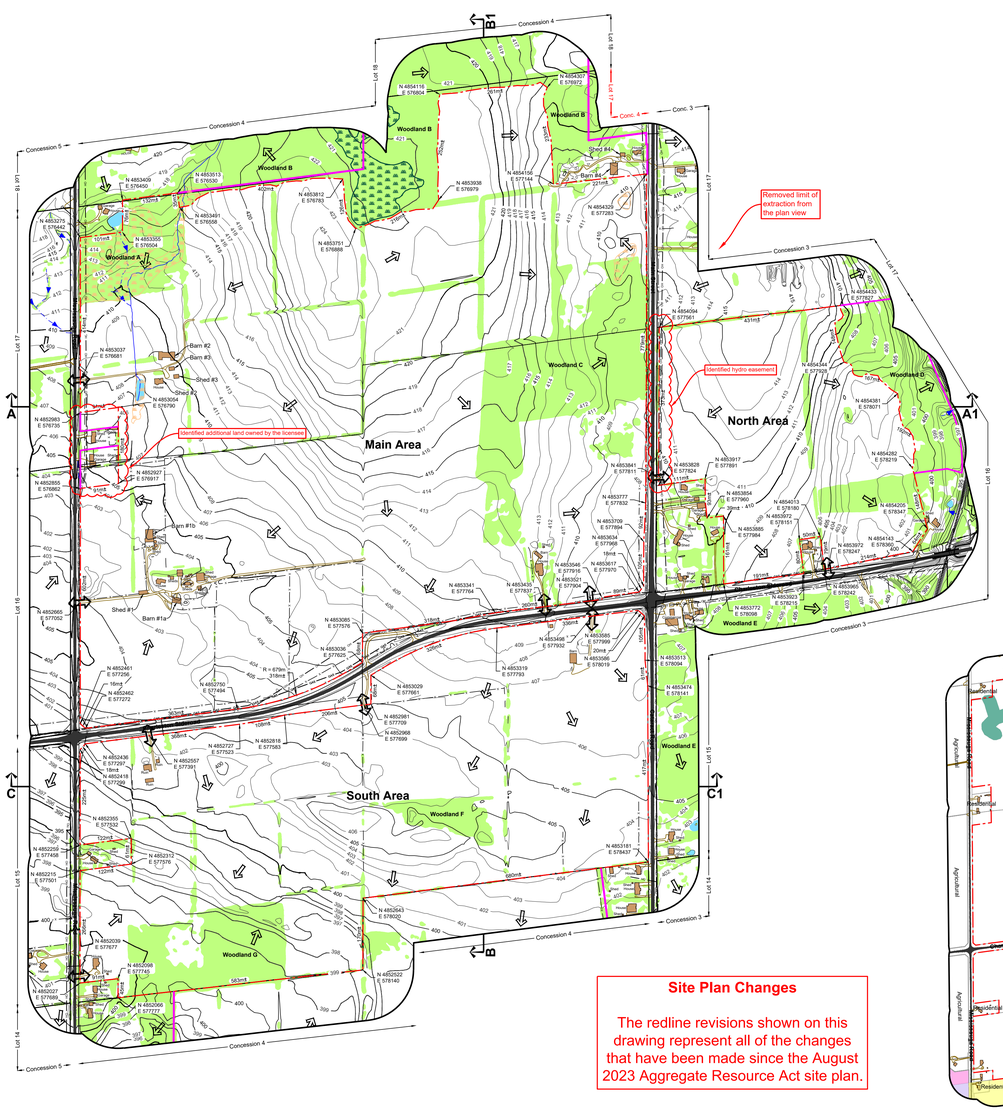
Section A-A1
Horizontal - 1:5000 / Vertical - 1:1000



Section B-B1
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Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000



Site Plan Changes

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

A. General

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

B. References

1. Contours were obtained from First Base Solutions and are displayed in one metre intervals. Elevations shown are in metres above sea level (MASL).
2. Topographic information was obtained from numerous sources including First Base Solutions, Land Information Ontario and field investigations for technical reports.
3. All topographic features and structures are shown to scale in Universal Transverse Mercator (UTM) with North American Datum 1983 (NAD83), Zone 17 (metre), Central Meridian 81 degrees west coordinate system.
4. The Main Area licence boundary was established based on a compiled plan of survey completed by Delph & Jenkins North Limited, Ontario Land Surveyors, on February 14, 2022 which utilized the following information: Plan 43R-39683, 43R-24507, 43R-22355, 43R16517, 43R-17782, 43R-4021, 43R-21423, 43R-2743, and instruments RO1144974 and RO1014831. The North and South Area licence boundaries are based on the Municipal Property Assessment Corporation's parcel fabric.
5. Existing zoning on and within 120 metres of the licence boundaries are from the Town of Caledon Zoning By-law 2006-50, Schedule 'A', Zone Maps: E4 (last updated August 21, 2015), 74 (last updated March 24, 2016) and 75 (last updated August 21, 2015). The Main Area is currently zoned Agricultural Zone (A1) and Environmental Policy Area 2 Zone (EPA2) while the North and South Areas are currently zoned Agricultural Zone (A1).
6. Existing land use designations within 120 metres of the licence boundaries are from the Niagara Escarpment Plan - Map 4, dated June 1, 2017.
7. Land use information and structures identified on and within 120 metres of the licence boundaries were determined using aerial photography captured in the spring of 2021 from First Base Solutions.

C. Drainage

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

D. Groundwater

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

E. Site Access and Fencing

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

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

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

G. Aggregate Related Site Features

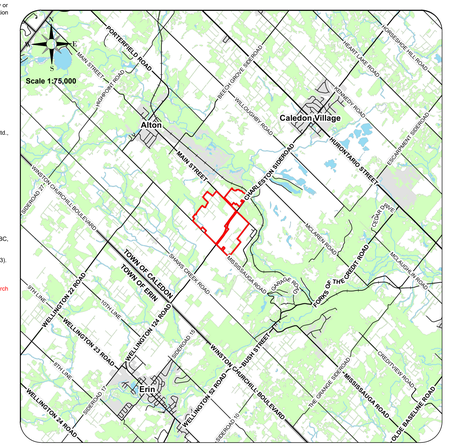
1. There are no existing aggregate operations or features on-site such as processing areas with stationary or portable equipment, stockpiles, recyclable materials, scrap, fuel storage, haul roads, berms or excavation faces.

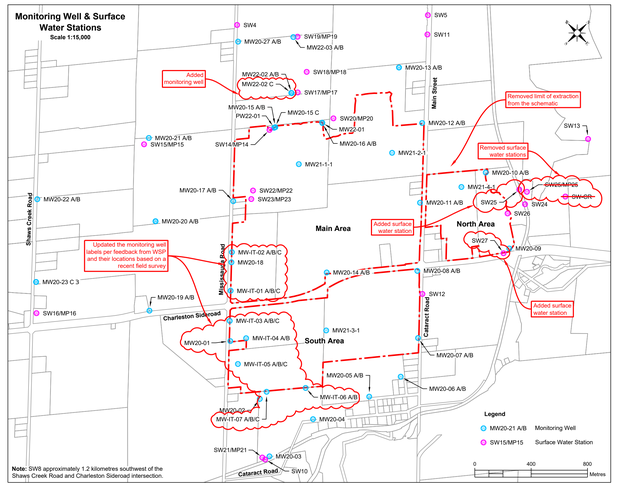
H. Cross Sections

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

I. Technical Reports - References

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





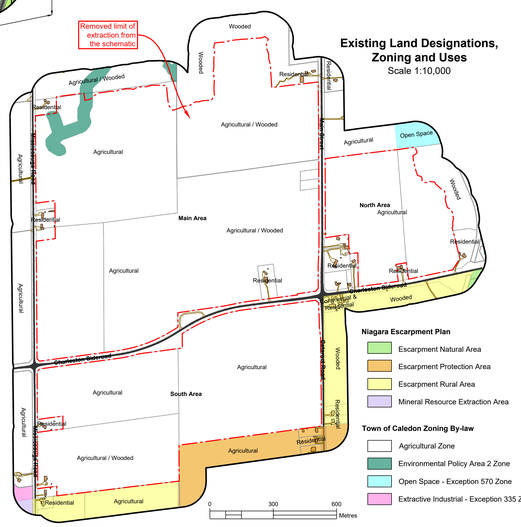
Note: SW8 approximately 1.2 kilometres southwest of the Shaws Creek Road and Charleston Sideroad intersection.

Table 1 Notes:

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

Table 2 Notes:

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



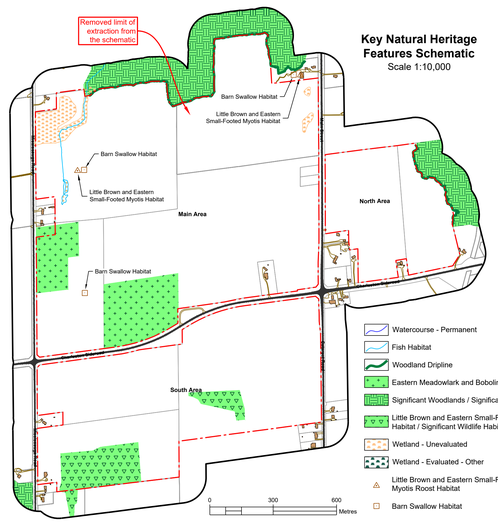


Table 1: On-Site Groundwater and Surface Water Monitoring Program

Name	Type	Northing	Easting	Monitoring Scope
MW20-01 A/B	Mon Well	4852268	577459	Water level [1]
MW20-07 A/B	Mon Well	4853250	578360	Water level [1]
MW20-08 A/B	Mon Well	4853575	578010	Water level, water quality [1,5]
MW20-09	Mon Well	4854157	578344	Water level, water quality [1,5]
MW20-10 A/B	Mon Well	4854407	577838	Water level, water quality [1,5]
MW20-11 A/B	Mon Well	4853921	577672	Water level [1]
MW20-12 A/B	Mon Well	4854321	577272	Water level, water quality [1,5]
MW20-14 A/B	Mon Well	4853100	577576	Water level [1]
MW20-15 A/B	Mon Well	4853544	576577	Water level, water quality [1,5]
MW20-15 C	Mon Well	4853544	576577	Water level [1]
MW20-16 A/B	Mon Well	4853807	576785	Water level [1]
MW20-17 A/B	Mon Well	4852966	576752	Water level [1]
MW20-18	Mon Well	4852659	577058	Water level [1]
MW21-1-1	Mon Well	4853485	576882	Water level [1,4]
MW21-2-1	Mon Well	4854021	577279	Water level [1,4]
MW21-3-1	Mon Well	4852814	577872	Water level [1,4]
MW21-4-1	Mon Well	4854211	577793	Water level [1,4]
MW22-01	Mon Well	4853808	576782	Water level [1]
MW22-02 A/B	Mon Well	4853795[4]	576411[7]6	Water level [1]
MW22-02 C	Mon Well	4853794	576476	Water Level [1]
MW22-03 A/B	Mon Well	4854078	576201	Water level [1]
PW22-01	Mon Well	4853535	576574	Water level [1]
SW14/MP14	SW/MP	4855098	578165	Water level & temperature [2]
SW23/MP23	SW/MP	4853125	576900	Water level & temperature [2]
SW23/MP23	SW/MP	4853050	576840	Water level & temperature [2]
SW26	SW	4854320	578155	TBD by MECP PTTW & ECA Approvals [1]
SW27	SW	4854105	578340	Water level and temperature [1,2]
MW-IT-01 A/B/C	Mon Well	4852[5]16[7]49	577[2]01609	Water level, water quality [1,5]
MW-IT-02 A/B/C	Mon Well	4852[7]16[8]49	577[2]01609	Water level, water quality [1,5]
MW-IT-03 A/B/C	Mon Well	4852[3]6[4]99	5773[2]246	Water level, water quality [1,5]
MW-IT-04 A/B	Mon Well	4852[3]6[4]86	57752[1]9	Water level, water quality [1,5]
MW-IT-05 A/B/C	Mon Well	485219[5]9	5776[1]67	Water level, water quality [1,5]
MW-IT-06 A/B	Mon Well	4852[4]28[2]48	57[8]0[6]8666	Water level, water quality [1,5]
MW-IT-07 A/B/C	Mon Well	4852[2]0[8]49	57[7]9[7]8666	Water level, water quality [1,5]

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

Name	Type	Northing	Easting	Monitoring Scope
MW20-02	Mon Well	4852138	577900	Water level [1,3]
MW20-03	Mon Well	4851907	578244	Water level, water quality [1,3]
MW20-04	Mon Well	4852313	578265	Water level, water quality [1,3]
MW20-05 A/B	Mon Well	4852713	578423	Water level, water quality [1,3]
MW20-06 A/B	Mon Well	4852973	578474	Water level, water quality [1,3]
MW20-13 A/B	Mon Well	4854473	576873	Water level [1,3]
MW20-13 C	Mon Well	4854473	576873	Water level [1,3]
MW20-19 A/B	Mon Well	4852000	576907	Water level [1,3]
MW20-20 A/B	Mon Well	4852468	576476	Water level [1,3]
MW20-20 C	Mon Well	4852468	576476	Water level [1,3]
MW20-21 A/B	Mon Well	4852840	576014	Water level [1,3]
MW20-22 A/B	Mon Well	4851966	575785	Water level [1,3]
MW20-23 A/B	Mon Well	4851556	576206	Water level [1,3]
MW20-23 C	Mon Well	4851556	576206	Water level [1,3]
MW20-27 A/B	Mon Well	4853770	575954	Water level [1,3]
SW4	SW	4852963	574760	Water level and temperature [2,3]
SW5	SW	4853846	575863	Water level and temperature [2,3]
SW8	SW	4851688	576054	Water level and temperature [2,3]
SW10	SW	4850628	579128	Water level and temperature [2,3]
SW11	SW	4851869	578238	Water level and temperature [2,3]
SW12	SW	4854781	576842	Water level and temperature [2,3]
SW13	SW	4853488	578153	Water level and temperature [2,3]
SW15/MP15	SW/MP	4853501	576562	Water level and temperature [2,3]
SW16/MP16	SW/MP	4852785	576024	Water level and temperature [2,3]
SW17/MP17	SW/MP	4853803	576488	Water level and temperature [2,3]
SW18/MP18	SW/MP	4853993	576396	Water level and temperature [2,3]
SW19/MP19	SW/MP	4854106	576226	Water level and temperature [2,3]
SW20/MP20	SW/MP	4853890	576919	Water level and temperature [2,3]
SW21/MP21	SW/MP	4851865	578215	Water level and temperature [2,3]
SW24	SW	4854455	578193	Water level and temperature [2,4]
SW25	SW	4854497	578089	Water level and temperature [2,4]
SW25/MP25	SW/MP	4854525	578338	Water level and temperature [2,4]
SW-DR	SW	4854700	578050	Water quality [2,4]

Legal Description

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

Legend

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

Legend - Cross Sections

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

Site Plan Acronyms

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

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

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

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
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MHBC Stamp

Brian Zeman

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

MHBC Stamp

Christopher Poole

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

Draft

Applicant

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

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNRF Licence Reference No. 626600	**Applicant's Signature**
Plan Scale: 1:5000 (Arch E)	**Date** August 2023 May 2025
0 150 300 Metres	**Drawn By** C.P.
	Checked By B.Z.
	File No. 8816AF

File Name

Existing Features

Drawing No. 1 of 4

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

A. General

1. Area Calculations:

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

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

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

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

B. Hours of Operation

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

C. Site Access and Fencing

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

D. Drainage and Siltation Control

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

E. Site Preparation

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

F. Berms and Screening

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

G. Site Dewatering

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

H. Extraction Sequence

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

I. Extraction Details

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

J. Equipment and Processing

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

K. Fuel Storage

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

L. Scrap and Recycling

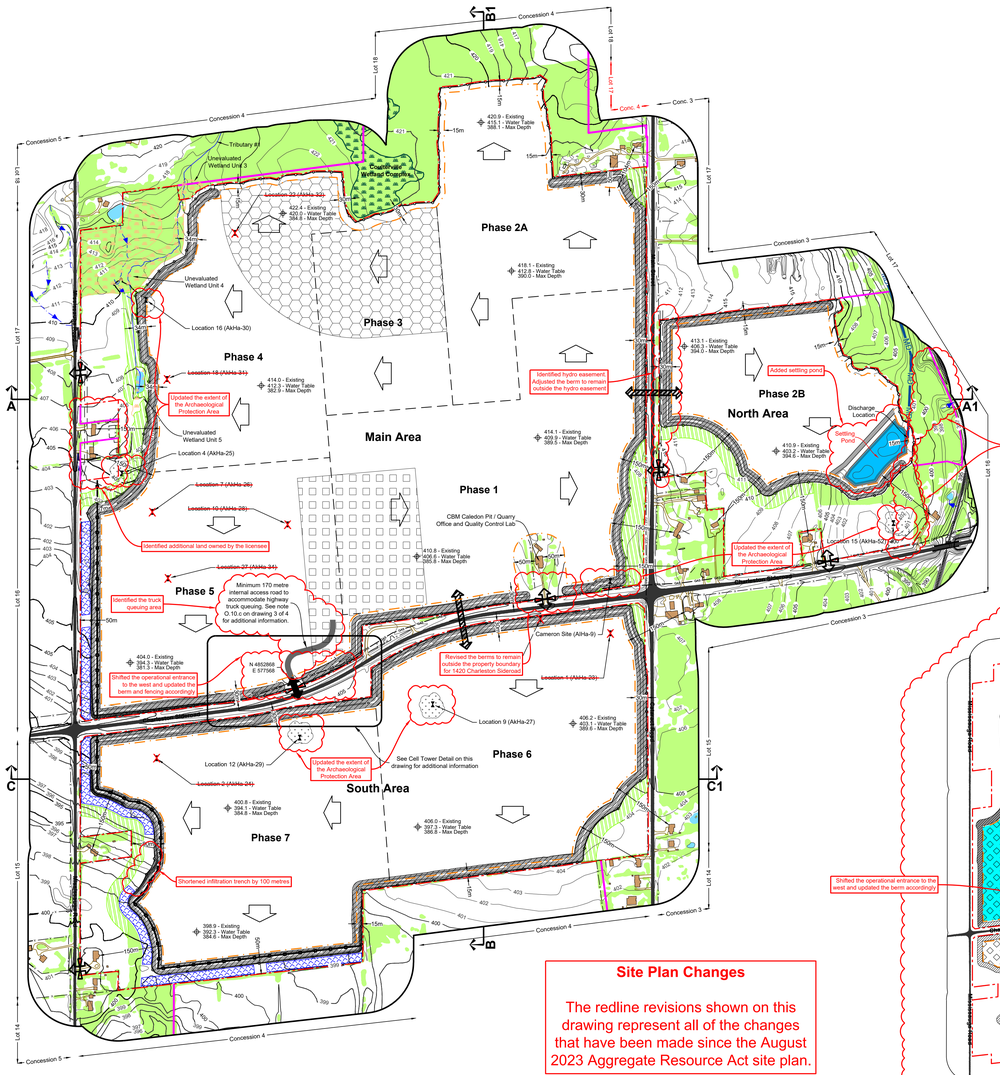
1. Scrap may be stored on-site within the Facility Pad, Building Location and Recycling Area identified on the plan view of this drawing (see note 2.b on this drawing for additional information) and shall be removed on an on-going basis.
2. Scrap shall only include material generated directly as a result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

M. Maximum Disturbed Area

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

N. Variations from Control and Operation Standards

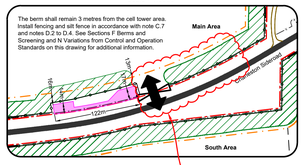
Section 0.13 Standard	Variation	Rationale
(1) 1 & 2	1. A gate shall not be required for the tunnel crossings. 2. Gates shall not be required in an Area that is not currently undergoing site preparation.	1. The tunnel crossings are beneath the road allowance. Therefore, access is already restricted. 2.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



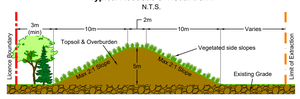
Site Plan Changes

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

Cell Tower Detail
Scale - 1:3000



Typical Acoustic & Visual Berm
N.T.S.



Noise Mitigation Schematic
Scale 1:10,000



Key Natural Heritage Features Schematic
Scale 1:10,000



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

Legal Description

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

Legend

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

Site Plan Acronyms

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

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

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

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

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

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

Draft

Applicant

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

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

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

O. Technical Recommendations

1. Agricuture

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

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

2. Blasting

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Air Quality

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

   b. Unpaved haul roads shall be watered using a water truck and/or dust suppressant. The application of water shall be dependent on weather conditions but should be designed to maintain a watering rate of at least 2 L/m²/hour. Site personnel shall conduct daily visible inspections of visible dust from the onsite haul roads, which shall be used to inform additional watering activities if high opacity dust is reported. When temperatures fall below 4° C, a Ministry of Environment, Conservation and Parks chemical dust suppressant shall be used in place of water.

   c. Unpaved haul roads shall be re-graded annually (or as needed based on observations) using coarser material.

   d. A speed limit of 25 km/hour on all site roads shall be implemented.

   e. Stockpiles shall be placed below grade where possible with drop heights of less than 1 metre maintained for fine material.

   f. The processing plant shall be equipped with a water spray system with the watering rate set to suppress visible dust.

   g. The processing plant shall be located below grade as soon as feasible.

   h. Drills shall be equipped with dust suppression systems.

   i. If sustained winds exceed 40 km/hour, on-site processing activities, including drilling and blasting, ~~will~~ shall cease and not resume until two consecutive hours of winds below 40 km/hour are recorded.

   j. A record of all visual inspections, dust mitigation activities and complaints shall be kept in the onsite filing system, as identified in the BMPP.

4. Cultural Heritage

   a. Areas of cultural heritage potential were identified for portions of the properties located at 18722 Main Street, 1055 Charleston Sideroad, 1420 Charleston Sideroad, 18501 Mississauga Road, and 18667 Mississauga Road. Accordingly, property specific Heritage Impact Assessment (HIAs) have been prepared for these properties. The recommendations from each HIA are presented below.

   b. HIA Recommendations for 1420 Charleston Sideroad:

      The HIA for 1420 Charleston Sideroad determined that the Study Area will be subject to both direct and indirect impacts. To avoid or reduce these effects, ~~WSP recommends~~ the licensee shall:

      - During operations, the farmhouse shall be adaptively re-used as an office/laboratory site for the quarry operations. Prior to the surrender of the licence, the building shall be converted back to its original use.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      b.a. If the property is vacated prior to converting the farmhouse to an office/laboratory a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

      b.b. The limit of extraction shall include a 50 m buffer from the farmhouse to protect the heritage attributes of the property.

      b.b.a. Prior to site preparation, the licensee shall erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      b.c. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

      b.d. A Heritage Documentation Plan shall be prepared for the property with a focus on the barn foundation ruins on the property.

      b.e. A Heritage Conservation Plan shall be prepared for the farmhouse prior to use of the farmhouse as an office or laboratory space to guide the adaptive re-use efforts and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the rehabilitation program phase and into the future.

      b.f. Prior to the surrender of the licence, remove any temporary protective measures implemented during the time the farmhouse is used as an office/laboratory site and rehabilitate the farmhouse back to its original use.

   c. HIA Recommendations for 1055 Charleston Sideroad:

      The HIA for 1055 Charleston Sideroad determined that the property will be subject to both direct and indirect impacts. To avoid or reduce these effects, WSP recommends the licensee shall:

      - Prior to site preparation in Phase 7 salvage, document, and commemorate the heritage attributes of 1055 Charleston Sideroad.

      To achieve this conservation strategy, the following mitigations shall be implemented:

      c.a. A Heritage Documentation Plan shall be prepared for 1055 Charleston Sideroad to create a record of the property. The documentation of the property shall include the foundation ruins of the barn and outbuilding (Structural Foundation No. 1 and Structural Foundation No. 2) and remnant landscape components of the farm complex (driveway and tree lines).
      The Heritage Documentation Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within Phase 7.

      c.b. Prior to the surrender of the licence, a commemorative plaque shall be installed at 1055 Charleston Sideroad to document the heritage attributes at the property. The commemoration strategy should shall be implemented during the rehabilitation phase of the project, following the completion of quarrying activities.

   d. HIA Recommendations for 18722 Main Street:

      The HIA for 18722 Main Street determined that the property will be subject to both direct and indirect impacts. To avoid or reduce these effects, WSP recommends the licensee shall:

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

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      d.a. The limit of extraction shall include a 50 m buffer from the barn to protect the heritage attributes of the property.

      d.a.a. Prior to site preparation, the licensee shall erect fencing at the 50 m buffer to identify a 'no-go zone' to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      d.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and barn are maintained.

      d.c. A berm or vegetative screen, shall be placed between 18722 Main Street the limit of extraction.

      d.d. The property at 18722 Main Street shall remain inhabited. In the event the property is vacated a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until the property is inhabited again.

      d.e. A Management and Maintenance Plan shall be prepared to protect and maintain the heritage attributes during the activities of the mineral aggregate operation.

   e. HIA Recommendations for 18501 Mississauga Road:

      The HIA for 18501 Mississauga Road determined that the property will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends the licensee shall:

      - Prior to extraction in Phase 5 relocate the farmhouse within the existing property parcel located outside of the licence boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      e.a. If the farmhouse is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

      e.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:

      e.b.a. Prior to site preparation in Phase 5, the licensee shall erect fencing 50 m from the farmhouse to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      e.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

      e.c. A Heritage Documentation Plan shall be prepared for the barns and mature vegetation on the property.

      e.d. A Structural Engineer should shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the licence licence is surrendered and v) following surrender of the licence licence, the farmhouse shall be inhabited for residential use.

      e.e. A Heritage Conservation Plan shall be prepared for the farmhouse to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

      e.f. Relocate the farmhouse on the portion of 18501 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse.

      e.g. The relocated farmhouse shall be inhabited for residential use.

   f. HIA Recommendations for 18667 Mississauga Road:

      The HIA for 18667 Mississauga Road determined that the property will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends the licensee shall:

      - Prior to extraction in Phase 4, the licensee shall relocate the farmhouse and summer kitchen within the existing property parcel located outside of the licence boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

      To achieve this conservation strategy, the following mitigation measures shall be implemented:

      f.a. If the farmhouse and summer kitchen is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse and summer kitchen, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

      f.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse and summer kitchen:

      f.b.a. Prior to site preparation in Phase 4, erect fencing 50 m from the farmhouse and summer kitchen to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

      f.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

      f.c. A Heritage Documentation Plan shall be prepared for the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation on the property.

      f.d. A Structural Engineer should shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the licence licence is surrendered and v) following surrender of the licence licence the farmhouse shall be inhabited for residential use.

      f.e. A Heritage Conservation Plan shall be prepared for the farmhouse and summer kitchen to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

      f.f. Relocate the farmhouse and summer kitchen on the portion of 18667 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and conserve the contextual value of the farmhouse and summer kitchen.

      f.g. The relocated farmhouse and summer kitchen shall be in habited for residential use.

5. Archaeology

   a. A Stage 1-3 Archaeological Assessment Archaeological Mitigation shall be required for the following sites: ~~Location 1 (AkHa-29), Location 3 (AkHa-31), Location 4 (AkHa-25), Location 5 (AkHa-27), Location 10 (AkHa-28),~~ Location 12 (AkHa-29), Location 15 (AkHa-52), Location 16 (AkHa-30); ~~Location 18 (AkHa-31); Location 22 (AkHa-32); Location 26 (AkHa-33); Location 27 (AkHa-34)~~ prior to any ground disturbance Site Alteration.

   b. The limits of each of these archaeological sites have been determined by Stage 3 Archaeological Assessment and include a 10 metre protective buffer zone - plus a 70 metre buffer. These sites are identified on the plan view of this drawing and referred to as an "Archaeological Protection Area".

   c. Alterations and/or ground disturbing activities are prohibited within the limits of the "Archaeological Protection Area" until such time that a professionally licenced archaeologist has completed archaeological field work on the site and the Ministry of Citizenship and Multiculturalism (MCM) has entered a report(s) in the Ontario Public Register of Archaeological Reports where the report(s) recommends that the archaeological site is of no further cultural heritage value or interest.

   d. Any archaeological site that is of further cultural heritage value or interest that remains within the licenced area at the time of surrender of the licence shall be protected through a restrictive covenant on title.

   e. The protected sites shall be fenced (post and wire) prior to commencing extraction.

   f. Should deeply buried archaeology remains be found during the course of site preparation and/or extraction related activities, the MCM shall be notified.

   g. In the event that human remains are encountered during construction or extraction activities, the licensee shall immediately contact both the MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (MGCS).

6. Visual

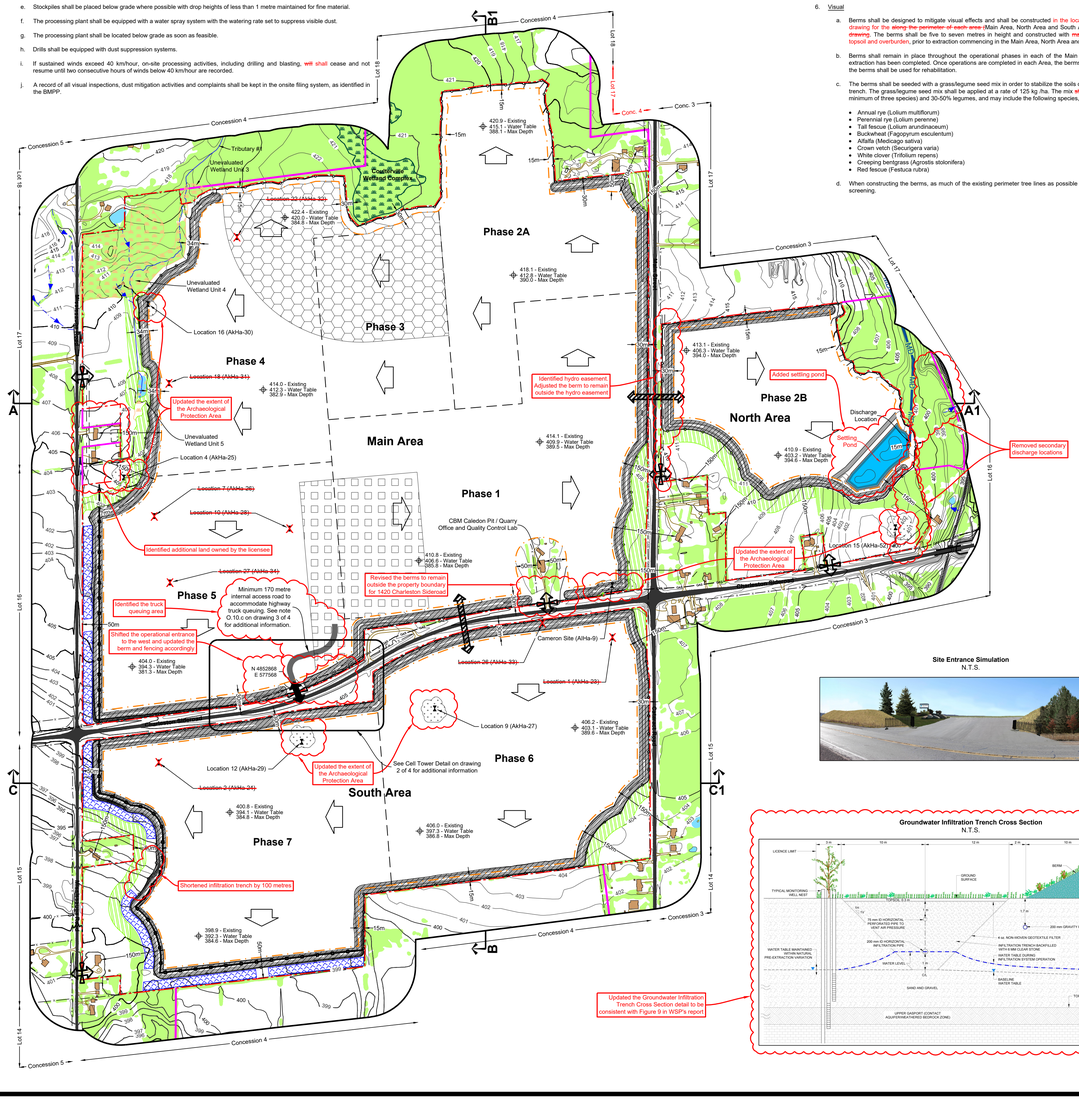
   a. Berms shall be designed to mitigate visual effects and shall be constructed in the locations identified on the plan view of this drawing for the along the perimeter of each area (Main Area, North Area and South Area) as shown on the plan view of this drawing. The berms shall be five to seven metres in height and constructed with material from each extraction area on-site topsoil and overburden, prior to extraction commencing in the Main Area, North Area and South Area.

   b. Berms shall remain in place throughout the operational phases in each of the Main Area, North Area and South Area until extraction has been completed. Once operations are completed in each Area, the berms shall be removed and the material from the berms shall be used for rehabilitation.

   c. The berms shall be seeded with a grass/legume seed mix in order to stabilize the soils on the berms and groundwater infiltration trench. The grass/legume seed mix shall be applied at a rate of 125 kg /ha. The mix should shall consist of 50-70% grasses (a minimum of three species) and 30-50% legumes, and may include the following species, as available at the time of application:

      - Annual rye (Lolium multiflorum)
      - Perennial rye (Lolium perenne)
      - Tall fescue (Lolium arundinaceum)
      - Buckwheat (Fagopyrum esculentum)
      - Alfalfa (Medicago sativa)
      - Crown vetch (Securigera varia)
      - White clover (Trifolium repens)
      - Creeping bentgrass (Agrostis stolonifera)
      - Red fescue (Festuca rubra)

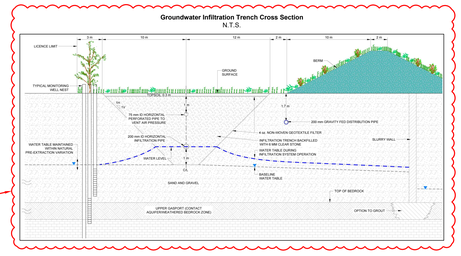
   d. When constructing the berms, as much of the existing perimeter tree lines as possible shall be left in place for additional visual screening.



Site Entrance Simulation
N.T.S.



Groundwater Infiltration Trench Cross Section
N.T.S.



e.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse:

e.b.a. Prior to site preparation in Phase 5, the licensee shall erect fencing 50 m from the farmhouse to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

e.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse is maintained.

e.c. A Heritage Documentation Plan shall be prepared for the barns and mature vegetation on the property.

e.d. A Structural Engineer should shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the licence licence is surrendered and v) following surrender of the licence licence, the farmhouse shall be inhabited for residential use.

e.e. A Heritage Conservation Plan shall be prepared for the farmhouse to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

e.f. Relocate the farmhouse on the portion of 18501 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and supports understanding of its cultural heritage value or interest as a rural farmhouse.

e.g. The relocated farmhouse shall be inhabited for residential use.

f. HIA Recommendations for 18667 Mississauga Road:

The HIA for 18667 Mississauga Road determined that the property will be subject to both direct and indirect negative impacts. To avoid or reduce these effects, WSP recommends the licensee shall:

- Prior to extraction in Phase 4, the licensee shall relocate the farmhouse and summer kitchen within the existing property parcel located outside of the licence boundary and complete documentation and salvage for the remaining landscape and outbuilding components.

To achieve this conservation strategy, the following mitigation measures shall be implemented:

f.a. If the farmhouse and summer kitchen is vacated prior to the relocation, a qualified specialist shall develop a mothball plan for the farmhouse and summer kitchen, with a maintenance and inspection schedule, to conserve the structure until further action is implemented.

f.b. The following short-term conservation actions, shall be implemented prior to relocation of the farmhouse and summer kitchen:

f.b.a. Prior to site preparation in Phase 4, erect fencing 50 m from the farmhouse and summer kitchen to identify a "no-go-zone" to reduce the risk of accidental damage from vehicles, heavy equipment operation, or other activities of the mineral aggregate operation.

f.b.b. Implement the recommendations of the blast impact assessment to ensure the structural integrity of the farmhouse and summer kitchen are maintained.

f.c. A Heritage Documentation Plan shall be prepared for the barn complex, Outbuilding No. 1, fieldstone wall, and mature vegetation on the property.

f.d. A Structural Engineer should shall be consulted to confirm whether the farmhouse is structurally sound enough to withstand relocation. If the structural engineer determines that the farmhouse cannot be relocated the following shall be implemented: i) the extraction area shall be revised to include a 50 m buffer from the farmhouse ii) fencing shall be installed at the 50 m buffer to identify the "no-go-zone", iii) the recommendations of the blast impact assessment shall be implemented to ensure the structural integrity of the farmhouse is maintained iv) a qualified specialist shall develop a mothball plan for the farmhouse with a maintenance and inspection schedule to conserve the house until the licence licence is surrendered and v) following surrender of the licence licence the farmhouse shall be inhabited for residential use.

f.e. A Heritage Conservation Plan shall be prepared for the farmhouse and summer kitchen to guide the relocation and outline how the heritage attributes of the structure will be conserved, protected, and enhanced during the relocation and into the future.

f.f. Relocate the farmhouse and summer kitchen on the portion of 18667 Mississauga Road that is located outside of the licence boundary to retain the general geographic and visual setting of the structure and conserve the contextual value of the farmhouse and summer kitchen.

f.g. The relocated farmhouse and summer kitchen shall be in habited for residential use.

5. Archaeology

a. A Stage 1-3 Archaeological Assessment Archaeological Mitigation shall be required for the following sites: ~~Location 1 (AkHa-29), Location 3 (AkHa-31), Location 4 (AkHa-25), Location 5 (AkHa-27), Location 10 (AkHa-28),~~ Location 12 (AkHa-29), Location 15 (AkHa-52), Location 16 (AkHa-30); ~~Location 18 (AkHa-31); Location 22 (AkHa-32); Location 26 (AkHa-33); Location 27 (AkHa-34)~~ prior to any ground disturbance Site Alteration.

b. The limits of each of these archaeological sites have been determined by Stage 3 Archaeological Assessment and include a 10 metre protective buffer zone - plus a 70 metre buffer. These sites are identified on the plan view of this drawing and referred to as an "Archaeological Protection Area".

c. Alterations and/or ground disturbing activities are prohibited within the limits of the "Archaeological Protection Area" until such time that a professionally licenced archaeologist has completed archaeological field work on the site and the Ministry of Citizenship and Multiculturalism (MCM) has entered a report(s) in the Ontario Public Register of Archaeological Reports where the report(s) recommends that the archaeological site is of no further cultural heritage value or interest.

d. Any archaeological site that is of further cultural heritage value or interest that remains within the licenced area at the time of surrender of the licence shall be protected through a restrictive covenant on title.

e. The protected sites shall be fenced (post and wire) prior to commencing extraction.

f. Should deeply buried archaeology remains be found during the course of site preparation and/or extraction related activities, the MCM shall be notified.

g. In the event that human remains are encountered during construction or extraction activities, the licensee shall immediately contact both the MCM and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (MGCS).

6. Visual

a. Berms shall be designed to mitigate visual effects and shall be constructed in the locations identified on the plan view of this drawing for the along the perimeter of each area (Main Area, North Area and South Area) as shown on the plan view of this drawing. The berms shall be five to seven metres in height and constructed with material from each extraction area on-site topsoil and overburden, prior to extraction commencing in the Main Area, North Area and South Area.

b. Berms shall remain in place throughout the operational phases in each of the Main Area, North Area and South Area until extraction has been completed. Once operations are completed in each Area, the berms shall be removed and the material from the berms shall be used for rehabilitation.

c. The berms shall be seeded with a grass/legume seed mix in order to stabilize the soils on the berms and groundwater infiltration trench. The grass/legume seed mix shall be applied at a rate of 125 kg /ha. The mix should shall consist of 50-70% grasses (a minimum of three species) and 30-50% legumes, and may include the following species, as available at the time of application:

- Annual rye (Lolium multiflorum)
- Perennial rye (Lolium perenne)
- Tall fescue (Lolium arundinaceum)
- Buckwheat (Fagopyrum esculentum)
- Alfalfa (Medicago sativa)
- Crown vetch (Securigera varia)
- White clover (Trifolium repens)
- Creeping bentgrass (Agrostis stolonifera)
- Red fescue (Festuca rubra)

d. When constructing the berms, as much of the existing perimeter tree lines as possible shall be left in place for additional visual screening.

e. Deciduous trees shall be planted with approximately 10 m spacing on either side of the water infiltration trench, within 1 year of issuance of the licence. The trees shall include the following species and percentage mixture:

- Sugar Maple (Acer saccharum) - 50%
- Red Oak (Quercus rubra) - 50% -

f. Trees and shrubs shall be planted as seedlings in the visual planting areas (see plan view on this drawing for locations) with approximately five metre spacing. The tree seedlings shall be approximately 50 centimetres in height. The tree and shrub mix shall include the following species and percentage mixture:

- Trembling aspen (Populus tremuloides) - 10 %
- Gray dogwood (Cornus racemosa) - 10 %
- Alternate-leaved dogwood (Cornus alternifolia) - 10 %
- Eastern red cedar (Juniperus virginiana) - 10 %
- White pine (Pinus strobus) - 30 %
- White spruce (Picea glauca) - 30 %

g. Planting of the visual planting areas for the Main Area shall occur within 1 year of issuance of the licence, and for the North and South Areas within 5 years of issuance of licence.

h. Monitoring of trees survival shall be conducted within the first year following planting and equivalent replacement planting shall be carried out if more than 20% of the trees did not survive. If replacement trees are required, another year of monitoring is required to confirm survival.

i. Rehabilitation shall be implemented as illustrated on drawing 4 of 4.

7. Water

a. The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, are as follows:

- Main Area - Ranges from 420.7 to 393.5 masl (north to southwest)
- North Area - Ranges from 407.0 to 397.3 masl (northwest to southeast)
- South Area - Ranges from 405.3 to 391.0 masl (northeast to south)

b. Prior to below water extraction, the licensee shall complete a follow-up door-to-door survey of private wells for properties within 1,000 metres of the licence area, to supplement and verify the MECP Water Well Information System (WWIS) information, to confirm neighbouring water users and confirm baseline conditions prior to below water extraction commencing. Landowner participation in the private well survey is voluntary.

c. Prior to below water extraction, the licensee shall obtain and operate in accordance with a Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act to permit the water management activities needed to operate the pit and quarry. These activities include:

- Pumping, collection, storage and discharge of pit and quarry water;
- Operation of a groundwater infiltration trench; and
- Construction and operation of an engineered wetland.

d. The approved monitoring programs defined in the Permit to Take Water and/or Environmental Compliance Approval shall, at a minimum, include all groundwater and surface water monitoring requirements as outlined below:

- On-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 1 on drawing 1 of 4, and shall include the scope and frequency specified in Table 1.
- Off-site monitoring shall include the wells, surface water stations and mini-piezometers listed in Table 2 on drawing 1 of 4, and shall include the scope and frequency specified in Table 2, subject to landowner approval.

e. In the event a well complaint is received by the licensee for a private (domestic / farm) well located within the estimated zone of influence (1,000 metres), the licensee shall implement the following Well Complaint Response Protocol:

e.a. A representative of the licensee shall meet with the resident within 24 hours and discuss the complaint. If warranted, the licensee shall contact a local well contractor, and the resident shall be immediately supplied a temporary water supply within 24 hours from the time of complaint (see Section e.b. below).

e.b. If the issue raised by the resident is related to a loss of water supply, the licensee shall have a consultant / well contractor determine the likely causes of the loss of water supply, which can result from a number of factors, including pump failure, extended overuse of the well or lowering of the water level in the well from potential aggregate operations interference. This assessment process would be carried out at the expense of the aggregate operator licensee and the results of the assessment shall be provided to the resident.

e.c. The consultant / well contractor will be able to readily determine if pump failure or extended use of the well is the problem and, if so, it is not the licensee's responsibility to remedy. If the problem and, should the resident choose to have the pump repaired or replaced, the licensee would contribute a financial contribution for the restoration of the well capacity in relation to the demand being placed on the well by the resident (i.e.: extended overuse) is determined to be the issue by the consultant / well contractor, recommendations shall be provided to the resident for their consideration; implementation of which would be at their expense.

e.d. If, however, well interference is determined to potentially have been caused by aggregate extraction and dewatering activities relating to this licence, then water well supply mitigation shall be reviewed with the resident and the best course of action to restore an equivalent water supply to the resident shall be implemented at GBMs the licensee's expense. For example, if it is found that the water level in the well is lowered to a point where it has interfered with pumping, then potential solutions shall be evaluated including adjusting the pump pressure and / or lowering the pump level in the well.

e.e. In the event that the well is incapable of providing an adequate supply of water (i.e., the water level is too low in comparison to the depth of the well), or the repair to the pumping system will be more than a day, the consultant / well contractor shall continue to supply a potable water source to the resident (until restoration of the well is complete). These actions would be carried out at the expense of the licensee. In rare cases where the water level in the well has been lowered significantly, the well may have to be deepened, widened or relocated later at the licensee's expense). Any replacement well shall be constructed in accordance with O.Reg. 903, as amended Standards.

e.f. If the issue raised by the land owner is related to water quality, the licensee shall have a consultant/contractor determine the likely causes of the change in water quality, and review monitoring results at the quarry and background monitoring results from the baseline well survey to determine if there is any potential correlation with the quarry. If it has been determined that the quarry caused a water quality issue, the quarry shall continue to supply water at the licensee's expense until the problem is rectified. The licensee shall be responsible for restoring the water supply by replacing the well or providing a water treatment system. Only at the request of a landowner would a cistern be supplied. The licensee shall be responsible for the expense to restore the water quality.

f. The licensee shall submit an annual water resources monitoring report to MNR[F], MECP, Town of Caledon and Credit Valley Conservation (CVC). The annual report shall also include a summary of any water related complaint and the actions taken by the licensee to address the issue.

g. During operations, the sump in each pit and quarry area shall be located near the lowest point of elevation on the current pit and quarry floor. The position of the sump at a given point in time will be dictated by direction of extraction and elevation of the base of the current pit and quarry floor within each quarry area, and shall generally be as follows:

- Main Area - the sump shall be located in the most southwestern southeastern area of the current pit and quarry floor, at the point of lowest elevation.
- North Area - the sump shall be located in the most southwestern southeastern area of the current pit and quarry floor, at the point of lowest elevation.
- South Area - the sump shall be located in the most southeastern area of the current pit and quarry floor, at the point of lowest elevation.

h. Subject to an agreement with the Osprey Valley Golf Course, the licensee shall construct a discharge pipe from the licence area to the irrigation system infrastructure at the golf course to convey the water from the settling pond to the golf course for irrigation, with the excess water stored or discharged through the existing pond system to the Credit River.

i. Subject to an agreement with the Region of Peel, the licensee shall construct piping under Main Street and Charleston Sideroad for the transfer of water from the Main and South Areas to the North Area.

j. The licensee shall construct a slurry wall / grout zone prior to the start of Phase 3 and infiltration trenches prior to the start of Phase 4 as a groundwater mitigation system in the west setback of the Main Area, and similarly, a slurry wall / grout zone and infiltration trenches in the west and south setback of the South Area prior to the start of Phase 6. The location of the infiltration trenches are shown on the plan view of drawings 2 and 3 of 4 (refer to the Groundwater Infiltration Trench Cross Section detail on this drawing for additional information). Water to supply the infiltration trenches shall be collected from the pit and quarry sumps during operations and stored in the Settling Pond an up to 1 to 3 the west pond located in the Main Area or North Area. The system shall be operated in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

k. An aggregate washing operation may be established in the Main and South Area, utilizing up to a 1 to 2 hectare sized pond for the storage of wash water in a closed-loop system. Wash water will be sourced from the pit and quarry sump, and top-up water will be added to the wash pond as needed during operations, in order to maintain sufficient water for the operation. Aggregate washing operations shall be completed in accordance with the Permit To Take Water and Environmental Compliance Approval under the Ontario Water Resources Act.

l. All fuel storage and handling on-site shall be completed in accordance with applicable Technical Standards and Safety Authority (TSSA) standards. The on-site storage and servicing of machinery shall be carried out in accordance with established best practices and is protective of the environment. The use and storage of hazardous substances shall follow applicable workplace hazardous materials regulations, including Ontario Regulation 860/93, as amended.

m. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been created, pumping will cease and allowed to flood and to form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.

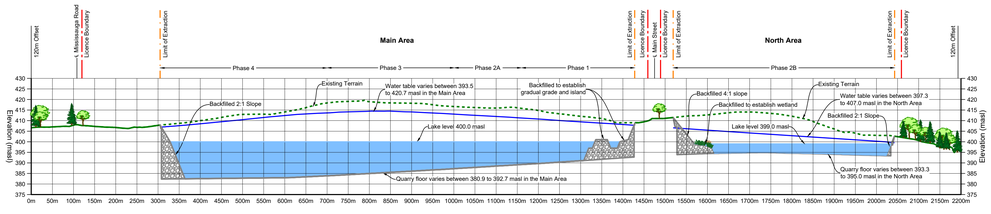
- The South pond would be self contained and not require an overflow outlet;
- The Main pond overflow shall be directed via a culvert under Main Street to the North pond with its outlet invert at ~400 masl; and
- The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.

n. All rehabilitated pond levels and outlets will be passive and not require pumping.

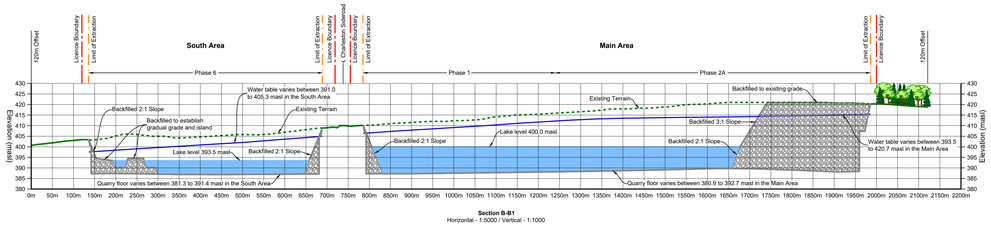
8. Noise

a. On-site equipment shall meet the following noise limits as indicated in the table below:

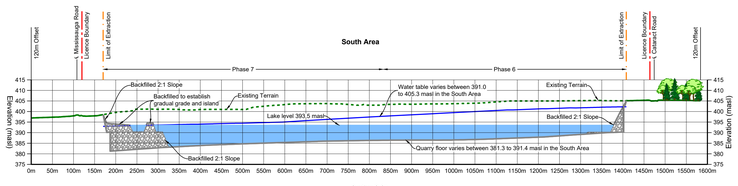
Source ID	Source Description	Quantity	Overall Sound Power Level [dBA] [1]
Generator	Temporary Processing Plant - Generator	1	113
Screen 1-2	Temporary Processing Plant - Screen	2	115
Jaw Crusher	Temporary Processing Plant – Jaw Crusher	1	111
Cone Crusher	Temporary Processing Plant - Cone Crusher	1	110
Loader PP	Processing Plant Loader	4	107 [2]
Loader EX	Extraction Loader	3	110 [2]
Drill 1-2	Rock Drill	2	116
Screen 1-7	Permanent Processing Plant - Screen	7	108
Jaw Crusher 1-2	Permanent Processing Plant – Jaw Crusher	2	111
Cone Crusher 1-3	Permanent Processing Plant - Cone Crusher	3	107
Wash Plant Screen 1-2	Permanent Processing Plant - Screen	2	106
Haul Truck	Articulated Haul Truck	26 [3]	107



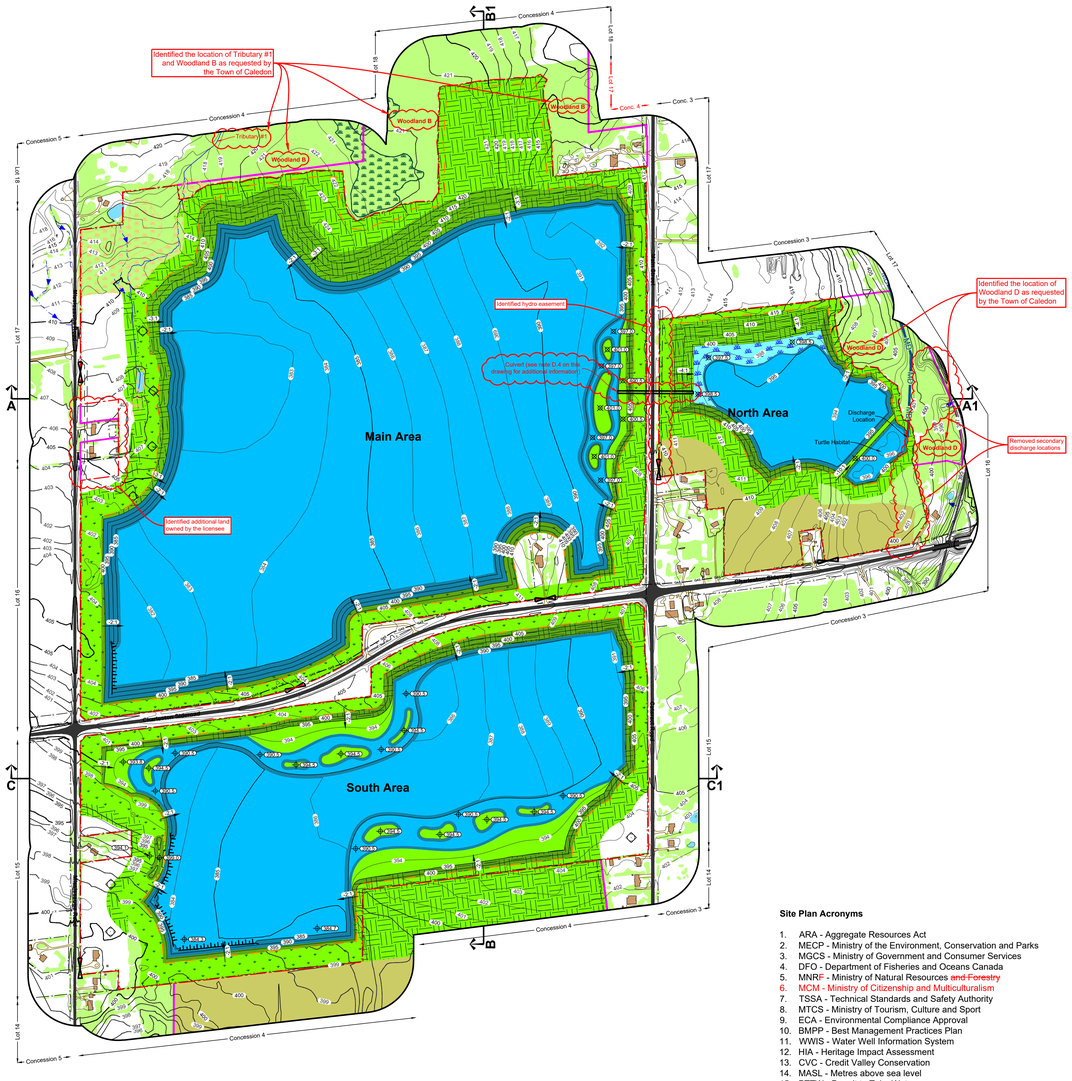
Section A-A1
Horizontal - 1:5000 / Vertical - 1:1000



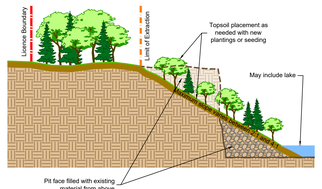
Section B-B1
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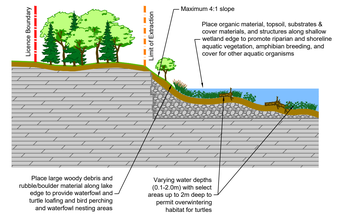
Section C-C1
Horizontal - 1:5000 / Vertical - 1:1000



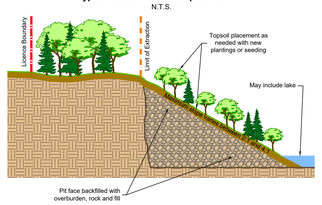
Typical Cut and Fill Side Slope Detail - Pit
N.T.S.



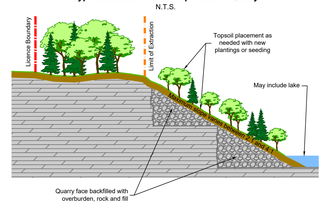
Typical Wetland Detail
N.T.S.



Typical Backfilled Side Slope Detail - Pit
N.T.S.



Typical Backfilled Side Slope Detail - Quarry
N.T.S.



PROGRESSIVE REHABILITATION

A. General

1. Area Calculations:

1.1.	Licence (total)	**261.2 hectares**
	Main Area	151.5 hectares
	North Area	30.3 hectares
	South Area	79.4 hectares
1.2.	Limit of Extraction (total)	**199.5 hectares**
	Main Area	123.6 hectares
	North Area	16.0 hectares
	South Area	59.9 hectares
1.3.	Final rehabilitation within licence (total)	**261.2 hectares**
	Gradual grade or island	7.8 hectares
	Grassland	25.3 hectares
	Lake	157.9 hectares
	Meadow	7.6 hectares
	Wetland	1.6 hectares
	Woodland	46.2 hectares
	Existing conditions	14.8 hectares

B. Phasing

1. As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence. See note M.1 on drawing 2 of 4 for the maximum disturbed area requirement for rehabilitation of the site.
2. Progressive rehabilitation shall follow the general direction and sequence of extraction identified on the plan view and described in the notes on drawing 2 of 4.
3. ~~Minor deviations in operational and rehabilitation sequence shall be permitted in order to adjust for any variable resource or market conditions.~~
3. Each phase of extraction shall undergo progressive rehabilitation, prior to proceeding to the next phase of extraction.
4. Progressive rehabilitation activities shall include sloping and grading, placement of overburden and topsoil, tree and shrub planting.

C. Slopes and Grading

1. Progressive rehabilitation shall consist of backfilling the excavation faces (where applicable), tunnels and quarry floors to establish the final elevations and grades depicted on the plan view of this drawing using topsoil and overburden available on-site. A portion of the extraction face in the ~~southeast~~ southwest corner of Phases 5 and 7 (as shown on the plan view) shall remain vertical (see notes H.9.5 and H.11.7 on drawing 2 of 4 for additional information).
2. Upon completion of extraction in Phase 7, the slurry wall adjacent to the infiltration trenches in the southwest ~~and southeast~~ corner of the South Area shall be excavated and backfilled with sand.
3. Side sloping on-site will range from 2:1 to 4:1 as well as gradual grades (see Section N Variations from Control and Operation Standards on drawing 2 of 4).
4. No excess soil shall be imported on-site for rehabilitation purposes.
5. Prior to the placement of subsoil and topsoil in locations where the quarry floor has been backfilled to establish gradual grades, islands and wetlands, the quarry floor shall be ripped and tilled to alleviate compaction, if required.

D. Drainage

1. Final surface drainage will follow the rehabilitated contours and directional arrows shown on the plan view of this drawing.
2. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landform has been established, pumping shall cease, and the land allowed to flood and form the Main, North and South ponds. The Main, North and South pond water levels post-rehabilitation are predicted to reach a level of approximately ~400, ~399 and ~393.5 masl, respectively.
3. The South pond will be self contained and not require an overflow outlet.
4. The Main pond overflow shall be directed via a culvert under Main Street (as shown on the plan view of this drawing) to the North pond with its outlet invert at ~400 masl.
5. The North pond overflow shall be directed via main outlet to the Osprey Valley Golf Course irrigation pond system with its outlet invert at ~399 masl.
6. All rehabilitated pond levels and outlets will be passive and not require pumping.

E. Natural Environment

1. Lake Shoreline - Main, North and South Area
   1.1. The shoreline of the lakes shall be contoured ~~where possible~~ to create convoluted or irregular shoreline gradients.
   1.2. Where sloping and excavation depths allow, shoals or islets shall be created to increase habitat diversity.
   1.3. Stumps and logs shall be placed along the shoreline as wildlife habitat structure. Boulders and rock rubble from the extraction shall also be used for wildlife habitat structure.
2. Woodland - Main Area
   2.1. The woodland in the Main Area, as shown on the plan view, shall be planted with tree species representative of the woodland communities that will be removed, such as sugar maple, American beech, paper birch, white elm, white cedar, balsam fir, eastern hemlock, red maple, trembling aspen, black cherry, alternate-leaved dogwood, gray dogwood, red-osier dogwood.
   2.2. Trees shall be planted at approximately 2.5 m spacing to achieve a density of 1,600 seedlings per hectare. Two years after planting, the target density shall be 1,200 seedlings per hectare with a survival rate of 75%. Infill plantings shall be completed, if required, in year two after planting.
3. Habitat for eastern small-footed myotis and little brown myotis - Main Area
   3.1. Rock piles shall be placed in the locations shown on the plan view to create habitat for eastern small-footed myotis. Rock piles shall vary in size and height between 0.5 m and 2 m. Crevices shall be created through stacking slabs of flat rock varying in size from several centimeters to one meter long.
   3.2. Bat boxes shall be installed in the same location as the rock piles to provide habitat for little brown myotis.
4. Setback areas / Slopes - Main, North and South Area
   4.1. All slopes located above the final water level shall be seeded with an appropriate native, non-invasive seed mix to prevent erosion during operations.
   4.2. Nodal plantings shall be expanded naturally through seed rain.
   4.3. Along the setback to significant Woodland B, as shown on drawing 1 of 4, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), paper birch (Betula papyrifera), American elm (Ulmus americana), white cedar (Thuja occidentalis), balsam fir (Abies balsamea), eastern hemlock (Tsuga canadensis), red maple (Acer rubrum), trembling aspen (Populus tremuloides), black cherry (Prunus serotina), alternate-leaved dogwood (Cornus alternifolia), gray dogwood (Cornus racemosa), red-osier dogwood (Cornus sericea), shall be planted.
   4.4. Along the setback to significant Woodland D, as shown on drawing 1 of 4, plant species representative of the existing woodland, such as sugar maple (Acer saccharum), American beech (Fagus grandifolia), red oak (Quercus rubra), paper birch (Betula papyrifera), black walnut (Juglans nigra), American elm (Ulmus americana), alternate-leaved dogwood (Cornus alternifolia), shall be planted.
   4.5. On north-facing slopes and setbacks which are expected to be cooler and moister, plant species such as white cedar (Thuja occidentalis), white spruce (Picea glauca), Norway spruce (Picea abies), red maple (Acer rubrum), paper birch (Betula papyrifera), American basswood (Tilia americana), shall be planted.
   4.6. On the east/west-facing slopes and setbacks, plant species such as white pine (Pinus strobus), white cedar (Thuja occidentalis), white spruce (Picea glauca), European larch (Larix decidua), trembling aspen (Populus tremuloides), balsam poplar (Populus balsamifera), sugar maple (Acer saccharum), black cherry (Prunus serotina), red oak (Quercus rubra), bur oak (Quercus macrocarpa), shall be planted.
   4.7. Within the setback and slope areas shrubs shall also be planted to add diversity and increase wildlife/pollinator diversity, such as: serviceberry (Amelanchier spp.), nannyberry (Viburnum lentago), ninebark (Physocarpus opulifolius), dogwoods (Cornus spp.), highbush cranberry (Viburnum opulus), elderberry (Sambucus spp.), choke cherry (Prunus virginiana).
5. Shoreline Wetland - Main, North and South Areas
   5.1. Organic material shall be placed in shallow water areas to promote the establishment of shoreline and aquatic vegetation and to create habitat for aquatic fauna and amphibians. Stumps and trees of non-commercial value shall be stockpiled during clearing operations and used as habitat structure. Boulders and rock rubble from the extraction operation shall also be used to increase habitat diversity along the shoreline area ~~where possible~~.
   5.2. In the shoreline wetland areas, shallow emergent marsh vegetation shall be planted in the water with species that may consist of, but are not limited to: red-osier dogwood (Cornus stolonifera), slender willow (Salix petiolaris), and herbaceous plants such as water plantain (Alisma plantage-aquatic), lake sedge (Carex lacustris), swamp milkweed (Asclepias incarnate), softstem bulrush (Schoenoplectus tabernaemontani) and common cattail (Typha latifolia).
6. Riparian Plantings - Main Area
   6.1. Riparian plantings along Tributary #1, as shown on drawing 2 of 4, shall include a variety of native species including, but not limited to, white cedar (Thuja occidentalis), balsam poplar (Populus balsamifera), pussy willow (Salix discolor), slender willow (Salix petiolaris), red-osier dogwood (Cornus sericea), nannyberry (Viburnum lentago), elderberry (Sambucus canadensis), meadowsweet (Spiraea sp.), fowl bluegrass (Poa palustris), lake sedge (Carex lacustris), fox sedge (Carex vulpinoidea), blue vervain (Verbena hastata), and spike rush species (Eleocharis spp.).
7. Turtle Habitat - North Area
   7.1. Turtle habitat shall be created in the North Area in the location shown on the plan view.
   7.2. The turtle habitat pond shall include sediment on the pond bottom to provide a growing medium for plants, and provide habitat for turtles (e.g., overwintering).
   7.3. Plant emergent macrophytes shall include species such as pickerelweed (Pontederia cordata), broad-leaved arrowhead (Sagittaria latifolia), water plantain species (Alisma spp.), cattail (Typha sp.), common arrowhead (Sagittaria latifolia), and greater water dock (Rumex hydrolapathum).
   7.4. Plant submergent macrophytes shall include species such as eelgrass (Zostera marina), broad waterweed (Elodea canadensis), slender naiad (Najas flexilis), common hornwort (Ceratophyllum demersum).
   7.5. Basking features such as logs or rocks shall be placed throughout the shallow shoreline areas.
   7.6. Areas of suitable nesting substrate shall be constructed along or adjacent to the shoreline.
8. Meadow in North Area
   8.1. Meadow habitat for eastern meadowlark and bobolink shall be created in the North Area outside of the ~~limit of~~ extraction at the location shown on the plan view.
   8.2. A minimum of 60-80% of the meadow shall be covered by at least three different grass species, such as: poverty oatgrass (Danthonia spicata), bottlebrush grass (Elymus hystrix), common panic grass (Panicum capillare), big bluestem (Andropogon gerardi), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wool-grass (Scirpus cyperinus), Virginia wild rye (Elymus virginicus).
   8.3. At least one of the grass species shall be taller than 50 cm, which shall include at least one of the following: bottlebrush grass (1.3 m), big bluestem (>3.0 m), Canada wild rye (1.3 m), switch grass (1.6 m).
   8.4. Remaining 20-40% shall be covered by forbs or legumes such as Canada anemone (Anemone canadensis), black-eyed susan (Rudbeckia hirta), common evening primrose (Oenothera biennis), common milkweed (Asclepias syriaca), yarrow (Achillea millefolium), New England aster (Symphyotrichum novae-angliae), and wild bergamot (Monarda fistulosa).
   8.5. Meadow seed mixes shall be sown at a rate of 25kg/ha.

FINAL REHABILITATION

A. General

1. All equipment ~~and buildings/structures on the quarry floor~~ shall be removed from the site. The building/structures located at 1420 Charleston Sideroad (utilized as an office and quality control lab during operations) may remain on-site.
2. No internal haul roads shall remain.
3. The anticipated final end use will be naturalized open spaces with the creation of lakes, vegetated shorelines, islands, vertical faces, wetlands, upland forested areas, riparian plantings adjacent to the existing watercourse, nodal shrub and tree planting on upland areas, grassland meadows and specialized habitat features for bats and turtles.
4. The long term average lake levels are:
   - Main - 400.0 masl
   - North - 399.0 masl
   - South - 393.5 masl
5. All plantings completed as part of rehabilitation will be audited two years after planting to assess planting survival rates and additional plantings shall be completed if required to create the habitat conditions as specified on this page.

Site Plan Acronyms

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

Site Plan Changes

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

Legal Description

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

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Watercourse (Intermittent (Direction of flow indicated by arrows))
- Water Feature
- Wooded Area
- Wetland (MNR~~F~~ Evaluated - Other)
- Wetland (MNR~~F~~ - Unevaluated)
- Gradual Grade / Island
- Grassland
- Woodland
- Wetland
- Lake
- Meadow
- Rock Pile & Bat Box Locations (Approximate)
- Additional Land Owned by Licensee
- 120m Offset From Licence Boundary
- Easement (Updated the legend to include easements)
- Pipeline (Enbridge Gas Inc.)
- Main Discharge
- Secondary ~~Discharge~~ (Discharge not to exceed surface water flow based on existing conditions)
- Fence (1.2 m post & wire fence unless otherwise noted)
- Extraction Face (Below Water)
- Public Road
- Driveway
- Railway
- Gate
- Building/Structure
- Proposed Floor Elevation (Metres above sea level (MASL))
- Proposed Final Grade (Horizontal : Vertical)
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Grade - Removed / Altered
- Existing Grade - Undisturbed
- Maximum Predicted Water Table
- Quarry Floor
- Backfilled
- Lake

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licencing)

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

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

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

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

Draft

Applicant

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

Project

Caledon Pit & Quarry

18722 Main Street, Caledon, Ontario

MNR~~F~~ Licence Reference No. 626600	Applicant's Signature
Plan Scale: 1:5000 (Arch E) (0 150 300 Metres)	Date ~~August 2023~~ May 2025
	Drawn By C.P.
	Checked By B.Z.
	File No. 8816AF

File Name

Rehabilitation Plan

Drawing No.

4 of 4

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

Appendix B:

Draft Reference Plan

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

DATE _____

JANSKY T C LAU
Ontario Land Surveyor

PLAN 43R-

RECEIVED AND DEPOSITED

DATE _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE

PART	PART OF LOT	CONCESSION	PART OF PIN	AREA(m^2)
1	17	4 W.H.S.	14273-0086(LT)	20770

LOCALLY KNOWN AS MAIN STREET
THE KING'S HIGHWAY No. 136
P.I.N. 14274–0240(LT)

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, W.H.S.

IB (1155) ①

SIB (1575)

N45°09'25"W (Meas) 27.66 (Meas)
N45°02'25"W (P1) 27.64 (P1)

SIB (1575)

N45°02'10"W (Meas) 65.14

N44°57'35"E (P1&Meas) 2.13 (P1&Meas)

WIDENING EXPROPRIATED BY INST. CA25851 (MTO PLAN P–2981–14–B)

404.68 (P1&Meas)

EASTERLY CORNER OF LOT 17, CONCESSION 4 WHS

99.88 (P1&Set)

CM (MTO)

N37°39'15"E (P1&Set) 10.09 (P1&Set)

138.09 (Meas)
138.06 (P1)

PART 1
PLAN 43R–2743

P.I.N. 14273–0085(LT)

PART 1

224.28

3.00

BARN

N37°27'25"E (Meas)
N37°28'50"E (P1)

P A R T 1 , P L A N 4 3 R – 2 2 3 5 5

L O T 1 7

IB (1155)

C O N C E S S I O N 4 , W . H . S .

86.83

P . I . N . 1 4 2 7 3 – 0 0 8 6 (L T)

N37°27'25"E

② N46°46'45"W 92.75

P A R T 1 , P L A N 4 3 R – 2 2 3 5 5

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

10 m 0 10 20 30 40 50 meters

SCALE 1 : 500

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
CM	DENOTES CONCRETE MONUMENT
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
1155	DENOTES VAN HARTEN SURVEYING LTD., O.L.S.
1575	DENOTES J.R. FINNIE, O.L.S.
MTO	DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
P1	DENOTES PLAN 43R–22355
WHS	DENOTES WEST OF HURONTARIO STREET

NOTE

ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED. 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 – 0°39'25" 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	4854397.495	577213.680
2	4854219.025	577076.947

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 X DAY OF X, 2024.*

DRAFT

DATE

JANSKY T C LAU–ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–

Delph & Jenkins North Ltd.
Ontario Land Surveyors
220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6
www.djsurveyors.com info@djsurveyors.com
Tel.905–841–8526

22213–13

DRAWN : JL | CHECKED : GKJ

ACAD FILE: 22213–13.DWG DATE: April 11, 2025

Appendix C:

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 D:

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 E:

Summary of Responses to Town Comments

TOWN OF CALEDON

(CBM-Caledon Quarry Proposal)
HERITAGE COMMENT SUMMARY TABLE RESPONSE
18772 MAIN STREET

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: 18722 Main Street: 1. retention in situ of farmhouse and outbuildings for continued residential use. 2. Designation under Part IV of the 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				

	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**					
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	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.				

	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**					
		• 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. • 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 1980s90s 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	See relevant sections listed in column 1	Updated				

	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**					
		e. Section 4.2.1 Location Context						
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 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).	Section 4.2.3	This is defined for each property and not meant to be defined across reports				
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				

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Report: Comments for ALL HIAs			**Author: WSP**					
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 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.				

18722 Main Street 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: 18722 Main Street				**Author: WSP**		
1.	39	See comments on marked-up PDF copy of HIA, attached	General	Updated where applicable				
2.	39	push table title to next page to connect to table itself.	14/3.4.1	Updated				
3.	39	consider rephrasing as 'west half of Caledon Township' as 'Caledon West' was not a village or political entity.	15/3.4.1	Updated				
4.	39	insert 'wtih the remnant parcel'	16/3.4.1	Updated				
5.	39	add applicable 1980s-90s air photos	16/3.4.2	Included 1985 and 1996 photos				
6.	39	replace with 'centre of the'	26/4.2.2	Updated				
7.	39	review and delete one of these	26/4.2.2	Updated				
8.	39	expand to mention historic route along field edges linking this farmstead to that at 18667 Mississauga as evidenced in air photos, and 18667 painting and oblique air photo.	26/4.2.2	Noted in Section 3.4.2 Study Area History that this path has not been maintained since prior to 1996. Section 4.2.2 describes the current conditions, and the path was not observed during site visits.				
9.	39	consider referencing Figure 10	32/4.2.3.1	Updated				
10.	39	insert 'been'	32/4.2.3.1	Updated				
11.	39	describe the other door and why it's likely not the principal evidence.	32/4.2.3.1	Updated wording for clarity				
12.	39	north	32/4.2.3.1	Updated				
13.	39	review this paragraph as repeats information from previous one re entrances and windows	32/4.2.3.1	Revised				
14.	39	add description of upper storey windows	32/4.2.3.1	Windows are generally described in the intro paragraph with a representative photo				

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		Report: 18722 Main Street				**Author: WSP**		
15.	39	odd description, as the footprint is the footprint. Do you mean the footprint entails a front block and rear block offset from each other? Refer to Figure 10	32/4.2.3.1	Updated				
16.	39	explain what is meant by history of additions. - evidence on south/rear elevation of outline of earlier rear addition.	32/4.2.3.1	Updated				
17.	39	expand description to state one-storey, frame, on poured concrete foundation..	32/4.2.3.1	Updated				
18.	39	identify which, as the text describes them as being different,	34/4.2.3.1	Updated				
19.	39	revise to note entrance is to the rear addition	37/4.2.3.1	Updated				
20.	39	revise captions for plates 30 and 31, as these descriptions pertain to a different property	37/4.2.3.2	Updated				
21.	39	insert 'clad'.	37/4.2.4	Updated				
22.	39	- note as a bank barn - note ramp is on end-gable, making this an 'end-drive' barn, which is very uncommon in former Caledon Township and Town of Caledon generally	37/4.2.4	Updated				
23.	39	- what suggests this date? - equally possible to be contemporaneous with barn.	38/4.2.4	Updated. Without investigating the drive shed's framing it is impossible to confirm if the driveshed is contemporaneous with the barn or a later construction.				
24.	39	explain evidence for this, as none provided in s. 4.2.4	39/4.2.5	Updated evidence in S.4.2.4				
25.	39	first use of this term. should it be used in earlier description in s. 4.2.4?	39/4.2.5	This term is already mentioned in S.4.2.3.2, no updates required.				

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		Report: 18722 Main Street				**Author: WSP**		
26.	39	replace with roof	40/4.2.5	Gable-type is the subtype defined by Ennals, no updates required				
27.	39	end drive bank barn	40/4.2.5	Updated interpretation to include end drive bank description				
28.	39	note end drive style of barn as uncommon to area.	40/4.2.5	Updated				
29.	39	include summary of driveshed as second agricultural outbuilding?	40/4.2.5	Updated				
30.	39	downspout missing on west side per Plate 26?	41/4.2.6.1	Updated				
31.	39	1420	45/4.2.6.3	Updated				
32.	39	?? it's described in 4.2.4 as likely timber frame construction.	45/4.2.6.3	Updated				
33.	39	vertical	45/4.2.6.3	Updated				
34.	39	fronting Main Street	45/4.2.6.3	Updated				
35.	39	revise as this comment pertains to the main house, not the addition	46/4.2.6.3	Updated				
36.	39	end drive bank	48/5.2.1	Updated				
37.	39	delete as not substantiated	48/5.2.1	Revised for clarity				
38.	39	into the late 20th century	48/5.2.2	Updated				
39.	39	by	48/5.2.3	Updated				
40.	39	1420	48/5.2.3	Updated				
41.	39	add driveshed	49/5.3.2	Based on the site visit and research there is not enough evidence to support the driveshed as a heritage attribute. Does the Town have more information on this				

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		Report: 18722 Main Street				**Author: WSP**		
				structure that would substantiate this?				
42.	39	delete as incorrect use of term	49/5.3.2	Updated				
43.	39	east, per orientation stated in s.4.2.3	49/5.3.2	Updated to reference cardinal direction as SCHVI will not be paired in perpetuity with existing condition section in this HIA				
44.	39	add entrances and doors	50/5.3.3	Updated				
45.	39	just 'north' per orientations used elsewhere	50/5.3.3	Suggest keeping this as cardinal direction, as SCHVI will not be paired in perpetuity with existing condition section in this HIA. No update required.				
46.	39	two-storey	50/5.3.3	Updated				
47.	39	delete 'dichromatic'	50/5.3.3	Updated				
48.	39	note chamfered water table with bush hammered and chiselled margins	50/5.3.3	Updated to describe watertable as rough faced with chiselled margin (not bush hammered)				
49.	39	add vertical plank siding, window and doors in stone foundation; hardware	50/5.3.3	Vertical plank siding, windows and doors added. Hardware is not original.				
50.	39	add driveshed	50/5.3.3	Based on the site visit and research there is not enough evidence to support the driveshed as a heritage attribute. Does the Town have more information on this structure that would substantiate this?				

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51.	39	update to reflect 50 m buffer	52/6.2	The distance noted here is prior to any mitigation being applied. The 50 m buffer is being applied as a mitigation measure and so updates to section 7 have been made to capture this.				
52.	39	insert 'the proposed work'	52/6.2	Updated				
53.	39	of the farmhouse and outbuildings	54/7.1	Updated to make specific reference to the farmhouse and barn				
54.	39	and driveshed	54/7.1	Based on the site visit and research there is not enough evidence to support the driveshed as a heritage attribute. Does the Town have more information on this structure that would substantiate this?				
55.	39	add that another property has been selected and additional offices are not needed	55/7.2	Updated				
56.	39	and driveshed	55/7.2	Based on the site visit and research there is not enough evidence to support the driveshed as a heritage attribute. Does the Town have more information on this structure that would substantiate this?				
57.	39	and outbuildings	55/7.2	Updated to include the barn				
58.	39	and outbuildings	55/7.2	Updated to include the barn				

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59.	39	update to reflect reference plan boundary and illustrate the proposed berm and the adjustment of the extraction limit to accommodate the 50m no-go buffer	58/7.5	Updated site plan has been added to the appendix to illustrate the updated extraction limit and location of the proposed berm. A draft of the R Plan is included as an appendix.				
60.	39	add mitigation measure regarding process if property is vacated prior to implementation of conservation measures	59/8	Recommendation 5a recommends that a mothball plan (that includes a maintenance and inspection schedule) should be developed by a qualified specialist should the property be vacated. Further information will be presented in the Maintenance and Management Plan.				
61.	39	add driveshed	59/8	Based on the site visit and research there is not enough evidence to support the driveshed as a heritage attribute. Does the Town have more information on this structure that would substantiate this?				
62.	39	add driveshed	59/8	Based on the site visit and research there is not enough evidence to support the driveshed as a heritage attribute. Does the Town have more information on this structure that would substantiate this?				
63.	39	how does reference plan boundary reflect this 50 metre buffer?	59/8	The 50 m buffer is a project boundary, not a legal boundary, and will be reflected on the Site Plan (not the Reference Plan)				

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64.	39	add driveshed	59/8	Based on the site visit and research there is not enough evidence to support the driveshed as a heritage attribute. Does the Town have more information on this structure that would substantiate this?				
65.	39	update to reflect proposed berm location, barn maintenance access and drainage concerns	59/8	Updated				
66.	39	update to reflect anticipated HCP, which should include this recommendation for a m&m plan	59/8	Updated				
67.	39	Through on-going discussions, the applicant confirmed that the proposed perimeter berm separating the extraction area from this property is designed to be a minimum of 3 metres from the end gable wall of the barn, allowing sufficient room for future maintenance of the barn, with drainage sloped eastward to Main Street. Town engineering staff has confirmed that this berm design is satisfactory to ensure appropriate drainage away from the barn foundations.	Heritage Comments Doc	Noted, we have updated the recommendations to account for the maintenance and drainage considerations.				