

CBM AGGREGATES

# HERITAGE IMPACT ASSESSMENT

1055 CHARLESTON SIDEROAD, TOWN OF CALEDON,  
REGIONAL MUNICIPALITY OF PEEL, ONTARIO

ORIGINAL REPORT: JULY 28, 2023  
UPDATED REPORT: SEPTEMBER 19, 2025  
SECOND UPDATED REPORT: FEBRUARY 26, 2026





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1055 CHARLESTON  
SIDEROAD, TOWN OF  
CALEDON, REGIONAL  
MUNICIPALITY OF PEEL,  
ONTARIO

CBM AGGREGATES

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

WSP

WSP.COM

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# SIGNATURES

## PREPARED BY

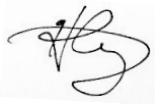


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Robert Pinchin, BA Hons, CAHP Intern  
Cultural Heritage Technician

July 28, 2023 (Original Report)  
September 19, 2025 (Updated Report)  
February 26, 2026 (Updated Report)  
Date

## REVIEWED<sup>1</sup> BY



---

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

July 28, 2023 (Original Report)  
September 19, 2025 (Updated Report)  
February 26, 2026 (Updated Report)  
Date

## APPROVED<sup>2</sup> BY



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Heidi Schopf, MES, CAHP  
Cultural Heritage Team Lead

July 28, 2023 (Original Report)  
September 19, 2025 (Updated Report)  
February 26, 2026 (Updated Report)  
Date

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<sup>1</sup> 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.

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

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# PROJECT PERSONNEL

## WSP

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

## ACKNOWLEDGEMENTS

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

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# ABBREVIATIONS

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

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# GLOSSARY

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*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).*

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

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# 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 relating to ongoing, monthly discussions, since June 2024, regarding the project with the Town's Heritage Planning staff.*

## UPDATE NO. 2 (FEBRUARY 2026)

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

- 1 Revisions made in response to comments received from Heritage Planning staff at the Town of Caledon dated December 21, 2025.*
- 2 Recommendation #3 has been added to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations.*

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

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# 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 1055 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (Study Area). The Study Area is a roughly rectangular 19.3 ha property bounded by Mississauga Road to the west, Charleston Sideroad to the north, and agricultural fields to the east and south. The Study Area was historically located within Lot 15, Concession 4 West of Hurontario Street (W.H.S.), Caledon Township, Peel County. The Study Area features two structural foundations, an outbuilding, a driveway, mature treelines, and agricultural fields. The property is listed on the Town of Caledon's (the Town) Built Heritage Resources Inventory of Pre-1946 Structures but is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009). The property is not designated under Part IV of the *Ontario Heritage Act* or subject to a Notice of Intention to Designate (NOID).

CBM proposes to develop the Study Area as part of the 262-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* 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 for this HIA determined that the Study Area has CHVI because it meets one criteria prescribed in O. Reg 9/06 of the *Ontario Heritage Act* (Criteria 8). The Study Area's CHVI is principally linked to its contextual role in supporting the character of the area and through its historical and physical link to its surroundings.

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, a variety of mitigation measures were considered. Due to the advance state of disrepair and compromised structural integrity of the ruins in the Study Area and limited CHVI of the remnant landscape elements, conservation or restoration is not feasible. Accordingly, WSP recommends to:

- **Salvage, document, and commemorate the heritage attributes of the Study Area**

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**UPDATE No. 1 (September 2025):** *As part of the updated report submission, 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.*

**UPDATE No. 2 (February 2026):** *As part of the updated report submission, the following recommendations have been revised to address Town comments dated December 21, 2025 and to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations.*

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To achieve this conservation strategy, the following mitigations are recommended:

- 1 Complete a Heritage Documentation Plan for 1055 Charleston Sideroad to create a record of the property. The documentation of the property must 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 must be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within the property.

- 2 Consult with the Town of Caledon heritage planning staff to develop a commemorative plaque or place naming strategy for the property. The commemoration strategy should be developed prior to implementing the rehabilitation phase of the project, following the completion of quarrying activities.
- 3 Add the following notes to the ARA Site Plan Technical Recommendations to establish required conservation measures for 1055 Charleston Sideroad that shall be tracked by the Ministry of Natural Resources as part of the CBM Caledon Pit / Quarry site license:

1055 Charleston Sideroad has cultural heritage value but is not a protected heritage property. To avoid or reduce impacts to the identified heritage attributes, the licensee shall:

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

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

1. A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for 1055 Charleston Sideroad to create a record of the property. The documentation of the property shall include the foundation ruins of the barn and outbuilding (Structural Foundation No. 1 and Structural Foundation No. 2) and remnant landscape components of the farm complex (driveway and tree lines). The Heritage Documentation Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within Phase 7.
2. Prior to the surrender of the license, a commemorative plaque shall be installed at 1055 Charleston Sideroad to document the heritage attributes at the property. The commemoration strategy shall be implemented during the rehabilitation phase of the project, following the completion of quarrying activities.

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



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# 1 INTRODUCTION

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## 1.1 BACKGROUND

WSP Environment & Infrastructure Canada Limited (WSP) was retained by CBM Aggregates (CBM), a division of St. Marys Cement Inc., to complete a Heritage Impact Assessment (HIA) for 1055 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario (the Study Area) (Figure 1 and Figure 2). The roughly rectangular, 19.3 ha property (the Study Area) is bounded by Mississauga Road to the west, Charleston Sideroad to the north, and agricultural fields to the east and south. The Study Area was historically located within Lot 15, Concession 4 West of Hurontario Street, Caledon Township, Peel County. The Study Area features two barn foundations, an outbuilding, a driveway, mature treelines, and agricultural fields. Figure 9 identifies the location of built and landscape features within the Study Area. The property is listed on the Town of Caledon's (the Town) Built Heritage Resources Inventory of Pre-1946 Structures but is not identified as a Cultural Heritage Landscape in the Town's Cultural Heritage Landscape Inventory (Scheinman 2009). The property is not designated under Part IV of the *Ontario Heritage Act* or subject to a Notice of Intention to Designate (NOID).

CBM proposes to develop the Study Area as a proposed quarry site. Approximately 262 hectares of land, including the Study Area, are proposed to be licensed under the Aggregate Resources Act and designated / zoned under the Planning Act to permit the proposed CBM Caledon Pit / Quarry. In 2022, WSP prepared a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) for the Project, which determined that there was potential for the Study Area to meet the criteria outlined in Ontario Regulation (O. Reg.) 9/06 (amended through O. Reg. 569/22) and that there was potential for direct impacts to the property's potential heritage attributes. The report recommended that an HIA be conducted.

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).

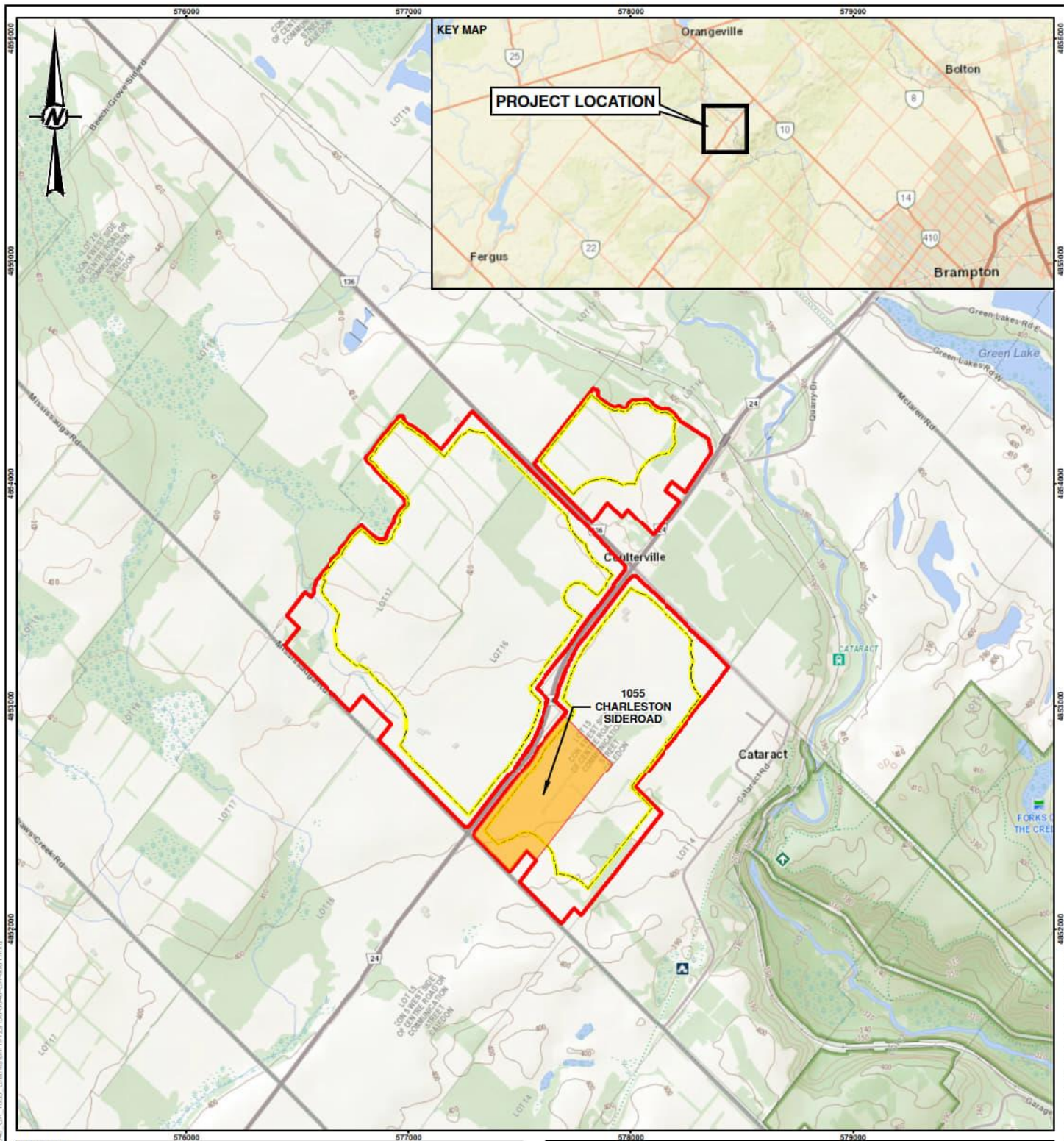
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## 1.2 SCOPE

To complete this HIA, WSP:

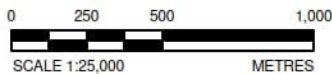
- Undertook background research, including consultation of primary and secondary sources and review historical maps/aerial imagery to gain an understanding of the historical evolution of the Study Area;
- Collected online data and made agency information requests to the Town of Caledon, Ontario Heritage Trust, and the MCM, to gather information of the subject property to aid in determining the cultural heritage significance of the Study Area;
- Conducted a field investigation to establish the existing conditions of the Study Area, assess built heritage resources, cultural heritage landscape components, and identify heritage attributes (if warranted);
- Evaluated the Study Area using the criteria prescribed in Ontario Regulation 9/06 (O. Reg. 9/06) of the Ontario Heritage Act and drafted a statement of Statement of Cultural Heritage Value or Interest (SCHVI);
- Assessed the potential direct and indirect impacts of the proposed development on the CHVI and heritage attributes of the Study Area;

- Recommended mitigation measures and a conservation approach to avoid or reduce the negative impacts;
- Updates to the initial report to respond to Town of Caledon planning and heritage staff comments received March 18, 2025; and
- Updates to the September 2025 report to respond to Town of Caledon planning and heritage staff comments dated December 21, 2025.



**LEGEND**

- STUDY AREA
- LIMIT OF EXTRACTION
- LICENCE BOUNDARY



**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) OPENTREEMAP 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, 1055 CHARLESTON, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**

LOCATION OF STUDY AREA

**CONSULTANT**



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DESIGNED SO

PREPARED SD

REVIEWED HS

APPROVED HM

PROJECT NO.  
19129150

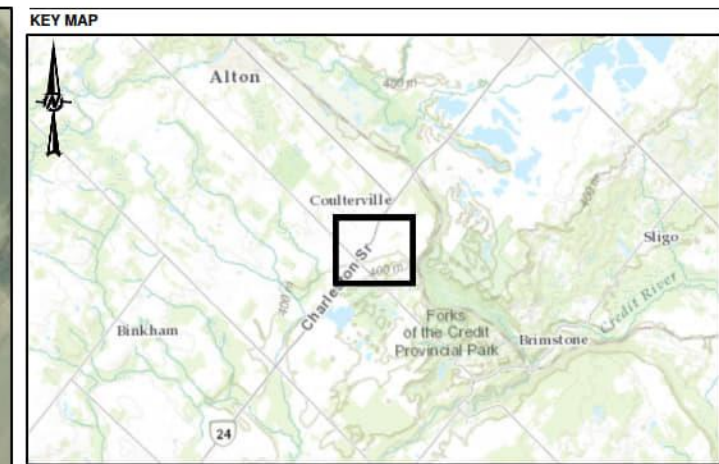
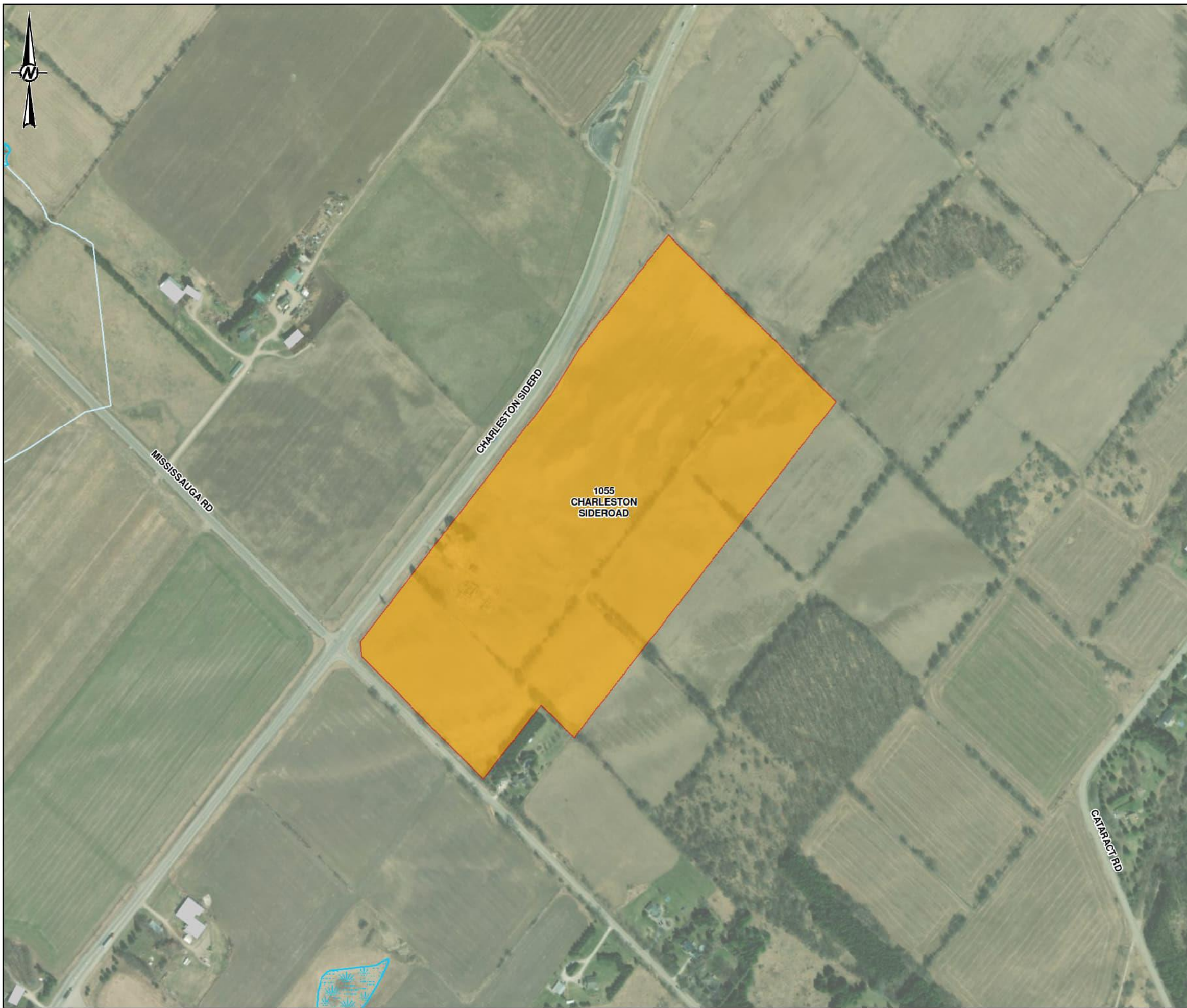
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FIGURE  
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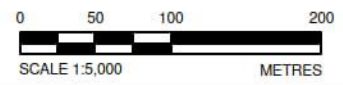
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**LEGEND**  
 STUDY AREA



**NOTE(S)**  
 1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**  
 1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO  
 2. IMAGERY CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP, GEBCO, USGS, FAO, NPS, NRCAN, 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, 1055 CHARLESTON SIDEROAD,  
 TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**  
**AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE STUDY AREA**

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

PROJECT NO. 19129150	CONTROL 0048	REV. 0	FIGURE 2
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# 2 METHODOLOGY

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## 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).

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### 2.1.1 AGGREGATE RESOURCES ACT

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**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.

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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*.

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### 2.1.2 PROVINCIAL PLANNING STATEMENT

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**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.

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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.

- 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.

The property, 1055 Charleston Sideroad, is not designated under Part IV of the *Ontario Heritage Act* or subject to a NOID. Therefore, 1055 Charleston Sideroad is not a protected heritage property per the PPS 2024.

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### 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 2022a) to determine if a property has CHVI at a local level, and
- O. Reg. 10/06 (Government of Ontario 2006) to determine if a property has CHVI of provincial significance.

For this study, O. Reg. 9/06 was used. The criteria for determining CHVI under O. Reg. 9/06 are:

- 1 The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- 2 The property has design or physical value because it displays a high degree of craftsmanship or artistic merit, or
- 3 The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.
- 4 The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- 5 The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- 6 The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 7 The property has contextual value because it is important in defining, maintaining or supporting the character of an area,
- 8 The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or
- 9 The property has contextual value because it is a landmark.

(Government of Ontario 2022a)

#### 2.1.3.1 BILL 23 AND BILL 200

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**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.

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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 5, 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.

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#### 2.1.4 REGION OF PEEL OFFICIAL PLAN

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**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).*

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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)

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## 2.1.5 TOWN OF CALEDON OFFICIAL PLAN

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**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.*

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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 2024: 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 2024: 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 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 2024: 3-34 - 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 2024: 5-155)

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 2024: 5-158)

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## 2.2 GUIDANCE DOCUMENTS

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### 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.

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## 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*.

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## 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.

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## 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.

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## 2.5 FIELD REVIEW

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

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

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## 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.

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## 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.

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## 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

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## 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<sup>2</sup> between the Regional Municipality of Waterloo and the northwest portion of the Region of Peel, centred around the City of Guelph. Within the Guelph Drumlin Field, there are approximately 300 drumlins or hills of varying sizes. For the most part these hills are of the broad oval type with slopes less steep than those of the Peterborough drumlins and are spread further apart as those in some other areas. The till in these drumlins is loamy and calcareous and was derived mostly from dolostone of the Amabel Formation that can be found exposed below the Niagara Escarpment (Chapman and Putnam 1984).

Within the Guelph Drumlin Field, the Study Area is located within a former spillway or former glacial meltwater channel. Spillways are typically broad troughs floored wholly or in part by gravel beds and are typically vegetated by cedar swamps in the lowest beds. 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 located within the Mixed-wood Plains ecozone of Ontario (Ecological Framework of Canada 2014). Although largely altered by 19th century human activity, 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.

The Study Area is also situated within the Credit River Watershed which spans 1000 km<sup>2</sup> and drains into Lake Ontario at Port Credit on the Mississauga waterfront (Credit Valley Conservation 2023). The Credit River flows approximately 900 m to the east of the Study Area.

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## 3.2 INDIGENOUS HISTORY

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

The history of southern Ontario begins after the end of the Wisconsin Glacial Period, approximately 11,000 years ago. The earliest people to move into what is now Ontario followed what archeologists refer to as the Paleo way of life with small, highly mobile groups taking advantage of seasonally available resources and following the migration patterns of large mammals, including now extinct megafauna.

As the climate changed and people following a Paleo way of life grew familiar with their surroundings, they developed local adaptations around 9,500 years ago known as the Archaic 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, indicative of a stratified society (Ellis and Ferris 1990).

The transition from an Archaic to Woodland way of life is marked by the introduction of ceramics. While hunter-gathering continued as the primary economy among some groups, others adopted agriculture and lived in large, sedentary villages and established broad trade networks. By the time of contact with Europeans, Southern Ontario

was a culturally dynamic area, populated by distinct Nadowek (Iroquoian) and Anishinaabek (Algonkian) speaking groups (Englebrecht 2003; Trigger 2000; Schmalz 1991).

In the late 1700s, the British colonial regime entered into a series of treaties with the Indigenous Nations in Canada. While these treaties were intended as formal legally binding agreements that would set out the rights, responsibilities and relationships between First Nations and the federal and provincial governments, the government of Ontario acknowledges that Indigenous Nations may have different understandings of the treaties (Government of Ontario 2022b, Historica Canada 2021). As French and British encroachment increased from the early 18th century onwards, Indigenous ways of life adapted to the change in complex and varied ways.

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

The Study Area is located on lands within the boundary of Treaty 19, the Ajetance Purchase, an agreement signed on 28 October 1818 between representatives of the British Crown and Anishinaabe peoples (Government of Ontario 2022b). The treaty outlines a surrender of approximately 648,000 acres of land within present-day Regions of Halton and Peel. This land was coveted by the British and relinquished by the Mississaugas of the Credit after the continuous inflow of settlers into their lands and fisheries weakened the traditional economy, resulting in population decrease and impoverishment (Heritage Mississauga 2021). After the land to the north was ceded by the Chippewa in mid-October of 1818, Chief Ajetance agreed to the sale for £522.10 of goods to be paid annually (Government of Canada 2016). Treaty 19 was signed by William Claus, Deputy Superintendent General of Indian Affairs on behalf of the Crown and Mississauga Chiefs Adjutant (Ajetance), Weggishgomin, Cabibonike, Pagitaniquatoibe and Kawahkitahaquibe (Government of Canada 2016).

To recognize and honour the municipality's Indigenous heritage and land rights, the Town of Caledon, in consultation with the Mississaugas of the Credit First Nation, has developed the following land acknowledgements:

*Indigenous Peoples have unique and enduring relationships with the land.*

*Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.*

*We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee Peoples, and the Anishnabek of the Williams Treaties.*

*This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.*

*We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.*

(Town of Caledon 2022)

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### 3.3 TOWNSHIP SURVEY AND SETTLEMENT

During the British colonial period, the Study Area was part of Lot 15, Concession 4, West of Hurontario Street (W.H.S.), in the Geographic Township of Caledon, Peel County.

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### 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 2022a). 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 2022b). 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 2023).

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 2023).

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### 3.3.2 TOWN OF CALEDON AND THE FORMER CALEDON TOWNSHIP

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 (Pope J.H. 1877). Caledon Township is between Erin Township and Albion Township. The townships are named after 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<sup>3</sup> 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).

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## 3.4 STUDY AREA HISTORY

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### 3.4.1 LAND USE HISTORY

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**UPDATE No. 2 (February 2026):** *The following section has been updated to address comments received from the Town on December 21, 2025.*

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<sup>3</sup> 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.

Land registry data for Lot 15, Concession 4, West of Hurontario Street (W.H.S.) in Caledon Township was accessed from the Ontario Land Property Records Portal and is reproduced, in part, in Table 1. Census data for 1851, 1861, and 1871 was also reviewed.

**Table 1: Land Registry Data for Part of Lot 15, Concession 4, W.H.S., Caledon Township, Peel County**

INSTRUMENT	DATE	GRANTOR	GRANTEE	QUANTITY OF LAND	AMOUNT
Patent	5 March 1822	Crown	Joseph Brown Jr.	200 Acres	n/a
Bargain and Sale	15 June 1847	Joseph Brown & Spouse	Solomon John Johnson Brown	All	£125
Indenture	17 March 1859	Solomon John Johnson Brown et ux	Henry James Brown	Easterly ½	\$550
Bargain and Sale	31 March 1862	Thomas McGoldrick et ux	Thomas McNichols	Northeasterly ¼	\$1000
Indenture	29 March 1862	Henry James Brown et ux	Thomas McGoldrick	Easterly ½	\$1000
Indenture	29 March 1862	Solomon J. J. Brown	Joseph Morris	Westerly ½	\$1000
Indenture	6 March 1866	Thomas McGoldrick	John Coyne	Westerly ½ of east ½	\$200
Indenture	2 February 1867	John Coyne	James Cameron	Westerly ½ of east ½	\$50
Indenture	28 March 1867	James Cameron et ux	Thomas McNichol	Westerly ½ of east ½	\$850 "except 4 rows"
Bargain and Sale	9 March 1867	Joseph Morris et ux	Edward Morris	Westerly ½	\$1
Will	28 August 1868	Thomas McNichol	Eliza McNichol	Easterly ½ of east ½	n/a
Bargain and Sale	9 October 1911	Edward Morris et ux	Arch. R. McArthur	Westerly ½	\$8500
Bargain and Sale	29 January 1912	Thomas McNichol Widower	John A. McEachern	Easterly ½	\$9100
Bargain and Sale	6 February 1918	John A. McEachern et ux	Wm. R. Akitt	Easterly ½	\$9000
Mortgage	1 June 1927	Archibald R. McArthur et ux	Thomas Wilson	100 acres. Westerly ½	\$6000
Grant	15 March 1940	Fred Wilson and Irene Wilson executing the will of Thomas Wilson	James F. McDonald and Catherine McDonald as joint tenants	100 acres. Westerly ½	\$4875
Grant	15 May 1943	Fred H. Word executing the will of Catherine McDonald	Donald McArthur	100 acres. Westerly ½	\$1
Grant	23 April 1963	Helen I. McArthur executor of Donald McArthur estate	Helen I. McArthur	100 acres. Westerly ½	n/a

\*Between 1963 and 1992 ownership of the property changed multiple times between individuals and land holding companies. CBM Aggregates purchased the property in the 21st century.

The Study Area is located within the westerly half of Lot 15, Concession 4, West of Hurontario Street (W.H.S.), in the Township of Caledon, former Peel County. The land was originally wooded with maple, elm, beech, and bass, and the soil was a black loam (PAMA n.d., Reel 08, 0665). The patent for the 200-acre Lot 15 was granted to Joseph Brown Jr. in 1822 as a United Empire Loyalist (U.E.L.) land grant (Ontario Land Registry, n.d.(a), 306). Joseph Jr.

was one of five children - four sons and one daughter - of Joseph Brown, a U.E.L. who served in Butler's Rangers during the Revolutionary War and moved to Grantham Township, Lincoln County, Canada in 1784. All five of Joseph's children located their U.E.L. grants in Caledon West and were among the pioneers of the township (PAMA n.d., Reel 08, 0691).

Joseph Jr. and his wife sold the entirety of the lot in June 1847 to Solomon John Johnson Brown for £125; the relationship between these parties could not be definitively established. As of the 1851 Census, Solomon J. J. Brown (25) was a resident in Niagara Township with his parents Joseph and Almira Brown, and five siblings, including a brother Henry J. (23) (1851 Personal Census, District 2, Caledon, 145). In March 1859, Solomon Brown transferred the east half of Lot 15 to Henry James Brown, likely his brother, by indenture of \$550. Tremaine's 1859 map of the County of Peel shows the entire Lot 15 owned by the Estate of Jos. Brown, deceased, and no structures on the property (Tremaine 1859, Figure 3). However, it should be noted that Tremaine's maps often only depicted the structures of property owners who had subscribed to the atlas.

The Brown family on Lot 15 do not appear in the 1861 census records for Caledon Township and the Agricultural census from the same year records Lot 15 being worked by farmers James McBrien and Thomas McGoldrick. McBrien is listed as holder of 100 acres on Lot 15, with 35 under cultivation (26 acres of wheat, 1 acre of potatoes, and 8 acres of pasture). McGoldrick is also listed as holder of 100 acres, with 40 under cultivation (20 acres of wheat, 1 acre of peas, 2 acres of oats, 1 acre of turnip, 1 acre of potatoes, and 10 acres of pasture). The estimated value of each hundred acres was \$1000 (1861 Agricultural Census, District 6, Caledon, 86). It is likely that Thomas McGoldrick was farming the east half of the lot, as he purchased one hundred acres from Henry James Brown and his wife for \$1000 in March 1862. In the same month, Solomon J. J. Brown and his wife sold the west half of Lot 15, the location of the current Study Area, to Joseph Morris for \$1000 (Ontario Land Registry, n.d.(a), 306).

The 1861 Census shows Joseph Morris (37), living with his wife Martha (37), and five children: Edward (15), Margaret (10), Elizabeth (8), William (6), and Joseph (4) (1861 Personal Census, District 6, Caledon, 77). At that time, Morris was farming Lot 17, Concession 5. Shortly after acquiring the west half of Lot 15, Con. 4 Joseph and Martha gave a mortgage on the property to William Barnard for \$200, possibly for construction of a residence. In April 1868, the couple transferred the property to their eldest son, Edward, for consideration of \$1 (Ontario Land Registry, n.d.(b), 431). Edward Morris married Elizabeth Jane McNichol, of Irish ancestry and born in Rockport, Niagara Township, United States (Find a Grave 2022). Elizabeth's brother, Thomas McNichol, purchased the east half of Lot 15 in two parts, the east part in 1862 and the west part in 1867.

The 1871 Census shows Edward Morris (25) and Eliza Jane (25) with one daughter, Sarah E. (2). The Morris' and McNichols were Presbyterian (1871 Census, Schedule 1, Cardwell 40/A, Caledon No.4, 44). Edward Morris is listed as the owner of 100 acres, with one house, and two barns/stables (Ibid., Schedule 3, 8). Of the 100 acres, 70 were identified as improved, including 39 acres of wheat, a half acre of potatoes, 29 acres of hay, 8 acres of pasture, and 1 orchard (Ibid., Schedule 4, 8). Other assets and products of the farm included 2 horses, 4 milch cows, 8 other horned cattle, 8 sheep, 7 swine, and yearly production of 300 pounds butter, and 32 pounds wood (Ibid., Schedule 5, 8). The structures identified in the census are likely associated with the extant building ruins in the Study Area.

The 1877 Historical Atlas map shows Edward Morris as the owner of the west half of Lot 15, Con. 4 W.H.S. (Walker and Miles 1877, Figure 4). One structure is shown, slightly to the northwest of the property, adjacent to the sideroad. Eliza Morris died in 1888 at the age of 47. The 1891 Census shows Edward Morris still living in Caledon West with his daughter "Lizzie" (Sarah Elizabeth) (1891 Census, Schedule 1, Cardwell 54/D, Caledon, 82). The 1897 Tax Assessment shows Edward Morris, age 49, as owner of 100 acres at Lot 15, Con. 4, with 85 acres cleared, and an assessed value of \$3300 (PAMA 1897, Division 7, 43). Edward continued to own the west 100-acres of Lot 15 until he sold it in October 1911 to Arch. R. McArthur for \$8500 (Ontario Land Registry, n.d.(b), 431). No mention of Arch R. McArthur was found in the census records.

Based on historical mapping, the farmhouse that was located in the Study Area was constructed between 1859 and 1871. The farmhouse is no longer extant and was demolished between 1999 and 2001. A barn was constructed to the southeast of the farmhouse between 1877 and 1937 and an outbuilding was constructed between 1877 and 1954. Construction materials and methods of the extant foundations of the barn and outbuilding support a construction date between the late 19th and early 20th century.



**Plate 1: 1999 aerial photograph of built elements within the Study Area**

**3.4.2 19TH CENTURY MAPPING**

Historical records and mapping were examined to gain an understanding of 19<sup>th</sup> century land use in the area. A summary of these historical records is presented below in Table 1 and maps are provided in Figure 3 and Figure 4.

**Table 2: Review of 19th Century Historical Mapping**

YEAR	MAP TITLE	HISTORICAL FEATURE (S)
1859 (Figure 3)	1859 Tremaine’s Map of the County of Peel (Tremaine 1859)	<ul style="list-style-type: none"> <li>• The Study Area is owned by the estate of Joseph Brown who is labelled as being deceased.</li> <li>• No structures or natural elements are indicated on the map</li> </ul>
1877 (Figure 4)	1877 Illustrated Historical Atlas of the County of Peel (Pope 1877)	<ul style="list-style-type: none"> <li>• The Study Area is owned by Edward Morris</li> <li>• A structure is depicted in the northwestern section of the property</li> <li>• An orchard is depicted south of the structure</li> </ul>

### 3.4.3 20TH AND 21ST CENTURY MAPPING AND AERIAL IMAGERY

Land use through the 20th century indicates that the Study Area and surrounding area continued in a rural setting. Small changes take place within the Study Area as outbuildings are constructed and demolished. Table 3 provides a summary of the maps and aerial photographs reviewed. This collection is presented in chronological order Figure 5 to Figure 8.

**Table 3: Review of 20th Century Historical Mapping and Aerial Photographs**

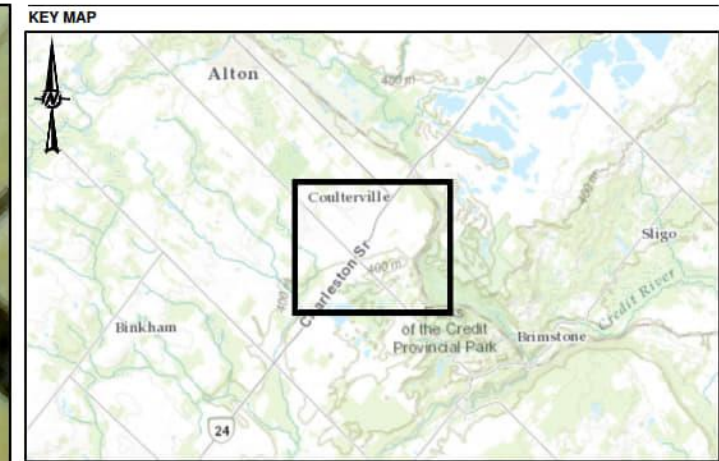
YEAR	MAP TITLE	HISTORICAL FEATURE (S)
1937 (Figure 5)	1937 Topographic Map of Ontario, Orangeville Sheet (Department of Defence 1937)	<ul style="list-style-type: none"> <li>• A house and barn (located to the south of the house) are illustrated.</li> <li>• The barn is oriented east-west and its location matches the configuration of the existing larger foundation.</li> <li>• An orchard is located to the east of the house and barn.</li> </ul>
1954 (Figure 6)	1954 Aerial photograph 437.801 (Hunting Survey Corporation Limited 1954)	<ul style="list-style-type: none"> <li>• The arrangement of the building complex, agricultural fields, and vegetative boundaries are visible in the same configuration as present-day.</li> <li>• Both barns are visible at this time</li> <li>• The surrounding lands are primarily agricultural in nature.</li> </ul>
1973 (Figure 7)	1973 Topographic Map of Ontario, Orangeville Sheet (Natural Resources Canada 1973)	<ul style="list-style-type: none"> <li>• No changes to the structures in the Study Area, only one barn is depicted.</li> <li>• The orchard is no longer present in the Study Area</li> </ul>
1994 (Figure 8)	1994 Topographic Map of Ontario, Orangeville Sheet. (Natural Resources Canada 1994)	<ul style="list-style-type: none"> <li>• An additional barn appears south of the initial barn.</li> <li>• The barn is oriented east-west and its location matches the configuration of the existing smaller foundation.</li> </ul>
1999 (Plate 1)	Aerial Photograph	<ul style="list-style-type: none"> <li>• The farmhouse and barns are still extant. A hexagonal silo is located south of the farmhouse and two sheds are located south of the silo. Vegetative windbreaks separate the farmstead from the adjacent agricultural fields.</li> </ul>
2004-2022	Online Google Earth Aerial Imagery	<ul style="list-style-type: none"> <li>• The house is no longer extant.</li> <li>• The two barns are no longer standing but their foundations remain.</li> <li>• A small shed has been built to the northeast of the barn foundations.</li> </ul>

### 3.4.4 SUMMARY OF PROPERTY HISTORY

**UPDATE No. 2 (January 2026):** The following section has been updated to address comments received from the Town on December 21, 2025.

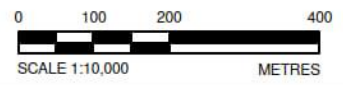
A farmhouse was located on the property at 1055 Charleston Sideroad (Lot 15, Concession 4 WHS) as early as 1871, at which time the property was listed as part of the Morris Estate. An associated orchard is illustrated on 1877 mapping in addition to the farmhouse. The agricultural nature of the property was established in the 19th century and developed further in the early 20th century. In 1911 the property was sold by Edward Morris to Arch R. MacArthur and throughout the 20th century the property was bought and sold numerous times. Currently, the property is owned by CBM Aggregates. By the 1930s, at least one of the structures which make up the extant ruins had been constructed. The second was in existence by 1954 but is not shown on 20th century topographic mapping.

Based on historical mapping, construction materials, and construction techniques, the barn and outbuilding supported by the structural foundations were constructed between the late 19th and early 20th century. The farmhouse was demolished between 1999 and 2001.



SCALE 1:150,000

**LEGEND**  
 STUDY AREA



**NOTE(S)**  
 1. ALL LOCATIONS ARE APPROXIMATE

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

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

**PROJECT**  
 CULTURAL HERITAGE IMPACT STATEMENT, 1055 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**  
 1859 HISTORICAL MAP

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

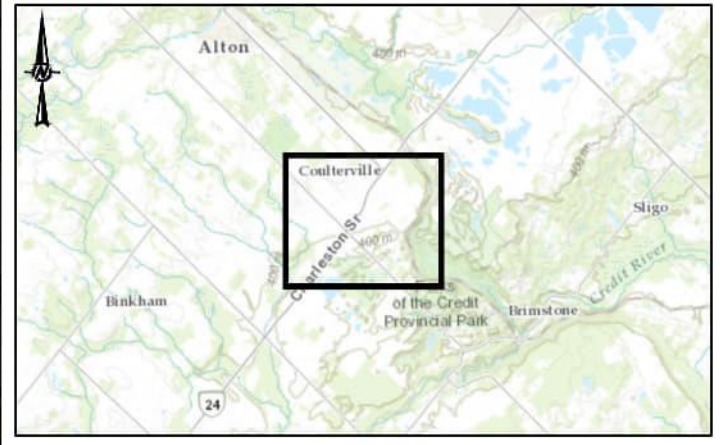
PROJECT NO. 19129150	CONTROL 0048	REV. 0	FIGURE 3
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**KEY MAP**



SCALE 1:150,000

**LEGEND**

 STUDY AREA



**NOTE(S)**

1. ALL LOCATIONS ARE APPROXIMATE

**REFERENCE(S)**

1. 1877 TOWNSHIP OF CALEDON, PEEL COUNTY (ONTARIO MAP REF #20), ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL, ONT. TORONTO, WALKER & MILES, 1877.
2. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

**CLIENT**

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

**PROJECT**

CULTURAL HERITAGE IMPACT STATEMENT, 1055 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**

1877 HISTORICAL AERIAL

**CONSULTANT**

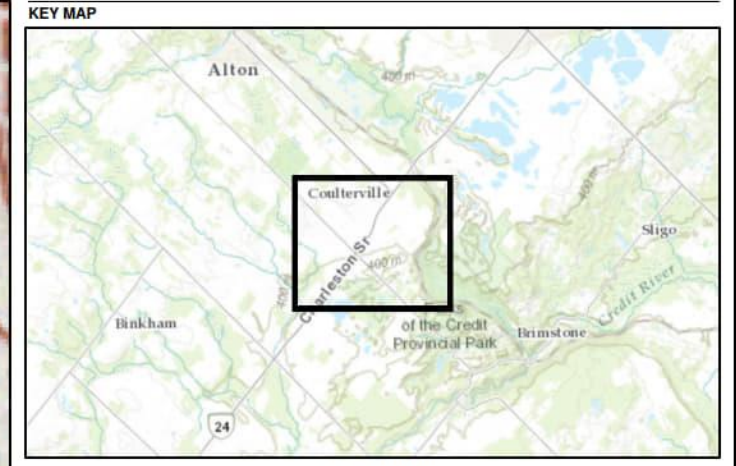
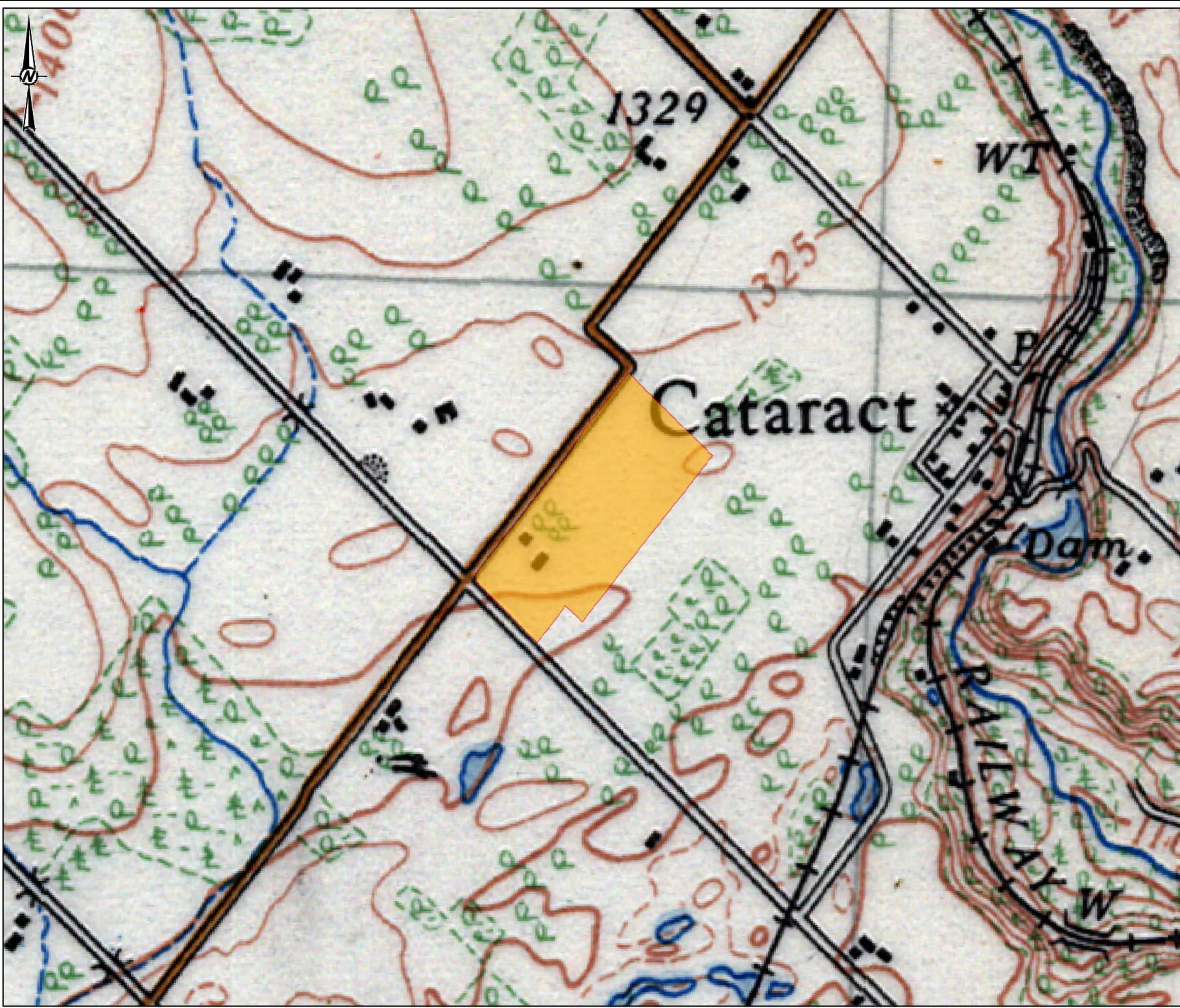


YYYY-MM-DD	2023-07-31
DESIGNED	SO
PREPARED	SD
REVIEWED	HS
APPROVED	HM

PROJECT NO. 19129150	CONTROL 0048	REV. 0	FIGURE 4
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SCALE 1:150,000

**LEGEND**  
 STUDY AREA



**NOTE(S)**  
 1. ALL LOCATIONS ARE APPROXIMATE

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

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

**PROJECT**  
 CULTURAL HERITAGE IMPACT STATEMENT, 1055 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**  
 1937 TOPOGRAPHIC MAP

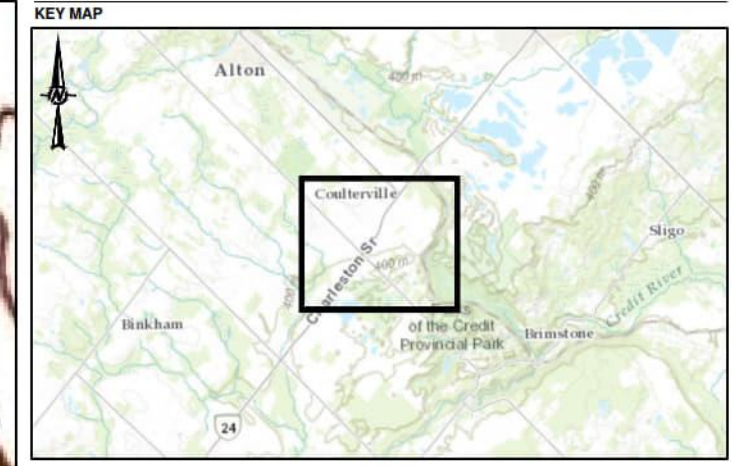
CONSULTANT	YYYY-MM-DD	2023-07-31
	DESIGNED	SO
	PREPARED	SD
	REVIEWED	HS
	APPROVED	HM

PROJECT NO. 19129150	CONTROL 0048	REV. 0	FIGURE 5
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**LEGEND**  
 STUDY AREA



**NOTE(S)**  
 1. ALL LOCATIONS ARE APPROXIMATE

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

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

**PROJECT**  
 CULTURAL HERITAGE IMPACT STATEMENT, 1055 CHARLESTON SIDEROAD, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**  
 1973 HISTORICAL TOPOGRAPHIC MAP

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

PROJECT NO. 19129150	CONTROL 0048	REV. 0	FIGURE 7
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# 4 EXISTING CONDITIONS

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## 4.1 INFORMATION GATHERING

The Town of Caledon, Ontario Heritage Trust, and the MCM were consulted to gather information on the Study Area.

Cassandra Jasinski, Heritage Planner at the Town of Caledon, confirmed receipt of the request on March 31, 2023 and indicated that she would provide materials they have on file shortly.

Kevin Baksh, Acting Provincial Heritage Registrar at the Ontario Heritage Trust, confirmed that the Trust does not have any additional information, background documents, or previous reports relating to the Study Area.

Karla Barboza, Team Lead of the Heritage Planning Unit at the MCM, confirmed that the no properties have been designated by the Minister within the Study Area and that there are no provincial heritage properties within or adjacent to the Study Area.

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**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.*

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## 4.2 FIELD REVIEW RESULTS

A field review of the Study Area was completed on November 18, 2022, by WSP staff Chelsea Dickenson and Robert Pinchin. Weather conditions during the field review were sunny with seasonally cool temperatures.

A map of the existing conditions of the Study Area is provided in Section 4.2.2

### 4.2.1 LOCATION CONTEXT

The Study Area is situated on the southeast corner of the intersection between Charleston Sideroad and Mississauga Road in the Town of Caledon, Region of Peel Ontario. The Study Area is bordered by Mississauga Road to the west, Charleston Sideroad to the north, and agricultural fields to the east and south. The Study Area consists mainly of barn foundations, a small outbuilding, and agricultural fields (Plate 2 and Plate 3). The character of the surrounding area is generally agricultural and residential and the broader area has locations of aggregate extraction as well. The Credit River meanders through the area approximately 1 km east of the Study Area and the community of Cataract is located along the banks of the Credit River, approximately 800 m southeast of the Study Area. There are two known heritage properties adjacent to the Study Area, including: 18501 Mississauga Road and 833 Charleston Sideroad (both listed on the Town of Caledon's heritage register) (Plate 4 and Plate 5). One additional property, 18309 Mississauga Road, is adjacent to the Study Area and was identified as a potential built heritage resource by WSP in 2022 (Plate 6).



**Plate 2: Looking south along the Study Area driveway**



**Plate 3: Looking east at agricultural fields in the Study Area**

**Plate 4: 18501 Mississauga Road (listed on the Town of Caledon's heritage register)**



**Plate 5: 833 Charleston Sideroad**



**Plate 6: 18309 Mississauga Road (potential built heritage resource)**

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## **4.2.2 LANDSCAPE CONTEXT**

The Study Area is approximately 19.3 hectares and contains elements of the former farm complex as well as the associated agricultural fields surrounding it. A driveway into the property is accessed from Charleston Sideroad

(Plate 7 and Plate 8). Three large field stones have been placed at the entrance of the driveway to prevent vehicle access (Plate 9). From Charleston Sideroad, the driveway extends southwards in a straight line into the Study Area (Plate 10). Rows of mature trees line the east and west side of the core of the former farm complex. Between the driveway and the eastern treeline is an open patch of land where, according to historical imagery, the main farmhouse was located (Plate 11). Approaching the end of the driveway, a small outbuilding is located on the east side of the driveway and two rectangular structural foundations are located to the west. The driveway, tree line, outbuilding, and two foundations compose what would have been the core of the farm complex. The remainder of the Study Area consists of agricultural fields (Plate 12). The fields are bordered by Mississauga Road, Charleston Sideroad, and the agricultural fields of adjacent properties. A deteriorated wood fence extends southwards from the former core of the farm complex into the agricultural fields (Plate 13). Within the agricultural fields, treelines demarcate the separation of fields (Plate 14).



**Plate 7: Looking west along Charleston Sideroad from the Study Area**



**Plate 8: Looking east along Charleston Sideroad from the Study Area**



**Plate 9: Fieldstones at the foot of driveway**



**Plate 10: Looking north along the driveway towards Charleston Sideroad**



**Plate 11: Looking east towards the site of former farmhouse (demolished between 1999 and 2001)**



**Plate 12: Looking north across agricultural fields**



**Plate 13: Looking south along wooden fence line**



**Plate 14: Looking east at treeline in agricultural field**

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## **4.2.3 BUILT ENVIRONMENT**

### **4.2.3.1 OUTBUILDING**

An outbuilding stands east of the driveway within the farmstead portion of the Study Area. The outbuilding is a simple wooden structure with metal cladding and a side gable roof, built between 1954 and 2001. The roof is clad in sheet metal that has rusted away in some areas, revealing machine cut wood beams (Plate 15). The roof has projecting eaves on all side and plain wooden fascia. The west (front) elevation has a large entrance, suggesting use as a driveshed or storage space for farm equipment (Plate 15). The north elevation has an offset left (east) one-over-one sash window with wood lintel and wood sill (Plate 17). The east elevation has two evenly spaced windows with wood lintels and wood sills (Plate 18). The south elevation has an offset left (west) entrance and an offset right (east) small wood addition that is clad in sheet metal (Plate 16). The outbuilding does not appear to have CHVI due to the utilitarian design of the building, common materials, and relatively late construction date.



Plate 15: West (front) elevation of outbuilding



Plate 16: South elevation of outbuilding



Plate 17: North elevation of outbuilding



Plate 18: East elevation of outbuilding

#### 4.2.3.2 STRUCTURAL FOUNDATION NO. 1

At the end of the driveway are two foundations of structures that previously stood in the Study Area. The larger, more northern of the two, will be referred to as “Structural Foundation No. 1” for the purpose of this report. Structural Foundation No.1 is in an advanced state of decay. Its rectangular plan, dimensions (approximately 10 m by 20 m), earthen ramp, and location in relation to where the farmhouse once stood suggest that Structural Foundation No.1 is the remains of a timber-frame barn on stone foundation (Plate 19 and Plate 20). The artificial ramp on the north side of the foundation would have provided access to the barn’s second level threshing floor and mow (Plate 21). The most intact elements of Structural Foundation No. 1 are the walls, which are constructed of parged fieldstone and stand approximately 6 feet tall (Plate 22). The fieldstone used in the walls retain their original shape. The wood plank elements of windows and doorways are visible within the fieldstone walls (Plate 23). The remaining windows openings have wood lintels, frames, and sills connected with tongue and groove joinery (Plate 24, Plate 25). A concrete trough is located adjacent to the southern wall of Structural Foundation No. 1 (Plate 26). The interior of the foundation contains the ruins of many wood beams that most likely supported the walls and roof of the barn. The interior also contains metal fencing most likely used as a livestock pen (Plate 27).



**Plate 19: West elevation of Structural Foundation No. 1**



**Plate 20: South elevation of Structural Foundation No. 1**



**Plate 21: Earthen ramp north of Structural Foundation No. 1**



**Plate 22: Parged fieldstone wall and doorway**



**Plate 23: Parged fieldstone wall and window**



**Plate 24: Wood lintel and frame**



**Plate 25: Wood window frame joint**



**Plate 26: Concrete trough**



**Plate 27: Panoramic photo of Structural Foundation No. 1 interior**

#### **4.2.3.3 STRUCTURAL FOUNDATION NO. 2**

A smaller building foundation ruin is located south of Structural Foundation No. 1 and referred to as Structural Foundation No. 2. The rectangular plan, modest size (approximately 10 m by 17 m), and location of Structural Foundation No. 2 in relation to Structural Foundation No. 1 and where the farmhouse once stood all suggest that Structural Foundation No. 2 originally supported an outbuilding. Structural Foundation No. 2 is in a more deteriorated state than Structural Foundation No. 1. The north, south, and west walls are constructed of parged fieldstone while the east wall is concrete (Plate 28, Plate 29). Within the walls, wood window framing survives (Plate 30). On the north side of Structural Foundation No. 2 there is a wood lean-to addition (Plate 31). On the south side of Structural Foundation No. 2 there is an opening that leads to a below-grade cellar (Plate 32). The cellar walls are constructed of fieldstone (Plate 33). The interior of Structural Foundation No. 2 contains the ruins of many wood beams that most likely supported the walls and roof of the original structure.



**Plate 28: Concrete walls of Structural Foundation No. 2**



**Plate 29: Parged fieldstone walls of Structural Foundation No. 2**



**Plate 30: Wood fenestration elements of Structural Foundation No. 2**



**Plate 31: Wood lean-to addition**



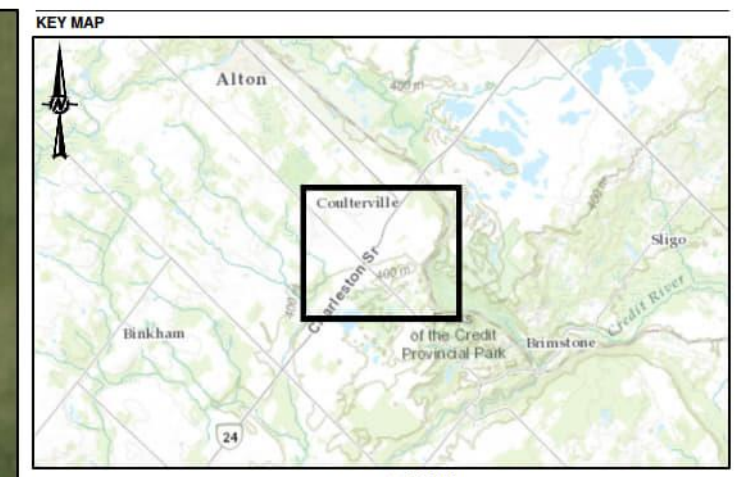
**Plate 32: Entrance to below grade cellar**



**Plate 33: Fieldstone wall of below grade cellar interior**



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- LEGEND**
- DRIVEWAY
  - WOODEN FENCING
  - BUILDING FOUNDATION
  - GROUPING OF FIELDSTONES
  - DRIVEWAY
  - OUTBUILDING
  - TREE LINE



**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, 1055 CHARLESTON SIDEROAD,  
 TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

**TITLE**  
 EXISTING CONDITIONS AT 1055 CHARLESTON SIDEROAD

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

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

#### 4.2.3.4 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*” (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%

## RESULTS

Based on the analysis of physical conditions and heritage integrity presented in Table 4, it was found that the built elements in the Study Area are in poor physical condition and have a poor level of heritage integrity.

**Table 4: Analysis of Heritage Integrity**

<b>ELEMENT</b>	<b>ORIGINAL MATERIAL/TYPE</b>	<b>ALTERATION</b>	<b>SURVIVAL (%)</b>	<b>RATING</b>	<b>COMMENT</b>
<b>Setting</b>	Property located within an agricultural context, bounded by Charlton Sideroad on the north, Mississauga Road on the west and agricultural fields on the east and south.	Minimal alterations to the general setting.	80	Very Good	The Study Area's main farmhouse has been demolished and the two outbuilding structural foundations are in an advanced state of decay with only their structural foundations remaining. Despite this, the location of driveway, outbuilding, treeline, and agricultural fields are original. The general setting and landscape context conveys the rural agricultural and use of the area that dates to the 19th century.
<b>Site Location</b>	Original structural foundations set back approximately 100 metres from Charleston Sideroad	Significant alterations have occurred to the site location.	10	Poor	The main farmhouse within the Study Area has been demolished. Only the structural foundations of the two barns remain. The structural foundations are in an advanced state of decay
<b>Footprint</b>	The ruins of the barn foundations have a rectangular footprint.	Minimal changes have occurred to the footprint	50	Good	The foundations of the barns demonstrate that these structures had a rectangular footprint. It does not appear that significant additions were added to the barns.
<b>Wall</b>	Lower-level walls constructed of fieldstone and concrete. Upper-level wall construction materials are unknown.	Only lower-level walls of the structural foundations remain. The foundation walls of Structural Foundation No. 1 are still standing but the walls of Structural Foundation No. 2 have mostly collapsed.	20	Poor	The remaining walls are in an advanced state of decay.
<b>Foundation</b>	Original structure foundation constructed of fieldstones.	Minimal alterations to foundation have occurred. However, the foundations are in an advanced state of disrepair.	10	Poor	The original foundations are in an advanced state of disrepair.
<b>Exterior Doors</b>	Unknown	Unknown	5	Poor	Only wood door frame is still extant.
<b>Windows</b>	Unknown	Unknown	5	Poor	Only wood window frame is still extant.
<b>Landscape features</b>	Treelines surrounding farmhouse portion of Study Area, fencing, driveway, and agricultural fields.	Minimal alteration has occurred to the landscape features.	80	Very Good.	The trees, driveway, and agricultural fields are unmaintained and overgrown but the general locational placement of the landscape elements is discernible.
<b>Average of Rate of Change/Heritage Integrity</b>			<b>16</b>	<b>Poor</b>	<b>Rating of poor is based on original element survival rating between 0-20%</b>

# 5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

## 5.1 ONTARIO REGULATION 9/06

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

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

**Table 5: Evaluation of Cultural Heritage Value or Interest**

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

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### 5.1.1 DESIGN OR PHYSICAL VALUE

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*UPDATE No. 2 (January 2026): The following section has been updated to address comments received from the Town on December 21, 2025.*

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The Study Area does not have design or physical value. The Study Area's built elements include a late 20th century outbuilding and two 19th century structural foundations. The outbuilding is a simple wooden structure with metal cladding and a side gable roof. This building does not exhibit CHVI due to its utilitarian design, common materials, and late construction date. Background research suggests the structural foundations were constructed between the late 19th and early 20th century. With the exception of the foundations and remnant door and window openings, there are no intact remains of the second level. The walls of Structural Foundation No. 1 are constructed of parged fieldstone and the walls of Structural Foundation No. 2 are constructed of parged fieldstone and concrete. Remnant wood window and door frames are visible in the walls of each foundation. Structural Foundation No. 2 features a below grade cellar and a wood frame lean-to addition. The use of fieldstone in the Study Area is indicative of late 19th and early 20th century rural building construction but is not a particularly rare, unique, representative, or early example of a style, material, or construction method (Criterion 1). The Study Area does not display a high degree of craftsmanship or artistic merit (Criterion 2). The Study Area does not demonstrate a high degree of technical or scientific achievement (Criterion 3).

Accordingly, when assessed against Criteria 1-3 of O. Reg 9/06, the Study Area is not found to possess significant design or physical CHVI.

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### 5.1.2 HISTORICAL OR ASSOCIATIVE VALUE

The Study Area does not have historical value or associative value. 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). The Study Area is historically related to local families who farmed the land but background research and consultation did not uncover any significant or direct historical associations with the broader community. There is no evidence to suggest the Study Area yields or has the potential to yield, information that contributes to an understanding of a community or culture (Criterion 5). There is no documentary evidence that indicates a specific architect, artist, builder, or designer was involved in the design or construction of the Study Area. As such, the Study Area does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (Criterion 6).

Accordingly, when assessed against Criteria 4-6 of O. Reg 9/06, the Study Area is not found to possess significant historical or associative CHVI.

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### 5.1.3 CONTEXTUAL VALUE

The Study Area has contextual value because it is tied both physically and historically to the surrounding area. The general character surrounding the Study Area is agricultural in nature. The Study Area is one of several 19th century farm complexes in the area which 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 the ruins of a farm complex. Only the structural foundations of the barns are extant but the general composition and spacing of elements in the Study Area, as well as the tree lines demarcating the edges of the farmstead complex, collectively create a landscape that retains the 19th century agricultural nature of its original Euro-Canadian settlers. While the Study Area generally supports the surrounding historical context of the area, the deteriorated condition remaining farm complex ruins limits the degree to which this property can maintain, support, or define the character of the area. Accordingly, the Study Area does not meet criterion 7 of O. Reg. 9/06.

The general layout of the former farm complex, and the construction materials and methods used in the Study Area's two foundations, are consistent with many of the surrounding properties. As a 19th century agricultural landscape within an area that is defined by its historical farmsteads, the Study Area is historically linked to its surroundings. The fieldstones used in the wall construction were likely sourced from within the Study Area which links the property physically to its surroundings. Accordingly, the Study Area is physically and historically linked to its surroundings (Criterion 8). The property is not known to act as a landmark. (Criterion 9).

Accordingly, when assessed against Criteria 7-9 of O. Reg 9/06, the Study Area is found to possess contextual CHVI.

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#### 5.1.4 SUMMARY

Based on a review of background documents, community engagement and property inspection it was determined that the Study Area meets one criteria of O. Reg. 9/06 of the *Ontario Heritage Act* (Criteria 8), indicating that this property has CHVI for contextual reasons and is eligible for listing under Part IV of the *Act* as a Built Heritage Resource. The Study Area was not found to be a CHL, since the heritage attributes of the property are substantially related to the remaining structural foundations. Based on this evaluation, WSP has drafted a Statement of CHVI.

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## 5.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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### 5.2.1 DESCRIPTION OF PROPERTY

The property at 1055 Charleston Sideroad is a roughly rectangular 19.3 ha property bounded by Mississauga Road to the west, Charleston Sideroad to the north, and agricultural fields to the east and south. The property was historically located within Lot 15, Concession 4 West Side of Hurontario Street (W.H.S.), Caledon Township, Peel County. The property contains the ruins of a former farm complex. The extant remnants of the farm complex include the foundation ruins of a barn and outbuilding that date to the late 19th century. The property also contains landscape elements that are related to the 19th and 20th century operation of the property as a working farm. Remaining landscape elements include a driveway, treeline, and agricultural fields, and a wood fence.

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### 5.2.2 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The contextual value of the property is derived from the remnant built and landscape components of the former farm complex within the property. The extant remains of the farm complex include the foundation ruins of a barn foundation ruins of an outbuilding, a driveway., tree lines, agricultural fields, and a wood fence. The foundation ruins for the barn are made of parged fieldstones with remnant wood frame door and window openings. The foundation ruins of the outbuilding are a mix of parged fieldstone and concrete with remnant wood frame door and window openings. The materials for the foundations were likely sourced within the property. The spatial organization of the former farm complex are typical for a 19th century farm in the Town of Caledon. The Study Area is listed on the Town of Caledon's Built Heritage Resources Inventory of Pre-1946 Structures and is situated in close proximity to several 19th century farmsteads that are listed on the Town of Caledon's Heritage Register or the Town of Caledon's Inventory of Pre-1946 Structures. The property is historically and physically linked to its surroundings and generally supports the rural, agricultural character of the area that dates to the 19th century.

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### 5.2.3 HERITAGE ATTRIBUTES

- Ruins of the barn (Structural Foundation No. 1) with parged fieldstone foundations and remnant wood frame door and window openings.
- Ruins of the outbuilding (Structural Foundation No. 2) with parged fieldstone and concrete foundations with remnant wood frame door and window openings.
- Remnant landscape elements of the former farm complex, including the driveway and tree lines

## 6 IMPACT ASSESSMENT

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

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### 6.1 DESCRIPTION OF PROPOSED WORK

It is WSP's understanding that the proposed work 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.

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### 6.2 ASSESSMENT OF POTENTIAL IMPACTS

An impact assessment to evaluate the potential impacts of the property is contained in Table 6. The impact assessment is based on the above understanding of the proposed work.

**Table 6: Assessment of Potential Impacts to the Study Area**

IMPACT TYPE	DISCUSSION
<i>Direct Impacts</i>	
Destruction of any, or part of any, significant heritage attributes or features.	<p>The preliminary extraction area, proposed in April 2023, of which the proposed construction activities include extraction (blasting) as well as the possible use of temporary workspaces/ laydown areas, vegetation removal, and heavy machinery/ traffic, encompasses the majority of the Study Area, including the following identified heritage attributes or features: foundation ruins of the barn and outbuilding and remnant landscape elements (driveway and tree lines).</p> <p>The location of the proposed extraction area will result in the destruction of the heritage attributes of the Study Area. Accordingly, mitigation measures to conserve the CHVI of the Study Area are required. See Section 7 for mitigation recommendations.</p>
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	The proposed work, without mitigation measures or conservation planning, could result in totally altering the heritage attributes and contextual value of the Study Area. See Section 7 for mitigation recommendations.
<i>Indirect Impacts</i>	
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	<p>No shadow related impacts to the heritage attributes are anticipated since the proposed work will be ground disturbing rather than building which may create shadows.</p> <p>Accordingly, no negative impacts relating to shadows are anticipated.</p>
Isolation of a heritage attribute from its surrounding environment context or a significant relationship.	<p>The location of the proposed work suggests the possible demolition/destruction of both the Study Area and/or the surrounding farmsteads, to which the Study Area is historically and physically linked.</p> <p>The proposed construction activities suggest the possible demolition/destruction of any one, or all, identified heritage attributes of the Study Area, such as: the fieldstone walls, wood plank window frames, sills, and lintels, wood plank door frames, and mature treelines.</p> <p>Accordingly, isolation of heritage attributes which may indirectly impact the contextual value of the Study Area are a possibility without mitigation measures in place. See Section 7 for mitigation recommendations.</p>
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. Accordingly, 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.	<p>A proposal to change the land use of the Study Area and surrounding area to be licenced under the <i>Aggregate Resources Act</i> and designated/zoned under the <i>Planning Act</i> to permit the proposed quarry has been submitted and is in progress.</p> <p>Therefore, the proposed change in land use may indirectly impact the Study Area, adversely affecting its CHVI and heritage attributes. See Section 8 for mitigation recommendations.</p>
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	<p>The proposed mineral aggregate operation activities will result in significant changes to the grade and drainage patterns of the Study Area.</p> <p>Without mitigation measures, the proposed activities will result in land disturbances which will negatively affect the CHVI and heritage attributes identified in the Study Area.</p>

IMPACT TYPE	DISCUSSION
	As proposed, the work is anticipated to result in land disturbances that will directly impact the Study Area, adversely affecting CHVI and heritage attributes. See Section 7 for mitigation recommendations.

### 6.3 SUMMARY OF POTENTIAL IMPACTS

The proposed work will involve the extraction of limestone resources, requiring stripping topsoils and overburden, extraction (blasting), vegetation removal, creation of temporary workspaces/laydown areas, use of heavy machinery/traffic, and ultimate rehabilitation. Overall, this is anticipated to have a negative impact on the CHVI and identified heritage attributes of the Study Area. If conservation and mitigation measures aren't developed and implemented, the proposed work has potential for direct and indirect negative impacts to the Study Area related to destruction, alteration, isolation, and land disturbances.

Section 7 provides recommendations on conservation and mitigation measures which 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 InfoSheet#5 of the *Ontario Heritage Tool Kit* (2006b). 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 STRUCTURAL FOUNDATIONS ON-SITE IN ITS ORIGINAL USE

Retention of the foundation ruins and remnant landscape components on-site and in their 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. Importantly, the current structures within the Study Area are abandoned ruins in an advanced state of disrepair that have no potential for functional use. The option of retention without active intervention will result in the continuing deterioration of the structural foundations. Since only the foundations survive, it is impossible to reconstruct the buildings' specific construction methods or original appearance; any reconstruction would be speculative and therefore inauthentic. Additionally, the retention of the built elements within the Study Area without retention of the surrounding landscaping and spatial elements would result in the loss of the contextual CHVI possessed by the Study Area.

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

- The ruins of the barn and outbuilding foundations are abandoned and in an advanced state of disrepair.
  - The ruins within the Study Area are not structurally sound and present health and safety risks if left in situ.
  - The buildings cannot be accurately reconstructed since only the foundations survive.
- 

## 7.2 OPTION 2: ADAPTIVE REUSE

**Retention of the structural foundations on-site in an adaptive re-use.**

**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 Study Area'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 Study Area to retain a 'progressive authenticity', or 'successive adaptations of historic places over time (Jerome 2008:4). Re-use of the Study Area could be integrated into the rehabilitation work planned for once quarrying activities are finished. 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:** The identified heritage attributes within the Study Area are abandoned ruins in an advanced state of disrepair that have no potential for adaptive re-use without significant investment and reinterpretation of the farm complex. The nature of the former farm complex cannot be accurately understood due to the absence of intact structures in the Study Area. .

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

- Due to the highly deteriorated state and lack of structural integrity of the structural foundations in the Study Area, rehabilitation of the structural foundations is not logistically, physically, or financially viable.
- The buildings cannot be accurately reconstructed since only the foundations survive, preventing a “progressive authenticity”.

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## 7.3 OPTION 3: RELOCATION

**Relocate the foundation ruins to a new location within the property or to a nearby sympathetic site.**

**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.

**Disadvantages:** The remnant foundations within the Study Area are the abandoned ruins of a barn and outbuilding that are in an advanced state of disrepair and are not structurally sound. Given the advanced state of disrepair, the ruins of the foundation would not withstand relocation without significant risk of complete collapse. Additionally, the contextual value of the Study Area is derived from the spatial organization of remnant landscape components that are related to the 19th rural agricultural history of the property and broader context. Relocation of the built elements would effectively sever the link between the foundation ruins and the remnant landscape component, negating the identified contextual CHVI.

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

- The barn and outbuilding foundation ruins are in an advanced state of disrepair. The relocation of these foundations is not feasible without introducing a high risk of structural collapse. The logistical issues and cost associated with relocating the barn and outbuilding foundation ruins would not be commensurate with the CHVI of the Study Area, which is based on the contextual value of the property.
- Due to the highly deteriorated state and lack of structural integrity of the structural foundations in the Study Area, rehabilitation of the structural foundations is not logistically, physically, or financially viable.

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## 7.4 OPTION 4: SALVAGE AND COMMEMORATION

Salvage and document the Study Area’s heritage attributes 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 or archiving. 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 Study Area to its community and original land parcel through commemoration while salvage of building materials would retain some physical link to the Study Area’s intangible contextual value. This option is both cost effective and acknowledges the Study Area’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. Through demolition, all CHVI and heritage attributes would be removed from the Study Area, and a tangible reminder of the 19th century farm complex 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.

**Overall feasibility:** This was determined to be the only feasible option since:

- The ruins of the barn and outbuilding foundations are in an advanced state of disrepair and cannot be rehabilitated without extensive capital investment and cannot be relocated without introducing a high risk of structural failure.
- It preserves a record of the property’s heritage attributes in a manner scaled to their level of cultural heritage significance.
- It provides a detailed record of the remnants of the 19th century farm complex for comparison when assessing other properties in the municipality, and potentially for academic study of local building styles, construction, and historic land use.

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## 7.5 SUMMARY

Option 4 is identified to be the only feasible alternative option due to its ability to preserve and document the built elements of the Study Area that are in an advanced state of deterioration. The poor structural integrity of the structural foundations restricts the viability of alternative Options 1-3. Accordingly, the only feasible alternative is:

— **Option 4: Salvage and Commemoration**

This option will:

- Document and preserve identified heritage attributes within the Study Area
- Present the opportunity for commemoration of the Study Area through options such as historical plaques or place-naming strategies
- Encourage public understanding and appreciation of the areas agricultural heritage in the Town of Caledon

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

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

**Table 7: Policies and Guidelines Met as Part of this Assessment**

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

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

# 8 SUMMARY STATEMENT AND RECOMMENDATIONS

WSP was retained by CBM to complete a HIA for 1055 Charleston Sideroad in the Town of Caledon, Regional Municipality of Peel, Ontario. The Study Area is a roughly rectangular 19.3 ha property bounded by Mississauga Road to the west, Charleston Sideroad to the north, and agricultural fields to the east and south. The Study Area was historically located within Lot 15, Concession 4 West Side of Hurontario Street, Caledon Township, Peel County. The Study Area features the foundation ruins of a barn and outbuilding, an outbuilding, a driveway, tree lines, and agricultural fields. The property is listed on the Town of Caledon's Inventory of Pre-1946 Structures and is not identified as a Cultural Heritage Landscape in the Cultural Heritage Landscape Inventory. The property is not designated under Part IV of the *Ontario Heritage Act* or subject to a NOID.

CBM proposes to develop the Study Area as part of a quarry site, with the proposed work including removing the surface vegetation and overburden, creating temporary workspaces or laydown areas, extracting the limestone resources, and ultimately rehabilitating the site.

An evaluation of the Study Area for this HIA determined that the Study Area has CHVI because it meets one criteria prescribed in O. Reg 9/06 of the Ontario Heritage Act (Criteria 8). The Study Area's CHVI is principally linked to its contextual role in supporting the character of the area and through its historical and physical link to its surroundings.

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, a variety of mitigation measures were considered. Due to the advance state of disrepair and compromised structural integrity of the ruins in the Study Area and limited CHVI of the remnant landscape elements, conservation or restoration is not feasible. Accordingly,

WSP recommends to:

— **Salvage, document, and commemorate the heritage attributes of the Study Area**

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***UPDATE No. 1 (September 2025):** As part of the updated report submission, 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.*

***UPDATE No. 2 (February 2026):** As part of the updated report submission, the following recommendations have been revised to address Town comments dated December 21, 2025 and to guide heritage conservation recommendations that must be included on the ARA Site Plan Technical Recommendations.*

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To achieve this conservation strategy, the following mitigations are recommended:

- 1** Complete a Documentation Report and Salvage Plan for Cultural Heritage Resources for 1055 Charleston Sideroad to create a record of the property and identify salvageable elements. The documentation of the property must 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 must be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within the property.
- 2** Consult with the Town of Caledon heritage planning staff to develop a commemorative plaque or place naming strategy for the property. The commemoration strategy should be developed prior to implementing the rehabilitation phase of the project, following the completion of quarrying activities.

- 3 Add the following notes to the ARA Site Plan Technical Recommendations to establish required conservation measures for 1055 Charleston Sideroad that shall be tracked by the Ministry of Natural Resources as part of the CBM Caledon Pit / Quarry site license:

1055 Charleston Sideroad has cultural heritage value but is not a protected heritage property. To avoid or reduce impacts to the identified heritage attributes, the licensee shall:

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

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

1. A Documentation Report and Salvage Plan for Cultural Heritage Resources shall be prepared for 1055 Charleston Sideroad to create a record of the property. The documentation of the property shall include the foundation ruins of the barn and outbuilding (Structural Foundation No. 1 and Structural Foundation No. 2) and remnant landscape components of the farm complex (driveway and tree lines). The Heritage Documentation Plan shall be completed by a qualified cultural heritage specialist prior to the commencement of quarrying activities within Phase 7.
2. Prior to the surrender of the license, a commemorative plaque shall be installed at 1055 Charleston Sideroad to document the heritage attributes at the property. The commemoration strategy shall be implemented during the rehabilitation phase of the project, following the completion of quarrying activities.

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

# 9 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of WSP. The qualifications of the assessors involved in the preparation of this report are provided in Appendix B

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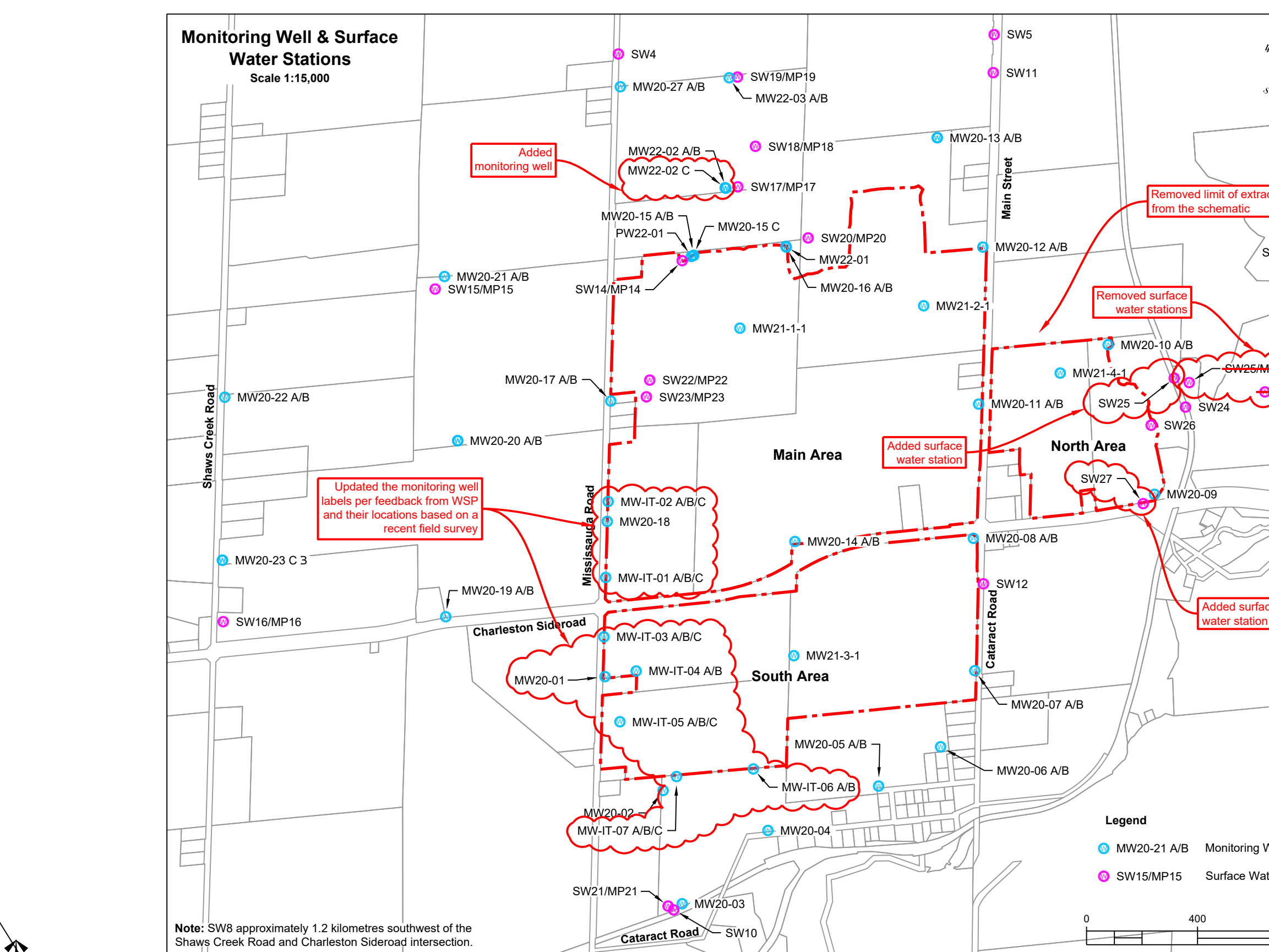
# **Appendix A:**

## **Site Plan (May 2025)**





- A. General**
- This site plan is prepared under the Aggregate Resources Act for a Class 'A' licence for a pit and quarry over the ground water table.
  - Area Calculations:  
Main Area: 151.5 hectares  
North Area: 30.3 hectares  
South Area: 79.4 hectares
  - 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**
- Contours were obtained from First Base Solutions and are displayed in one metre intervals. Elevations shown are in metres above sea level (MASL).
  - Topographic information was obtained from numerous sources including First Base Solutions, Land Information Ontario and field investigations for technical reports.
  - All topographic features and structures are shown to scale in Universal Transverse Mercator (UTM) with North American Datum 1983 (NAD83), Zone 17 (West), Central Meridian 81 degrees west coordinate system.
  - The Main Area licence boundary was established based on a completed plan of survey completed by Delph 4 Jenkins North Limited (Delph 4) on February 14, 2023 which defined the following information: Plan 43R-39633, 43R-29097, 43R-22255, 43R-16017, 43R-17782, 43R-4021, 43R-21423, 43R-21424, and instruments R0114881 and R01914021. The North and South Area licence boundaries are based on the Municipal Property Assessment Corporation's parcel fabric.
  - Existing zoning and/or within 120 metres of the licence boundaries are from the Town of Caledon Zoning By-law 2008-05, Schedule "A", Zone Major "M" (last updated August 21, 2019), 74 (last updated March 24, 2016) and 75 (last updated August 21, 2019). 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).
  - Existing land use designations within 120 metres of the licence boundaries are from the Niagara Escarpment Plan, Part 4, dated June 1, 2017.
  - 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**
- 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**
- The maximum predicted groundwater table, based on groundwater levels monitored over a 12 month period from January to December 2021, is as follows:  
1.1. Main Area - Ranges from 420.7 to 393.5 masl (north to south)  
1.2. North Area - Ranges from 407.3 to 392.0 masl (northwest to southeast)  
1.3. South Area - Ranges from 405.3 to 391.0 masl (northwest to southeast)  
2. The maximum predicted groundwater table elevations are shown in each cross section on drawing 1 of 4 of this drawing.
- E. Site Access and Fencing**
- The Main Area has four existing access points (two on Mississauga Road and two on Charleston Sidewalk), the North Area has two existing access points (one on Main Street and one on Charleston Sidewalk), and the South Area has four existing access points (one on Messissauga Road and three on Charleston Sidewalk). None of the existing access points are gated.
  - Post and wire fencing (unless noted otherwise) exists in the location shown on the plan view.
- F. Significant Natural and Human-Made Features and Within 120 Metres**
- There is a pond and Ministry of Natural Resources and Forestry (MNRF) identified unevaluated wetlands within the Main Area licence boundary.
  - There is Significant Wildlife Habitat and habitat for endangered and threatened species within the Main and South Area licence boundary.
  - There are Significant Woodland, Significant Wetland, Habitat for endangered and threatened species and MNRF identified evaluated wetlands (non-significant) outside of the licence boundaries within 120 metres.
- G. Aggregate Related Site Features**
- 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.
  - Cross sections depicting existing operations are shown on this drawing.
  - Cross sections depicting post-rehabilitation conditions are shown on drawing 4 of 4.
  - Cross section locations are identified on the plan view of each drawing.
- H. Cross Sections**
- Cross sections depicting existing operations are shown on this drawing.
  - Cross sections depicting post-rehabilitation conditions are shown on drawing 4 of 4.
  - Cross section locations are identified on the plan view of each drawing.
- I. Technical Reports - References**
- Agricultural Impact Assessment, Caville Consulting Inc., December 16, 2022 (Revised July 2023)
  - Stage 1 and 2 Archaeological Assessment, Golder Associates Ltd., November 14, 2022
  - Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023)
  - Air Quality Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023)
  - Noise Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023)
  - Blat Impact Assessment, Golder Associates Ltd., December 16, 2022 (Revised July 2023)
  - Natural Environment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023)
  - Water Resources Report, Golder Associates Ltd., December 15, 2022 (Revised July 2023)
  - Visual Impact Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023)
  - Planning Justification Report and Aggregate Resource Act Summary Statement, GSAI and MHBC, December 16, 2022 (Revised July 2023)
  - Maximum Predicted Water Table Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023)
  - Soils-Economic Assessment Report, Golder Associates Ltd., December 16, 2022 (Revised July 2023)
  - Transportation Impact Study and Haul Road Assessment, TVL, December 16, 2022 (Revised March 2023)
  - Water Resources Addendum Report, WSP Canada Inc., March 2023
  - Stage 3 Archaeological Assessment - Location 1 (A1/A1-23), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 2 (A1/A1-24), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 3 (A1/A1-25), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 4 (A1/A1-26), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 5 (A1/A1-27), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 6 (A1/A1-28), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 7 (A1/A1-29), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 8 (A1/A1-30), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 9 (A1/A1-31), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 10 (A1/A1-32), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 11 (A1/A1-33), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 12 (A1/A1-34), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 13 (A1/A1-35), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 14 (A1/A1-36), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 15 (A1/A1-37), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 16 (A1/A1-38), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 17 (A1/A1-39), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 18 (A1/A1-40), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 19 (A1/A1-41), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 20 (A1/A1-42), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 21 (A1/A1-43), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 22 (A1/A1-44), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 23 (A1/A1-45), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 24 (A1/A1-46), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 25 (A1/A1-47), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 26 (A1/A1-48), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 27 (A1/A1-49), WSP Canada Inc., August 2, 2024
  - Stage 3 Archaeological Assessment - Location 28 (A1/A1-50), WSP Canada Inc., August 2, 2024
  - Final Geotechnical Assessment, GEO Systems Ltd., February 15, 2025
  - Water Report Addendum, WSP Canada Inc., March 2025
  - Groundwater Mitigation System Design Report, WSP Canada Inc., May 2025



A. General

1. Area Calculations
1.1. Licence (Total) 261.2 hectares
1.2. Limit of Extraction (Total) 125.6 hectares

Table with 4 columns: Building, Width, Length, Area. Rows include Scale House, Quality Control Lab, Maintenance Shop, Office.

- 4. The licensee intends to retain ownership or control of additional land containing a house to the northwest of the Main Area during the construction period...
5. The licence boundaries are within the Credit Valley Source Protection Area but are not located within a wellhead protection area...

- B. Hours of Operation
1. Activities to prepare the Site, such as the shipping of topsoil, construction of the berm, or activities related to the rehabilitation of the Site after the extraction is completed...

- C. Site Access and Fencing
1. The existing access point on Charleston St 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...

- 4. The main operational entrance/walk shall be positioned in the location shown on the plan view of this drawing, subject to an agreement with the Region of Peel...
5. The North and South Areas shall be accessed by tunnels beneath Main Street and Charleston St...

- 7. Pile and/or in-hole 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 drawing 1 of 4) in a phased approach...

- 9. All fencing shall be maintained for the life of the licence.

D. Drainage and Station Control

- 1. Drainage of unlandfilled areas will conform to 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, all fencing shall be installed on the exterior side of the perimeter berm...

E. Site Preparation

- 1. Existing structures within the licence boundary not located to be used for cultural heritage purposes shall be demolished or removed prior to site preparation commencing in the Main Area...
2. Timber resources shall be salvaged for use as saw logs, fence posts and fuel wood where appropriate...

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 0.6 metres in height, except for a section of the berm along the western extent of the Main Area, which shall be a minimum of 0.9 metres in height...

G. Site Dewatering

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

H. Extraction Sequence

- 1. This plan depicts a preliminary operation for the property based on the best information available at the time of preparation.
2. Extraction shall occur in eight phases (Phases 1, 2A, 2B, 3, 4, 5, 6 and 7) as shown on the plan view.

- 1. Extractions shall be performed in the following sequence:
2. Phase 1

- 2. Prepare Phase 1 for extraction and ensure all requirements in Sections 'C' through 'G' of this drawing are met.
3. Strip Phase 1 and use the material to construct the perimeter berm for the Main Area...

- 4. Once berm is reached, establish facility pad for permanent processing area at an elevation of 387.0 m a.s.l.
5. Commence quarrying operations through sinking cut.

- 6. Progressive rehabilitation shall consist of backfilling the quarry face and side slopes to establish the final elevations and grades depicted on the plan view of drawing 4 of 4.
7. Prepare Phase 2A and 2B for extraction and ensure all requirements in Sections 'C' through 'G' of this drawing are met.

3. Phases 2A

- 3.1. Strip Phase 2A and use the material to construct the perimeter berm for the North Area, for progressive rehabilitation in Phase 1 or temporarily stockpile the material in the topsoil and overburden stockpile area.
3.2. Extract pit and quarry in a northeasterly direction before proceeding in a southeasterly direction.
3.3. Phase 2A may be extracted to a maximum depth between 387.2 and 392.7 m a.s.l.

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 398.0 m a.s.l.

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 m a.s.l.

6. Phase 4

- 6.1. Use the topsoil and overburden stockpiled in Phase 4, as well as the existing material, for progressive rehabilitation in Phases 2A, 2B, 3, 4 and backfilling the tunnel beneath Main Street.
6.2. Construct infiltration trenches in the southwest setback of the Main Area prior to extraction in Phase 4.
6.3. Extract pit and quarry in a southwest direction before proceeding in a northeasterly direction.
6.4. Phase 4 may be extracted to a maximum depth between 382.3 and 385.9 m a.s.l.

7. Phase 5

- 7.1. Strip Phase 5 and use the material for progressive rehabilitation in Phases 4 and 5 and any other area requiring backfilling with the Main Area. Any remaining topsoil and overburden shall be used for the future progressive rehabilitation in Phases 6 and 7.
7.2. Extract pit and quarry in a southeasterly direction.
7.3. Phase 5 may be extracted to a maximum depth between 380.9 and 384.7 m a.s.l.

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 St 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 m a.s.l.

9. Phase 7

- 9.1. Strip Phase 7 and use the material for progressive rehabilitation in Phases 6 and 7.
9.2. Extract pit and quarry in a southeasterly direction before proceeding in a southeasterly direction.
9.3. Phase 7 may be extracted to a maximum depth between 381.3 and 386.7 m a.s.l.
9.4. Extract facility pad in Main Area.

9. Phase 7

- 9.1. Strip Phase 7 and use the material for progressive rehabilitation in Phases 6 and 7.
9.2. Extract pit and quarry in a southeasterly direction before proceeding in a southeasterly direction.
9.3. Phase 7 may be extracted to a maximum depth between 381.3 and 386.7 m a.s.l.
9.4. Extract facility pad in Main Area.

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.

J. Equipment and Processing

- 1. Equipment used on-site may include jaw crushers, excavators, bulldozers, sleds, skidders, screeners, conveyors, hoppers, mobile cone crushers, drill rigs, generators, front loaders, shipping loaders, shipping trucks, haul trucks, and water trucks.
2. Processing equipment shall remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.

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 (2103).
2. All fuel tanks shall be double sided or placed in containment facilities large enough to hold the tanks maximum volume.

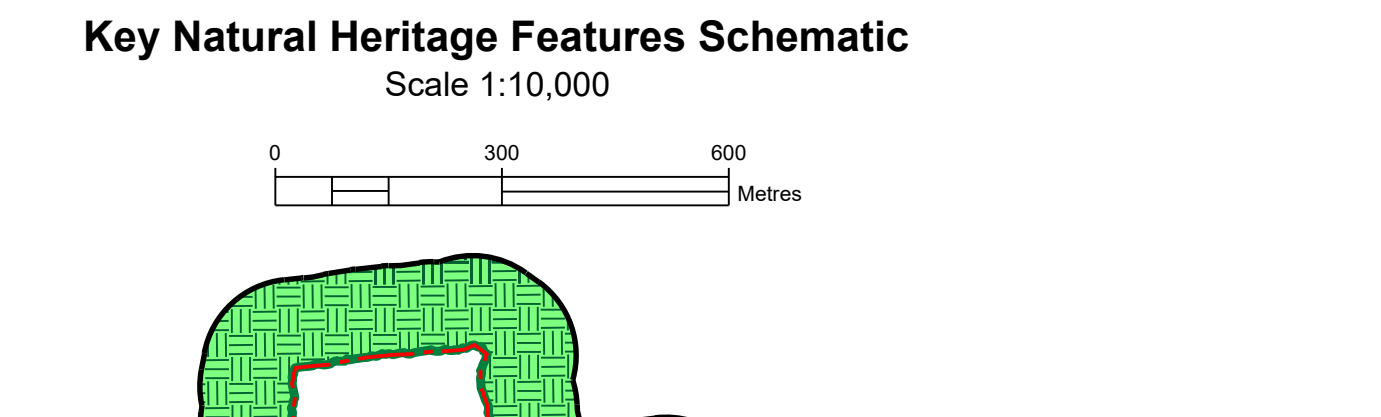
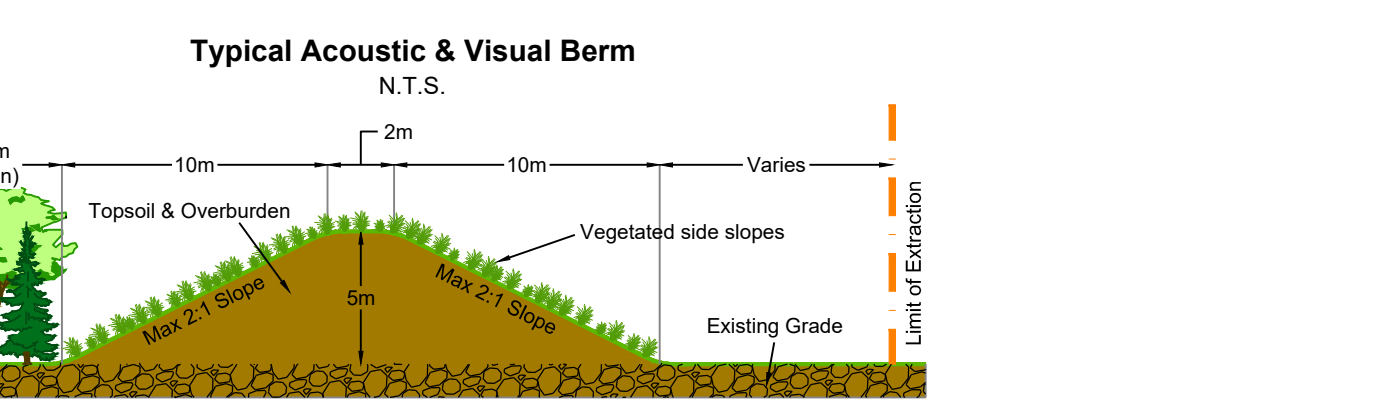
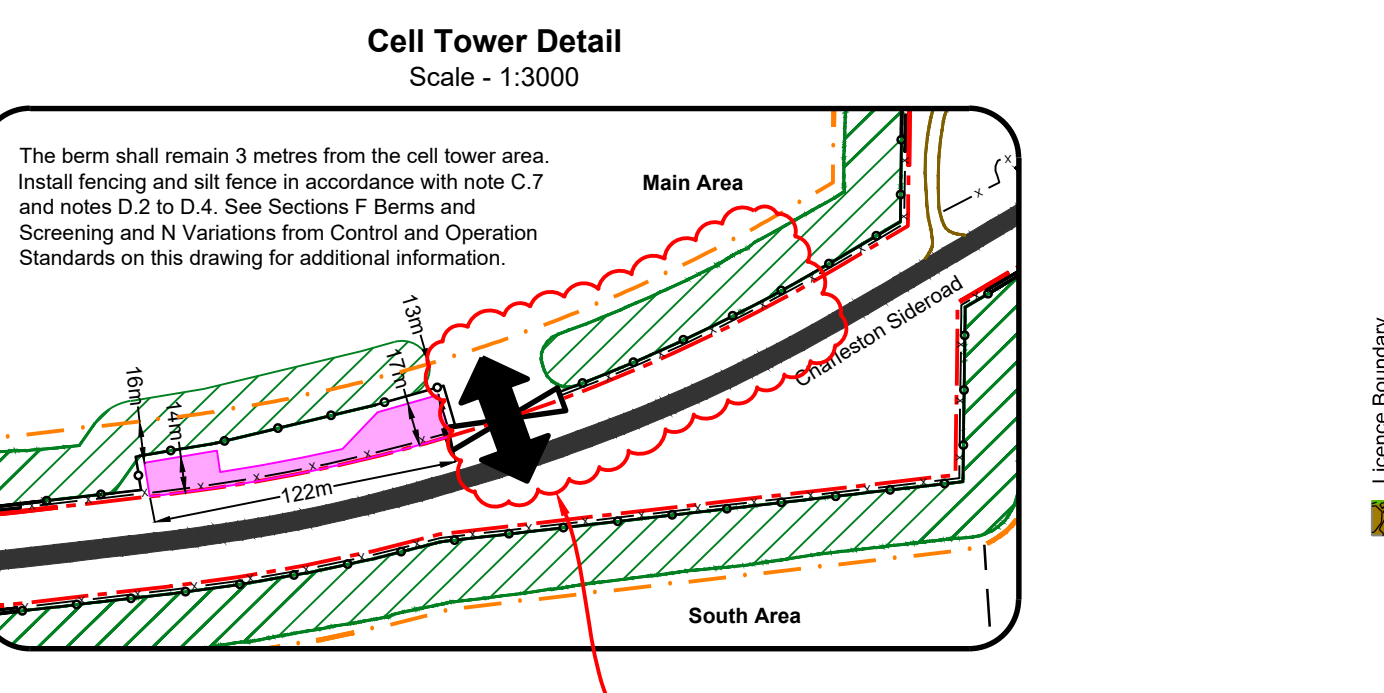
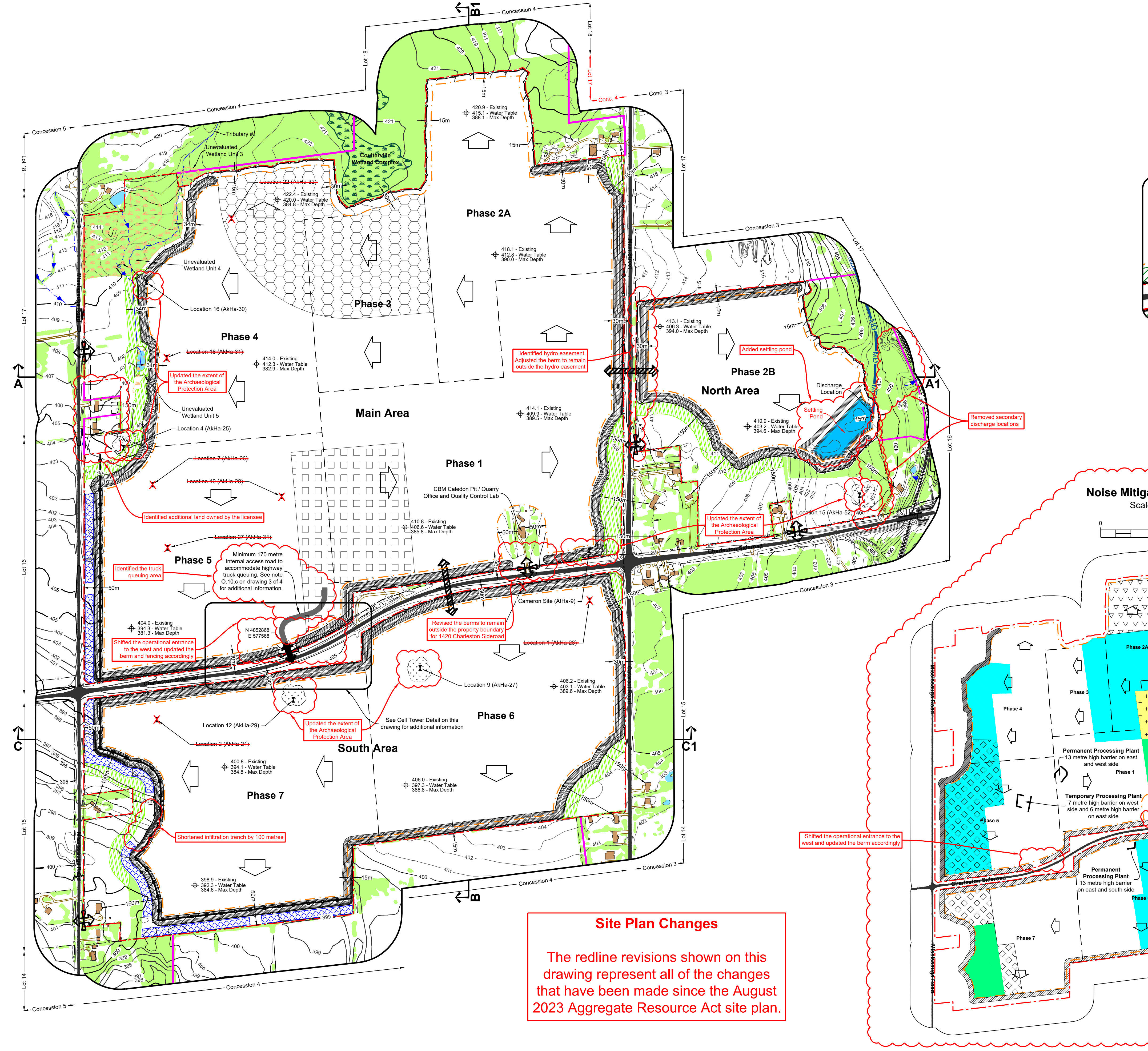
L. Scrap and Recycling

- 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 3 on this drawing for additional information) and shall be removed on an on-going basis.
2. Scrap shall only include material generated directly as a result of the aggregate operation such as rebar, deflex, scrap metal, lumber, discarded machinery, equipment and motor vehicles.

- 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 on-registered or flooded wooded quarry face (log stockpiles and equipment removed), shall not constitute disturbed areas.

N. Variations from Control and Operation Standards

Table with 3 columns: Section O.13 Standard, Variation, Rationale. Rows include (1) 1 & 2, (1) 3, (1) 9 & 10 A, (1) 11, (1) 13, (1) 17, (1) 19, 1 & 19, 1, (3) (a).



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 15-1746, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)
Township of Caledon
Regional Municipality of Peel

Legend section containing various symbols and their corresponding descriptions for licence boundaries, limits of extraction, contours, public roads, driveways, railways, entrances/exits, tunnel crossings, gates, watercourses, water features, wooded areas, wetlands, visual planting areas, and other site features.

Site Plan Acronyms table listing abbreviations for ARA, MECP, MGCS, DFO, MNRF, MCM, TSSA, MTCS, ECA, BMP, WWIS, HIA, CVC, MSL, and PTTW.

Site Plan Amendments table with columns for No., Date, Description, and By.

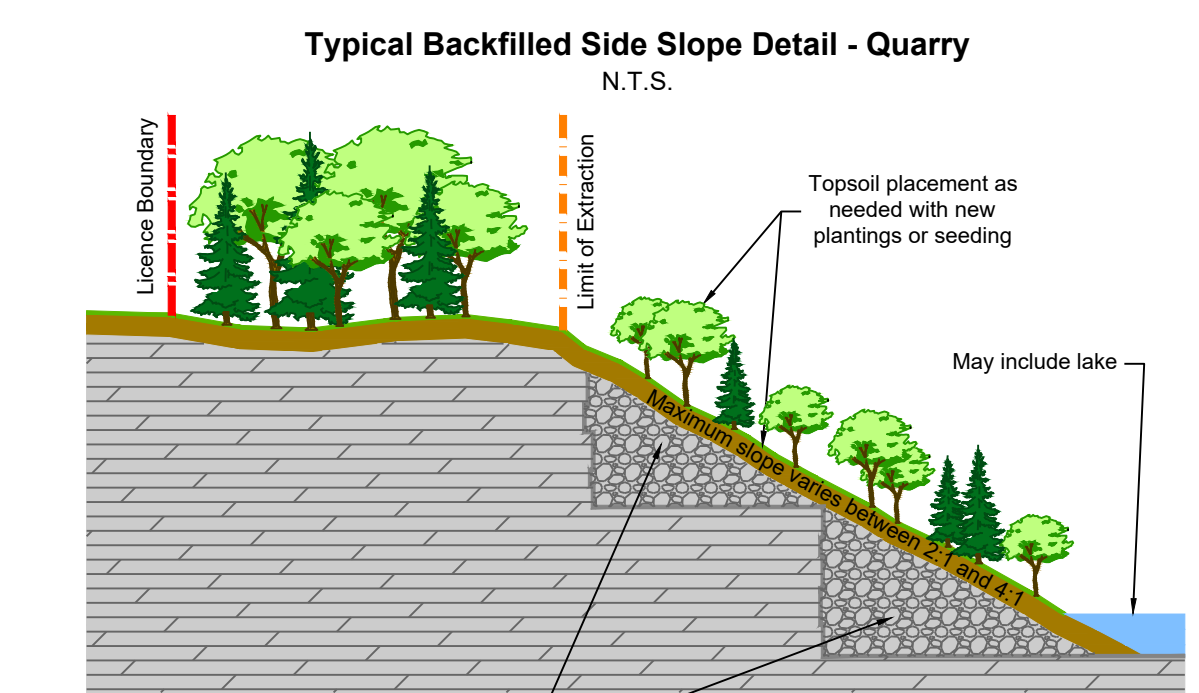
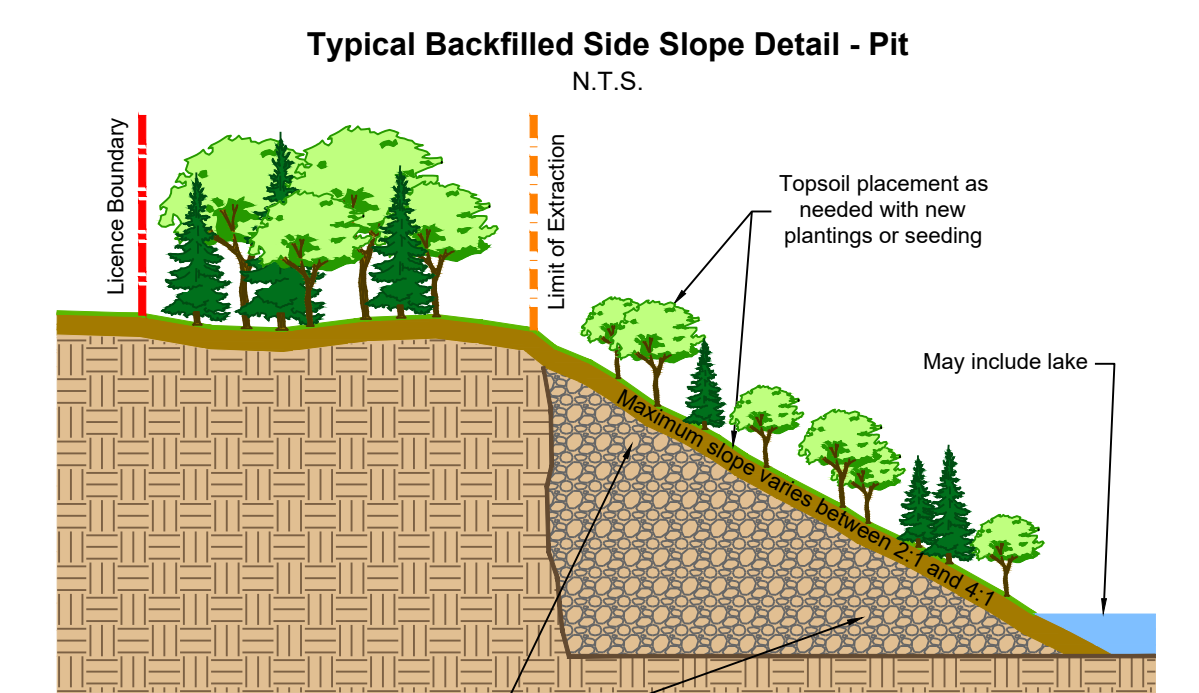
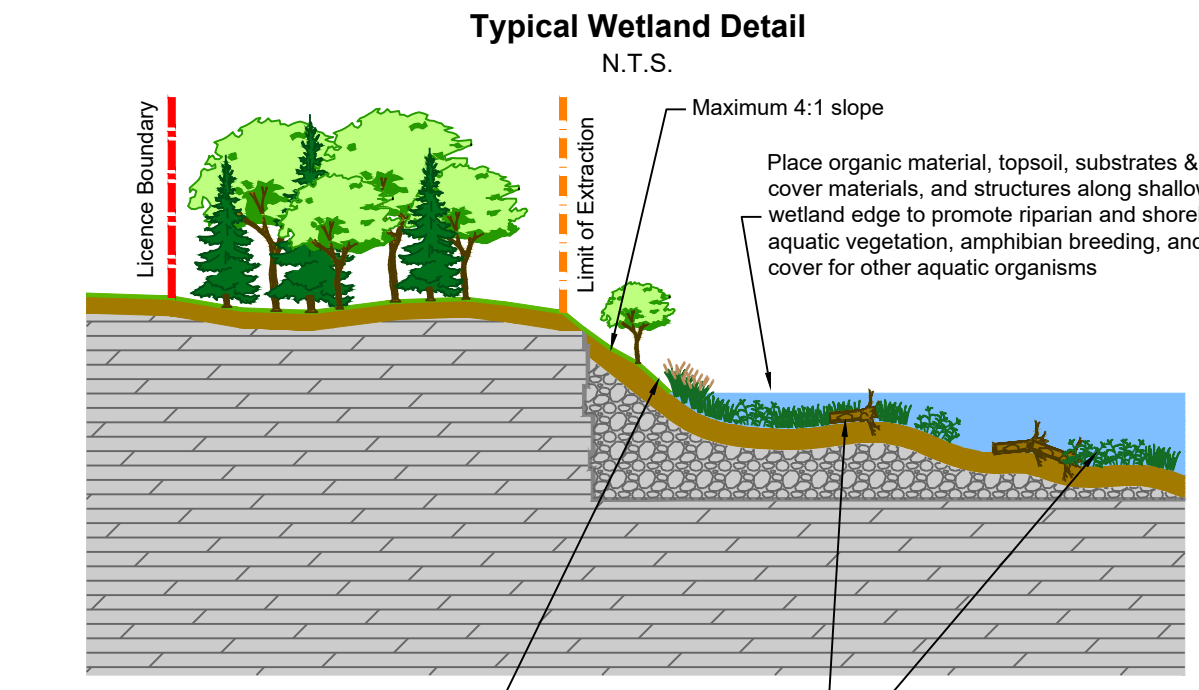
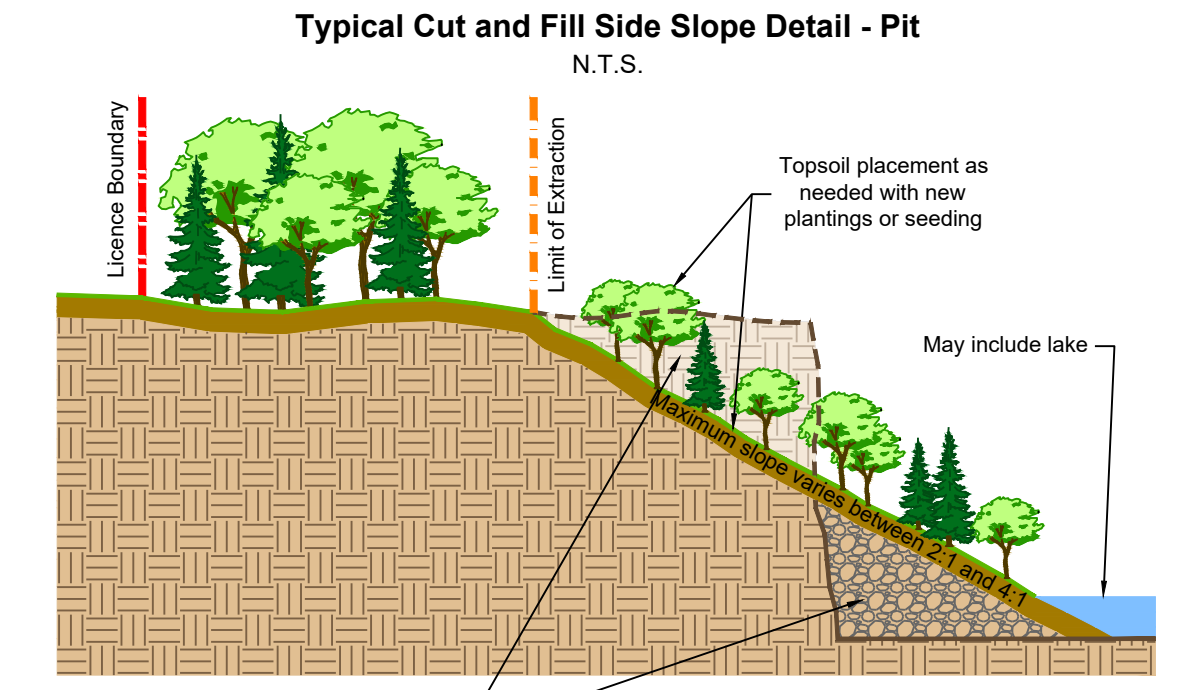
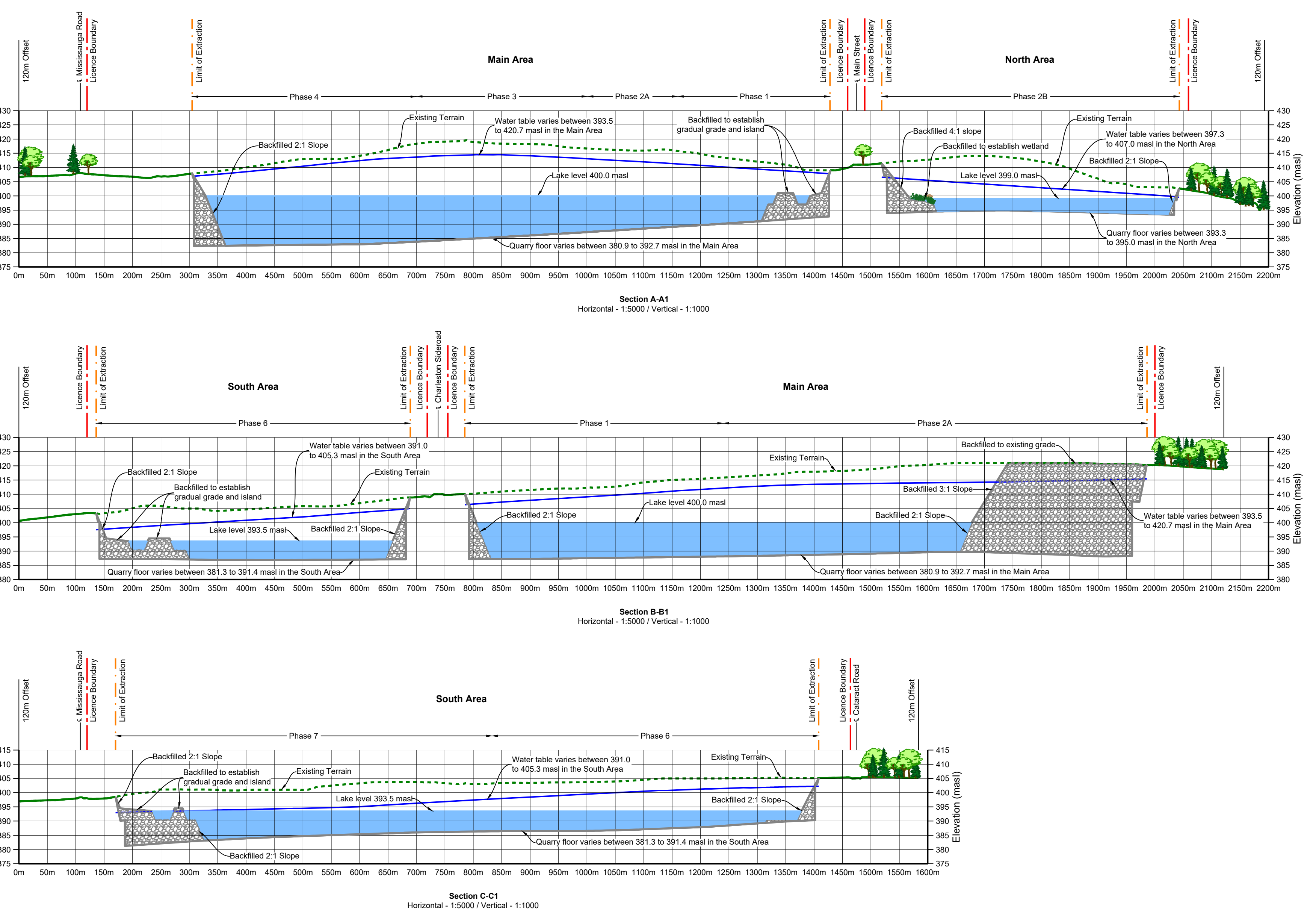
Site Plan Revisions (Pre-Licensing) table with columns for No., Date, Description, and By.

MHBC logo and contact information for Planning Urban Design & Landscape Architecture.

Applicant information for cbm (CBM Aggregates) and VOTORANTIN Geotechnics.

Project information for Caledon Pit & Quarry, including licence reference number 626600, plan scale, date, and file name.





**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)
 

129.6 hectares	
Main Area	125.6 hectares
North Area	16 hectares
South Area	59.9 hectares
  - 1.3. Final rehabilitation within licence (total)
 

261.2 hectares	
Gradual grade / island	7.8 hectares
Grassland	29.3 hectares
Lake	157.0 hectares
Meadow	7.8 hectares
Wetland	1.6 hectares
Woodland	48.2 hectares
Existing conditions	14.2 hectares
- B. Phasing**
  1. An 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 classified 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 appropriate), tunnels and quarry floors to establish the final elevations and grades depicted on the plan view of the drawing using topsoil and overburden available on-site. A portion of the extraction face in the southeast corner of Phases 5 and 7 (as shown on the plan view) shall remain vertical (see notes H3.5 and H11.7 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 southeast and southwest corner of the South Area shall be excavated and backfilled with sand.
  3. Side sloping outside will range from 2:1 to 4:1 as well as gradual grades (see Section N Variations from Control and Operation Standards on drawing 4 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 the drawing.
  2. Once operations in the North Area, South Area and Main Area have been completed and the rehabilitated landscape has been established, pumping shall cease, and the bed 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 Chesney Valley Golf Course integration 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 high steeple, American beech, paper birch, white ash, white cedar, balsam fir, eastern hemlock, red maple, trembling aspen, black cherry, alternate-leaved dogwood, grey 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%. 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 will 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. Coverages shall be created through stacking rocks of flat rock varying in size from several centimetres 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 poplar (Populus balsamifera), white pine (Pinus strobus), red maple (Acer rubrum), trembling aspen (Populus tremuloides), black cherry (Prunus serotina), alternate-leaved dogwood (Cornus alternifolia), grey dogwood (Cornus rostrata), 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 wetlands 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 hemlock (Tsuga canadensis), shall be planted.
  - 4.6. On the southwest-facing slopes and wetlands, plant species such as white pine (Pinus strobus), white cedar (Thuja occidentalis), white spruce (Picea glauca), European larch (Larix laricina), 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/habitat diversity, such as secondary (Amelanchier spp.), nannyberry (Viburnum lentago), redbud (Physocarpus opulifolius), dogwood (Cornus spp.), highbush cranberry (Viburnum opulus), elderberry (Sambucus spp.), choke cherry (Prunus virginiana).
5. Shoreline Wetland - Main, North and South Area
  - 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. Slumps and trees of non-commercial value shall be inoculated 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.
  - 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 sericea), slender willow (Salix pedicellaris), and herbaceous plants such as water plantain (Alisma plantago-aquatica), lake sedge (Carex lasiocarpa), swamp milkweed (Asclepias incarnata), softstem bulrush (Scirpus americanus), 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), grey willow (Salix discolor), slender willow (Salix pedicellaris), red-osier dogwood (Cornus sericea), nannyberry (Viburnum lentago), elderberry (Sambucus canadensis), meadowfoam (Sagina sp.), low Sphagnum (Sphagnum sp.), lake sedge (Carex lasiocarpa), fox sedge (Carex vaginifolia), blue vervain (Veronica 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 pickereweed (Pontederis cordata), broad-leaved arrowweed (Sagittaria latifolia), water plantain species (Alisma spp.), cattail (Typha sp.), common arrowweed (Sagittaria latifolia), and greater water dock (Rumex crispus).
  - 7.4. Plant submergent macrophytes shall include species such as eelgrass (Zostera marina), broad waterweed (Elodea canadensis), slender reed (Phragmites australis), 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 (Dactyloctenium aegyptium), common panic grass (Panicum capillare), big bluestem (Andropogon gerardii), Canada wild rye (Elymus canadensis), switch grass (Panicum virgatum), wood grass (Sorghum cyparissium), 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 (2.0 to 2.5 m), Canada wild rye (1.3 m), switch grass (1.3 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 filidifolia).
  - 8.5. Meadow weed 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 buildings/structures located at 1420 Charleston Boulevard (located at the north end of the quarry) may remain on-site during operations may remain on-site.
  2. No internal fire roads shall remain.
  3. The anticipated final 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 - 395.0 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 - 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. BMP - Best Management Practices Plan
  11. WWIS - Water Well Information System
  12. HIA - Heritage Impact Assessment
  13. CVC - Credit Valley Conservation
  14. MASL - Metres to Take Water
  15. PTTW - Permit to Take Water
  16. NTS - Not to Scale

**Site Plan Changes**

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

**Legal Description**  
Part of Lots 15-1746, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former geographic Township of Caledon)  
Township of Caledon  
Regional Municipality of Peel

**Legend**

	Licence Boundary		Additional Land Owned by Licensee
	Limit of Extraction		120m Offset From Licence Boundary
	Contours with Elevation		Easement
	Watercourse (Perennial)		Pipeline (Energen Gas Inc.)
	Watercourse (Intermittent)		Main Discharge
	Water Feature		Secondary Discharge
	Wooded Area		Fence
	Wetland (MNR Evaluated - Other)		Extraction Face (Below Water)
	Wetland (MNR Un-evaluated)		Public Road
	Gradual Grade / Island		Driveway
	Grassland		Railway
	Woodland		Gate
	Wetland		Building/Structure
	Lake		Proposed Floor Elevation
	Meadow		Proposed Final Grade
	Rock Pile & Bat Box Locations (Approximate)		Cross Sections

**Legend - Cross Sections**

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

**Site Plan Amendments**

No.	Date	Description	By

**Site Plan Revisions (Pre-Licensing)**

No.	Date	Description	By
4	May 2025	Update the site plan to address agency and public comments	C.P.
3	March 2025	Update the site plan to address agency and public comments	C.P.
2	August 2024	Updated the site plan to address the MNR's comments from their letter dated January 11, 2024 and the Town of Caledon's comments from their letter dated November 12, 2022	C.P.
1	August 2023	Revised drawing to incorporate updated technical report recommendations	C.P.

**MHBC Stamp**

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

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

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
MHBC  
113 COLLEGE STREET, BARRE, ON, LAM 1H2 | P: 705.728.0405 | F: 705.728.2010 | WWW.MHBCAN.COM

**Applicant**

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

**VOTORANTIN** Geotecnias

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

**MNR Licence Reference No.**  
626600

**Applicant's Signature**  
[Signature]

**Plan Scale:** 1:5000 (Arch E)

**Date**  
August 2023 May 2025

**Drawn By**  
C.P. File No. 8816AF

**Checked By**  
B.Z.

**File Name**  
Rehabilitation Plan

**Drawing No.**  
4 of 4

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

# **Appendix B:**

## **Assessor Qualifications**



## Assessor Qualifications

**Heidy Schopf, MES, CAHP – Built and Landscape Heritage Team–Lead** - Heidy Schopf the Built and Landscape Heritage Team Lead at WSP. She has over ten years' experience in Cultural Resource Management. She is a professional member of the **Canadian Association of Heritage Professionals (CAHP)** and is **MTO RAQs certified** in archaeology/heritage. She has worked on a wide variety of projects throughout Ontario, including: cultural heritage resources assessments, heritage impact assessments, documentation reports, cultural heritage evaluations, strategic conservation plans, heritage conservation district studies and plans and archaeological assessments. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed.

**Henry Cary, Ph.D., CAHP, RPA, Senior Cultural Heritage Specialist** - Dr. Henry Cary has over 20 years of public and private-sector experience directing archaeological and cultural heritage projects in urban, rural, Arctic and Sub-Arctic environments in Canada as well as the Republic of South Africa, Italy, and France. His career has included positions as project archaeologist and cultural resource management specialist for Parks Canada's Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site, and senior-level archaeologist and cultural heritage specialist for CH2M and Golder Associates. He currently holds a **Professional Archaeology Licence (P327)** issued by the Ontario MCM, is MTO RAQs certified in Archaeology/Heritage and is a member of the **Canadian Association of Heritage Professionals (CAHP)** and **Register of Professional Archaeologists (RPA)**. His education includes a B.A. in Prehistoric Archaeology and Anthropology from Wilfrid Laurier University, a MA in Historical Archaeology from Memorial University, and a Ph.D. in War Studies from the Royal Military College of Canada. Henry is also an Adjunct Professor of Anthropology at Saint Mary's University and over the past five years has taught archaeology courses in the Anthropology, Classics, and Visual & Material Culture departments at Mount Allison University.

**Johanna Kelly, M.Sc. – Cultural Heritage Specialist**- Ms. Kelly has worked in the field of Cultural Resource Management since 2007. She is skilled in the identification and evaluation of built heritage resources and cultural heritage landscapes and mitigation of proposed impacts on heritage resources. She has worked on a wide variety of projects throughout Ontario, including cultural heritage resources assessments, heritage impact assessments, cultural heritage evaluations, documentation reports, strategic conservation plans, heritage conservation district studies and plans, and archaeological assessments. Ms. Kelly has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. Ms. Kelly has completed cultural heritage projects under a variety of processes, including: the *Environmental Assessment Act*, *Planning Act*, *Ontario Heritage Act*, and the *Transit Project Assessment Process*. Ms. Kelly holds a **Professional Archaeological License (P1017)** issued by the Ministry of Citizenship and Multiculturalism.

**Robert Pinchin, B.A. Hons, CAHP - 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 a professional member of the Canadian Association of Heritage Professionals (CAHP). Mr. Pinchin has experience as an archaeologist during which he conducted stage 1-4 archaeological assessments, identified, and catalogued artifacts, and worked with GIS technologies to map units and site boundaries. In these endeavours Mr. Pinchin has worked closely with First Nation community members across the country in order to develop heritage framework in a comprehensive and compassionate manner.

# Appendix C:

## Limitations



## Limitations

- 4 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.
- 5 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.
- 6 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.
- 7 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.
- 8 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.
- 9 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.
- 10 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.
- 11 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.
- 12 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.
- 13 This report is not to be given over to any third party for any purpose whatsoever without the written permission of WSP.
- 14 Provided that the report is still reliable, and less than 12 months old, WSP will issue a third-party reliance letter to parties that the client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on WSP's report, by such reliance agree to be bound by our proposal and WSP's standard reliance letter. WSP's standard reliance letter indicates that in no event shall WSP be liable for any damages, howsoever arising, relating to third-party reliance on WSP's report. No reliance by any party is permitted without such agreement.

# **Appendix D:**

## **Summary of Responses to Town Comments**





# (CBM-Caledon Quarry Proposal) HERITAGE COMMENT SUMMARY TABLE RESPONSE 1055 CHARLESTON SIDEROAD

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

	Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (February 23, 2026)	Town Response (Date)	Applicant Response
<b>Report: Comments for ALL HIAs</b>			<b>Author: WSP</b>					
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:  v. 1055 Charleston Sideroad: 1. documentation, salvage and commemoration of outbuilding foundations.	Heritage Comments Doc	Acknowledged.	Accepted			
2.	8.	Please revise the five HIAs based on the comments below and on the attached PDFs	General	Updated as discussed below	Accepted			
3.	9.	Identify the proposed extraction phase in which each Study Area is located, as it is understood that the phasing will affect timing of implementation of conservation recommendations.	Appendix A	The May 2025 site plan has been added to the reports as an appendix. Short-, medium-, and long-term conservation strategies are discussed in the associated forthcoming HCPs	Accepted			
4.	10.	Figures: <ul style="list-style-type: none"> <li>Revise list of figures in Indexes, as not all are included (typically missing Figs 10-12)</li> <li>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.</li> </ul>	Figures	Table of contents in all reports have been updated to ensure all figures are captured.	Accepted			

Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (February 23, 2026)	Town Response (Date)	Applicant Response
<b>Report: Comments for ALL HIAs</b>		<b>Author: WSP</b>					
	<ul style="list-style-type: none"> <li>Figure 1 – on legend, revise ‘Limit of Extraction’ to ‘Proposed Limit of Extraction’ as the aggregate application is not yet approved</li> <li>Figure 3 – revise title to ‘1859 Tremaine Map of the County of Peel’</li> <li>Figure 4 – revise title to ‘1877 Historical Atlas of Peel County’</li> <li>Figure 5 – revise title to ‘1937 Topographic Map’ and include source</li> <li>Figure 7 – revise title to ‘1954 Aerial Photograph’ and include source</li> <li>Figure 8 – revise title to ‘1973 Topographic Map’ and include source</li> <li>Figure 9 – revise title to ‘1994 Topographic Map’ and include source o revise additional figures in similar fashion where necessary</li> <li>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.</li> <li>Add Figure showing proposed extraction phasing plan to help illustrate timing of anticipated impacts to the individual Study Areas.</li> </ul>		<p>Figure frames are standard for the project and are being used across disciplines.</p> <p>Sources for maps and photographs are included in the bibliography as well as in text. As such, figure titles have been left unchanged.</p> <p>Photos provided from the 1980s and 1990s have been added to the reports where applicable.</p> <p>Site Plan has been added to the reports as an appendix.</p>				
5.	11.	Section 2.1 Regulatory Requirements: add reference to Aggregate Resources Act requirements for cultural heritage assessments, as had been identified in section 3.2.1 of the Cultural Heritage Report.	Section 2.1.1	Updated	Accepted		
6.	12.	Section 2.1.1 Provincial Policy Statement: update to PPS 2024	Section 2.1.2	Updated	Accepted		
7.	13.	Section 2.1.2 OHA: update to reflect more recent OHA amendments regarding Bill 23 and Bill 200	Section 2.2.3	Updated	Accepted		
8.	14.	Section 2.1.4 Town of Caledon Official Plan: add reference to Future Caledon Official Plan policies where appropriate as this new OP was approved by Council in May 2024 and approval by the Province is expected imminently.	Section 2.1.5	Future Caledon was adopted by Caledon Council in March 2024 and has not yet been approved by MMAH. Since the Planning Act Applications were submitted in Dec 2022, the Future Caledon Official Plan is not applicable	Accepted		
9.	15.	Section 2.3 Background Research: at end of first paragraph, revise 1858 date to 1859 to reflect correct date of Tremaine’s Map of the County of Peel.	Section 2.3	Updated	Accepted		
10.	16.	Section 2.6 Cultural Heritage Evaluation: review and revise the last sentence regarding the section of the report in which the results are provided, as every report identifies the incorrect section.	Section 2.6	Updated	Accepted		

Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (February 23, 2026)	Town Response (Date)	Applicant Response
<b>Report: Comments for ALL HIAs</b>		<b>Author: WSP</b>					
11.	17. Table 2: revise title to include 'Aerial Photographs' and revise table to include selected 1980s/90s air photos.	Table 2	Updated where applicable.	Accepted			
12.	18. See editorial comments made in the following sections of the 18667 Mississauga Road report that are common to these sections in all of the HIA reports: a. Section 2.8 Mitigation Measures b. Section 3.1 Physiography c. Section 3.2 Indigenous Land Use d. Section 3.3.2 Town of Caledon and Former Township of Caledon e. Section 4.2.1 Location Context	See relevant sections listed in column 1	Updated	Accepted			
13.	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	Accepted			
14.	20. Section 5.2.4 summary statement that the study areas 'do not meet criteria for consideration as CHLs' is not substantiated by any CHL evaluation, apart from an earlier statement that these properties were not identified in the Town's CHL Inventory. The Town's CHL Inventory report acknowledges that the inventory was done at a high level and speaks to additional potential CHLs being identified through further evaluation of individual properties or areas; farmsteads are often described in CHERs as CHLs.	Section 5.2.4	The evaluation of the Study Area under 9/06 included an evaluation for consideration of a CHL. The evaluation found that the criteria for a CHL were not met.	Accepted			
15.	21. Table 6: Indirect Impact re change in land use: Town disagrees with 'no impact' conclusion since the proposed land use requires rezoning and will result in a clear change in land use. Table 3 of the CHR also concludes that isolation is anticipated for the subject properties.	Table 6	Updated to reflect impacts from change in land use	Accepted			
16.	22. Further to comment 2b) above, provide explanation for 50 metre no-go buffer as being an appropriate protection distance for cultural resources for construction activities related to blasting quarry.	Section 8	Updated	Accepted			
17.	23. Further to comment 2e) above, provide explanation of a blast impact assessment prior to inclusion of this measure in Section 8. a. What is it, who undertakes it, timing and frequency of testing over duration of operation, monitoring, requirement for results to be shared with Town etc.	Section 8	This information is contained in the Blast Impact Assessment for the project. Updated to direct readers to this report.	Accepted			
18.	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.	Section 8	a) This information is provided by the vibration specialist and reports have been updated to direct to the Blast Impact Assessment	Accepted			

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<b>Report: Comments for ALL HIAs</b>		<b>Author: WSP</b>						
	b. Further to comment 2c) above, explain/substantiate appropriateness of 60 m zone for vibration monitoring noted in Cultural Heritage Report		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					
19.	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.	Accepted				
20.	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 above noted 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 where applicable.	Accepted				
21.	27. Provide all photographs of the cultural heritage resources to the Town in digital format.	General	Updated	Accepted				
22.	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	Accepted				

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<b>Report: Comments for ALL HIAs</b>			<b>Author: WSP</b>				
			attributes in consultant reports.				

### 1055 Charleston Sideroad HIA

Town Comment No.	Initial Town Heritage Comments (March 18, 2025)	Page / Section	Applicant Response (September 18, 2025)	Town Response (December 21, 2025)	Applicant Response (February 23, 2026)	Town Response (Date)	Applicant Response
<b>Report: 1055 Charleston Sideroad HIA</b>			<b>Author: WSP</b>				
1.	41	See comments on marked-up PDF copy of HIA, attached		Accepted			
2.	41	delete 'side'; the 'WHS' acronym used in the property abstracts is short for West of Hurontario Street	1/1.1	Updated	Accepted		
3.	41	the correct title is Built Heritage Resources Inventory of Pre-1946 Structures	1/1.1	Updated	Accepted		
4.	41	add Town of Caledon to heading as per other reports	13/3.3.1	Updated	Accepted		
5.	41	1784	14/3.4.1	Updated	Accepted		

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<b>Report: 1055 Charleston Sideroad HIA</b>			<b>Author: WSP</b>					
6.	41	add year of census records, or clarify the Browns appear to be non-resident landlords	15/3.4.1	Updated	Accepted			
7.	41	qualify that the Tremaine map was a subscription map and thus not all extant buildings were shown	15/3.4.1	Updated	Accepted			
8.	41	revise to 1999-2001 based on Town air photos	15/3.4.1	Updated	digit missing in the revised dates '199 – 2001'; should read 1999-2001	Updated		
9.	41	what is this dating based on? As noted above, the 1871 agric census lists two barns/stables	15/3.4.1	Updated	Accepted			
10.	41	by 1871, according to census records	16/3.4.4	Updated	correction needed to the revised years; 1991-2001 should read 1999-2001	Updated		
11.	41	Town air photos show it was between 1999-2001	16/3.4.4	Updated	Accepted			

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<b>Report: 1055 Charleston Sideroad HIA</b>			<b>Author: WSP</b>					
12.	41	revise to 1999-2001	26/4.2.2	Updated	Accepted			
13.	41	farmstead	26/4.2.2	Updated	Accepted			
14.	41	describe shape, size so as to support conclusion	27/4.2.3.2	Updated	Accepted			
15.	41	clarify that this is a man-made feature, being an earth ramp to access the mow. It also indicates this former structure was a bank barn	27/4.2.3.2	Updated	Accepted			
16.	41	revise sentence as no doors exist.	27/4.2.3.2	Updated	Accepted			
17.	41	describe shape, size so as to support conclusion; describe which walls are concrete vs stone	29/4.2.3.3	Updated	Accepted			

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<b>Report: 1055 Charleston Sideroad HIA</b>			<b>Author: WSP</b>					
18.	41	Be consistent with terminology; these are described as Structural Foundations 1 and 2 elsewhere in text	31/4.2.3.3	Updated	Accepted			
19.	41	The Study Area is the 19 ha property. Revise to clarify that its the structural elements that are in poor physical condition etc.	32/4.2.3.5	Updated	Accepted			
20.	41	Several of these elements appear to pertain to houses, not barns (chimneys, interior walls floors, trim etc), which may skew the rating. Consider explaining their inclusion.	33/4.2.3.5	Updated	Accepted			
21.	41	19th century	35/5.2.1	Updated	'19th century' was inserted in the wrong location in the sentence; it has replaced '20th century' shed whereas it had been intended to describe the age of the stone foundations later in sentence.	Updated		
22.	41	include the tree lines demarcating the edges of the farm complex	35/5.2.3	Updated	Accepted			

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<b>Report: 1055 Charleston Sideroad HIA</b>		<b>Author: WSP</b>						
23.	41	this sentence duplicates info in previous paragraph	35/5.2.3	Updated	Accepted			
24.	41	replace Study Area with 'property' in section 5.3.1 and section 5.3.2 as Study Area is not used in the OHA	36/ 5.3.1	Updated	Accepted			
25.	41	correct the title in references to the Built Heritage Resources Inventory of Pre-1946 Structures	36/5.3.2	Updated	Accepted			
26.	41	expand statement to explain proposed phasing of extraction and identify which phase the Study Area is in.	38/6.1	The May 2025 site plan has been added to the reports as an appendix.	Accepted			
27.	41	Review this and the following sentence for clarity and continuity. What does "absence of remaining construction materials and built elements" mean?  In the following sentence 'built elements' appears to be used differently, describing the extant structural foundations.	41/7.1	Updated	Accepted			
28.	41	Reconsider or clarify this statement. The original use of the foundations as barn and agricultural outbuilding and their composition of fieldstone is clear, as described/summarized in earlier sections. What's lacking is evidence of the nature of the superstructures of both foundations.	41/7.1	Updated	Accepted			

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<b>Report: 1055 Charleston Sideroad HIA</b>				<b>Author: WSP</b>				
29.	41	see comment above	42/7.2	Updated	Accepted			
30.	41	update title to reflect Town's new ToFR	44/8	Updated	Accepted			
31.	41	revise timelines as documentation and identification of salvageable materials and the proposed method of commemoration needs to be considered through the planning application process.	44/8	Updated	Accepted			
32.	42	Revise the timelines for implementation of the conservation recommendations, as documentation and identification of salvageable materials and the proposed method of commemoration needs to be considered through the planning application process.	Heritage Comments Doc	Updated where applicable.	revisions to the timeline for mitigation recommendation #2 were not carried through to the report's Executive Summary.	Updated		

	Town Comment No.	Town Heritage Comments (December 21, 2025)	Page / Section	Applicant Response (February 23, 2026)	Town Response (Date)	Applicant Response (Date)	Town Response (Date)	Applicant Response
1.	4.	The Town appreciates the inclusion of a comment response matrix as an appendix to each updated HIA.	n/a	Acknowledged				
2.	5.	It is noted that following submission of the updated HIAs CBM advised Heritage staff that a further addendum to them may be required to ensure language within the reports is suitable to Ministry of Natural Resource governance through the Aggregate Resources Act process.	n/a	Acknowledged				
3.	7.	The Town's comments applicable to all HIAs have been satisfactorily addressed in the updated HIAs.	n/a	Acknowledged				
4.	12.	While all comments have been satisfactorily addressed, minor editorial corrections are needed to the following (per comment number in Appendix E Summary of Responses to Town Comments): a. Comment 9 (page 17, last paragraph): digit missing in the revised dates '199 – 2001'; should read 1999-2001 b. Comment 11 (page 19, last sentence): correction needed to the revised years; 1991- 2001 should read 1999-2001 c. Comment 21 (page 39, Section 5.1.1): '19th century' was inserted in the wrong location in the sentence; it has replaced '20th century' shed whereas it had been intended to describe the age of the stone foundations later in sentence. d. Comment 32: revisions to the timeline for mitigation recommendation #2 were not carried through to the report's Executive Summary.	n/a	Updated, see responses in table above.				