

Meeting Date: May 3, 2021

Subject: Heritage Permit Application for Belfountain Conservation Area (Mack's Park), 10 Credit Street, Ward 1

Submitted By: Sally Drummond, Heritage Resource Officer, Policy, Heritage & Design

RECOMMENDATION

That a Heritage Permit for the Belfountain Conservation Area (known as Mack's Park) located at 10 Credit Street, be issued to Credit Valley Conservation for the proposed work associated with implementation of the Belfountain Dam and Headpond Class Environmental Assessment project and Phase 1 of the Belfountain Conservation Area Management Plan.

REPORT HIGHLIGHTS

- Belfountain Conservation Area (BCA) is located within the Niagara Escarpment Plan (NEP) area and entails significant natural and cultural heritage features, including the historic Mack's Park.
- In December 2020, Council passed By-law 2020-110, designating BCA (Mack's Park) pursuant to section 29 of the *Ontario Heritage Act*.
- Credit Valley Conservation (CVC), which owns and manages BCA, has received approval for the BCA Management Plan and the preferred alternative of the Belfountain Dam and Headpond Class Environmental Assessment (Class EA).
- CVC has now completed detailed design of Phase 1 of the BCA Management Plan and the Class EA preferred alternative and is securing all necessary permits and authorizations to begin construction in June.
- Implementation of the Phase 1 work and the Class EA project entails alterations, restoration and new construction affecting many of the heritage attributes of BCA, for which Council consent is required pursuant to section 33 of the *Ontario Heritage Act*.
- Accordingly, CVC has submitted a heritage permit application for the Phase 1 and Class EA project work.
- Staff recommend that the heritage permit application for work associated with implementation of Phase 1 of the BCA Management Plan and the Class EA project be approved.

DISCUSSION

The purpose of this report is to provide information regarding a heritage permit application received from CVC for alterations to the heritage attributes of BCA (Mack's Park), located at 10 Credit Street, which is designated pursuant to section 29 of the *Ontario Heritage Act*.

Background

BCA is located on the Niagara Escarpment at the east edge of the hamlet of Belfountain. It encompasses a section of the West Credit River and adjacent valley slopes, and entails significant natural and cultural heritage resources, including a 19th century mill pond and early milling industry and quarry sites, dam, and remnant features associated with 'Mack's Park', which opened for public use in 1914. Since acquiring the property in 1959, CVC has operated BCA as a public outdoor recreational area. A map of BCA is provided in Schedule A of this report.

CVC Planning Framework: BCA Management Plan and Class EA

In 2014, CVC initiated a management planning process for BCA to address the site's aging and insufficient infrastructure, undefined visitor experience, environmental degradation, site security, cultural heritage preservation, and overall management capacity. Management plans of properties within the Niagara Escarpment Parks and Open Space System require endorsement from the Niagara Escarpment Commission (NEC) and approval from the Ministry of Natural Resources and Forestry (MNRF).

In 2015, CVC commenced a Conservation Ontario Class EA to address safety concerns and environmental impacts associated with the Belfountain dam, headpond and related infrastructure. The Belfountain Dam and Headpond Class EA was nested into BCA's broader management planning framework to enable a holistic planning process.

CVC undertook extensive consultation with the public, Town of Caledon staff and the municipal heritage committee (Heritage Caledon) during the management plan and Class EA process. The significance of BCA's history and cultural heritage resources became evident and strongly influenced the final vision and design of BCA's public realm, program framework and policies, and elements of the Class EA's preferred alternative. As part of the CVC planning process, formal recognition of the cultural heritage value or interest of BCA was sought through municipal designation of a portion of the property pursuant to section 29 of the *Ontario Heritage Act*.

The Belfountain Dam and Headpond Class EA was completed in 2017 and the preferred alternative was subsequently approved by the Ministry of the Environment, Conservation and Parks. Further to the Class EA process, the project must commence by 2022 or the Class EA will need to be updated.

The BCA Management Plan was completed in 2018 and, with the support of Heritage Caledon, was endorsed by Town of Caledon Council. It was subsequently approved by the NEC and MNRF under Part 3 of the NEP in November 2020. The Management Plan represents a 25-year vision that balances and celebrates the property's unique cultural heritage, environmental features and visitor and community enjoyment.

The development of the proposed infrastructure within the management plan must begin within five years after approval to remain exempt from NEP Development Permits.

CVC has recently completed detailed design of the first of two phases of the BCA Management Plan and the preferred alternative of the Class EA. Phase 1 focuses on the Belfountain Dam and Headpond Class EA project area. CVC is now securing all necessary permits and authorizations to begin construction in June 2021 in order to meet in-water timing windows and permit commitments from the Department of Fisheries and Oceans, MNRF and CVC's own regulations.

Heritage Designation of BCA (Mack's Park)

In 2016, on the recommendation of Heritage Caledon and with the support of the CVC, a heritage designation report was undertaken to assess the cultural heritage value or interest of BCA (Mack's Park) and identify its heritage attributes.

In June 2017, Council passed a Notice of Intention to Designate BCA (Mack's Park) pursuant to section 29 of the *Ontario Heritage Act*. Following completion of the Town's conveyance of unopened road allowances within BCA to CVC in the fall of 2020, CVC prepared a reference plan of the portion of the property to be designated. Subsequently, in December 2020, Council passed By-law 2020-110 to designate BCA (Mack's Park).

The full Statement of Cultural Heritage Value or Interest and description of heritage attributes for BCA (Mack's Park) is provided in Schedule B of this report. In brief, the property entails a naturally dramatic landscape of a river running through the Niagara Escarpment. Nineteenth century deforestation, water-powered milling, and quarrying preceded the site's conversion to passive recreational use by Charles Mack, who owned the property from 1909 to 1942. Mack's decades-long beautification of the property incorporated design elements in the English Picturesque landscape style; much of the work was completed by local craftsman and former quarryman Samuel Brock. Mack and his wife named their property "Luckenuf," and it soon acquired the moniker "Mack's Park" with free access given to the public. The property's remnant Mack-era features include stone or concrete works from the early 20th century (tiered fountain; retaining walls; circular oven; terraces; hillside steps; dam; grotto), headpond with concrete walls and swimming pool enclosure, suspension bridge, concrete vehicular bridge, and trails.

Heritage Permit Application for Phase 1 Works

Phase 1 of the BCA Management Plan entails alterations and new construction affecting many of the designated heritage attributes of BCA, for which Council consent is required pursuant to section 33 of the *Ontario Heritage Act*. Accordingly, CVC has submitted a heritage permit application with cover letter and supporting documentation, received April 8, 2021 (attached as Schedules C through G to this report).

In 2016, Council passed By-law 2016-007 delegating authority to consent to alterations to designated heritage properties to staff, including the authority for staff to refer an application to the municipal heritage committee and Council. In light of the large scope of CVC's Phase 1 work at BCA, this heritage permit application is being so referred.

BCA Phase 1 Work:

The planning and design framework for the BCA Phase 1 work is summarized in CVC's Summary Memo (attached as Schedule E to this report). Figure 1 in the Memo illustrates the Phase 1 and Phase 2 areas. The Phase 1 work includes:

- Naturalizing the channel for the West Credit River, modifications and 1 metre lowering of the Belfountain Dam, new landform fill and construction, riparian stabilization and restoration;
- Construction of the Heritage Gardens, including a replacement pedestrian bridge, new and replaced elevated boardwalks along the south slope of the Pond Loop Trail, trail construction, landscaping, and new features installation, such as a curved wall, planted berms, and site furnishings;
- Restoration of cultural heritage elements, including the fountain, stone steps, head wall caps, former swimming pool (lily pond conversion), and stone walls; and
- Site servicing related to spring water access and potable water delivery.

Summary of Alterations

Schedule F tables the heritage designation merits of BCA as assessed against the nine criteria of *Ontario Regulation 9/06* for determining cultural heritage value or interest and describes how these merits informed and influenced the detailed design work of Phase 1.

Schedule G tables BCA's heritage attributes with an accompanying description of the proposed alterations, and provides a key map illustrating the location of the attributes within the Phase 1 area.

As noted in these schedules, the key proposed alterations to heritage attributes in Phase 1 include:

- Dam
 - major modifications to stabilize the structure and facilitate a naturalized channel design for the West Credit River, including lowering by 1 metre and removal of 1960s sluiceway; and
 - these modifications will allow an extension of the dam to its original width and the recreation of Mack's cascade feature.
- Headpond
 - removal of headpond to allow naturalization of the river channel;
 - infill of former pond area;

- retention/restoration of concrete swimming pool and conversion to off-line lily pond; and
 - retention/restoration of existing concrete wall of headpond and its integration into the infilled 'heritage garden' landscape, delineating the original outline of the headpond.
- Stone/Cement masonry features
 - restoration and rehabilitation of fountain, walls, posts, and steps.
- Concrete vehicular bridge
 - replacement of bridge with new pedestrian bridge to accommodate new river channel profile and increased span; and
 - new arched bridge design to reflect Mack's English Picturesque aesthetic while also enhancing visual permeability and allowing flood/vessel passage.
- Pond Loop Trail and boardwalk
 - upgrades to trail and boardwalk to enhance slope restoration; and
 - opportunity to introduce new viewsapes to the river and new heritage garden, and a modern folly (Fox Folly) in keeping with Mack's and Samuel Brock's earlier design elements.

Recommendations

Further to the review of the heritage permit application and supporting materials, Heritage staff conclude that detail design of the Phase 1 work reflects the CVC's commitment in the BCA Management Plan to respect the history, English Picturesque aesthetic and extant heritage attributes of Mack's Park.

The Phase 1 work demonstrates careful attention to restoring and enhancing the existing heritage fabric while creatively interpreting and linking the site's history and extant features to the new landscapes that will result from the naturalization of the river channel at this location.

Accordingly, Heritage staff recommend approval of CVC's heritage permit application for work associated with implementation of Phase 1 of the Belfountain Conservation Area Management Plan and the Belfountain Dam and Headpond Class Environmental Assessment project.

FINANCIAL IMPLICATIONS

There are no immediate financial implications for the Town associated with this Staff Report.

COUNCIL WORK PLAN

Subject matter is not relevant to the Council Workplan.

ATTACHMENTS

Schedule A: Map of Belfountain Conservation Area

Schedule B: Statement of Cultural Heritage Value or Interest, Belfountain Conservation Area (Mack's Park), 2017

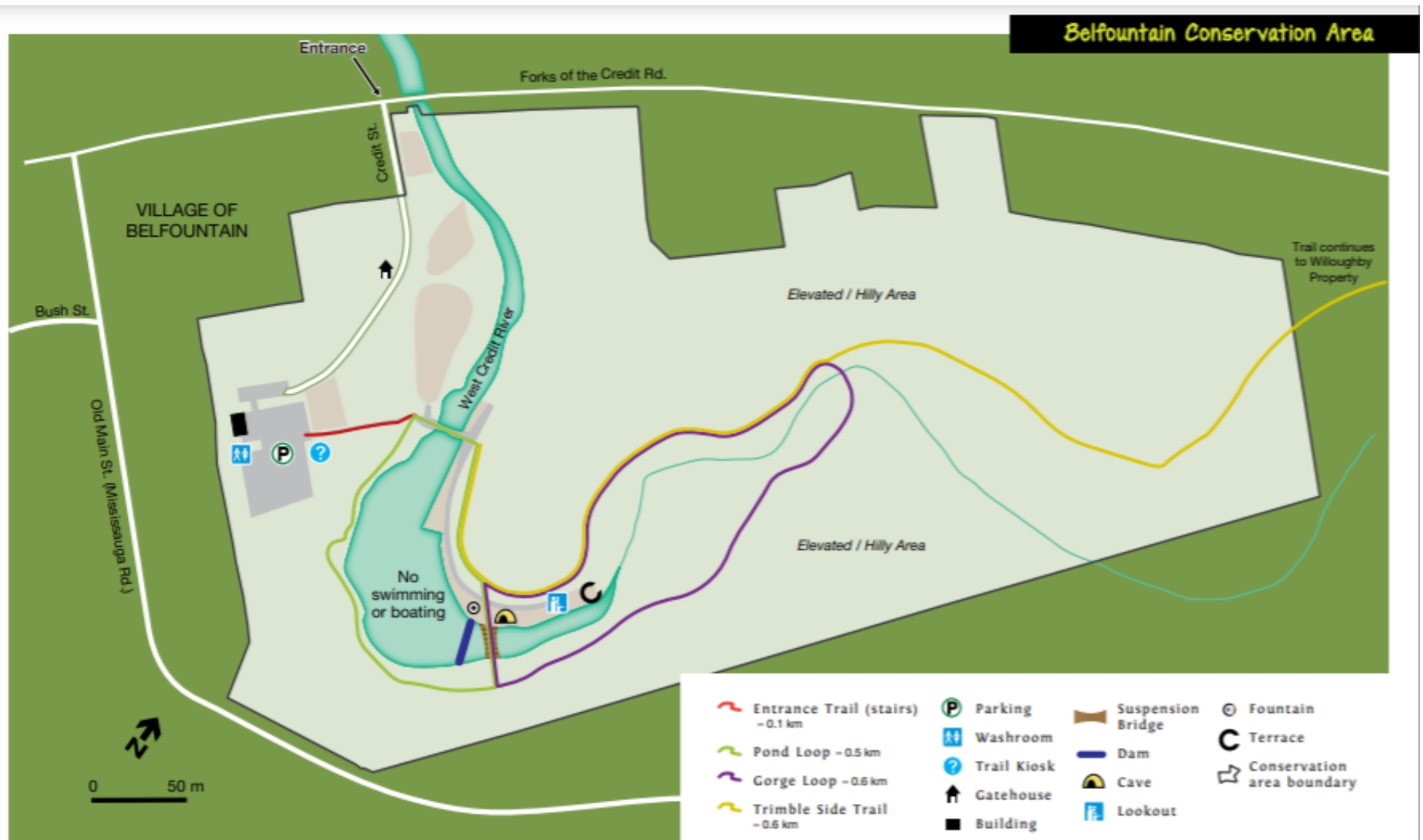
Schedule C: Heritage Permit Application for Belfountain Conservation Area, commissioned April 22, 2021

Schedule D: Cover letter from Jesse DeJager, Manager Capital Projects and Assets, CVC, dated April 8, 2021

Schedule E: Summary Memo of Planning & Design Framework from Laura Rundle, Planner, CVC, dated April 8, 2021

Schedule F: Designation Merits and Management Policy Table, Belfountain Conservation Area

Schedule G: Heritage Attributes Table and Key Map, Belfountain Conservation Area



Schedule A to By-law 2020-110

Belfountain Conservation Area (Mack's Park)

Statement of Cultural Heritage Value or Interest

Belfountain Conservation Area (with Mack's Park preceding it) has been a defining feature of the village of Belfountain for over a century. The park has attracted thousands of visitors to its unique blend of a natural setting enhanced by landscape design.

When Charles Wilson Mack (1858-1942) chose the Belfountain site for his summer home in 1909, the naturally dramatic landscape of a river running through the Niagara Escarpment had been devastated by sawmills and deforestation. The conservation area's three mill sites which precede Mack's time have archaeological interest. In addition to the former sawmills, the conservation area's quarry is a visible reminder of the short-lived period of quarrying for sandstone and limestone at, or near, the Forks of the Credit. The mill sites and quarry contribute to an understanding of the local economy in the nineteenth century, which was fuelled by natural resource extraction.

In stark contrast to the site's nineteenth-century uses, Mack's dream was to build a beautiful home in the countryside and invite the public to it for their enjoyment. Suffering from poor health and afflicted with a nervous disposition, Mack sought a calm retreat — a convenient distance from his manufacturing business and principal residence in Toronto. He and his wife, Addie Madella Mack, lived at the Belfountain bungalow they had built overlooking the river gorge from spring until fall each year. Year after year, they made improvements to the deforested landscape surrounding their bungalow. Their property, christened "Luckenuff," soon acquired the moniker "Mack's Park" with free access given to the public.

Through its transformation into a beauty spot open and free to the public, Mack's Park became a regional summer destination for day visitors as well as for artists, writers, musicians, teachers and prominent Torontonians who built cottages in Belfountain. It had the effect of turning the sleepy hamlet of Belfountain into a summer resort.

Mack's beautification project relied on Belfountain resident Samuel Western Brock (1873-1944) to carry out the work. Mack hired Sam Brock six months every year, starting in 1910. His employment lasted the duration of Mack's decades-long endeavor. In the quarries, Brock had worked as a miner and could handle explosives for blasting rock. He was also capable of building the dam across the river, the fanciful stone structures Mack desired, fitting the structures with plumbing, tending the gardens laid out on Mack's property, and it is assumed, building the rustic wooden structures that complemented the stonework. The complex stone structures surviving in the conservation area celebrate the life's work of this local builder whose livelihood came mostly from a single patron — Mack. Brock sustained a high degree of craftsmanship and artistry over three decades of work, and in the

construction of the park's grotto in 1928 he demonstrated great technical ability. It is a remarkable achievement for vernacular construction.

Mack's paradoxical aims in developing Luckenuff as both a calm retreat for him and his wife and a beautiful and peaceful place they could share with the public were motivated by their religious convictions expressed in benevolence and community service and the early twentieth century belief that parks, gardening and nature study were ways of remedying social ills. They wanted to share their good fortune with the public. The Luckenuff project provides insight into societal aspirations during the Edwardian and Interwar periods.

The many photographs taken of Mack's Park and the surviving features seen in Belfountain Conservation Area place Mack's Park firmly in the very long tradition of country estates laid out in the English Picturesque landscape style.

England set the style for landscape design in the Western World from the early eighteenth century onward into the twentieth. In the early eighteenth century, English taste was influenced by Poussin, Lorrain and Salvator Rosa who painted the Italian countryside. Designers aimed to create the same effect in three dimensions, modifying nature enough to organize the elements as if painted in a picture but ensuring that the site's naturalness remained.

In Canada, country estates were laid out in the English Picturesque landscape style as early as the 1790s. Many followed in Upper and Lower Canada in the nineteenth century. Much later through the decades of the early twentieth century, William Lyon Mackenzie King, Canada's long-serving prime minister, developed his Kingsmere estate in the Gatineau hills north of Ottawa. The greater part of Kingsmere showed the influence of the English Picturesque landscape style.

Mack's choice of a site with the naturally dramatic landscape of a river running through the Niagara Escarpment gave him a canvas on which to depict an improved version of nature. He had Brock build a dam with a beautifully built cascade reminiscent of the hilly Italian countryside, a headpond on which you could paddle a canoe from the boathouse, a grotto with a large cavity where people could watch water trickle from the artificial stalactites, winding paths that followed stone terraces built into steep treed hillsides, and Mack's bungalow in the centre of it all. All these features are representative of the English Picturesque landscape style.

In the early twentieth century when Mack was developing his grounds, sculptured stone fountains and rustic wood structures were popular landscape design elements. Mack incorporated these to complete the picturesque effect at Luckenuff.

Famous as one of Ontario's beauty places, Mack's Park (which had been turned into a commercial venture after Mack's death and renamed Belfountain Park) was targeted for acquisition in 1959 by the newly formed Credit Valley Conservation Authority. Under its ownership and management, parcels of land adjoining the 1959 purchase were added in a series of acquisitions to reach the conservation area's present size of 32.46 acres.

While Mack's bungalow, two cottages near it and wooden structures in the landscape have vanished, a significant number of other features from Mack's Park remain. Brock's dam still stands although altered at its eastern end with a concrete sluice way and retaining wall. The grotto, repaired in 2001, rises up the high retaining wall and culminates in a parapet roof with Picturesque Gothic accents. Stone terraces and stone steps (sometimes encased in concrete) climb the steep valley walls. The tiered stone fountain erected in 1914 still works. The site of Mack's bungalow has become a barrier-free terrace lookout. The suspension footbridge above the falls, which was replaced c.1970, functions as the original did.

Description of Heritage Attributes

The following cultural heritage resources imbue Belfountain Conservation Area with historic interest and character:

- three former sawmill sites and an abandoned quarry that describe the nineteenth-century uses on the land;
- all remaining stone or concrete works from the early twentieth century, including the dam, grotto (both inside and out), tiered fountain and its circular pool, low and high retaining walls, terraces, hillside steps, walks, circular oven, and remnant walls and posts;
- the headpond, its walls and the former swimming pool enclosure with its platforms;
- the trail beside the pond;
- the bridge, which formerly carried vehicles;
- the suspension footbridge above the falls, which is a replacement of the original suspension bridge; and,
- the site of Mack's bungalow, which has become a terrace outlook.

The mounted millstone under a shingled roof cover is not related to the conservation area as it was relocated from a former grist mill in Halton County. The millstone is not a heritage attribute.

Heritage Permit Application Form



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

This application should be used by those persons owning a building individually designated under Part IV or within a Heritage Conservation District designated under Part V of the *Ontario Heritage Act* within the Town of Caledon. It should be noted that a heritage permit does not supersede the requirements of the Ontario Building Code, the Municipal Act or the Planning Act. **There is NO FEE for a Heritage Permit.**

Section A: Property and Applicant Information											
Address: Belfountain Conservatoin Area (10 Credit St., Belfountain)											
Property Owner Name: Credit Valley Conservation Authority	Applicant or Agent (if different than owner): Jesse de Jager, Manager, Capital Projects & Assets										
Mailing Address: 1255 Old Derry Rd. Mississauga, ON, L5N 6R4	Mailing Address:										
Daytime Phone: 905-670-1615	Daytime Phone: 416-277-9314										
Fax: 905-670-2210	Fax:										
Email Address: info@cvc.ca	Email Address: jesse.dejager@cvc.ca										
Section B: Summary of Work Proposed											
<p>(1) What kind of permit is required?</p> <p><input checked="" type="checkbox"/> Alteration or Addition to Building <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Demolition</p>											
<p>(2) Describe the work to be undertaken. Attach drawings, site plans, specifications, photographs, and other documents as needed to illustrate the project. Requirements will depend on the scale of the project. In the event of an application for demolition, a Cultural Heritage Impact Statement shall be submitted. Attach additional page(s) if needed.</p> <p>Implementation of the Belfountain Dam and Headpond Conservation Ontario Class Environmental Assessment (EA) and Phase I of the Belfountain Conservation Area Management Plan. Restoration, alteration and new construction related to designated Mack Park Cultural Heritage heritage features include:</p> <ul style="list-style-type: none"> - Lowering of the Belfountain Dam by 1m, bedrock anchoring, removal of sluiceway, wingwall reinforcement, masonry repairs and restoration of original dam width and geometry - Removal of the Headpond and creation of new natural channel of for West Credit River - Masonry restoration of Fountain and new plumbing and spray system - Masonry restoration of stone steps and low walls, and related stone features - Replacement of 'Pond Loop' boardwalk system and construction of new Fox Folly feature - Alteration of 'swimming pool' remnant to create lilypond feature for interpretation - Replacement of pedestrian bridge with new crossing and aesthetic modifications - Creation of new English Garden Picturesque landscape within former headpond areas adjacent channel - Protection and retention of other designated features ('Yellowstone Cave', swing bridge, cannon, terrace) 											
<p>(3) Explain the reasons for undertaking the alterations and describe how the proposal conforms to the Part IV individual designation by-law or the Part V Heritage Conservation District Plan design guidelines. Attach additional page(s) if needed.</p> <p>Alterations and new construction adjacent to designated heritage features is part of the implementation of the approved Class EA for the Belfountain Dam and Headpond and construction of Phase I of the Belfountain Conservation Area Management Plan. Cultural heritage restoration and interventions are a key aspect of celebrating and stewarding the Mack Park features of the conservation area, and a fulfillment of the commitments made through the EA and Management Plan process. Detailed design of the EA preferred alternative and Phase I areas was undertaken in accordance with the evaluations, policies and approvals contained within each planning document. CVC has undertaken study and design with great care and with qualified professionals for landscape architecture, engineering and masonry restoration, and has a produced a comprehensive plan for integrated restoration, enhancements and alterations to the Mack Park designated features in keeping with the attributes and values of each. Attached documentation and plans outlines the the restoration or alteration for each designated feature or aspect, as well as new complementary public realm features and environmental restoration.</p>											
<p>(4) Please state whether the proposed work will also require any of the following. Check all that apply.</p> <table border="0"> <tr> <td><input type="checkbox"/> Building Permit</td> <td><input type="checkbox"/> Sign Permit</td> </tr> <tr> <td><input type="checkbox"/> Minor Variance</td> <td><input type="checkbox"/> Community Improvement Plan Application</td> </tr> <tr> <td><input type="checkbox"/> Official Plan Amendment</td> <td><input type="checkbox"/> Condo</td> </tr> <tr> <td><input type="checkbox"/> Site Plan</td> <td><input type="checkbox"/> TRCA Permit</td> </tr> <tr> <td><input type="checkbox"/> Rezoning</td> <td><input type="checkbox"/> Region of Peel Approval</td> </tr> </table>		<input type="checkbox"/> Building Permit	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Community Improvement Plan Application	<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/> Condo	<input type="checkbox"/> Site Plan	<input type="checkbox"/> TRCA Permit	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Region of Peel Approval
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<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Community Improvement Plan Application										
<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/> Condo										
<input type="checkbox"/> Site Plan	<input type="checkbox"/> TRCA Permit										
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Region of Peel Approval										

Section C: Declaration

I, the undersigned, being the registered property owner(s) of the subject property, hereby authorize



Digitally signed by Jesse de Jager
Date: 2021.04.08 23:42:43 -04'00'

(authorized agent's name)

to act on my/our behalf with respect to submitting a heritage permit application to the

Town of Caledon.



OWNER/SIGNING OFFICER

Jeff Payne, Deputy CAO

Print – FULL NAME AND POSITION

I have the authority to bind the Corporation.

Credit Valley Conservation

NAME OF CORPORATION

- Note: i) If the owner(s) is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation or alternatively, the corporate seal is affixed over the signature.
- ii) If there is more than one owner, all owners shall complete and sign this or affix an additional appointment authorization form.
- iii) If the agent is a corporation, please specify the name of the person(s) who is appointed on its behalf.

DECLARATION OF OWNER OR AUTHORIZED AGENT

I, Jeff Payne of the City of Mississauga in the Province of Ontario:

Solemnly declare that all above statements and the statements contained in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Note: The signature of an applicant or authorized agent must be witnessed by a Commissioner, etc. A Commissioner is available at Town Hall, if needed.

DECLARED before me at the City of Mississauga in the Province of Ontario
this 22 day of April 2021.



Signature of Commissioner



Digitally signed by Jesse
de Jager
Date: 2021.04.08
23:43:31 -04'00'

Signature of
Applicant/Agent/Owner

Tamara Geneve Chipperfield
a Commissioner, etc.,
Province of Ontario, for Credit
Valley Conservation Authority
Expires August 14, 2023

Contact:

Sally Drummond
Heritage Resource Officer
905-584-2272 ext. 4243
sally.drummond@caledon.ca

For Office Use Only

Pre-Consultation Meeting	
Date Received	
Review and Approval/Denial	
Minor or Major Permit	
Heritage Caledon	
Council	
AMANDA file number	
Heritage Permit number	

April 8, 2021

Sally Drummond
Heritage Resource Officer
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6
sally.drummond@caledon.ca

Re: Formal Heritage Permit Submission for Belfountain Conservation Area Phase I and Belfountain Dam and Headpond EA Implementation - Mack Park Designated Features Restoration and Alterations

I am pleased to submit the formal application to the Town of Caledon under Part IV of the Ontario Heritage Act for a Heritage Permit for restoration, alteration and new construction of the recently designated Mack Park features of CVC's Belfountain Conservation Area.

As you are aware, CVC has been working closely with its stakeholders and partners, including the Town of Caledon, in developing the future plans for the Belfountain Conservation Area and together with have completed almost seven years of study, consultation and design to guide the restoration and protection of the natural and cultural heritage of the conservation area. The culmination of this work has been the 2018 Belfountain Conservation Area Management Plan (approved by the NEC and MNRF under Part 3 of the NEP), and the 2017 Belfountain Dam and Headpond Class EA, which obtained the Ministerial approval as well as the endorsement of Heritage Caledon and the Town of Caledon, as well as all the community stakeholders. Each of these planning documents outlines the highest commitment to cultural heritage preservation and restoration balanced with the urgent need for ecological restoration and the health and safety of the community, visitors and the related park infrastructure.

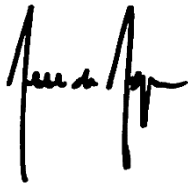
More recently, we have been working closely with the Town of Caledon to formally designate the Mack Park features of the conservation area under the Ontario Heritage Act, Part IV, as both CVC and the Town jointly recognize the significance of these features and have agreed to the approach outlined in the Belfountain Management Plan and the EA as to how these features will be restored, altered, enhanced and interpreted.

This formal permit application outlines the detailed design for heritage interventions that are based upon the EA preferred alternative design and the Management Plan concepts and policies. CVC has taken great steps to more deeply investigate the history and design origins of Charles Mack's vision for the property, as well as the craftsmanship and materiality of the public realm originally constructed by Sam Brock. We have employed Paul Dilse, historian and author of the designation report, to more fully outline the English Garden Picturesque style and movement to influence the new public realm, which has been expertly designed Landscape Architects from Brook McIlroy Inc, one of Canada's top firms. We have also made arrangements with artisans and master stone masons to work under the qualified General Contractor to undertake masonry restoration and new public realm creations that celebrate the unique heritage and cultural environment of the area. We trust that the recently completed detailed design package, enclosed, outlines the level of detail and care we have taken to develop a plan which respects heritage of the park and exceeds the expectations set out in the planning framework which we have agreed upon.

The construction of the overall Phase I project is a complex and expensive undertaking; it is CVC's intention to begin construction this June 1st to meet critical in-water timing windows and permit commitments from DFO, MNRF and CVC's own regulations, and we anticipate substantial performance by end of 2021 with wrap up restoration in Spring of 2022. The detailed design package we have enclosed with the application outlines the entire construction scope and also shows the heritage interventions, alterations and restoration that will be undertaken. We have further enclosed additional detailed information on the heritage attributes and features, applicable policies and actions, and the relevant contextual knowledge used to inform the designs.

I trust that this represents a fulsome submission in support of the formal Heritage Permit application, and a list of attachments is shown below. Please let me know if you have any questions or comments on the information, and I also look forward to presenting in person to the Heritage Committee on May 3rd in support of the submission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse de Jager', with a stylized, cursive script.

Jesse de Jager
Manager, Capital Projects and Assets
416-277-9314 | jesse.dejager@cvc.ca

Attachments:

1. Heritage Permit Application – CVC signed
2. Summary Memo of Planning and Design Framework
3. Heritage Attributes Table and Key Map
4. Designation Merits and Management Policy Table
5. *Heritage Gardens* Design Development Package
6. *Fox Folly* Design Development Package
7. Drawings – GENERAL and CHANNEL
8. Drawings – STRUCTURAL
9. Drawings - LANDSCAPE
10. Drawings - SERVICING
11. Belfountain Management Plan, 2018 (publication version)
12. Luckenuf – Understanding the Built Form of Belfountain CA
13. General Standards for Preservation, Rehabilitation and Restoration for Historic Places in Canada
14. Heritage Caledon Letter (2016)

Memo

To: Sally Drummond (Town of Caledon)
From: Laura Rundle (CVC)
Date: April 8, 2021
Re: Summary Memo of Planning and Design Framework

Background

Situated in the Town of Caledon, on the Niagara Escarpment, Belfountain Conservation Area is a popular visitor destination renowned for its significant natural and cultural features. The property was acquired by Credit Valley Conservation (CVC) in 1959, though it has been open for public use since 1914, making it one of the oldest parks on the Niagara Escarpment.

In 2014 CVC initiated a management planning process for the conservation area to address the many challenges associated with managing the site, including:

- aging and insufficient infrastructure;
- an undefined visitor experience;
- environmental degradation;
- site security;
- cultural heritage preservation; and
- overall management capacity

In 2015, CVC commenced a Conservation Ontario Class Environmental Assessment (Class EA) to address safety concerns and environmental impacts associated with the Belfountain dam, headpond and related infrastructure.

As an organization with an environmental mandate, CVC has traditionally focused on environmental protection, ecological restoration and outdoor recreation. Through the planning process and consultation with the public and Town of Caledon staff, the true significance of Belfountain Conservation Area's history and cultural resources became evident.

In 2016 CVC presented the preferred alternative for the Class EA, which included reducing the height of the Belfountain dam and removing the headpond, to Heritage Caledon. The unique cultural aspects of the conservation area were discussed, and it was agreed that CVC and Heritage Caledon would partner to formally recognize the value of the property,

including Mack's Park era features and the site's early milling industries by designating Belfountain Conservation Area under Part IV of the Ontario Heritage Act (Attachment 1). The resulting Heritage Designation Report (2017) identifies the significant heritage attributes that contribute to Belfountain Conservation Area's character and historic interest. This report, and the subsequent consultation with the heritage planning consultants who authored the report (Attachment 2), has significantly influenced the approach and design of infrastructure projects and landscapes identified in the Belfountain Conservation Area Management Plan.

Planning Framework: Management Plan and Class EA

Belfountain Conservation Area is managed under multiple layers of internal, municipal and provincial policy that provided the framework on the which the goals, recommendation and directions of the Plan have been structured. The management plan was developed under Part 3 of the Niagara Escarpment Plan (NEP, 2017). Management plans of properties within the Niagara Escarpment Parks and Open Space System (NEPOSS) require endorsement from the Niagara Escarpment Commission and approval from the Ministry of Natural Resources and Forestry.

The Class EA was nested into the broader management planning framework for the conservation area, resulting in a holistic planning process that, through extensive consultation, considered several different options and alternatives before creating a vision that balances and celebrates that property's unique cultural heritage, environmental features and visitor and community enjoyment.

Consultation was an integral component of both the management plan and Class EA process. The complexities of the site, coupled with vested interests from the local community, technical professionals and agency requirements necessitated an open and responsive planning approach. The final iteration of the Plan incorporates over 1,000 comments received from the community, stakeholders, partners, and staff.

The historical significance of this property and its unique attributes became the overarching theme that drove public realm design, programme frameworks and innovative policies. The final Plan represents a 25-year vision that balances protection of the natural environment with the conservation of cultural heritage and visitor experience. The management planning process, strategic directions and final vision are detailed in the Belfountain Conservation Area Management Plan (see Linked Documents).

The development of the proposed infrastructure within the management plan must begin within five years after approval to remain exempt from NEP Development Permits. Similarly, the Class EA requires projects to commence within five years of Ministerial approval; otherwise the Class EA must be updated (Table 1).

Table 1: Belfountain Conservation Area Approval Windows

Plan	Approval Date	Ministry	Works to Commence By
C.O. Class EA	October, 2017	Ministry of the Environment, Conservation and Parks	October, 2022
NEPOSS Management Plan	November, 2020	Ministry of Natural Resources and Forestry	November, 2025

Project Implementation: Phase I

The first phase of development is the Class EA project area (Figure 1), which includes:

- Naturalizing the channel for the West Credit River, modifications and 1 m lowering of the Belfountain Dam, new landform fill and construction, riparian stabilization and restoration
- Construction of the Heritage Gardens, including a new pedestrian bridge, new and replaced elevated boardwalks along the south slope of the Pond Loop Trail, trail construction, landscaping, and new features installation, such as a curved wall, planted berms, and site furnishings
- Restoration of cultural heritage elements, including the fountain, stone steps, head wall caps, former swimming pool (lily pond conversion), and stone walls
- Site servicing related to spring water access and potable water delivery

CVC has completed detailed design of Phase I and currently in the process of securing the all permits and authorizations necessary to begin construction in June 2021.

The details and parameters identified in the Belfountain Conservation Area Management Plan and the Class EA have informed the design and specifications outlined in the design package.

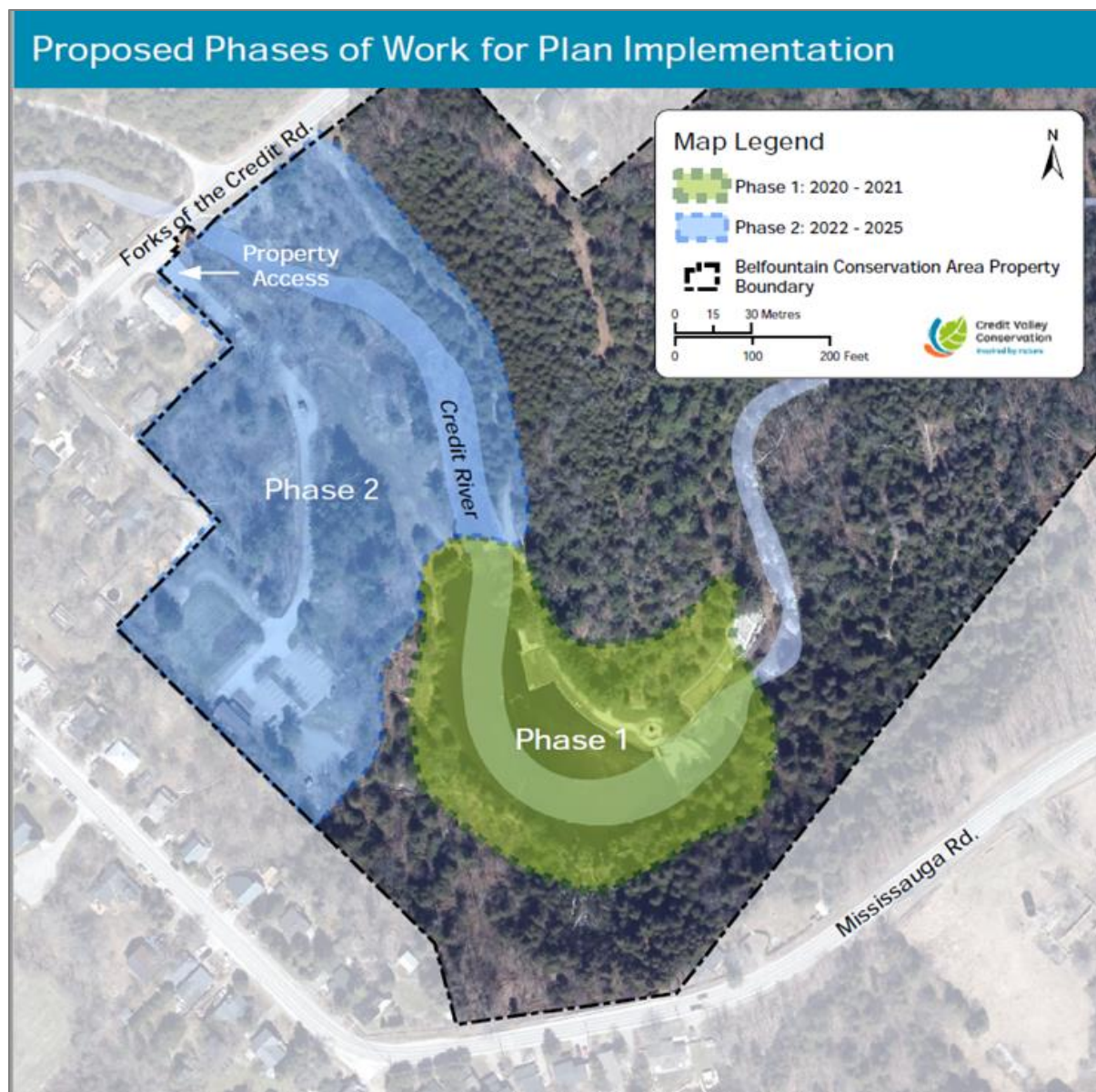


Figure 1: Phase I Implementation Area

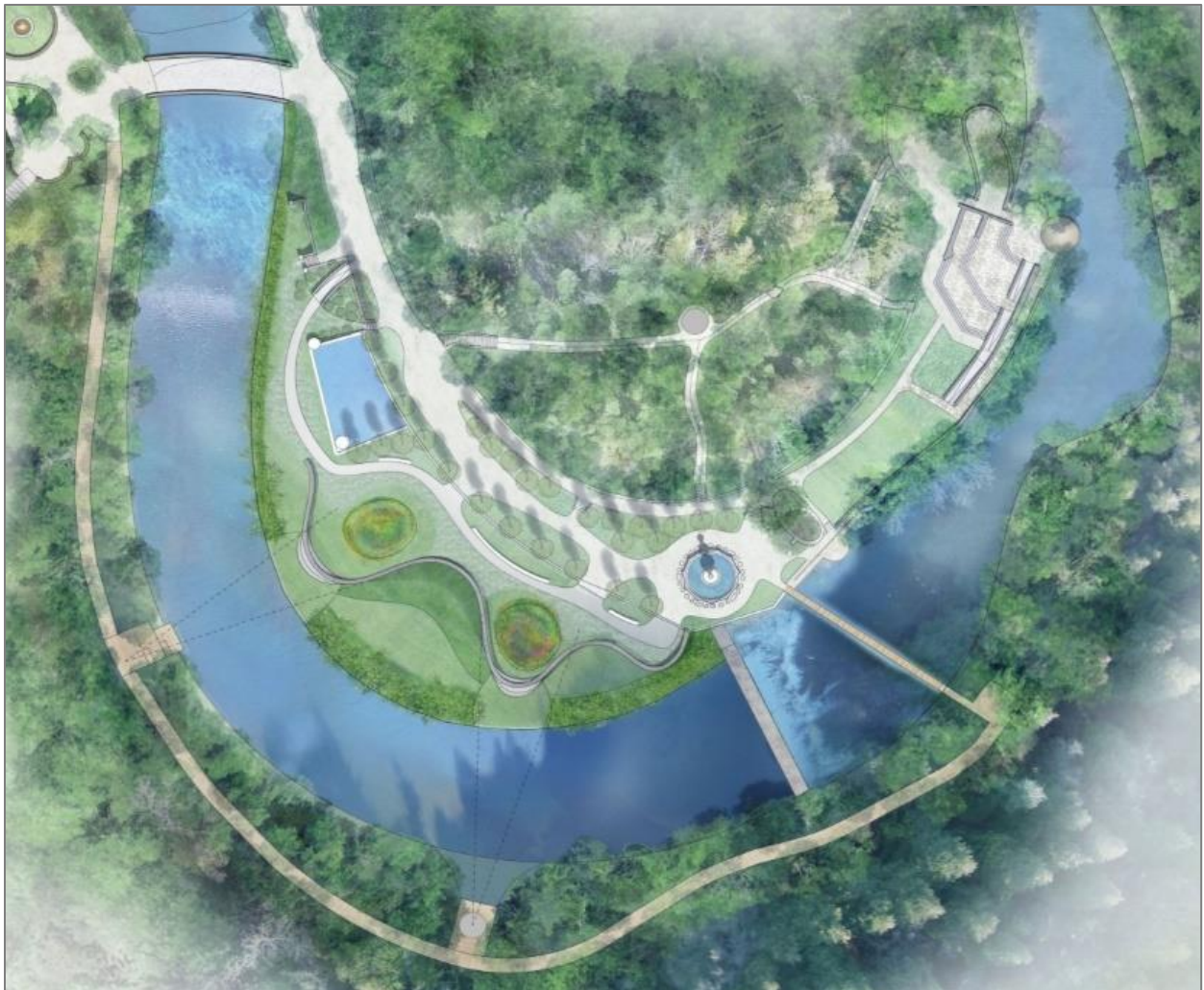


Figure 2: Rendering of Vision for Phase I Area

Approach to Cultural Heritage Management and Restoration

CVC recognizes Parks Canada 'Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition' (Park's Canada 2010) as the authoritative Canadian guide to the preservation, rehabilitation and restoration of built form cultural heritage features (Attachment 3). As outlined in the Belfountain Conservation Area Management, CVC has, and will continue to consider and use these Standards as they relate to the Belfountain's designated heritage features.

In order to mitigate the safety concerns and environmental impacts associated with the Belfountain dam and headpond, structural alterations or other changes are required for several of the features identified in the Heritage Designation Report. Modifications have been minimized to the extent possible and mitigation efforts have been carefully considered to ensure minimal impacts to the property's cultural heritage. Complete replacement of some of these features is proposed, including the concrete bridge. In some instances, the designated feature will be altered significantly, as is the case with the headpond. In this case, the feature will be honoured through interpretive programming, and the establishment of a lily pond, which will provide a calm water experience reminiscent of the original intent of the headpond.

Significant consideration was given to designing this project in an approach sympathetic to its history and heritage resources. The majority of heritage attributes will remain in situ, undergo restoration and inform interpretive programming. Features that will be altered or removed will either be replaced with structures that fit the heritage design aesthetic, or pay homage in another manner, such as with the headpond and lily pond. New features, including site furnishings, the landscape plan and interpretive features have been strategically designed to complement and enhance the conservation area's unique character.

Conclusion

CVC is in the final design stage for a large-scale project to modify and stabilize the Belfountain dam, create a natural channel for the West Credit River and develop a heritage garden area that will emphasize and celebrate the heritage attributes of Belfountain Conservation Area. The Heritage Designation Report has been instrumental in strategically planning this project to minimize and mitigate impacts to cultural heritage features. Understanding the values of the park from a historic aspect as well as its extant heritage attributes have also informed the overall cultural aesthetic of the site contributing to the style, placement and materiality of all new structures and landscapes. The implementation of this project will ultimately create a space that honours and celebrates the property's history and restores many of its cultural resources while ensuring health and safety and environmental protection requirements.

Links to Documents

- Belfountain Conservation Area Management Plan (2018): <https://cvc.ca/wp-content/uploads/2019/01/Belfountain-CA-draft-mgmt-plan-Dec2018-draft.pdf>
- Belfountain Dam Class Environmental Assessment (2016): <https://cvc.ca/enjoy-the-outdoors/conservation-areas/belfountain-conservation-area/belfountain-conservation-area-management-plan/class-environmental-assessment-for-belfountain-dam-and-headpond-area/>

Merits in Designating Belfountain Conservation Area

Belfountain Conservation Area meets eight out of the nine criteria of Ontario Regulation 9/06 for determining cultural heritage value. Set back from the road and nestled in the river valley, it is not, however, a landmark. The merits for designation are identified in the table below:

Merit for Designation (Town of Caledon Report)	Design Influence (CVC Management and Design Responses)
1) has been a defining feature of the village of Belfountain for over a century	<ul style="list-style-type: none"> • Aesthetic has regard for the local community, including materiality and purpose • Designated Features to be maintained, restored or altered in compatible ways, in keeping with historic significance in context
2) contains nineteenth century mill sites and a quarry that precede Mack's Park	<ul style="list-style-type: none"> • Two mill sites are within the Phase I project area • Their original locations will be identified and contribute to interpretive programming • Extant materials on site (e.g. debris of quarried stone that may have been used in the original construction of the Headpond), will be repurposed for features such as the dry-stone wall
3) is directly associated with Charles Wilson Mack whose dream it was to build a beautiful summer home in the countryside and invite the public to it for their enjoyment; with Samuel Western Brock who built the stoneworks and other features in the park for Mack; and with the Credit Valley Conservation Authority which acquired Mack's Park just five years after its founding in 1954	<ul style="list-style-type: none"> • Share and celebrate the stories of Charles Mack and Sam Brock • Include interpretive programming that highlights and shares the multitude of historic photographs that exist for the site • Identify the location of non-extant features, such as the cottages, boathouse and Mack's bungalow • Art installations inspired by these two individuals that pay homage to the follies that used to decorate the site • Stoneworks built by Sam Brock will be retained, protected and restored to the extent possible • Public access and enjoyment to be continued through conservation area operations
4) reflects societal aspirations during the Edwardian and Interwar periods when it was believed that parks, gardening and nature study were ways of remedying social ills	<ul style="list-style-type: none"> • This notion appears to be having a modern-day resurgence, and will be integrated into site programming (yoga, forest bathing workshops, mental health focused hikes, etc.). • A series of experiential 'vignettes' that provide a variety of experiences will be built into the Phase I area, these include the lily pond, the dry-stone wall and boardwalk rest areas overlooking the new channel. Sense of discovery and joy in natural setting influenced public realm

5) demonstrates the life's work of Belfountain builder, Sam Brock, whose livelihood came mostly from a single patron – Mack	<ul style="list-style-type: none"> • Features built by Sam Brock will be retained, protected and restored to the extent possible • The installation of an art piece inspired by Sam Brock and his role in shaping Belfountain Conservation Area will prominently feature in the Phase I area – Fox Folly (Fox as avatar animal in connection with Sam Brock as a subsistence trapper in the winter months) • Sam Brock will prominently feature in interpretive programming
6) exemplifies the English Picturesque landscape style in its features along the west branch of the Credit River	<ul style="list-style-type: none"> • English Picturesque Landscape style aesthetic has been integrated into the entire Phase I area • Additional detailed study on English Garden Picturesque by Paul Dilse was commissioned by CVC to further inform Landscape Architecture design (Brook McIlroy Inc) • Modifications to focus the visitor experience, but to leave a naturalness to the site • Characteristics built into Phase I include: deliberate, curated viewsapes; clumps of native trees and shrubs; cascades (retainment of the dam) and access to water; scattered follies (restored - such as the fountain, and new - such as the lily pond); and meandering trails
7) displays the high degree of craftsmanship and artistic merit Brock sustained over three decades of work	<ul style="list-style-type: none"> • Features built by Sam Brock will be retained, protected and restored to the extent possible • New construction and modern features will reflect the same high quality and have been custom designed to incorporate elements of Brock's work (e.g. guard rails with wooden crosses – an element taken from historic photographs) • Master stone masons to be used for masonry restoration and construction of new dry stone wall feature. • Sam Brock will prominently feature in interpretive programming
8) demonstrates Brock's technical ability, especially in the construction of the grotto	<ul style="list-style-type: none"> • Features built by Sam Brock will be retained, protected and restored to the extent possible • Sam Brock will prominently feature in interpretive programming • New stone work to be consistent with materiality (local quarried sandstone) and craftsmanship (master stone masons).

Heritage Attribute	Heritage Interventions	Additional Information and Details
Three former sawmill sites and an abandoned quarry that describes the nineteenth century uses on the land	<p>Two of the three former sawmills are located in the Phase I project area (Grasley’s planing mill, located in the vicinity of the grotto; and Pringle’s sawmill, located in the present headpond)</p> <ul style="list-style-type: none">The features are nonexistent but will inform the interpretative programming for the conservation area. A Stage II Archaeological Assessment of the south edge of the existing Headpond was completed by Historic Horizons (Heather Henderson) in 2018 and no existing archaeological resources were identified.	n/a; interpretive programming directions are outlined in the Belfountain Conservation Area Management Plan
All remaining stone or concrete works from the early twentieth century, including:	<p>The stone and concrete structures in the Phase I development area are discussed below. A new stone masonry structure is also identified for the heritage gardens:</p> <ul style="list-style-type: none">A curvilinear dry-stone wall, a feature representative of the Caledon area, will be constructed by a master stone mason (Dean McLellan) in the heritage gardens from both materials salvaged onsite from the realignment and channelization of the West Credit River and from Credit Valley Sandstone quarried from a similar geologic formation located in Halton Hills (Hilltop Quarry).	Please see: LH9.00, LH1.00
1) dam	<p>Major modifications are prescribed for the Belfountain Dam, as per the approved EA:</p> <ul style="list-style-type: none">The existing sluiceways (CVC, 1960’s) will be removed and the dam structure and geometry will be extended to north retaining wall, reflecting the original width and design of the damExisting concrete on north retaining wall will be rehabilitated and improved with subsurface structural buttressA cascade feature, formed concrete tiers built on to existing bedrock ledges, will be constructed in the location of the existing sluiceway. This feature will recreate the interesting cascade feature, original to the dam.The top 1m of concrete from existing dam crest will be removed to facilitate channel design. A new stone finish will be installed to tie into the existing stone façade.Retaining walls be will retained and rehabilitatedNew interior bedrock anchors to be installed in the interior of dam structure to enhance safety and stability, and meet current Lakes and Rivers Improvement Act regulations.	Please see: Structural Sheets S1, S2, S3, S8, S10,
2) grotto (both inside and out)	<ul style="list-style-type: none">This feature (referred to as the ‘cave’ in drawings) will remain and be protected during construction activitiesExisting hand rail on stairs to be removed (modern feature) and be replaced with a new hand rail that reflects Mack Park aesthetic, consistent with other new fencing and furniture in public realm	Please see: Wood Sheet 2,
3) tiered fountain and its circular pool	<ul style="list-style-type: none">Fountain masonry to be fully restored by master stone mason (cleaning, reconstruction of corbel tiers and caps, basin re-sealing and repointing)New water servicing to Fountain to provide filtered water supply and installation of new pump system to create fountain spray effects based on interpretation of chronological review of historical flow patterns.	Please see: LH1.00
4) low and high retaining walls	<ul style="list-style-type: none">These features will be retained and rehabilitated, stone masonry repair in phased approach	Please see: S8
5) hillside steps, walks circular oven and remnant walls and posts	<ul style="list-style-type: none">These features will remain and be protected during construction activitiesHillside steps will be restored (stone masonry)Remnant/abandoned walls and posts will be restored and, as required, relocated to a more appropriate locations (e.g. stone post fallen in the Headpond)	Please see: LH1.00, WOOD 5,

	<ul style="list-style-type: none"> Old “flowerpot island” feature in Headpond to be removed and relocated to the heritage gardens as interpreted feature 	
The Headpond, its walls and the former swimming pool enclosure with its platforms	<p>The headpond will be removed/filled in and a new naturalized West Credit River channel will be constructed, as per approved EA. This will result in the creation of a new landform, the ‘Heritage Gardens’, the design of which has been integrated into the existing cultural area.</p> <ul style="list-style-type: none"> Existing concrete walls of the headpond and the swimming pool will be retained and restored. The concrete retaining walls associated with the headpond will be integrated into the landscaping, delineating the original outline of the headpond In some areas the concrete walls will be raised approximately .3m to accommodate channel top of bank The foundation of the former swimming pool will be excavated turned into an offline lily pond feature. The lily pond has been designed to pay homage to the headpond, and will create a calm, contemplative space reminiscent of the original intent of the headpond. Modern guard rails will be removed Existing concrete plinths (platforms) will be relocated during construction, restored and reinstalled A laser etched Corten steel panel art installation will be placed adjacent to the west side of the lily pond. This installation will provide a modern folly, integrating a historic photograph into a contemporary art piece to pay homage to the used of the former swimming pool/boathouse launch. 	Please see: LH1.00, LH5 (00-03), LH8.02, S5, C001 (Lily Pond servicing)
The trail beside the pond	<p>The existing trail beside the pond (Pond Loop Trail) will be upgraded with a new boardwalk system in an alignment suitable to the new landform and using the existing footprint where possible.</p> <ul style="list-style-type: none"> Trail will be re-routed to avoid significant environmental features – enhanced slope restoration Boardwalk will be constructed to facilitate accessible visitor use (AODA) to the greatest extent possible (to Fox Folly) and reduce environmental impacts using helical pile foundations. Defined and curated viewscales to the river and heritage gardens will be introduced 	Please see: LB3.01, LB3.02, S6
The bridge, which formerly carried vehicles	<p>The existing concrete bridge is in poor condition and its span is insufficient causing its armour stone abutments to shift and deteriorate, and constricts the river channel flow, with flooding impacts. This bridge will be removed during construction to facilitate the naturalization of the river channel and be replaced with a new pedestrian bridge:</p> <ul style="list-style-type: none"> Replacement bridge will feature an arched design that aligns with the Mack’s Park theme and the English Picturesque Landscape style Aesthetic modifications to the span will enhance visual permeability, interest, and balance to public realm, and allow for flood passage. New bridge will permit vessel access (Beds of Navigable Waters Act) and conform to CVC Technical Guidelines for Crossings. New bridge will be angled slightly downstream from its current east abutment to accommodate an increased span and river channel profile 	Please see: WOOD, Structural Sheet S4,
The suspension footbridge above the falls, which is a replacement of the original suspension bridge	<p>The existing suspension footbridge is a popular attraction and deemed to be in good condition</p> <ul style="list-style-type: none"> This feature will remain and be protected during construction activities 	Please see: LH8.01 (guardrails)
The site of Mack’s bungalow, which has become a terrace outlook	<p>The original site of Mack’s bungalow is excluded from the construction area for Phase I; it was reconstructed in 2015 after a slope failure. A cantilevered look-out reminiscent of an original Mack’s Park folly is planned for the terrace. This will feature will be designed and constructed as part of Phase II works.</p> <ul style="list-style-type: none"> This feature will remain and be protected during construction activities 	

Key Map of Features within Public Realm Design

Pedestrian Bridge

Replaced with new regulatory compliant bridge (22m arch span) in slightly angled orientation; aesthetic enhancements to match garden design elements.

'Pond Loop' Trail & Boardwalk

Replaced with new boardwalk on system on helical piles, located partially within new landform and in same route as existing

Headpond & West Credit River

A new natural channel for West Credit River to be constructed in current Headpond area, as per EA.

Lower Lookout Node

New boardwalk platform for curated views of open space and heritage gardens.

Fox Folly

New cantilevered viewing platform with Fox Folly feature, paying homage to Sam Brock and story of the Mack Park heritage



Remnant Swimming Pool

Remnant feature to have masonry repairs, and dug out to create a new Lily Pond feature to retain open water aspects of Headpond and allow interpretation of previous uses.

Stone and Concrete Walls

All existing stone and concrete walls within project area to be maintained or restored.

Heritage Gardens

New English Garden Picturesque landscape to be constructed on former Headpond areas. Featuring curvilinear dry-stone wall, circulation paths and native species plantings.

Fountain

Restoration of Fountain's stone masonry (corbel tiers and basin) and new water servicing and spray system to restore original drama and interest.

Belfountain Dam

Lowered by 1m with additional bedrock anchoring and wingwall stability. Sluice gate removed and original width, masonry and geometry of dam restored, as per EA.