

Meeting Date: February 7, 2022

Subject: Recommendation to Remove Property from Heritage Register -
12052 The Gore Road, Ward 4

Submitted By: Sally Drummond, Heritage Resource Officer, Strategic Policy
Planning, Planning Department

RECOMMENDATION

That the listed, non-designated property located at 12052 The Gore Road, Ward 4, be removed from the Town of Caledon Heritage Register pursuant to Section 27 of the *Ontario Heritage Act*; and

That the demolition of the dwelling and outbuilding on the property, be permitted.

REPORT HIGHLIGHTS

- Section 27(3) of the *Ontario Heritage Act* (the “Act”) enables Council to include non-designated properties that it believes to be of cultural heritage value or interest on the municipal Heritage Register, thereby providing the properties with interim protection from demolition.
- Property address 12052 The Gore Road was listed on the municipal Heritage Register in December 2011 (Council resolution 2011-811).
- The owner of 12052 The Gore Road submitted a Notice of Intention to Demolish the dwelling and outbuilding on the property on January 4, 2022, together with a Heritage Impact Assessment (HIA). Heritage staff deemed the submission complete on January 4, 2022.
- Council has until March 4, 2022, being 60 days from January 4, 2022, to determine whether to permit the demolition of the structure(s) or conserve the structure(s) through designation under Section 29 of the Act.
- Following review of the HIA submitted in support of the Notice of Intention to Demolish, Heritage staff recommend that the listed, non-designated property located at 12052 The Gore Road be removed from the Town of Caledon Heritage Register pursuant to Section 27 of the Act and that the demolition of the dwelling and outbuilding be permitted.
- The recommendations are made in consultation with Heritage Caledon in accordance with Section 27(4) of the Act.

DISCUSSION

Background

Under Section 27(3) of the Act, Council may include non-designated properties that it believes to be of cultural heritage value or interest on the municipal Heritage Register. Council approved the listing of property address 12052 The Gore Road on the Heritage Register on December 11, 2011, by resolution 2011-811.

Section 27(9) of the Act provides listed non-designated properties 60 days interim protection from demolition. The evaluation process for 'listing' purposes is preliminary in nature. As such, a 'listed' property may be subject to periodic re-evaluation by Heritage staff. Properties may also be evaluated in greater depth as a result of a Cultural Heritage Impact Statement (CHIS), otherwise referred to as a Heritage Impact Assessment (HIA), which is a cultural heritage study undertaken to assess the cultural heritage value of a property and/or to assess direct/indirect impacts to the property as a result of a proposed development application, demolition/removal, or alteration.

12052 The Gore Road, Ward 4

The property at 12052 The Gore Road (the "Property") contains a c.1920s two-storey, Edwardian style brick dwelling with a modern one-storey rear addition and a modern outbuilding of concrete block construction. The listing information sheet and the Town of Caledon's Built Heritage Re

sources Inventory identifies the brick dwelling as the only heritage resource on the Property. The Property, currently owned by the Region of Peel, is located on the northwest corner of the intersection of Mayfield Road and The Gore Road in the historic crossroads hamlet of Wildfield.

The Region's Mayfield Road Class Environmental Assessment from Airport Road to Coleraine Drive, filed in 2013, showed intersection improvements at the intersection of Mayfield Road and The Gore Road. These intersection improvements significantly impact the northwest corner of the intersection and will require the removal of all structures on the Property.

In light of the anticipated impacts of the proposed road improvements to the Property, a Heritage Impact Assessment (HIA) was undertaken to further assess its cultural heritage value (Parslow Heritage Consultancy, September 2021). Based on property records and physical evidence, the HIA determined that the two-storey Edwardian style red brick dwelling was constructed after 1921 for John A. Pickett to replace an earlier one-storey frame dwelling. The earlier dwelling is thought to have been associated with James Ellis, whose farmstead is shown at this location on the 1859 Tremaine Map and the 1877 Historical Atlas of Peel County. Ellis is associated with naming the hamlet 'Wildfield'.

The design of the extant brick dwelling is common to early 20th century architecture in Ontario and reflects the upgrade of earlier residences to more comfortable and modern homes. The Property represents the last historic residence associated with the former crossroads hamlet of Wildfield, which was once a contributing component of the historic agricultural landscape.

Evaluation of the Property against Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest* determined that it retains cultural heritage value for

historic association and contextual reasons but does not merit designation under Part IV of the Act.

The HIA provided mitigation recommendations and strategies, including potential salvage of building materials and site/hamlet commemoration as part of the redevelopment of the intersection. Initial staff discussion with the Region indicates a public feature has been designed for the southwest corner of the intersection to commemorate the site of another historic residence and the general history of Wildfield. Information and/or materials pertaining to the Property may be incorporated in this feature.

Pursuant to sections 27(9) and 27(11) of the Act, a Notice of Intention to Demolish the structures on the property was received from the Region of Peel on January 4, 2021, together with the HIA (Schedules A and B). Heritage staff deemed the submission complete on that day.

Recommendation

Heritage staff have reviewed the HIA and concur with its findings that the Property does not retain significant cultural heritage value to warrant designation. Staff further concur with the HIA recommendations for the Region to undertake salvage and commemoration. Accordingly, Heritage staff recommend that the Property be removed from the Town of Caledon's Heritage Register, and that the demolition of the structures be permitted.

Pursuant to Section 27(4) of the Act, this report constitutes consultation with the municipal heritage advisory committee (Heritage Caledon) as required prior to removal of any properties from the municipal Heritage Register.

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this report.

COUNCIL WORK PLAN

Subject matter is not relevant to the Council Workplan.

ATTACHMENTS

- Schedule A: Notice of Intention to Demolish – 12052 The Gore Road, Ward 4
- Schedule B: Heritage Impact Assessment Report – 12052 The Gore Road, Ward 4



Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

NOTICE IN WRITING PURSUANT TO S.27 (3) OF THE ONTARIO HERITAGE ACT

January 4, 2022

Town Clerk and Heritage Department
Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

Attention: Sally Drummond, Heritage Resource Officer

Re: Notification of Intent to Demolish pursuant to Section 27 (3) of the
Ontario Heritage Act
Address: 12052 The Gore Road, Caledon

The Mayfield Road EA from Airport Road to Coleraine Drive filed in 2013 (see attached notice) showed intersection improvements at the intersection of Mayfield Road and the Gore Road. These intersection improvements are significantly impacting the northwest corner of the intersection and are requiring the removal of all buildings and built features on the property known as 12052 The Gore Road, Caledon.

As requested by the Town of Caledon, the Region of Peel has conducted a Heritage Impact Assessment at the subject location. The Heritage Impact Assessment was completed on September 9, 2021 by Parslow Heritage Consulting Inc. and has been attached to this letter.

To comply with the provisions of Section 27 (3) of the Ontario Heritage Act, this correspondence shall serve to provide notification to the Town Clerk and to the Heritage Department of the Town of Caledon of the intent to demolish the structures located at 12052 the Gore Road, Town of Caledon, to facilitate project # 13-4605.

Peel staff have consulted with Regional councillors in the area, to make them aware of our proposed direction.

Regards,

Terry Ricketts
Director, Transportation of Public Works
Region of Peel
10 Peel Center Drive. Suite B (4th Floor)
Brampton, ON L6T 4B9
Office (905) 791-7800 ext. 4100

NOTICE OF STUDY COMPLETION

MAYFIELD ROAD (R.R. 14) FROM AIRPORT ROAD (R.R. 7) TO COLERAINE DRIVE, CITY OF BRAMPTON AND TOWN OF CALEDON

The Region of Peel has completed the Schedule "C" Municipal Class Environmental Assessment study for the improvements to Mayfield Road from Airport Road to Coleraine Drive, an approximate distance of 7.0 km, in the Region of Peel at the municipal boundary to the City of Brampton and the Town of Caledon (study area is shown on the map).



The Process

The project team received input from interested stakeholders, the public and agencies and at two Public Information Centres. The team evaluated various road improvement alternatives and assessed the potential environmental effects of the proposed improvements and developed reasonable means to mitigate any potential adverse impacts.

Key Elements of the Recommended Design

The study recommends:

- The phased widening of Mayfield road from 2 lanes to 6 lanes as follows:
 - The phased widening of Mayfield road from 2 lanes to 6 lanes as follows:
 - 4 lanes to 6 lanes from Airport Road to future A2 Arterial Road by 2031
- Intersection improvements, transit facilities, a sidewalk and multi-use trail.

Environmental Study Report (ESR)

An ESR has been prepared to document the planning and decision making process. The results of the study will be available for review for 30 calendar days starting on Monday, April 22, 2013 and ending Tuesday, May 21, 2013. The document is available for review at the following locations:

Region of Peel, Clerk's Department 5th Floor, Suite A 10 Peel Centre Drive Brampton Phone: 905-791-7800	City of Brampton, Clerk's Department 2 Wellington Street West, 1st Floor Brampton, ON L6Y 4R2 Phone: 905.874.2101
City of Brampton Public Library Cyril Clark Branch 20 Loafers Lake Lane Brampton, ON L6Z 1X9 Phone: 905.793.INFO(4636) Mon. – Thurs. 10:00 a.m. – 9:00 p.m. Fri. 10:00 a.m. – 6:00 p.m. Sat. 10:00 a.m. – 5:00 p.m. Sun. 1:00 p.m. – 5:00 p.m.	Town of Caledon, Clerk's Department 6311 Old Church Road, Caledon, Ontario L7C 1J6 Phone: 905.584.2272 Toll Free: 1.888.225.3366 Monday – Friday 8:30 a.m. – 4:30 p.m.
Caledon Public Library – Albion-Bolton Branch 150 Queen Street South Bolton, ON L7E 1E3 Phone: 905.857.1400 Mon. – Thurs. 10:00 a.m. – 8:30 p.m. Fri. – Sat. – 10:00 a.m. – 4:00 p.m. Sun. – 12 Noon – 4:00 p.m.	

Comments

Please provide written comments to **Mr. P. Gino Dela Cruz, P. Eng.** at the Region of Peel within the 30 day review period. If the concerns cannot be resolved, you may request that the Minister of the Environment make an Order for the project to comply with Part II of the Environmental Assessment Act, which addresses individual environmental assessments.

The Minister must receive requests for Part II Orders, at the address below, by 4:30 p.m. on Tuesday, May 21, 2013.

The Honourable Jim Bradley, Minister of the Environment
 Ministry of the Environment, 77 Wellesley Street West, 11th Floor, Ferguson Block, Toronto,
 Ontario M7A 2T5

A copy of the Part II Order request must also be sent to:

P. Gino Dela Cruz, P. Eng. Project Manager Transportation Program Planning Region of Peel, Public Works 10 Peel Centre Dr., Suite B 4th Floor Brampton, ON L6T 4B9 Tel: (905)791-7800, ext. 7805 Fax: (905)791-1442	John C. Bayley, P. Eng., Principal Consultant Project Manager Stantec Consulting Ltd. 49 Frederick Street (Map) Kitchener ON N2H 6M7 Phone: 519.585.7112, Fax: 519.579.6733 Toll free: 1-866-579-4410 Email: john.bayley@stantec.com
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The Region of Peel is committed to ensure that all Regional services, programs and facilities are inclusive and accessible for persons with disabilities. Please contact the Project Manager if you need any disability accommodations to provide comments or feedback for this study.



Heritage Impact Assessment, 12052 The Gore Road, Part of Lot 1 Concession 3, Albion Township, now Town of Caledon, Regional Municipality of Peel, Ontario

Project number: 2020-075

Report Type: Original

Report Date: 9 Sept 2021

Town of Caledon

Proponents: Regional Municipality of Peel c/o Trina Fernandes

Address: 10 Peel Centre Drive, Suite A and B, Brampton, ON L6T 4B9

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1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by the Region of Peel (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the property located at 12052 The Gore Road, Town of Caledon, Peel Region, Ontario. The Proponent is undertaking the assessment as part of the redevelopment of Regional Road 8 (The Gore Road) and Regional Road 14 (Mayfield Road). The road improvements and redevelopment of this intersection will directly impact the built heritage resource; and will require further evaluation in keeping with requirements of policy 3.3.3.1.5 of The Town of Caledon's Official Plan.

This HIA is designed to meet the scope of work stipulated in the *Town of Caledon Terms of Reference- Heritage Impact Assessment* (TOC, 2019) and the Town of Caledon's *Listed Resource Inquiry 2021 for Non-Designated Property's Listed on the Heritage Register* (Town of Caledon, 2021b) and the conform to the Town of Caledon's *Official Plan* (TOC, 2018).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest (CHVI), identify cultural heritage resources and assess potential impacts, and recommend mitigation options. In order to evaluate potential cultural heritage value or interest and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

A site visit was conducted on April 26, 2021 to document the property, structure, and surrounding landscape.

The proposed development plans show that 12052 The Gore Road to be impacted by the proposed development. The proponent is proposing the demolition of 12052 The Gore Road in order to accommodate the realignment and rehabilitation of the intersection of The Gore Road and Mayfield Road.

The two-storey red brick residence located at 12052 The Gore Road, Town of Caledon, Ontario is indicative of the early 20th century Euro Canadian use of the area and reflects the upgrade of earlier residences to more comfortable and modern homes. The property at 12052 The Gore Road is characteristic of residential construction dating to the early 20th century. The extant two-storey brick veneer home is best attributed to the architectural style known as Edwardian Classicism, which became the style of choice at the end of the "Victorian era" when styles transitioned from the elaborate Queen Anne style to the subdued style of the Edwardian period.

Evaluation of 12052 The Gore Road against the criteria presented in Ontario Regulation 09/06 (Section 7.3), shows the structure to present with Cultural Heritage Value or Interest (CHVI). While presenting with CHVI it is concluded there is insufficient CHVI to merit further protection through designation.

It is recommended that the Region of Peel undertake a commemoration of the former crossroads hamlet of Wildfield as part of the redevelopment of the intersection of The Gore Road and Mayfield Road. It is further recommended that 12052 The Gore Road be subject to salvage mitigation, be removed from the Town of Caledon's Heritage Listing Register and a demolition permit be issued.

2. Personnel

Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage, CAHP	Lead Cultural Heritage Specialist
Wilson West, Ph.D., CAHP	Cultural Heritage Specialist-Report Review
Renee Hendricks, M.A.	Cultural Heritage Assistant

Acknowledgements

Trina Fernandes	Technical Analyst, Public Works, Peel Region
Nancy Cotton	Property Manager, Peel Region
Samantha Thompson	Archivist, Peel Art Gallery, Museum and Archives
Sally Drummond	Heritage Planner, Town of Caledon
Cassandra Jasinski	Heritage Planner, Policy, Heritage Design Planning Department Town of Caledon

3. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained by the Region of Peel (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the listed property located at 12052 The Gore Road, Town of Caledon, Peel Region, Ontario. The Subject Property is part of Lot 1, Concession 3, Albion Township. The Region of Peel is undertaking the study as part of the realignment and widening of the intersection of The Gore Road and Mayfield Road. The proposed realignment directly impacts 12052 The Gore Road. Appendix B illustrates the portion of the project that are applicable to Lot 1, Concession 3.

This HIA is designed to meet the scope of work stipulated in the *Town of Caledon Terms of Reference- Heritage Impact Assessment* (Town of Caledon, 2019), the Town of Caledon's *Listed Resource Inquiry 2021 for Non-Designated Property's Listed on the Heritage Register* (Town of Caledon, 2021b), and adhere to the policies of the *Town of Caledon Official Plan* (TOC, 2018).

This assessment will evaluate the potential Cultural Heritage Value or Interest (CHVI) of the property through review of historical documents, documentation of the property and input from the Town of Caledon. The property will be evaluated against provisions of the Ontario Heritage Act (OHA) under Ontario Regulation 9/06 (O.Reg. 9/06) and the *Planning Act* (1990).

A site visit was conducted on April 26, 2021 to document the property, structure, and surrounding landscape.

The property is situated on the west side of The Gore Road (Regional Road 8) and contains a two-storey red brick veneered residence and a Concrete Masonry Unit (CMU) outbuilding. Lot 1 Concession 3 was historically associated with the former hamlet of Wildfield, (originally Grantsville), settled in 1830 and amalgamated into the Town of Caledon and the City of Brampton in 1974.

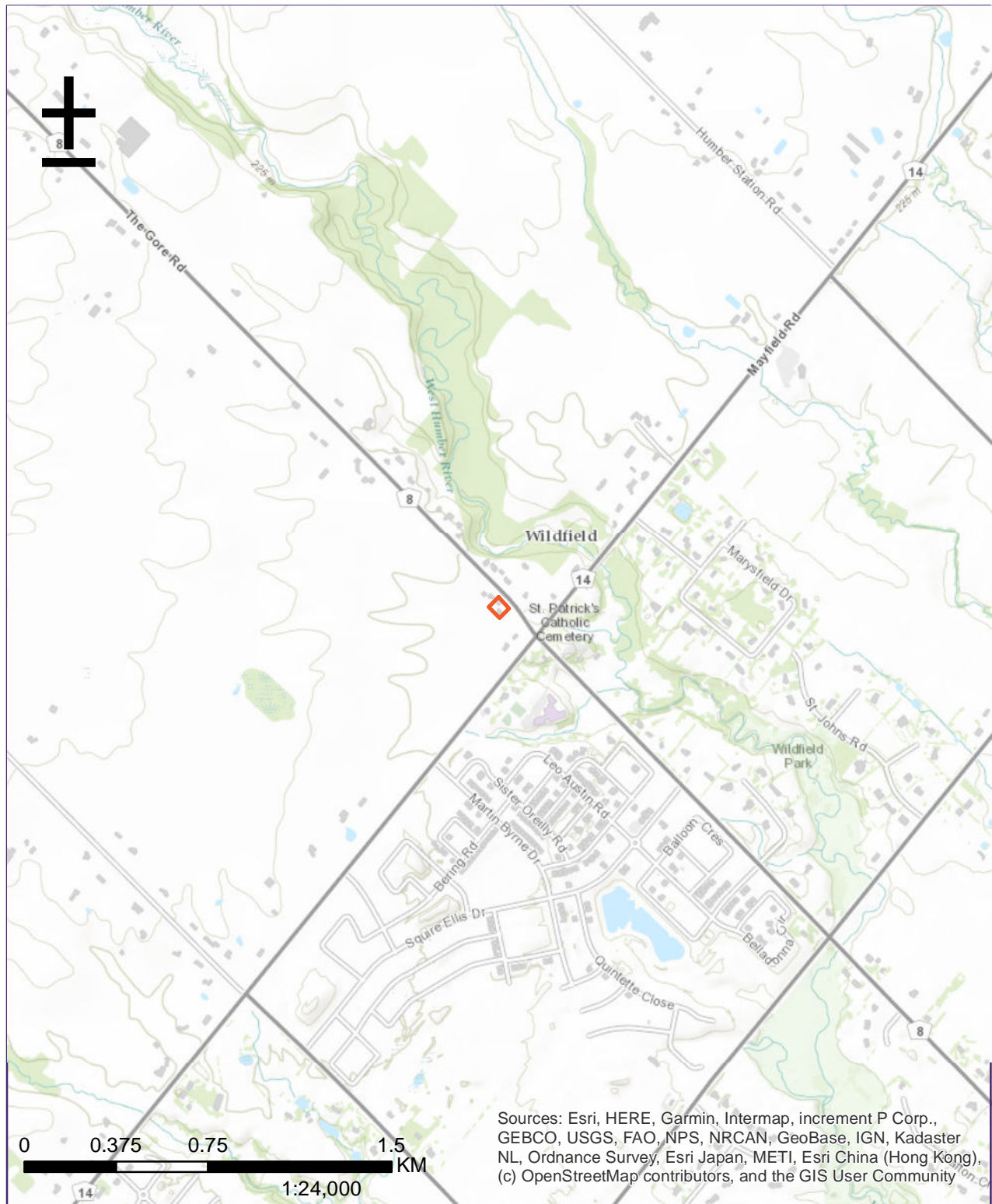
Documentation of the property took the form of high-resolution photographs using a Nikon D5600 DSLR camera, the collection of field notes and the creation of measured drawings where necessary. The assessment strategy was derived from the National Historic Parks and Sites Branch *Canadian Inventory of Historic Buildings* (Parks Canada, 1980), *Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation* (Fram, 2003), the *Historic American Building Survey - Guide to Field Documentation* (HABS, 2011) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010). All accessible areas of the property and associated structures were accessed and documented.

3.1 Applicant Information

The redevelopment of The Gore Road is being undertaken by the Region of Peel.

Trina Fernandes – Technical Analyst
Roads-Design & Construction
10 Peel Centre Drive
Suite A and B
Brampton ON
L6T 4B9

Figure 1 - Location of the Property on a Topographic Map



Legend

 Subject Property


Cultural Heritage Evaluation and Impact Assessment
12052 The Gore Road, Caladon ON



Figure 2 - Location of the Property on an Aerial Image



Legend

 Subject Property

Cultural Heritage Evaluation and Impact Assessment
12052 The Gore Road, Caladon ON



4. Legislative and Policy Framework

The following assessment reviews Provincial and Municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the Town of Caledon. This HIA has been prepared to meet the terms of reference set forth by the *Town of Caledon Terms of Reference for Heritage Impact Assessment*, the *Ontario Heritage Act*, the *Planning Act* and the *Provincial Policy Statement 2020*.

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act (OHA)

Non-designated properties (listed properties) are addressed under Section 27 of the OHA.

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. 2005, c. 6, s. 15.

Contents of register

(1.1) The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

(a) a legal description of the property;

(b) the name and address of the owner; and

(c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. 2005, c. 6, s. 15.

Same

(1.2) In addition to the property listed in the register under subsection (1.1), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2005, c. 6, s. 15.

Consultation

(1.3) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under subsection (1.2) or removing the reference to such a property from the register, consult with its municipal heritage committee. 2005, c. 6, s. 15.

Extracts

(2) The clerk of a municipality shall issue extracts from the Register referred to in subsection (1) to any person on payment of the fee set by the municipality by by-law. R.S.O. 1990, c. O.18, s. 27 (2); 2002, c. 18, Sched. F, s. 2 (6).

Restriction on demolition, etc.

(3) If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days' notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

Same

(4) Subsection (3) applies only if the property is included in the register under subsection (1.2) before any application is made for a permit under the *Building Code Act, 1992* to demolish or remove a building or structure located on the property. 2006, c. 11, Sched. B, s. 11 (2).

Same

(5) The notice required by subsection (3) shall be accompanied by such plans and shall set out such information as the council may require. 2006, c. 11, Sched. B, s. 11 (2).

Designated properties are addressed under Section 29 of the OHA.

Section 29 of the OHA addresses designation of properties by municipalities and sets the criteria by which heritage value or interest is addressed.

Cultural Heritage Value or Interest is addressed by the OHA under Regulation 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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

- ii) is physically, functionally, visually or historically linked to its surroundings, or
- iii) is a landmark.

4.1.2 Planning Act

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been

evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

4.2 Municipal Policy Framework

The Town of Caledon requires that non-designated properties listed on the heritage register be assessed by way of a Cultural Heritage Impact Statement (CHIS) to evaluate their heritage significance and potential for part IV Designation under the OHA. Evaluation is conducted under the criteria set forth by O. Reg. 9/06. This HIA meets the terms and conditions of the Town of Caledon's CHIS requirements.

Under the terms set forth by the Town of Caledon under the Listed Resource Inquiry Sheet (Town of Caledon, 2021b), proposed demolition of buildings/structures on a listed heritage property must submit the following to the Town's Clerk's Office:

- ▶ Notice of Intention to Demolish letter identifying the building(s)/structure(s) proposed for removal and detailing a rationale for same;
- ▶ Cultural Heritage Impact Statement (CHIS) prepared by a qualified professional with heritage expertise, scoped to assess the property against the criteria for determining cultural heritage value/interest under O. Reg. 9/06; any refinement of the scope will be determined through consultation with heritage staff.

Upon receipt by the Clerk's Office and heritage staff of the Notice of Intention letter and accompanying CHIS, the following steps are undertaken:

- ▶ Heritage staff notify property owner of receipt of the initial request.
- ▶ Heritage staff review the CHIS for compliance with the intended scope of work. Should the CHIS not meet Town requirements, revisions may be required.
- ▶ Once the submission is deemed complete, heritage staff notify property owner to confirm receipt of a complete Notice of Intention to Demolish.
- ▶ The Notice of Intention to Demolish letter, CHIS and an accompanying staff report are presented to the Town's municipal heritage committee, Heritage Caledon, at the committee's next scheduled meeting. Heritage staff provide information regarding this meeting to the property owner.
- ▶ Heritage Caledon makes a recommendation to Council whether to designate the property or to allow the demolition/removal of the building(s)/structure(s).
- ▶ Heritage Caledon's recommendation is reviewed at the next Planning & Development Committee meeting, and the minutes of this meeting then proceed to Council.
- ▶ Council makes the final decision regarding whether to designate the property or to allow the demolition of the building(s)/structure(s) to occur.

- ▶ Heritage staff notify property owner of Council's decision.
- ▶ If Council does not decide to designate the property, the proposed demolition of building(s)/structure(s) will be allowed to proceed once the 60-day timeline has expired, and if applicable the property will be removed from the Heritage Register.

4.2.1 Official Plan

Section 3.3 of the Town of Caledon Official Plan addressed the objective pertaining to Cultural Heritage Conservation and aims to wisely manage the heritage resources of the area that may be of local, regional, provincial or national interest (Town of Caledon, 2018). The Official Plan recognizes that the tangible heritage character of the area is largely derived from 19th and 20th century built forms, and endeavors to retain and conserve the areas significant built heritage resources. The Town of Caledon endeavors to conserve significant resources through the implementation of the following Policies:

- ▶ Public awareness
- ▶ Commissioning a Cultural Heritage Master Plan
- ▶ Implementing cultural heritage planning statements
- ▶ Cultural heritage surveys
- ▶ Requiring Cultural Heritage Impact Statements
- ▶ Implementation of appropriate mitigation
- ▶ Designations under the *Ontario Heritage Act*
- ▶ Establishment of Heritage Easements to ensure the longevity of the resource

The Town of Caledon also requires that a HIA be conducted to evaluate the potential impacts of a proposed development to cultural heritage resources. An HIA will make recommendations as to approaches that will conserve and retain any identified cultural heritage resources.

The Town of Caledon's heritage committee (Heritage Caledon) will be consulted to advise the Council in matters of cultural heritage and will promote the retention and or relocation of significant built heritage resources. The full text of the Town of Caledon *Official Plan* is available online through the Town's webpage.

5. Historical Research and Analysis

5.1 Regional Overview

5.1.1 Albion Township

Albion Township is located in the northeast corner of Peel County and was surveyed by James Chewett in 1819, following the 1818 signing of Treaty 19 between the British Crown and the Mississauga First Nation. Prior to both Treaty 19 and the commencement of survey advanced planning, based on mapping pertaining to the 1805 Mississauga Tract purchase, was undertaken to expedite the survey of Albion Township. The advanced planning stipulated that five of every seven lots of Albion Township would be eligible for land grant and the remaining lots would be retained for use by the Crown and Clergy reserves. Chewett was well compensated for his work as surveyor, obtaining 2635 acres of prime property located across the new Township (BHS, nd). Albion Township was historically home to many small hamlets, the most prominent settlement being Bolton. Albion Township now forms a substantial portion of the Town of Caledon. The Town of Caledon was formed through amalgamation of Albion, Caledon and the north half of Chinguacousy Townships in 1974 as part of the establishment of regional governments in Ontario.

5.1.2 Crossroads Hamlet of Wildfield

Wildfield, formerly referred to as Grantville/Grantsville, Gooseville, and Gribbn/Gribben, is a former crossroads hamlet located at the extreme north limit of the historic Township of Toronto Gore, and the extreme southern limit of Albion Township (CCB, 2016, Rayburn, 1997:374, Walker & Miles, 1877). Though CCB (2016) and Rayburn (1997) identify Grantville as a former name for this crossroads, it is possibly attributed in error, as Grantville is the name of a village located one concession south. Initially surveyed in 1819, St. Patrick's Roman Catholic Church was not established until 1829 settlement was slow to occur in the area but picked up after 1830 when Father Edward Gordon cleared part of Lot 17 Concession 10, Township of Toronto Gore and establish a cemetery and small church (CCB, 2016). Wildfield, was officially named Gribbin/Gribben when a post office was opened in 1873 and ceasing operation in 1915 (personal communication Sally Drummond).

Initially a mostly Irish-Catholic settlement, a Catholic church was not established until 1829. In "1829 Father Angus Macdonnell and William Bergin petitioned the Lieutenant-Governor for a grant of 200 acres of land" (St. Patrick's, 1985, 1). The petition was successful, and Lot 17 Concession 10 became church property. Lot 17, Concession 10 of Toronto Gore Township is diagonally adjacent to the subject property. St. Patrick's Roman Catholic Church is a locally significant designated heritage site.

In the 1850s the hamlet name was changed to Gooseville, and to Gribbin/Gribben in the 1870s after the postmaster and parish priest John Gribbin. In 1891, the local schoolmaster and merchant James Ellis (residing on Lot 1 Concession 4, Albion Township) petitioned for a name change to "Wildfield" after an estate in Ellis' hometown of Kilkenny, Ireland. The name change was subsequently granted, and the hamlet has been known as Wildfield ever since.

Little remains of the former crossroads hamlet of Wildfield; as of 2021 St. Patrick's Roman Catholic Church is the only remaining structure south of Mayfield Road and 12052 The Gore Road is the only early 20th century structure associated with the crossroads hamlet north of Mayfield Road.

5.1.3 Subject Property

The property at 12052 The Gore Road is located at the juncture of The Gore Road (Regional Road 8) and Mayfield Road (Regional Road 14), at the division between the historic Townships of Albion and Toronto Gore. Lot 1, Concession 3, Albion Township (now part of the Town of Caledon) has a strong connection to the former crossroads hamlet of Wildfield as former landowner John Gracy (or Gracey) was involved in the initial renaming of the hamlet from Grantsville to Gooseville. Subsequent owners of the property were also involved in the re-naming of the village, with James Ellis petitioning to have the name changed from Gribbn (or Gribben) to Wildfield in 1891.

The Crown Patent for the original 100 acres on which 12052 is located was granted to John Gracy (or Gracey) in 1836. The entire 100 acres was then passed, as an indenture, to James Alexander Ellis in 1854 for £650; the same James Ellis that petitioned for the hamlet's name change.

James Alexander "Squire" Ellis was born in 1824 in Kilkenny, Ireland, and married Mary Margaret Gracey (b. 1826) following his immigration to Ontario. Mary's parents were John and Margaret C. Gracey, possibly the same Graceys who held the initial Crown Patent on the property.

The 1851 census lists a 30-year-old James Ellis, his wife Mary and four children: Waring Henry (age 7), Sarah Anne (age 5), Isabel Teresa (age 4), and Marianne Helen (age 2) as residing on Lot 1, Concession 3, Albion Township. The census lists James's profession as "merchant," and the 1859 *Tremaine Atlas of the County of Peel* indicates a store on the southeast corner of the property at the intersection of The Gore Road and Mayfield Road.

The 1861 census shows the Ellis family had at this time expanded to nine, and James and Mary Ellis shared a one-and-a-half storey frame house with their children Waring, Sarah Anne, Isabella, Marianne, Margaret Adelaide (7), James Augustine (5), John Theophilus (3), and Francis Clifton (2). The 1871 census indicates that in 1864 the Ellis' final child (Kate Napier) was born, and now lists James Ellis as a farmer instead of a merchant. According to a report on file with the Brampton Heritage Board, Ellis became the "Overseer of Highways" for Concession 4, Lots 1-6 in 1875, and a Justice of the Peace in 1881. The 1877 *Pope Atlas of the County of Peel* listed James A. Ellis as the landowner of the east 100 acres of Lot 1, Concession 3, although it does not record him as owning a store. However, this does not mean Ellis was not still operating as a merchant at that time, as the atlas depicts a structure in the same general area as the extant house. According to the 1881 Canada Census, a 57-year-old James Ellis and his 55-year-old wife Mary still lived on the property with four unmarried daughters: Sarah Ann, Isabel, Marianne, and Kate.

In 1891, the same year James Ellis petitioned to have the name of the hamlet of Gribbin changed to Wildfield, he was listed as continuing to live on the property in a one storey, eight room home with his wife Mary and his two daughters Sarah Ann (now aged 40) and Kate (age 26). According to the Ellis family file compiled by Perkins Bull and on file at the Region of Peel Archives, Ellis was "an ardently Orange magistrate who was distressed at having to hold court at Gribbon's Corners, named after a Catholic Priest, and arranged to have the place renamed Wildfield." Ellis' Protestant faith was evident as at some point he served on the Vestry Committee at St. John's Anglican

Church, although which St. John's might be a matter of question. Land registry records for Lot 1, Concession 3 indicate that in 1894 a mortgage was discharged from Thomas J. Kennedy to James A. Ellis on a mortgage obtained in 1873 by a Johnston Kennedy, although the 1881 and 1891 census records do not show a Kennedy living in Albion township. However, there is a Johnston Kennedy, aged 78, living in Chinguacousy township with a 34-year-old son named Thomas.

Town of Caledon records list the extant structure as having been built circa 1880s in the Italianate style, however, there is no concrete information within the census or land registry records pertaining to the construction of a two-storey brick or brick veneer structure. All available records indicate a one storey wood structure being associated with Lot 1, Concession 3.

An exact date of death for James Ellis was unable to be located, but he appears to have passed on by the 20th century. The 1901 census has a widow Mary living with daughter Sarah A, (45), and grandson Morely Ellis (4). Morely was the son of Frank Ellis, and there is no indication of why Morely was living with his grandmother away from his parents and other siblings. In June 1906, Mary Ellis and family sold their 100-acre holding of Lot 1, Concession 3 to Richard Austin and Robert Reevely, who promptly mortgaged the property with a William Keyes. The mortgage was dissolved in 1911. Robert Revely (or Reevely) (1872 – 1937) married Annie H. Austin, whose father was likely the Richard Austin mentioned with Revely in the land abstract indices.

The 1911 Canada Census shows Robert Revely, age 39, and his wife Annie living with their children Fredrick (5) and William (an infant) on Lot 1, Concession 3 with a 23-year-old farm labourer named William Floody. By 1921 the Revelys had another child named Grace, who was six at the time of the census, and lived in a six-room wood house. This is likely the same house mentioned in the 1891 census, once inhabited by the Ellis family. In September of 1921, the Revelys/Reevelys sold the entire 100 acres to a John A. Pickett, who eventually granted the same amount of acreage to a Kathryn and Edward Ridout in 1935. The land transactions regarding Lot 1, Concession 3 are contained in the table below.

Based on available data it appears the extant brick structure was constructed post 1921 and was likely commissioned by John A. Pickett during his 14-year ownership of the property.

Table 1: Land Transaction history for Lot 1, Concession 3, Albion Township

Inst.	Date	Grantor	Grantee	Comment
--	July 1836	Crown	John Gracy	100 acres
1519	May 1854	John Gracey and wife	James A. Ellis	Indenture, 100 acres, £650
1532	May 1854	James A. Ellis and wife	John Gracy	Mortgage
1009	February 1873	James Alexander Ellis	Johnston Kennedy	Mortgage on 100 acres
5974	April 1894	Thomas J. Kennedy et al., executors	James Alexander Ellis	Discharge of mortgage in 1009, all 100 acres
7369	January 1897	John T. Ellis and wife	Elizabeth H. Moyer	Mortgage, 1/8 share
8920	September 1905	Alice S. Moyer (spinster), executrix of Elizabeth Moyer	John T. Ellis	Discharge of Mortgage on 7369
8921	July 1906	Richard Austin, Bachelor	Robert Reevely	Bargain and Sale, 1/8 share and half interest in said lands

Inst.	Date	Grantor	Grantee	Comment
8922	July 1906	Robert Reevely and wife	William Keyes	Mortgage on 100 acres,
8962	June 1906	Mary Ellis (widow), Margaret and Sarah Ellis (spinters), Marienne Grant (widow), Kate N. Shorey, James A. Ellis, John T. Ellis, Frank Ellis (widower), Mary Ellis (widow), Florence McCullough, Waring Ellis, Amos Shorey, Ella Ellis, Jennie Ellis, Robert L. McCulloch	Richard Austin & Robert Reevely	Bargain and Sale, E ½ 100 acres, \$4000
9776	August 1911	William Keyes	Robert Reevely	Discharge of Mortgage in No. 8922
12265	September 1921	Robert Reevely and wife	John A. Pickett	Bargain and Sale, East ½ 100 acres
12327	April 1922	John A. Pickett and wife	Andrew A. Adams	Mortgage on east ½
12513	September 1925	John A. Pickett and wife	Sarah A. Rogers	Mortgage on east ½
12946 13211	April 1927 October 1929	John A. Pickett and wife	Andrew A. Adams	Mortgage on E ½ 100 acres
13412 13782	July 1931 August 1935	John A. Pickett and wife	Sarah A. Rogers	Mortgage on ½ 100 acres
13843	April 1935	John A. Pickett, and wife	Kathryn & Edward Ridout, joint tenants	Grant, 100 acres East 1/2
VP 13844	September 1929, recorded 1936	Andrew A. Adams	John A. Pickett	Discharge of Mortgage, No. 12946
VP 13845	September 1929, recorded 1936	Sarah A. Rogers	John A. Pickett	Discharge of Mortgage, No. 12513
VP 13846	September 1929, recorded 1936	Andrew A. Adams	John A. Pickett	Discharge of Mortgage, No. 12327
VP 13848	September 1929, recorded 1936	Kathryn Ridout and husband	John A. Pickett	Mortgage, 100 acres east ½
VP 13852	April 1936	Andrew A. Adams	Kathryn Ridout and husband	Partial discharge of mortgage, No 13848
13863	April 1936	Edward Ridout, and wife	Margaret Downey	Grant, part E ½ Comm. @ SEL
14302	May 1941	Martin Byrne et al., executors of Margaret Downey	Cecilia M. Byrnes	Grant, part of E ½ in No. 13863
VP 14376	March 1942	Andrew A. Adams	Kathryn Ridout, et al.	Discharge of Mortgage, No. 13848

Inst.	Date	Grantor	Grantee	Comment
14690	September 1942	Cecilia M. Potter	Municipal Corp. of County of Peel	Grant, part E ½ Comm. @ EL
14802	October 1945	George L. Shaw and wife	Mabel McCort et al., executors of Alex McCort	
398	June 1953	Subdivision Control By-Law	-----	By-Law
18893 18894	March 1936, registered 1960	Sarah A. Rogers	John A. Pickett	Discharge of Mortgage, No. 13782 & 13412 (Judge's Order)
18895	March 1936, registered 1960	Andrew A. Adams	John A. Pickett	Discharge of Mortgage, No. 13211
18931	March 1960	Kathryn & Edward Ridout	Bell Telephone Co	Grant, NW limit b/t Albion & Toronto Gore Tnps
19011	March 1960	Edward & Kathryn Ridout	Bell Telephone Co	Easement, 0.961 acres
19015	March 1960	Cecilia M. Potter	Bell Telephone Co	Easement, 0.057 acres
19421	April 1961	John Byrnes and wife, Thomas Byrnes and wife	Cecilia M. Potter	Quit Claim on E ½ in No. 13863
19422	April 1961	Kathryn & Edward Ridout	Cecilia M. Potter	Quit Claim on E ½ in No. 19423
19423	March 1961	Cecilia M. Potter	Stanley & Helena Kilby, joint tenants	Grant on E ½ Comm 15.09' SW of EL
19424	April 1961	Stanley & Helena Kilby	John Black	Mortgage, part E ½ as in No. 19423
19580	July 1961	Kathryn & Edward Ridout	Johanna M.A. Beelien	Grant on part E ½, Comm. @ SE limit
19581	July 1961	Johanna M.A. Beelien, et al.	Kathryn & Edward Ridout, joint tenants	Mortgage, Part E ½ as in No. 19580
19627	September 1961	Johanna M.N. Beelien	Kathryn & Edward Ridout, joint tenants	Quit Claim on part Comm. In NW limit road allowance b/t Albion & Tor. Gore Twps
19632	September 1961	Lakeview Salvage and Wrecking Co.	Johanna & J.J. Beelien	Mortgage Lien part E ½ in No. 19580
19909	March 1962	Kathryn Ridout	Cecilia M. Potter	Grant, ½ interest in E ½ except Comm. 15.09' SW of EL
19910	March 1962	Cecilia M. Potter	Kathryn Ridout	Grant, ½ interest in E ½ as in No. 19909
20098	July 1962	Judge's Order to Cancel Plan 588	-----	Judge's Orders

Inst.	Date	Grantor	Grantee	Comment
21116	October 1963	Howard McCort et al., executors of Robert E. Ridout	Kathryn E. Ridout	Grant, E ½ except Comm 15.09' SW of EL
46465 VS	July 1967	Kathryn E. Ridout	Nancy & Frank letswaard, joint tenants	Grant, 1.13 acres E ½ Comm. 138.49' SW of EL
47016 VS	June 1967	County of Peel	Part 42: Kathryn & Edward Ridout Part 43: Ridout	Expropriation Part 42: 3,557 sq. feet, No. 19627 Part 43: 30,190 sq. feet, No. 21116
61333VS	December 1967	Stanley & Helena Kilby	The Corp. of the County of Peel	Grant, 2 acres part East ½ as in 19422 and Easement 19015
67195 VS	January 1968	John Black	Stanley & Helena Kilby	Discharge of Mortgage, No. 19424
73230 VS	May 1968	County of Peel	Part 1: Kathryn Ridout Part 2: Nancy & Franklin letswarrd	Amendment on Easement; Part 1: 26,381 sq ft in No. 21116 Part 2: 3,809 sq ft in No. 46465VS
76038 VS	June 1968	Nancy & Frank letswaard	Owens MacDonald	Mortgage, 1.13 acres part E ½ in No 46465VS
153041 VS	May 1970	Frank & Nancy letswaard	Cecilia Potter & Nancy letswaard, joint tenants	Grant, 1.13 acres in part E ½, No. 46465 VS
153042 VS	May 1970	Cecilia Potter & Nancy letswaard	Frank letswaard	Mortgage, 1.13 acres in part E 1/2
185653 VS	September 1971	Frank letswaard	Cecilia Potter & Nancy letswaard	Discharge of Mortgage in No. 153042 VS
200565 VS	February 1972	Treasurer's Consent	Kathryn E. Ridout	Consent, part no. 19910
200564 VS	February 1972	Re: Estate Tax Act	Kathryn E. Ridout	Consent, part no. 19910
202362 VS	January 1971	Kathryn Berry (nee Potter)	Thomas N. Byrne, admin. Katherine Ridout estate	Quit Claim, part E ½
202363 VS	January 1972	Thomas N Byrne, admin. Katherine E. Ridout estate	Kathryn Berry (nee Potter)	Grant, part E ½ comm 433.49' NW of E
202364 VS	January 1972	Thomas N. Byrne, admin. Katherine E. Ridout estate	Belpark Construction Ltd & Frank Pirpaner, each ½ interest	Grant, part E ½ Comm N thence SE
202635 VS	February 1972	Belpark Construction Ltd & Frank Pirpaner and wife, et al.	Thomas N. Burne, admin. Katherine Ridout estate	Mortgage on part E ½ no. 202364VS

Inst.	Date	Grantor	Grantee	Comment
210122 VS	May 1972	Kathryn Berry	Victor Windell	Mortgage on part No. 202363vVS
231472 VS	September 1972	Kathryn C. Berry	Fortino & Anna Di Michele, joint tenants	Grant, part as in No 202363VS
231473 VS	September 1972	Fortino & Anna Di Michele	Kathryn C. Berry	Mortgage on No. 202363VS
252332 VS	March 1972	Thomas N. Byrne, admin Katherine E. Ridout estate	Belpark Construction Ltd & Frank Pirpamer, each ½ interest	Grant, part E ½ Comm 636.49' NW from EL
252333 VS	February 1972	Belpark Construction Ltd & Frank Pirpamer	Thomas N. Byrne, admin. Katherine E. Ridout estate	Mortgage, part E ½ as in No 252332 VS
252334 VS	March 1972	Cecilia M. Potter	Belpark Construction Ltd & Frank Pirpamer, each ½ interest	Quit Claim, part E ½ as in No 252332 VS
252335 VS	March 1972	Thomas N. Byrne, admin Katherine E. Ridout estate	Belpark Construction Ltd & Frank Pirpamer	Discharge of Mortgage, No. 202365 VS
266236 VS	June 1973	Owens MacDonald	Nancy & Frank Ietswaard	Discharge of Mortgage, No. 16038 VS
268659 VS	June 1973	Cecilia Potter & Nancy Ietswaard	Marysfield (?) Credit Union Ltd	Mortgage, 1.13 acres part E ½
280001 VS	September 1973	Belpark Construction Ltd & Frank Pirpamer and wife	Antonio & Italia Fracchini (1/4 interest), Eugenio & Teresa Dinunno (25% interest), Carmine & Lucia Carone (25% interest), Vincenzo Di Pedè (15% interest), Maria & Anna Di Pedè (10% interest)	Grant, Part E ½ as in No 252332 VS
280002 VS	August 1973	Antonio Fracchini et al.	Belpark Construction Ltd. & Frank Pirpamer	Mortgage, part E ½ as in No. 252332 VS
286114 VS	October 1973	[Illegible] Consent	Victor Windell estate	No. 21022 VS
294681 VS	December 1973	Belpark Construction Ltd & Frank Pirpamer	Zucci (?) Investments Ltd	Assignment of Mortgage, No. 280002 VS
295994 VS	December 1973	Kathryn C. Berry	Frank Devine Ltd.	Assignment of Mortgage, No. 231473 VS

Inst.	Date	Grantor	Grantee	Comment
322815 VS	June 1974	Marysfield Credit Union Ltd	Cecilia Potter & Nancy Ietswaard	Discharge of Mortgage, No. 268659 VS
379838 VS	January 1976	Fiorentino & Anna Di Michele	Sanger Investments Ltd	Mortgage, part as in No 202363 VS
431591	May 1977	Fiorentino & Anna Di Michele	Comparative Trust Company of Canada	Mortgage, part as in 203363 VS
435225	May 1977	Ola & Robert Windell, executors Victor Windell estate	Fiorentino Di Michele	Discharge of Mortgage, No. 210122 VS
435226	June 1977	Sanger Investments Ltd.	Fiorentino & Anna Di Michele	Discharge of Mortgage, No. 379838 VS
453287	October 1977	Treasurer's Consent	John L. Byrne Estate	Certificate, No. 252333 VS
455119	November 1977	Fiorentino & Anna Di Michele	Canadian Imperial Bank of Commerce	Mortgage, No. 202363 VS
458317	November 1977	Frank Divine, Ltd	Fiorentino & Anna Di Michele	Discharge of Mortgage, No. 231473 VS
463087	November 1977	Thomas N. Byrne, admin of Kathryn E. Ridout estate	Richard Doherty, executor of John J. Byrne estate	Assignment of Mortgage, No. 252333 VS
464871	January 1976	Rochelle Munk	Fiorentino & Anna Di Michele	Discharge of Mortgage, No. 330397 VS
43R-6110	July 1978	Reference Plan	-----	Part 1: 20,726 sq ft Part 2: 30995 sq ft
511139	April 1979	Fiorentino & Anna Di Michele	Earl Grossman (?), in trust	Mortgage, No. 202363 VS
43R-6578	-----	Reference Plan Parts 1-4	-----	-----
514005	April 1979	Canadian Imperial Bank of Commerce	Fiorentino & Anna Di Michele	Discharge of Mortgage, No. 455119
546538	April 1974, filed 1980	Fiorentino & Anna Di Michele	Bank of Nova Scotia	Mortgage, part as in 202363 VS
560964	October 1980	Fiorentino & Anna Di Michele	Thelma F. Kingston, in trust	Mortgage, part as on 202363 VS
563496	October 1980	Fiorentino & Anna Di Michele	Regional Municipality of Peel	Grant, part designated Parts 3-4 on 43R-6578
563497	October 1980	Fiorentino & Anna Di Michele	Fiorentino Contracting Ltd., in trust	Grant, part designated Part 2 on 43R-6578
563498	October 1980	Fiorentino & Anna Di Michele	William O'Malley	Grant, part designated Part 1 on 43R-6578
563499	October 1980	William & Donina O'Malley	Canada Trustees Mortgage Co.	Mortgage, No. 563498

Inst.	Date	Grantor	Grantee	Comment
563500	October 1980	Thelma F. Kingston, in trust	Fiorentino & Anna Di Michele	Discharge of Mortgage, part designated Parts 1, 3, 4 on 43R-6578
567696	December 1980	Fiorentino Contracting Ltd, Fiorentino & Anna Di Michele (third part)	Carl & Frances Dalli in joint account	Mortgage, part designated Part 2 on 43R-6578.
568697	October 1980	[Illegible]	Fiorentino & Anna Di Michele	Discharge of Mortgage, No. 511139
570762	October 1980	Comparative Trust Company of Canada	Fiorentino & Anna Di Michele	Discharge of Mortgage, No. 481591
574980	August 1981	The Bank of Nova Scotia	Fiorentino & Anna Di Michele	Discharge of Mortgage, No. 546538
584445	June 1981	Antonio Facchini et al.	Giovanna Zangari (40% interest), Giovanni & Eugenia Brettone (30% interest), Mario Spinelli (20% interest), Michele Spinsieri Sr. (5% interest), Mary Spensieri (5% interest)	Grant, part E ½ as in No. 252332 VS
43R-14031	November 1986	R-Plan	-----	Pt. 1 – 42.202 ha Pt 2 – 0.236 Ha Pt 3 – 535.67 m2 Re: 584445
779364	December 1986	Giovanna Zangari et al.	G.M. Margi Investments, LLd	Grant as in 584445
779365	January 1986	G.M. Margi Investments	Giovanna Zangari et al.	Mortgage
800580	May 1987	District Court of Ontario	C. DiFlaviano, Fiorentino & Anna Di Michele, Dane & Francis Dally, Atlas-Alert Screening (?) - Prosecutors Crothers Ltd - Defendant	Order, part designated as Part 2 43R-6578 receiving right of ingress
43R-15160	December 1987	R Plan	-----	Ph 1 & Ph 2 – 61333VS
828277	December 1987	Cecilia & Nancy Potter	Larry & Roberta Polsinelli, joint tenants	Grant, part E ½ designated Part 3 in 43R-11783
828578	December 1987	Larry & Roberta Polsinelli	Family Trust Corp.	Mortgage, part E ½ designated as part 3 in 43R-11783
840965	April 1988	Larry & Roberta Polsinelli	751012 Ontario Ltd.	Grant, part designated as Pt. 3 in 43R-11783

Inst.	Date	Grantor	Grantee	Comment
850240	June 1988	751012 Ontario Ltd	Sandro, Eleonora, & Peter Cecco as joint tenants	Grant, part E ½ designated as Part 3 on 43R-11783
850241	June 1988	Sandro Cecco et al.	Family Trust Corp.	Mortgage, part E ½ designated as Part 3 on 43R-11783
884569	February 1989	Sandro Cecco et al.	615949 Ontario Ltd	Grant, part E ½ designated Part 3 in 43R-11783
920247	December 1989	G.M. Margi Investments	88 St. Regis Holdings Ltd	Mortgage, part E ½ as in 779364
921847	January 1990	615949 Ontario, Ltd	The Toronto-Dominion Bank	Mortgage, part of E ½ designated Part 3 in 43R-11783
RO 987613	October 1991	Franco & Linda Pia DeFrancesco	CIBC Mortgage Corp.	Mortgage, part E ½ on part 1 & 2
RO 987615	October 1991	National Trust Co.	Franco DeFrancesco	Grant, part E ½ designated part 3 in 43R-11783
RO 987616	October 1991	Franco DeFrancesco	CIBC Mortgage Corp.	Mortgage, part E ½ designated Part 3 in 43R-11783

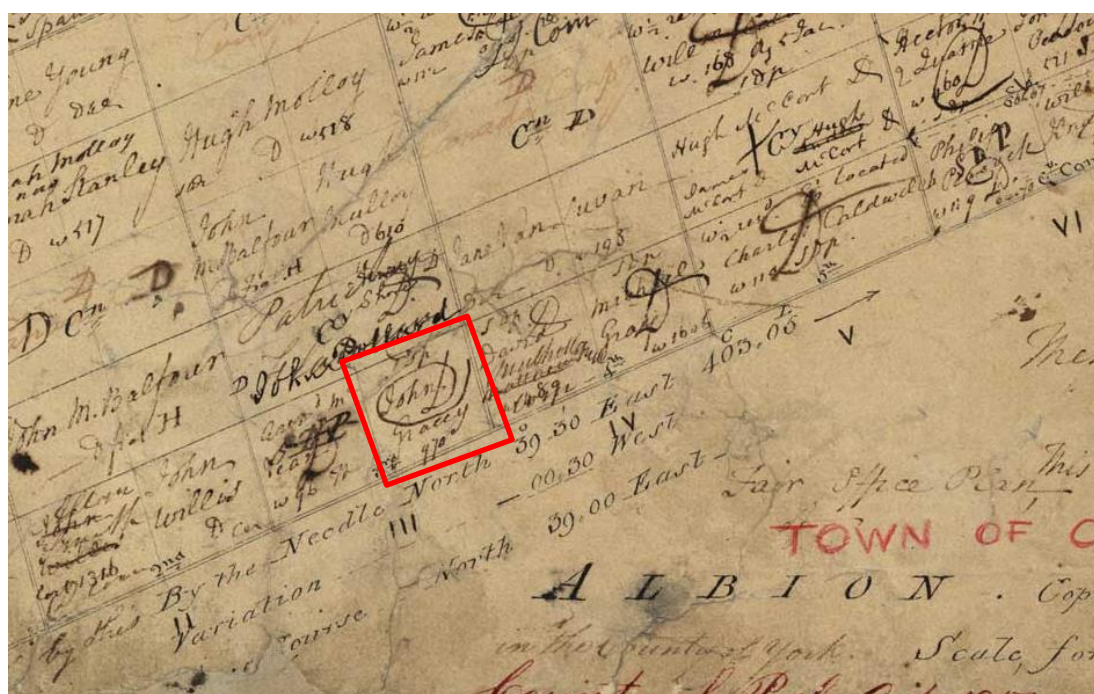


Figure 3: Portion of 1857 Patton Plan for Albion Township. Red outline indicates subject property



Figure 4: Portion of 1859 Tremain's Map of the County of Peel. Red outline indicates subject property

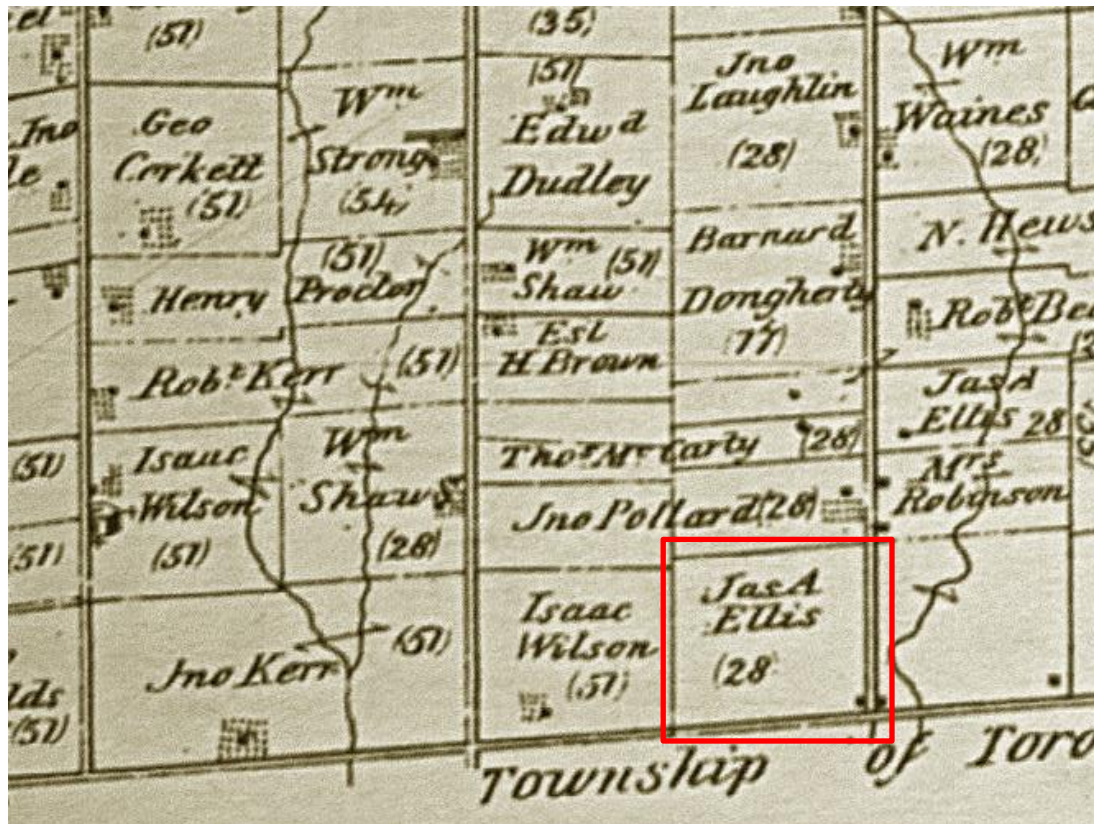


Figure 5: Portion of 1877 Map of Albion Township. Red outline indicates subject property

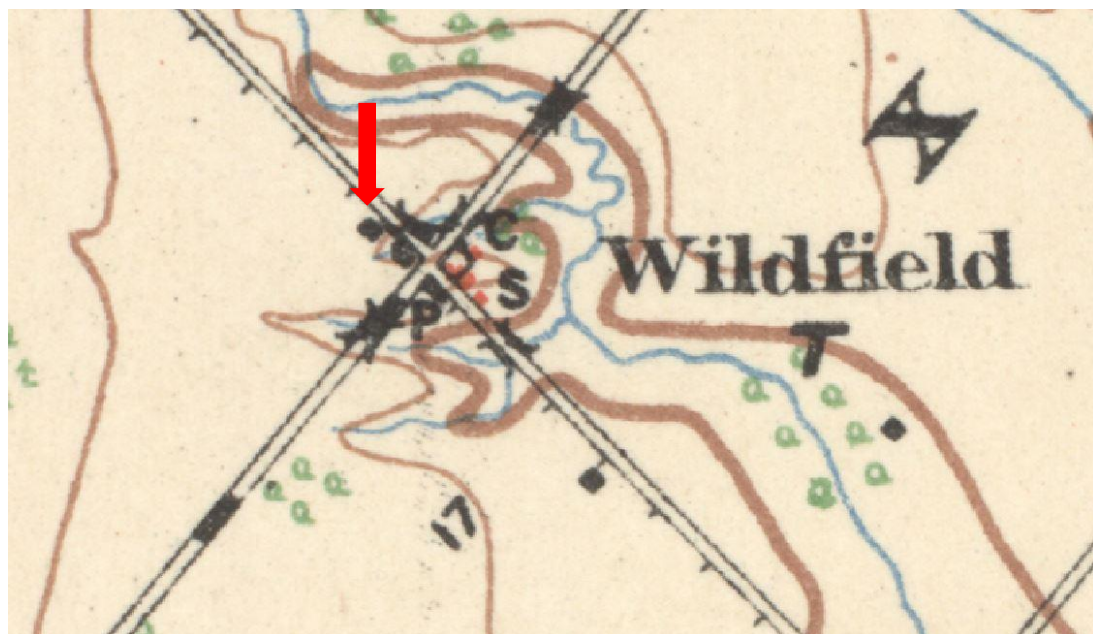


Figure 6: Portion of 1914 Topographic map of Bolton. Red arrow indicates structure shown on Lot 1, Concession 3

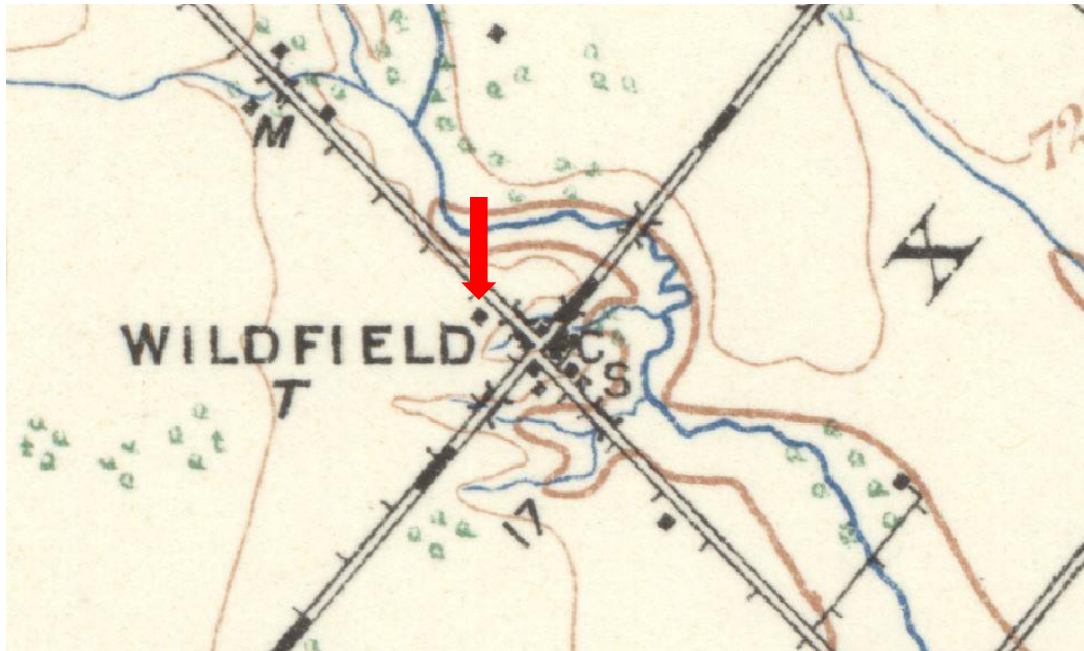


Figure 7: Portion of 1926 Topographic map of Bolton, Red arrow indicates structure on Lot 1, Concession 3



Figure 8: Portion of 1954 Aerial Image. Red outline indicates subject property

6. Assessment of Existing Condition

6.1 Surrounding Landscape

The Subject Property is located on the southwest side of The Gore Road in an area of mid-20th century homes situated on oversized residential lots. The property at 12052 The Gore Road is located relatively close to the lot line and is shielded from The Gore Road by a mix of mature trees and large bushes. The residence is a prominent feature on the landscape when viewed from the surrounding area.



Image 1: Looking northwest towards Subject Property from Mayfield road, red arrow indicates residence



Image 2: Looking northwest towards Subject Property from The Gore Road, red arrow indicates residence



Image 3: Looking southeast down The Gore Road towards Subject property, red arrow indicates residence



Image 4: Looking towards Subject Property from The Gore Road, red arrow indicates residence



Image 5: Looking into Subject Property from The Gore Road facing west, red arrow indicates residence



Image 6: View of Subject Property from St. Patrick's Cemetery, red arrow indicates residence

6.2 Architecture and Design of Residence

The structure at 12052 The Gore Road is constructed in a vernacular style that does not fully embrace established architectural styles. The Town of Caledon Heritage Register identifies the home as being of Italianate design (Town of Caledon, 2021a). Analysis of the home has revealed the structure to more closely align with a vernacular adaptation of the Edwardian Classicism architectural style. Edwardian Classicism architecture was popular in Ontario between 1900 and 1930 (Blumenson, 1990).

6.2.1 Exterior

The structure at 12052 The Gore Road is a two-storey, two bay frame house clad in smooth red brick with tooled mortar bond. The structure has an “L” shaped plan with closed porch located on the north corner of the home. Structural openings display cast concrete lintels and lug sills with decorative texturing. The structure has a medium pitch truncated hip roof with single hip roofed dormer located on the rear. The residence sits upon a rubble stone foundation with concrete finish tooled to resemble cut stone. The rear of the home has been augmented with a modern one-storey gable addition clad in textured red brick. The closed porch on the front façade displays the home’s only decorative woodwork, exhibiting a large frieze with decorative circular embellishments.

The southeast corner of the structure exhibits an extensive deformation. The cause of this structural issue is unknown but there is clear evidence of past attempts to repair/stabilize the area. The repairs are obvious as they contain mismatched brick that is distinct from that used in the

original construction. The deformation has resulted in a large irregularity in the wall and has impacted the cast lug sill of the eastern most window on the south side of the building.

6.2.2 Interior

The interior of the home has been subject to modification over the years but presents with a largely intact floorplan (Appendix C). Examples of original baseboard, window and door trim are present on both levels. No original doors or windows remain in the main body of the home, but original multi-pane windows remain in the closed porch. The basement displays its original lime washed rubble design. The first floor is supported on full round floor joists supporting tongue and groove flooring. No original floor finishes remain visible, with the first floor exhibiting a mix of ceramic tile and engineered hardwood. The second floor is covered in ceramic tile and parquet hardwood. All other visible framing is of circular sawn dimensional lumber. Attempts to insulate the home are evident in the attic.

The construction techniques observed in the basement (round log floor joists, hand hewn timber sill plates) are atypical of common construction practices of the early 20th century and likely represent the reuse of the foundation and floor joists of the earlier frame house recorded in census records. This assumption is further supported by the fact the basement is rectangular in shape and does not conform to the “L” shaped plan of the upper construction. No accessible basement exists under the projecting portion of the front façade. It must be noted that from the exterior there is no discernable difference between the foundation of the front portion of the structure and the sides.

The floors of the first-floor exhibit pronounced crowns and valleys resulting in an uneven finish, suggesting underlying structural issues. The observed deformations in the floor appear to run perpendicular to the floor joists.

It was not possible to access the interior of the rear addition due to substantial flooding of the basement. All other access points to the addition were closed off. The condition of the addition is unknown, though as noted its of modern construction.

6.3 Documentation of Residence

6.3.1 Exterior



Image 7: Front façade



Image 8: Northwest corner of structure, facing south



Image 9: Closed porch with decorative woodwork



Image 10: Southeast side of residence, facing west. Note base of chimney remains between second floor windows



Image 11: West side of residence, facing southeast



Image 12: Rear of structure, facing northeast, note rear dormer



Image 13: Rear addition, facing north



Image 14: Typical window opening in original structure, note decorative cast concrete lintel and lug sill



Image 15: Segmentally headed window in foundation of original structure

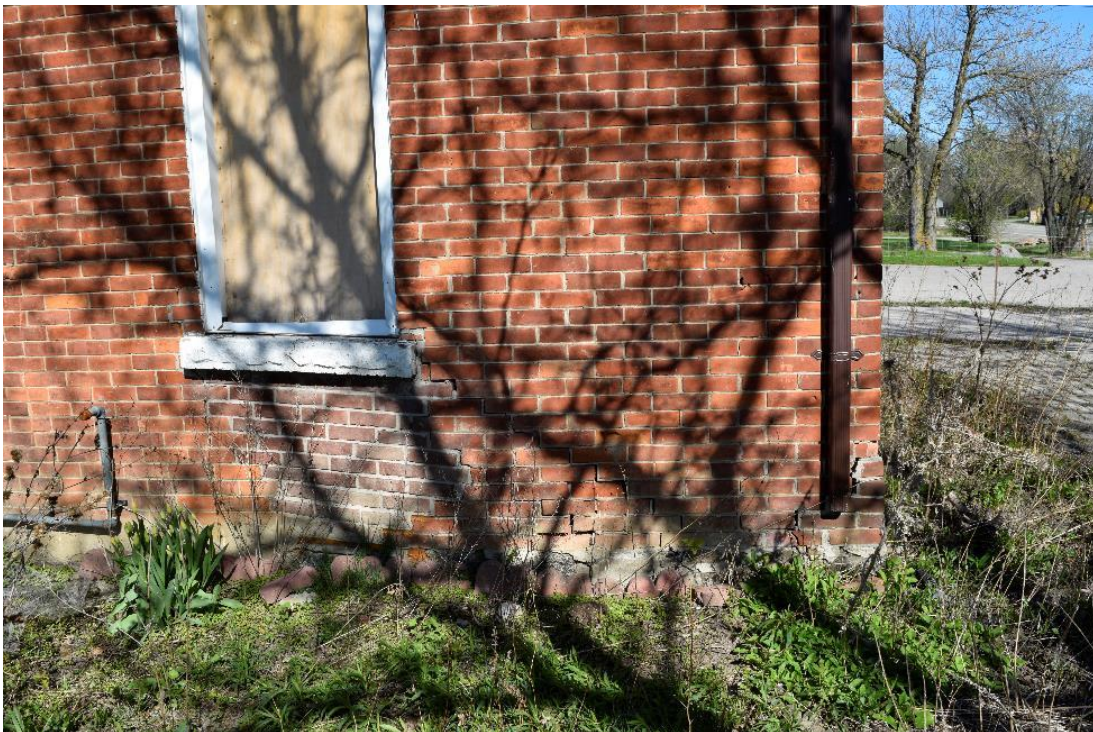


Image 16: Significant deformation of the northeast corner

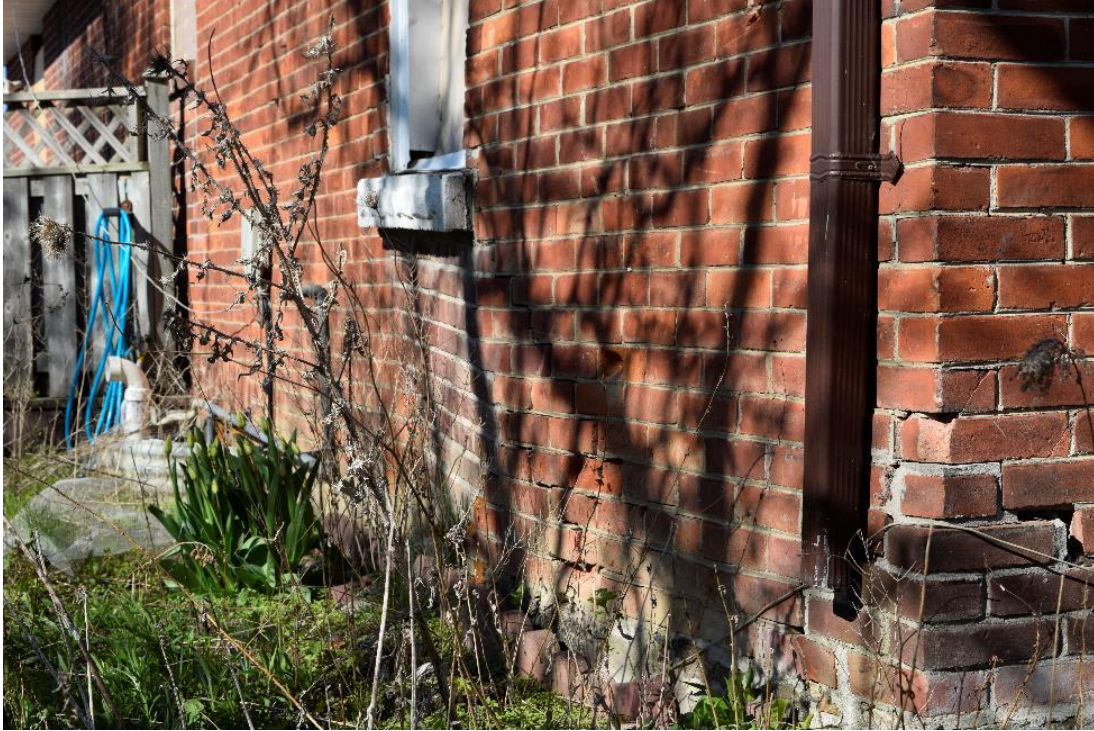


Image 17: Close-up of deformation of northeast corner, note previous repair attempts



Image 18: Close-up of decorative circular embellishments on frieze of closed porch



Image 19: Connection between closed porch and main house, mortar joints align indicating congruent construction, and that porch is original to the structure

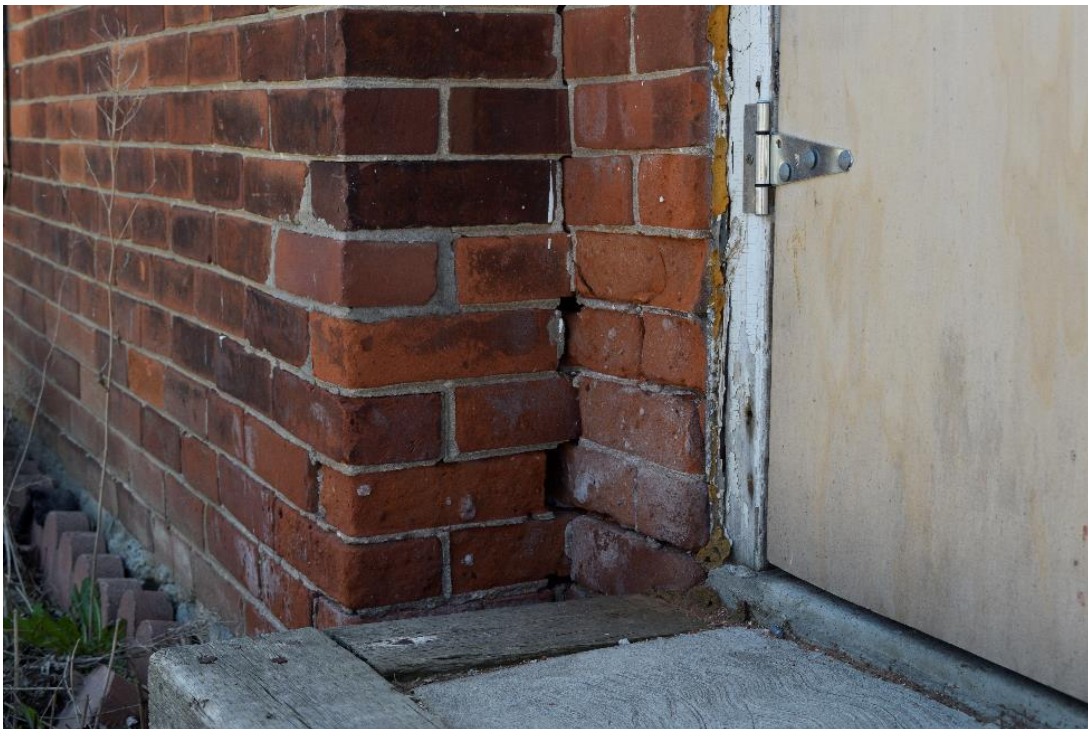


Image 20: Damaged brick at main entrance, indicative of salt and water contact



Image 21: Connection between original structure and rear addition



Image 22: Typical wall finish, smooth red brick with tooled mortar joints atop rubble stone foundation with concrete finish tooled to resemble cut stone

6.3.2 Interior



Image 23: Multi light fixed windows in closed porch



Image 24: Main entrance door and front room of structure



Image 25: Front room, facing west



Image 26: Front room, facing east



Image 27: Living room, facing east



Image 28: Living room, facing west



Image 29: Kitchen, facing east



Image 30: Kitchen, facing west



Image 31: First floor bathroom, facing northwest



Image 32: Bedroom in southwest corner of second floor, facing west



Image 33: Bedroom in southwest corner of second floor, facing east



Image 34: Second floor bathroom in southeast corner, facing east



Image 35: Bedroom in northwest corner of second floor, facing east



Image 36: Bedroom in northwest corner of second floor, facing southeast



Image 37: Bedroom in northeast corner of second floor, facing southwest



Image 38: Bedroom in northeast corner of second floor, facing northwest



Image 39: Field stone foundation with lime wash, typical of basement, facing north



Image 40: Connection between original basement and addition, note presence of original field stone foundation and concrete masonry units used for foundation of addition



Image 41: Original window in basement, note large square timber at top of foundation wall



Image 42: Typical floor construction, joists are full round logs with tongue and groove floorboards



Image 43: Flooding in basement of rear addition



Image 44: Typical roof framing



Image 45: Typical framing associated with truncated hip roof



Image 46: Framing of rear hip gable

6.3.3 Architectural Details



Image 47: Example of original door trim as found on first floor



Image 48: Typical original baseboard found on first floor



Image 49: Original balustrade, second floor



Image 50: Original newel post



Image 51: Original wall grate, only example encountered



Image 52: Original floor grate, only example encountered

6.4 Architecture and Design of Outbuilding

The outbuilding is of industrial design and is comprised of a gable roofed one storey structure with a rectangular addition located on the northwest face. The structure and addition are constructed of CMU's. The date of construction or the outbuilding is unknown. The structure is currently abandoned but was previously home to a repair shop for trucks and off-road vehicles. The gable roofed portion of the structure is the main work area with the flat roofed addition containing an entrance hall and office space.

6.4.1 Exterior



Image 53: Northwest face of outbuilding



Image 54: Southwest face of structure



Image 55: Southwest and northeast faces of structure



Image 56: Northeast side of outbuilding

6.4.2 Interior



Image 57: Interior of gable roofed portion of structure, facing west



Image 58: Interior of gable roofed portion of structure, facing north



Image 59: Interior of gable roofed portion of structure, facing northwest



Image 60: Interior of flat roofed portion of structure, facing northwest



Image 61: Interior of office space within flat roofed portion of structure



Image 62: Interior of office space within flat roofed portion of structure

7. Proposed Development

The Region of Peel is undertaking the proposed development with the objective of widening, realigning and improving the intersection of The Gore Road and Mayfield Road. The extant home is located on land that would be impacted by the proposed widening, realignment and improvement of the Gore Road and Mayfield Road intersection. The proposed realignment and widening would impact the current structure. Appendix B provides a schematic of the proposed work as it pertains to 12052 The Gore Road.

The proposed redevelopment is necessary to facilitate upgrades to underground infrastructure, accommodate increased traffic volumes associated with the area and to augment the capacity of The Gore Road to provide for the long-term development of lands north of Mayfield Road. The realignment is necessary to meet the needs of current and future traffic flow and to avoid St. Patrick's Roman Catholic Church, a designated heritage property located across the intersection, diagonal to the Subject Property.

The proposed development will include a commemoration of 11962 The Gore Road (previously demolished) on the southwest corner of the intersection of The Gore Road and Mayfield Road. This commemoration is not depicted on the development plan (Appendix B) but is proposed to occupy land on the southwest corner of The Gore Road and Mayfield Road (Appendix D)

8. Evaluation of Cultural Heritage Value or Interest

Ontario Regulation 9/06 prescribes the criteria used for evaluating a property being considered for designation under section 29 of the OHA. Section 29 of the OHA outlines that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/ Associative Value and Contextual Value (MHSTCI 2006a). Table 2 lists these criteria and identifies if the criteria were met at 12052 The Gore Road; these criteria categories are expanded on below.

8.1 Character Defining Attributes

Design/ Physical Value

- ▶ Massing of two storey residential structure, “L” shaped plan
- ▶ Truncated cross hip roof
- ▶ Cast lintels and lug sills
- ▶ Frieze and associated decoration on closed porch
- ▶ Smooth red brick finish
- ▶ Examples of original trim
- ▶ Balustrade (newel post, spindles railing)
- ▶ Two original metal vents
- ▶ Original multi light windows in close porch

Historic and Associative Value

- ▶ Remanent of historic agricultural use of the land

Contextual Value

- ▶ Visual prominence in surrounding landscape
- ▶ Proximity to crossroad hamlet of Wildfield
- ▶ Early 20th century remnant structure reflecting past agricultural use

8.2 Cultural Heritage Value or Interest

Table 2 - The criteria for determining property of Cultural Heritage Value or Interest (CHVI)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	The residence is a vernacular interpretation of the common early 20 th century Edwardian Classicism architectural styles. Constructed post 1921.

O.Reg.9/06 Criteria		Criteria Met (Y/N)	Justification
II.	displays a high degree of craftsmanship or artistic merit, or	N	None observed.
III.	demonstrates a high degree of technical or scientific achievement.	N	None observed.
The property has historical value or associative value because it,			
I.	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	Has direct association with the theme of agricultural use of the lot and surrounding area
II.	yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The property and associated structure do not present with the potential to yield information that could contribute to our understanding of a community or culture.
III.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	None observed.
The property has contextual value because it,			
I.	is important in defining, maintaining or supporting the character of an area,	Y	Remnant early 20 th century structure associated with the former crossroads hamlet of Wildfield. Supporting the historic character of the area
II.	is physically, functionally, visually or historically linked to its surroundings, or	Y	The property reflects continued agricultural occupation of Lot 1, Concession 3, Albion Township, reflecting early 20 th century lifeways
III.	is a landmark.	N	The residence does not serve as a local landmark.

Based on the criteria set forth by O.Reg. 9/06, 12052 The Gore Road does retain and display CHVI as it pertains to, historic and associative value and contextual value.

While 12052 The Gore Road retains CHVI it does not warrant heritage designation under Part IV of the OHA. The extant early 20th century two-storey smooth brick veneer home depicts the vernacular adaptation of the Edwardian Classicism architectural style; a style that is common throughout the surrounding area and across southern Ontario. This structure represents an isolated fragment of the historic agricultural use of the area. The rear addition and CMU garage outbuilding are of modern utilitarian industrial design and exhibit no CHVI. The Town of Caledon has many examples of the Edwardian Classicism architectural style; 48 Sterne Street, 63 King Street

West, 105 King Street West, 118 King Street, Bolton are all designated properties under Part V of the OHA and reflect the “L” shaped plan and truncated hip roof line of 12052 The Gore Road (Heritage Caledon, 2021; Town of Caledon, n.d.). While the residence is associated with the former crossroads hamlet of Wildfield, the structure is not directly associated with or reflects the values, beliefs or ideas of persons significant to the community.

The MTCS *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* were reviewed to further assess seven potential negative impacts on the property’s CHVI arising from the proposed site redevelopment:

Destruction of any, or part of any, significant heritage attributes or features.

- Demolition of the structure would result in the loss of common heritage attributes identified in the structure.

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance.

- Not applicable. No alterations are being considered at this time.

Shadows created that alter the viability of a heritage attribute or an associated natural feature or plantings, such as a garden.

- Not applicable. No shadow studies were undertaken as a part of this HIA.

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.

- Not applicable.

Direct or indirect obstruction significant views or vistas within, from or of built and natural features.

- Not applicable.

A change in land use where the change in use may impact the property’s CHVI;

- Not applicable

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological or cultural heritage resources.

- Land disturbances related to new construction may adversely affect unidentified archaeological and cultural heritage resources.

9. Statement of Cultural Significance

12052 The Gore Road is a vernacular adaptation of the early 20th century architectural style known as Edwardian Classicism. The structure is a two-storey two bay structure with “L” shaped plan. The home is of frame construction, clad in smooth red brick with tooled mortar bond. Structural openings display cast concrete lintels and lug sills with decorative texturing. A closed porch is present on the north corner of the home. The structure has a medium pitch truncated cross hip roof with single hip roofed dormer in the rear. The residence sits upon a rubble stone foundation with concrete finish tooled to resemble cut stone. The rear of the home has been augmented with a modern one-storey gable addition clad in textured red brick. The overall design of the home is utilitarian in nature and reflects a vernacular interpretation of the popular Edwardian Classicism style of the early 20th century, where housing styles changed from the elaborate Queen Anne style to subdued Edwardian.

The interior of the home has been subject to modification over the years but retains a largely intact floorplan. Examples of original baseboard, window and door trim are present on both levels. No original doors or windows remain, with the exception of those found in the closed porch. The basement retains its original lime washed finish and likely represents the re-use of the foundation associated with the previous one storey frame structure.

Assessment of available historical records including land ownership records and Canadian Census records suggest the current residence (clad in smooth red brick) was constructed post 1921, following the sale of the eastern 100 acres of Lot 3, Concession 1 to John A. Pickett, and replaced an earlier one-storey wood structure. Individuals important to the development of the former crossroad hamlet of Wildfield were closely associated with Lot 3 Concession 1 Albion Township.

The current structure does not represent the early settlement of the area but represents the early 20th century “modernization” of rural agricultural life.

The structure’s identified character defining attributes, as they pertain to design and physical value (8.1), are common among early 20th century architecture in Ontario.

The extant home represents a remnant of the agricultural lifeways that were once common in the area. The structure also represents the last early 20th century residence associated with the former crossroads hamlet of Wildfield. The hamlet was once a contributing component of the historic agricultural landscape.

Evaluation of 12052 The Gore Road against O.Reg 9/06 shows the property to have CHVI as it pertains to the historic and contextual value of the area. However, the early 20th century red brick structure does not warrant heritage designation under Part IV of the OHA as the values expressed are not attributed to an individual, group, or organization significant to the local community; and are not unique or rare when compared to architecturally similar structures in the surrounding area.

10. Mitigation and Conservation

While 12052 The Gore Road does present with CHVI, it does not warrant designation *under Part IV of the Ontario Heritage Act*.

The following mitigation strategies are put forth:

1. Salvage company be contacted to assess the potential of salvage of building materials. Salvage original building material for re-use and or sale. Salvageable materials include but are not limited to:

- ▶ Smooth red brick
- ▶ Interior trim finishes
- ▶ Metal floor grates
- ▶ Balustrade
- ▶ Framing materials
- ▶ Porch windows
- ▶ Cast lug sills and lintels

2. Commemoration of the hamlet of Wildfield. Commemoration should:

- ▶ Commemorate the former crossroads hamlet of Wildfield as a whole
- ▶ Attempt to Incorporate salvaged materials from 12052 The Gore Road
- ▶ Be located in a prominent location to promote community engagement
- ▶ Be undertaken by the Region of Peel as part of the Improvement of the intersection of The Gore Road and Mayfield Road

11. Recommendations

Evaluation of 12052 The Gore Road against *Ontario Regulation 9/06* shows the property to have CHVI as it pertains to the historic and contextual value of the area. However, 12052 The Gore Road does not warrant heritage designation under Part IV of the OHA. The values reflected are not unique or rare in the surrounding landscape. The structure is unremarkable in its appearance, style of construction and ownership history.

Based on the conclusion that 12052 the Gore Road not be subject to designation the following recommendations are made:

1. The property be subject to salvage mitigation prior to demolition and that all salvageable materials be subject to reuse by the Town of Caledon and the Region of Peel, and any unused items be sold to interested parties
2. The property be removed from the Town of Caledon's heritage register
3. A demolition permit be issued for 12052 The Gore Road
4. The realignment of The Gore Road and Mayfield Road include a commemoration dedicated to the former crossroads hamlet of Wildfield and:
 - i. be undertaken by the Region of Peel as part of the redevelopment of the intersection of the Gore Road and Mayfield Road
 - ii. be constructed on the southwest corner of the intersection and be integrated with commemoration of 11962 The Gore Road
 - iii. Attempt be made to incorporate salvaged materials from 12052 The Gore Road
 - iv. Commemoration will include interpretive text that documents the history of the former crossroads hamlet of Wildfield.
 - a. Interpretive text to be developed and agreed upon by the Town of Caledon and The City of Brampton.
 - b. Text will be provided to the Region of Peel for implementation.

Appendix D outlines a DRAFT design for the proposed commemoration.

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Appendix A



Project Manager – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is responsible for the overall management of the work and is the primary point of contact. Dr. Parslow is also responsible for the overall quality assurance.

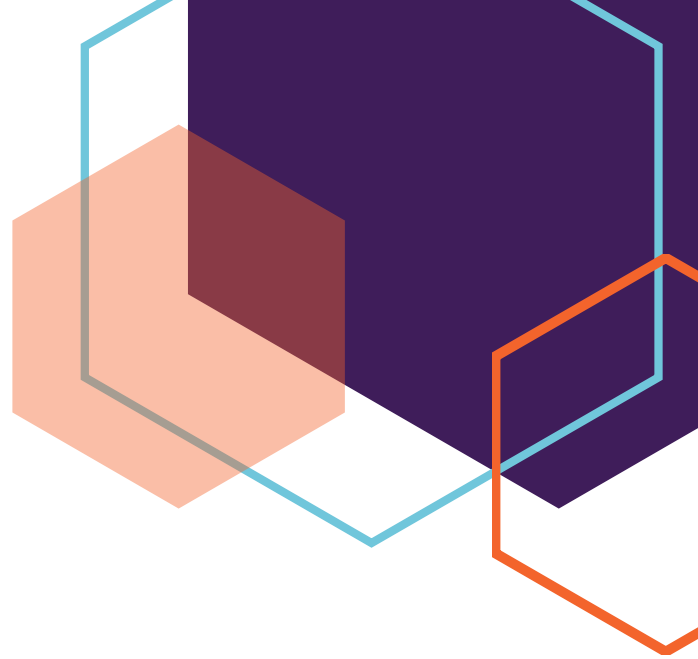
Senior Heritage Specialist – Wilson West, Ph.D., CAHP Member in Good Standing: Dr. West has worked in the heritage/culture sector for over thirty-five years. His background is diverse with experience as a historian, archaeologist, curator, researcher, policy advisor and heritage preservation consultant. These positions were held within many levels of government and in the private sector. This work included research conducted in library, archival, and web-based venues, and policy advice and expertise to ministry offices, stakeholders and other preservation groups concerning the development and implementation of regulations and guidelines for the protection and preservation of Ontario's marine heritage resources. He also has extensive experience researching, writing and editing cultural heritage resource assessments required for compliance with the Ontario Heritage Act and the Standards & Guidelines for Conservation of Provincial Heritage Properties, including, but not limited to, Heritage Impact Assessments, Cultural Heritage Evaluation Reports and Strategic Conservation Plans. Dr. West is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. West is responsible for senior advisory services to the Heritage Specialist and also serves as the senior review for heritage impact assessments.

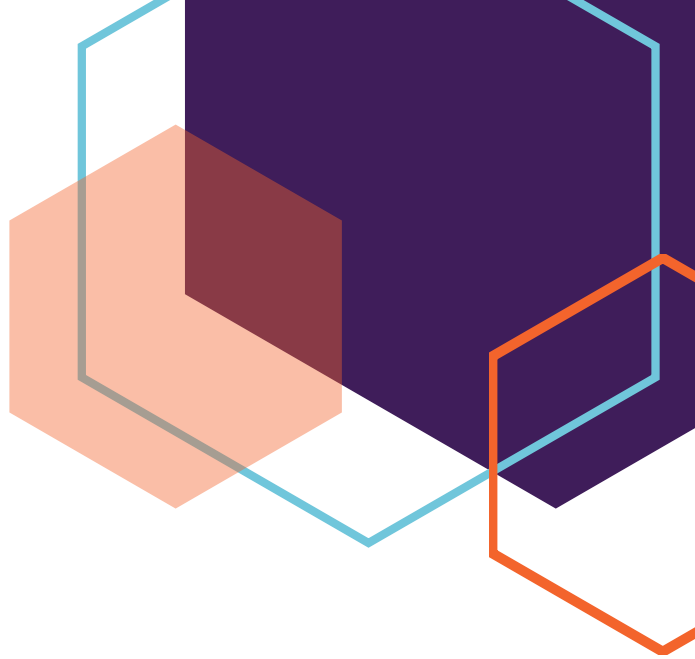
Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris has an application for CAHP waiting for approval.

Mr. Lemon is responsible for research, reporting and analysis.

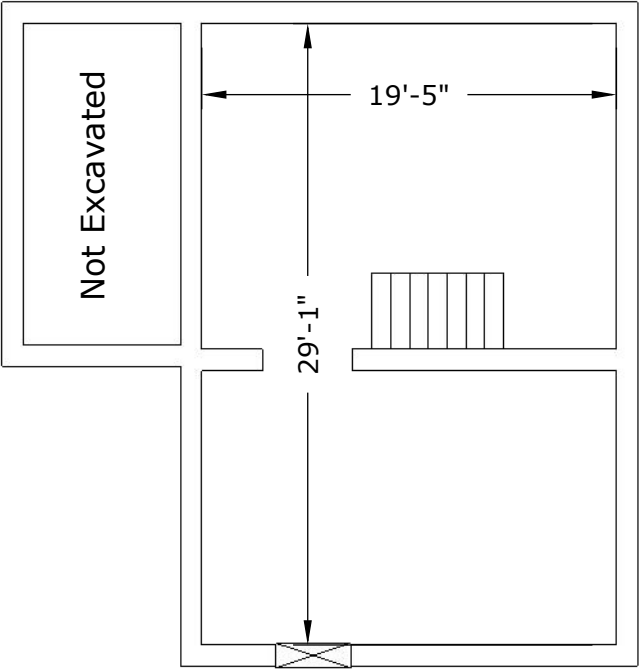
Appendix B ☐



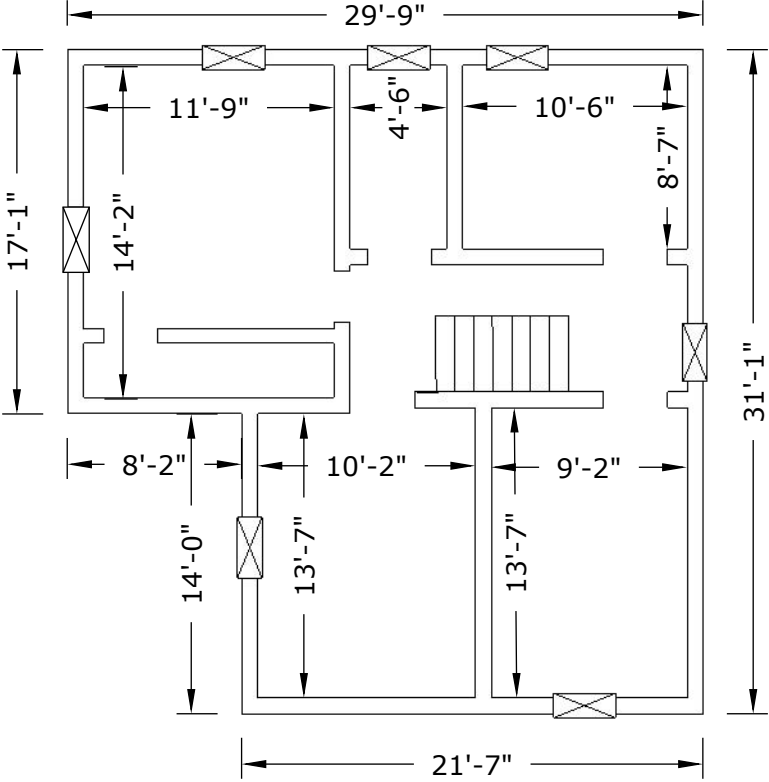
Appendix C



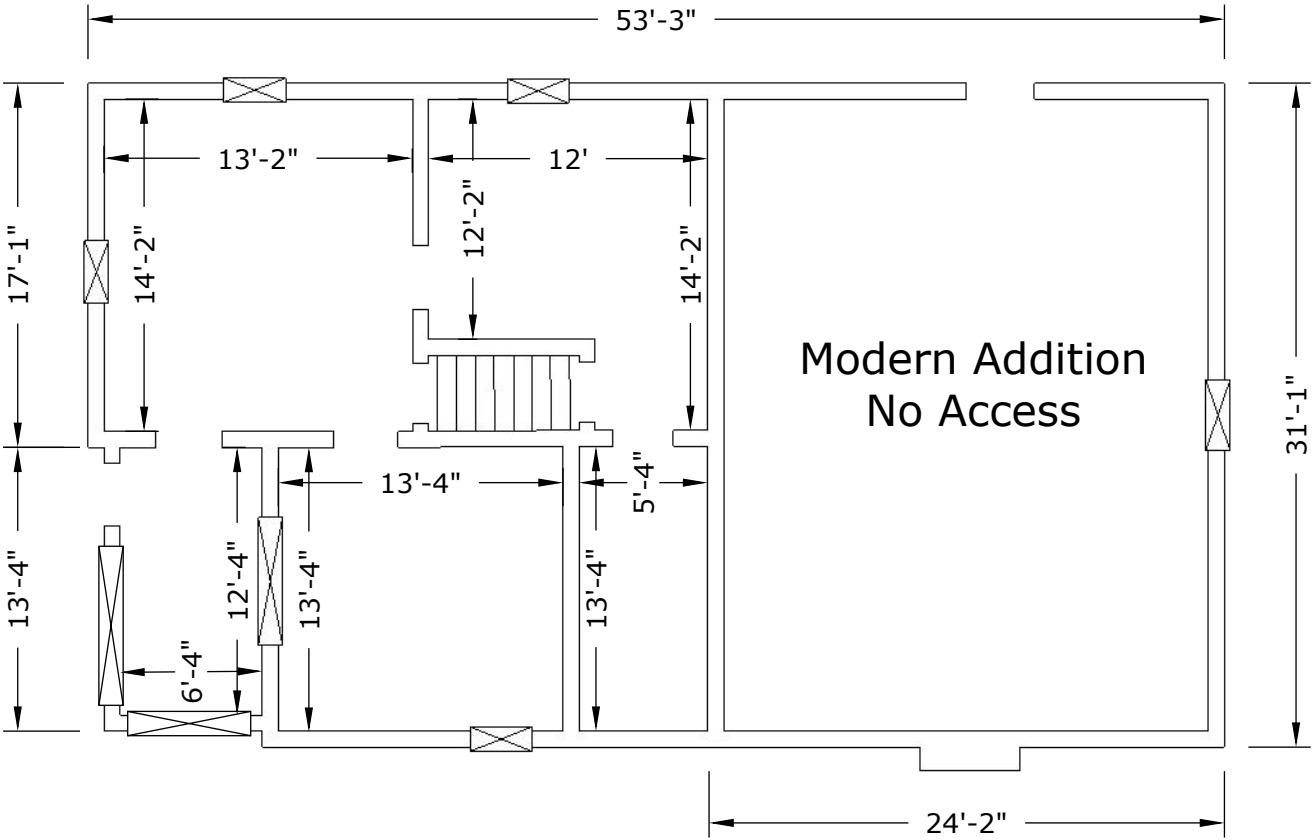
Basement



Second Floor

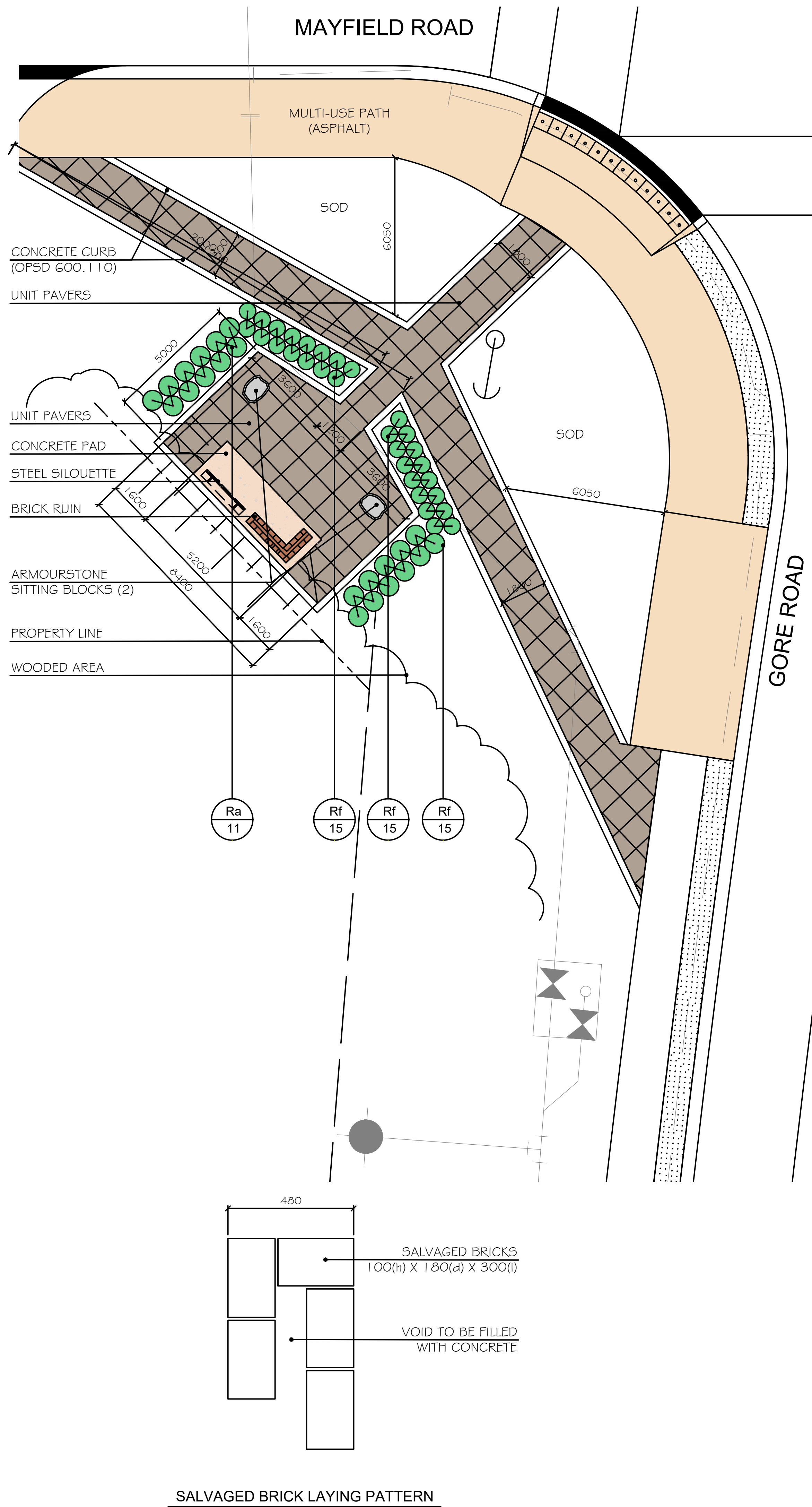


First Floor



Appendix D

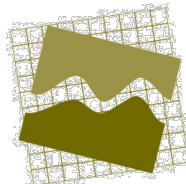





Mayfield Gore Heritage Installation - PLANT LIST						
CT = Container Grown						
Code	Botanical Name	Common Name	Size	Qty	Root Condition	Min Spacing
Deciduous Shrubs						
Ra	Rhus aromatica	Fragrant Sumac	60mm/3 gal pot	22	CT	500mm
Perennials						
Rf	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 gal pot	30	CT	1.0m

LANDSCAPE CONSTRUCTION NOTES

1. Drawings may be scaled for approximate layout only. All layout to be staked by the Contractor and approved by the Landscape Architect prior to installation.
2. Plant material to be approved at source by landscape architect, prior to shipment to the site.
3. Contractor to stake out locations of walkways and heritage feature 'plaza' for approval prior to construction
4. Grading of site to provide positive drainage, maximum slope to be 2% unless approved by construction administrator
5. Sodded areas to have 100mm of imported or local approved topsoil
6. Shrub planting beds to have 300mm of imported triple-mix topsoil
7. Contractor shall be responsible for coordinating with utility companies the stake out of all utility locations. All utilities to be staked in the field prior to planting stake out.
8. Plant material collected from non-nursery source will not be accepted.
9. The Landscape Architect reserves the right to reject any plant materials that have not been inspected and approved.
10. The Landscape Architect can refuse to accept any plant material at the site that exhibit transportation/installation damage, poor growth habit, or disease. Plant material rejected by the Landscape Architect will be promptly removed from the site and replaced with material of acceptable quality at no additional cost to the project.
11. Shredded bark mulch to be spread uniformly around base of shrubs to a depth of 75mm. Use only shredded pine or cedar bark mulch. Provide sample for approval prior to installation.
12. **Permeable Pavers** = Unilock 'Town Hall' pavers (or approved equivalent), laying to be herringbone, with soldier course surround, colour = '3 Colour Blend' (to be approved prior to installation)
13. **Armourstone** =
 - Armourstone to be 'non-blasted' stone, source = 'A Cut Above' quarry, or approved equivalent, to be approved at source by landscape architect, prior to shipment to the site,
 - Armourstone wall to be set in place prior to installation of adjacent paved surfaces
 - Armourstones to be placed to create a horizontal top surface,
 - Approximate size of armourstone to be 800 – 1000mm length, 550 – 700mm height (exposed height as noted on landscape drawings), and 600 – 800mm width
 - Armourstone to be set on 200mm Granular 'A' CLR, compacted SPD 95%,
14. Contractor to provide shop drawings of concrete pad, steel silhouette and brick 'ruin', to include dimensions, fastenings, and materials. Shop drawings to have engineering stamp.
15. Brick sill and lintel to be sourced from storage facility, details to be provided by Peel Region
16. Window opening (void) size to be determined by sill and lintel size. These items may need to be reduced in length to fit scale of 'ruin'. To be determined when shop drawings are provided

NO.	DESCRIPTION	DATE
 <div style="text-align: center;"> <h2>JAMES McWILLIAM</h2> <p>LANDSCAPE ARCHITECT</p> </div>		
<p>PROJECT</p> <p style="text-align: center;"> GORÉ - MAYFIELD HERITAGE COMMEMORATION COR-TEN STEEL SILOUETTE OPTION A </p>		
<p>DRAWING</p> <p style="text-align: center;">LANDSCAPE DESIGN</p>		
<p>NORTH</p>		
		<p>SCALE: N.T.S.</p> <p>DATE: AUGUST 2021</p> <p>DESIGN BY: J.S.M.</p> <p>DRAWN BY: T.F.G.</p> <p>SHEET:</p>
		<p>L1</p>

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