

Meeting Date: June 6, 2022

Subject: Notice of Intention to Designate – 12035 Dixie Road, Ward 2

Submitted By: Candice Bogdanski, Heritage Planner, Strategic Policy Planning

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## **RECOMMENDATION**

That a Notice of Intention to Designate the property at 12035 Dixie Road under Part IV, Section 29 of the Ontario Heritage Act be issued; and

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 12035 Dixie Road pursuant to the Ontario Heritage Act.

## **REPORT HIGHLIGHTS**

- Property address 12035 Dixie Road (the “Property”) is listed as a non-designated property on the Town of Caledon Heritage Register. It is identified on the Town’s Built Heritage Resources Inventory (BHRI) as being a property of high significance.
- The Property entails a mid-19<sup>th</sup> century farmhouse and one late 19<sup>th</sup> to early 20<sup>th</sup> century barn.
- The 97-acre Property is subject to an Official Plan Amendment (OPA) and Ministerial Zoning Order.
- A Cultural Heritage Impact Statement (Schedule B) submitted by the Owner as part of the OPA application determined that, based on application of Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest*, the Property merits designation under Section 29 of the Act.
- The Property owner has made an application to sever the agricultural lands from the farmstead cluster (B029-21).
- Pursuant to the Committee of Adjustment decision in reference to application B029-21) issued April 13, 2022, approval of the severance is conditional upon designation of the 8.64 acre retained parcel (Schedule A) under Section 29 of the Act.
- The owner of the Property has submitted a letter (Schedule C) confirming support of the heritage designation of the Property.
- Heritage staff recommend that Council issue a Notice of Intention to Designate the retained parcel at 12035 Dixie Road under Section 29 of the Act.
- Protection of the retained parcel through designation under the Act would ensure the appropriate consideration and incorporation of its heritage attributes within future development of the lands.
- This report serves as consultation with Heritage Caledon as required by Section 29(2) of the Act.

## **DISCUSSION**

### **Background**

Property address 12035 Dixie Road is a 97-acre parcel located on the northeast corner of Mayfield Road and Dixie Road, part of the West Half of Lot 18 Concession 4 EHS, former Chinguacousy Township. It is identified on the Town's 2008 Built Heritage Resources Inventory of Pre-1946 Structures as a property of high significance (Inventory ID #218).

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. Property address 12035 Dixie Road was listed as a non-designated property on the Town's Heritage Register on January 28, 2020, by means of Council Resolution 2020-7.

The evaluation process for 'listing' purposes is preliminary in nature. The cultural heritage value of a property may be evaluated in greater depth in response to a proposed development application, demolition/removal, or alteration by means of a Cultural Heritage Impact Statement (CHIS).

A CHIS was prepared as part of Proposed Official Plan Amendment application 2021-0005. It evaluated the Property under Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest* and determined that it merits designation under Section 29 of the Act (Schedule B).

Following issuance of the Ministerial Zoning Order (O. Reg. 157/22) on the Property on March 4, 2022, the owner submitted a consent application to sever the agricultural lands from the farmstead cluster (B029-21). Pursuant to the Committee of Adjustment decision on application B029-21 issued April 13, 2022, approval of the severance is conditional upon, among other matters, designation of the retained parcel (Schedule A) under Section 29 of the Act. To facilitate satisfaction of this condition, the owner of the Property has provided a letter confirming support for heritage designation of the retained parcel (Schedule C).

### **Designation Process**

The Act enables municipalities to pass by-laws to designate properties of cultural heritage value or interest. Designation of individual properties under Section 29 of the Act is a way of publicly acknowledging a property's value to a community and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

In determining whether a property is of cultural heritage value or interest, the municipality is required to consult Ontario Regulation 9/06 “Criteria for Determining Cultural Heritage Value or Interest”, prescribed under Section 29(1)(a) of the Act. A property may be designated if it meets one or more of the following criteria:

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.

The CHIS for 12035 Dixie Road determined that it retains design/physical, historical/associative and contextual value and merits designation.

### **12035 Dixie, Ward 2**

#### *Description of the Parcel to be Retained*

The 8.64 acre parcel to be retained at 12035 Dixie Road is within the west half of Lot 18, Concession 4 EHS, geographic Chinguacousy Township, Town of Caledon. Located on the east side of Dixie Road at the northeast corner of the intersection of Dixie Road and Mayfield Road, it contains a farm complex comprising a mid-19<sup>th</sup> century two storey Italianate residence, a late 19<sup>th</sup> to early 20<sup>th</sup> century gambrel roof barn, outbuildings, deciduous vegetation and coniferous vegetation. The property is east of the historic village of Snelgrove.

Designating a property under Section 29 of the Act requires a Notice of Intention to Designate to be served on the owner, Ontario Heritage Trust, and published in a local newspaper. The Notice of Intention to Designate to be served on the owner of 12035 Dixie Road and the Ontario Heritage Trust shall include the following Statement of Cultural Heritage Value or Interest provided in the CHIS; an abbreviated version will be published in the local newspapers.

*Statement of Cultural Heritage Value or Interest*

The property at 12035 Dixie Road is 8.64 acres within the southwest half of Lot 18, Concession 4 EHS, Chinguacousy Township, Town of Caledon. It is physically, visually, and historically linked to the mid-19<sup>th</sup> century crossroads hamlet of Mayfield, established at the intersection of Dixie Road and Mayfield Road.

The historical or associative value of this property is found in its direct association with two prominent Chinguacousy families, Hearn and Cation, and its longevity of occupancy/ownership by both. The farm was developed by William Hearn, who had received the Crown Patent for the 100 acres of the west half of Lot 18 in 1838. Hearn also owned other lands in the area; construction of the large brick farmhouse on the property prior to 1861 is indicative of the family's affluence. The Hearn's owned the property until 1900, when it was sold to David H. Cation; the property remained in the Cation family for over 120 years, until its recent purchase for development.

The design or physical value of the property rests with its Italianate-style brick residence and late 19<sup>th</sup> century Central Ontario style barn.

Likely built between 1847 and 1861, the dwelling is a representative and early example of the vernacular interpretation of an Italianate residence. Its Italianate design elements include a hip roof, projecting gable bay, strong corners, tall chimneys, brackets, and dichromatic brickwork. Although the architect is unknown, the front façade of the residence closely matches the Italianate design popularized by *The Canada Farmer* beginning in 1865. Because this residence was built prior to widespread popularization of this design, it is an early and significant example of the vernacular interpretation of an Italianate farmhouse in Caledon.

The barn is a representative example of a Central Ontario gambrel-roofed barn style, which were commonly constructed throughout rural Ontario in the late 19<sup>th</sup> to early 20<sup>th</sup> centuries. The barn is characterized by its gambrel-roofed silhouette, hand-hewn timber framing, vertical wood board cladding, and the remnants of its original stone foundation. Evidence of repairs throughout the 20<sup>th</sup> century speak to the functional history of this building on an active farmstead in the historic crossroads hamlet of Mayfield.

The property has contextual value as a prominent landmark, contributing to an understanding of the character and evolution of the farming community in this area.

*Description of Heritage Attributes*

The heritage attributes of this property are the brick residence and timber frame barn. For the reasons given in the Statement of Cultural Heritage Value or Interest, the residence and barn support the historical or associative, design or physical, and contextual values of this property.



The principal characteristics of these attributes are as follows:

**Dwelling**

- Early and Representative vernacular interpretation of an Italianate residence
- Two storey structure
- Hip roof with bookend brick chimneys
- Red and buff brick construction
- Projecting gable bay on front façade with gable peak and bargeboard
- Wooden brackets
- Dichromatic decorative brick banding
- Buff brick voussoirs with buff brick keystones and stone sills
- Central entrance with wood half glass entry door, wood paneled sidelights, wood rectangular transom, buff brick voussoir, and buff brick keystone
- Regularly coursed Ashlar stone foundation

**Barn**

- Representative gambrel-roofed barn in the Central Ontario Style
- Gambrel roof
- Vertical wood board cladding
- Hand hewn timber framing
- Remaining section of stone foundation on west elevation

**Elements that contribute to the contextual value of the property:**

- Location on the north side of Mayfield Road, opposite to 4585 Mayfield Road, another property associated with the former hamlet of Mayfield, now designated under Part IV of the Act by the City of Brampton
- Landmark position of residence and barn near the intersection of Dixie Road and Mayfield Road

**Recommendation**

Given the significance of the Property as outlined in the Statement of Cultural Heritage Value or Interest, Heritage staff recommend that Council issue the Notice of Intention to Designate 12035 Dixie Road under Section 29 of the Act.

This report serves as consultation with Heritage Caledon as required by the Act before Council issues notice of its intention to designate a property.

Should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, Council may pass a by-law designating the Property. If objections to the Notice of Intention to Designate are received, the matter is referred back to Council for a decision on whether to proceed with designation.

Amendments to the Act proclaimed July 1, 2021, require that the designating by-law be passed within 120 days of the publication of the Notice of Intention to Designate, and further that a mandatory 30-day public objection period follow public notice of the passing of the designating by-law. If objections are received to the designating by-law, the matter is referred to the Ontario Land Tribunal. Should no objections to the by-law be received, the by-law will be registered on title to the property.

## **FINANCIAL IMPLICATIONS**

If Council proceeds with designating the Property, the Notice of Intention to Designate and the subsequent Notice of Passing of By-law will be advertised on the Town Page and in local newspapers.

The advertising costs will be funded under the Corporate Communications advertising operating budget. Costs associated with the registration of the designation by-law will be funded by Legal Services' operating budget.

If a designation by-law is registered on the title of the Property, the property owner will be eligible to apply for the annual Designated Heritage Property Grant (DHPG) program, which offers matching grants of up to \$4,000 for the conservation of a property's heritage attributes.

## **COUNCIL WORK PLAN**

### **Connected Community**

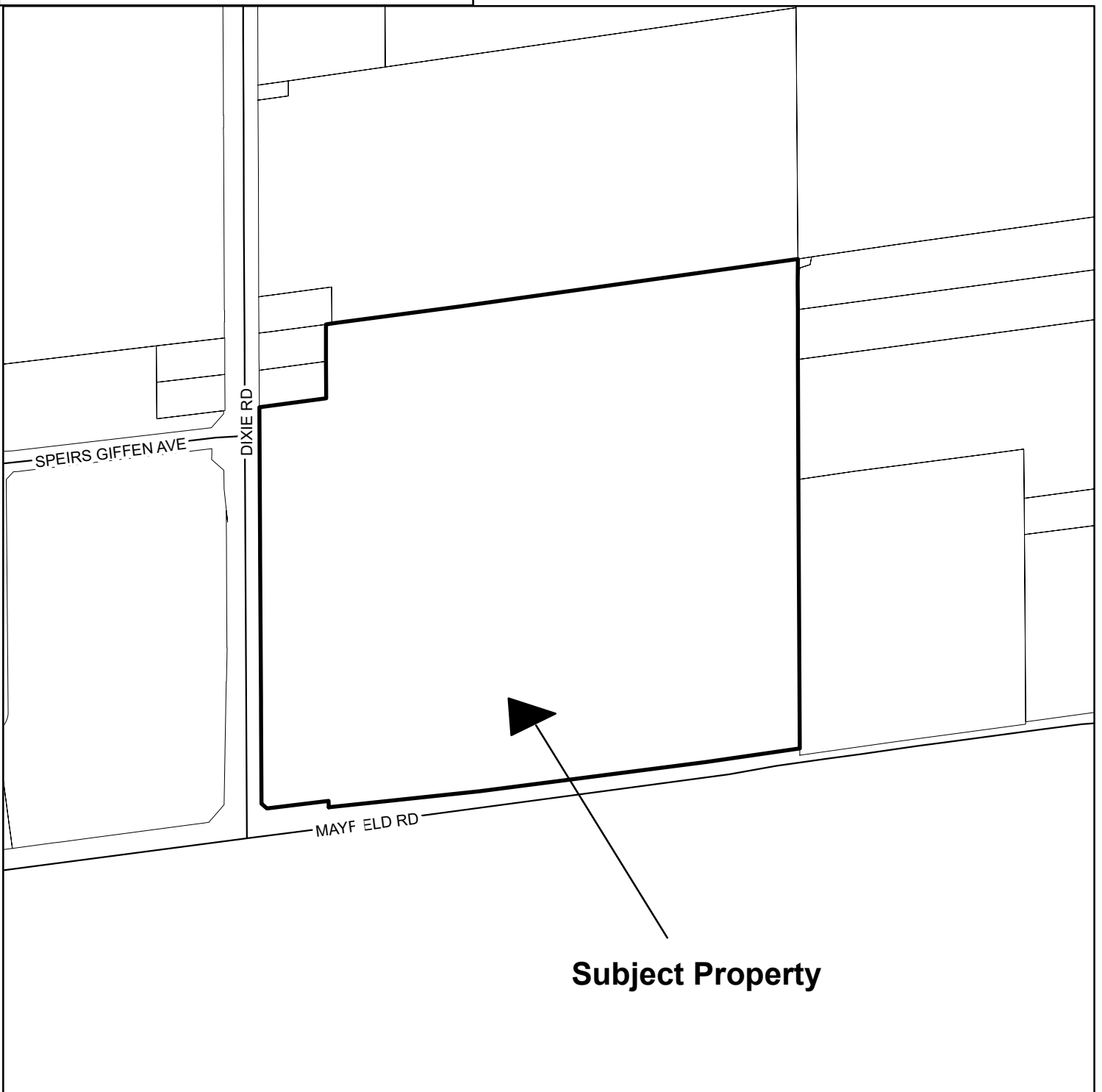
This report supports the Council Work Plan by contributing to the preservation of Caledon's built heritage.

## **ATTACHMENTS**

Schedule A: Location Map for Retained Parcel, 12035 Dixie Road, Ward 2

Schedule B: Cultural Heritage Impact Assessment (Stantec, 2021), 12035 Dixie Road, Ward 2

Schedule C: Letter of Support from Property Owner Regarding Designation of the Retained Parcel, 12035 Dixie Road, Ward 2



**Heritage Map**

12035 Dixie Road  
CHINGUACOUSY CON 4 EHS PT W

**LOCATION MAP**



Date: May 26, 2022

**TOWN OF CALEDON  
PLANNING  
RECEIVED**

**May 26, 2022**



**Cultural Heritage Impact  
Statement—12035 Dixie Road,  
Caledon**

Final Report

April 29, 2022

Prepared for:

Tribal Partners Canada Inc.  
201-2700 Steeles Avenue West  
Vaughan, Ontario L4K 3C8

Prepared by:

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## Executive Summary

Tribal Properties Inc. retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Impact Statement (CHIS) for 12035 Dixie Road in the Town of Caledon, Region of Peel, Ontario. The property is situated at the northeast intersection of Dixie Road (Regional Road 4) and Mayfield Road (Regional Road 14). The proposed redevelopment of the site includes the construction of four industrial buildings of 204,720 square feet to 1,330,336 square feet in size. The proposed development is to be set back from the existing structures by approximately 100 metres from the barn and 140 metres from the residence.

In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the Town of Caledon (the Town) maintains a register of properties that are of potential cultural heritage value or interest (CHVI). The town's municipal heritage register identified 12035 Dixie Road as an "Italianate style, red-and-buff brick farmhouse" built between 1850 and 1874.

The purpose of the CHIS is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. The objectives of the report are as follows:

- Identify and evaluate the CHVI of the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

Determination of CHVI for 12035 Dixie Road was undertaken according to the criteria outlined in *Ontario Regulation 9/06* made under the OHA. The property was found to contain a representative and early example of the vernacular interpretation of an Italianate residence and a representative late 19<sup>th</sup> to early 20<sup>th</sup> century gambrel roof barn. The property was also found to have contextual value, for the property's physical, visual, and historical relation to the former hamlet of Mayfield and its connection to 4585 Mayfield Road, as well its landmark position at the intersection of Dixie Road and Mayfield Road.

No direct impacts are anticipated to the heritage attributes of 12035 Dixie Road based on the current site plan (March 2021). One indirect impact related to the proposed change in land use was identified. Mitigation measures to address this impact are included in the short term measures for the property. At this time the anticipated short term use for the severed parcel is the continued occupation of the property by the



## **Cultural Heritage Impact Statement—12035 Dixie Road, Caledon**

current owners. A long term use may include development of the severed parcel, as no development plans are known at this time general long term measures have been prepared for the identified CHVI for their future heritage conservation.

### **Short Term Measures**

- Any proposed development is to be situated more than 100 metres from the residence and barn
- Sever the southwest corner of the property surrounding the residence, barn, and outbuildings.
- Designation of the severed property under Part IV of the OHA. To be initiated by the owner in consultation with the Town.
- Submit a Notice of Intention to Demolish for the large storage outbuilding and driveshed situated north of the residence. Supplement the application with exterior and interior photographs of each structure.
- Maintain existing trees on the north side of the driveway to screen the proposed industrial development to the north.

### **Long Term Measures**

- Completion of a cultural heritage impact statement (CHIS) for the future development proposal on the severed property containing the identified CHVI and heritage attributes. This CHIS will need to be reviewed and approved by Heritage Staff at the Town of Caledon prior to any development approvals.
- Consider the retention, repair, and rehabilitation of the residence into a proposed future development
- Given the existing condition of the barn, a structural assessment is recommended for the barn as part of any development proposals. Based on the structural assessment consider potential alternatives in the CHIS including retention in situ, relocation, or documentation, salvage, and commemoration
- Preparation of a heritage conservation plan for the severed property
- Submit a Notice of Intention to Demolish for any outbuildings. Supplement the application with exterior and interior photographs of each structure.
- Consider the integration of salvage materials (ie. outbuildings or spilt rail fencing) into any new developments
- Consider the integration of commemorative and interpretative material into any new developments related to the former Hearn and Cation family property

*The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.*





## **Project Personnel**

Project Manager:	Laura Walter, MA, CAHP
Heritage Consultant:	Laura Walter, MA, CAHP
Report Writer:	Frank Smith, MA Jenn Como, BA Lashia Jones, MA, CAHP Laura Walter, MA, CAHP
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Geographic Information Specialist:	Brian Cowper
Administrative Assistant:	Carol Naylor
Quality Reviewer:	Colin Varley, MA, RPA
Independent Reviewer:	Tracie Carmichael, BA, B.Ed.



## **Abbreviations**

CAHP	Canadian Association of Heritage Professionals
CHIS	Cultural Heritage Impact Statement
CHVI	Cultural Heritage Value or Interest
MA	Master of Arts
MZO	Minister's Zoning Order
O. Reg.	Ontario Regulation
OHA	<i>Ontario Heritage Act</i>
PAMA	Peel Art Gallery, Museum, and Archives
MHSTCI	Ministry of Heritage, Sport, Tourism, and Culture Industries
PPS	Provincial Policy Statement



# Cultural Heritage Impact Statement—12035 Dixie Road, Caledon

Introduction

April 29, 2022

## 1.0 Introduction

### 1.1 Study Purpose

Tribal Properties Inc. (the Proponent) has retained Stantec Consulting Ltd. to prepare a Cultural Heritage Impact Statement (CHIS) for the property located at 12035 Dixie Road in the Town of Caledon, Ontario (Figure 1). The Study Area is situated at the northeast intersection of Dixie Road (Regional Road 4) and Mayfield Road (Regional Road 14). In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the Town of Caledon (the Town) maintains a register of properties that are of potential cultural heritage value or interest (CHVI). The town's municipal heritage register identified 12035 Dixie Road as an "Italianate style, red-and-buff brick farmhouse" built between 1850 and 1874 (Town of Caledon 2020). The *Town of Caledon's Built Heritage Resource Inventory*, contains additional information for 12035 Dixie Road and is summarized below:

- "Property contains:
  - "Principle Resource: red-and-buff brick Italianate Farmhouse constructed between 1850-1874"
  - "Secondary Resource: vertical board, central Ontario (gambrel roof) barn constructed between 1875-1899;
  - "Other Resource: another barn."

(Town of Caledon 2021)

The purpose of the CHIS is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. The objectives of the report are as follows:

- Identify and evaluate the CHVI of the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

To meet these objectives, this CHIS contains the following content:

- Summary of project methodology
- Review of background history of the Study Area and historical context
- Evaluation of CHVI
- Description of the proposed site alteration



## **Cultural Heritage Impact Statement—12035 Dixie Road, Caledon**

### **Introduction**

April 29, 2022


- Assessment of impacts of the proposed site alterations on cultural heritage resources
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures

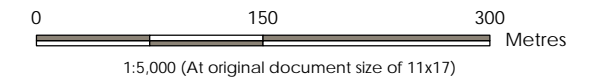
The proposed redevelopment of the site includes the construction of four industrial buildings of 204,720 square feet to 1,330,336 square feet in size. This industrial development is proposed to be set back from the existing structures by at least 100 metres.



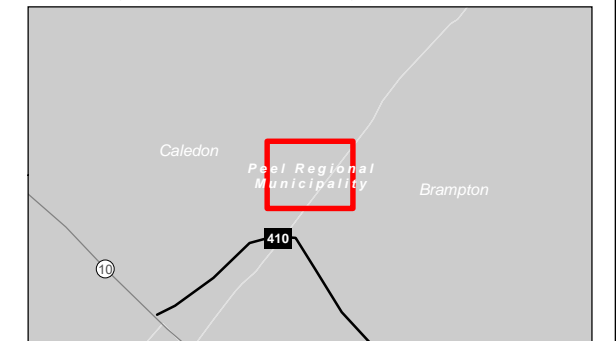




Legend  
 Study Area (Approximate)



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2020.
  3. Orthoimagery © First Base Solutions, 2020, imagery date 2019.



Project Location  
Regional Municipality of Peel, ON

160940763 REVA  
Prepared by BCC on 2021-03-08

Client/Project  
TRIBAL PROPERTIES INC.  
CULTURAL HERITAGE IMPACT STATEMENT  
12035 DIXIE ROAD, CALEDON

Figure No.

1

Title

Study Area



Methodology  
April 29, 2022

## **2.0 Methodology**

### **2.1 Policy Framework**

#### **2.1.1 Planning Act**

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

*(d) The conservation of features of significant architectural, cultural, historical or scientific interest*

(Government of Ontario 1990)

#### **2.1.2 The 2020 Provincial Policy Statement**

The Provincial Policy Statement (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved”.

(Government of Ontario 2020)

Under the PPS definition, conserved means:

*The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments*

Under the PPS definition, significant means:

*In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*



## Cultural Heritage Impact Statement—12035 Dixie Road, Caledon

Methodology  
April 29, 2022

Under the PPS, “protected heritage property” is defined as follows:

*property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

(Government of Ontario 2020)

### 2.1.3 Town of Caledon Official Plan

Pre-consultation meetings between the proponent and the Town of Caledon indicated that a CHIS would be required for the property. According to the Town of Caledon Official Plan (Town of Caledon 2018), where it is determined that a CHIS is required, the following content is required:

- *A description of the proposed development*
- *A description of the cultural heritage resource(s) to be affected by the development*
- *A description of the effects upon the cultural heritage resource(s) by the proposed development*
- *A description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,*
- *A description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.*

In addition, the Town of Caledon Official Plan contains the following general objectives with regard to cultural heritage resources:

- *To identify and conserve the Town’s cultural heritage resources, in balance with the other objectives of this Plan, through the implementation of appropriate designations, policies and programs including public and private stewardship and partnering with other heritage organizations in the community*
- *To promote the continuing public and private awareness, appreciation and enjoyment of Caledon’s cultural heritage through educational activities and by providing guidance on sound conservation practices.*
- *To develop partnerships between various agencies and organizations to conserve and promote cultural heritage resources.*
- *To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the Ontario*



# Cultural Heritage Impact Statement—12035 Dixie Road, Caledon

Methodology  
April 29, 2022

*Heritage Act, the Planning Act, the Environmental Assessment Act, the Municipal Act, the Cemeteries Act and the Niagara Escarpment Planning and Development Act in order to conserve Caledon's cultural heritage.*

(Town of Caledon 2018)

## 2.2 Background History

To understand the historical context of the property, resources such as land registry records, secondary sources, and online archival databases were consulted. Due to the closure of public research institutions due to the COVID 19 pandemic, research was limited to online sources and the corporate Stantec library.

To familiarize the study team with the Study Area, historical mapping from 1859, 1877, 1914, 1919, 1926, 1934, and 1940 and aerial photography from 1954 were reviewed.

## 2.3 Field Program

A site assessment was undertaken on December 4, 2020, by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. The weather conditions were cloudy and seasonably cold. The site visit included a pedestrian survey of the property, including the residence and barn. Interior access was granted to the barn.

## 2.4 Evaluation of Cultural Heritage Value or Interest

### 2.4.1 Ontario Regulation 9/06

The criteria for determining CHVI is defined by *Ontario Regulation (O. Reg.) 9/06*. In order to identify CHVI at least one of the following criteria must be met:

1. *The property has design value or physical value because it:*
  - a. *is a rare, unique, representative or early example of a style, type, expression, material or construction method*
  - b. *displays a high degree of craftsmanship or artistic merit*
  - c. *demonstrates a high degree of technical or scientific achievement*
2. *The property has historical value or associative value because it:*
  - a. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*
  - b. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture*





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- c. 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:*
  - a. is important in defining, maintaining or supporting the character of an area*
  - b. is physically, functionally, visually or historically linked to its surroundings*
  - c. is a landmark*

(Government of Ontario 2006a)

### 2.5 Assessment of Impacts

The assessment of impacts is based on the impacts defined in the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5). Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- *Destruction of any, or part of any, significant heritage attributes or features*
- *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

- *Shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*
- *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
- *Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
- *A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces*
- *Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006b)



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In addition to direct impacts related to destruction, this CHIS also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of the proposed development to heritage resources was considered in this assessment.

### 2.6 Mitigation Options

In addition to providing a framework to assess the impacts of a proposed undertaking, the MHSTCI Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

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

(Government of Ontario 2006b)



Site History  
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### **3.0 Site History**

#### **3.1 Introduction**

The Study Area is located at 12035 Dixie Road (Regional Road 4) at the northeast corner of Dixie Road and Mayfield Road (Regional Road 14) in the Town of Caledon, Ontario. Historically, the property is located in the former Township of Chinguacousy, on part of Lot 18, Concession 4 East of Centre Road. The following sections outline the historical development of the Study Area from the period of Euro-Canadian settlement to the present-day.

#### **3.2 Physiography**

The Study Area is situated within the South Slope physiographic region of southern Ontario. The South Slope region is located between Lake Ontario and the Oak Ridges Moraine and has an average rise of 90 metres to 120 metres and an average width of 9.5 to 11.2 kilometres. The South Slope stretches from the Niagara Escarpment in the west to the Trent River in the east and covers about 940 square miles. The Study Area is located in a part of the South Slope located between the Oak Ridge Moraine and Peel Plain (Chapman and Putnam 1984: 173).

The soils of the South Slope range from generally suitable to excellent for agriculture. The soil in the South Slope region west of Toronto, including the Study Area, are known as Chinguacousy clay loam and Oneida clay loam. While these soils are acidic and difficult to work, they are regarded as suitable for agriculture. Historically, wheat farming and then the dairy industry were important in the western part of the South Slope region, which benefitted from its proximity to markets in Toronto (Chapman and Putnam 1984: 174).

#### **3.3 Township of Chinguacousy**

##### **3.3.1 Survey and Settlement**

Following the War of 1812, immigration from the British Isles steadily increased to Upper Canada and much of the land around Lake Ontario which had been opened for settlement had already been granted. In response to growing demand for land around Lake Ontario, the British Crown and the Mississaugas of the Credit First Nation signed Treaty Number 19, which ceded 648,000 acres of land, including the future Township of Chinguacousy, to the British Crown (Mississaugas of the Credit First Nation no date [n.d.]).



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The colonial government intended to use the newly purchased lands to settle War of 1812 veterans, the heirs of United Empire Loyalists who were entitled to a land grant, and new immigrants from the British Isles (McKinney 1967: 244). The Township of Chinguacousy was surveyed by the partnership of Richard Bristol and Timothy Street beginning in June of 1819. Bristol and Street were originally contracted only to survey the southern half of the township. However, demand for land proved so high that they were awarded a second contract for the remainder of the township. The survey of the entire township was completed in October 1819 (McKinney 1967: 245).

The Township of Chinguacousy was surveyed in the double front survey system (Dean 1969). The double front system was widely used in Upper Canada between 1815 and 1829. This survey system created lots of 200 acres with road allowances located in front of each concession and every fifth or sixth lot (Plate 1). This system allowed 100-acre grants of half lots since road allowances were located on both the front and rear halves of the lot (Weaver 1968: 14, 16). The exact origin of the township name is unclear, but it is believed to have been named after a half Scottish, half Indigenous chief “Shinguacose” who participated in the capture of Fort Michilimackinac during the War of 1812 (Gardiner 1899: 234; McKinney 1967: 244).



Plate 1: Double Front Survey System (Dean 1969)



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The early settlement of the township was partly impeded by land speculation and absentee ownership. Some of the military veterans and Loyalist heirs who received early land grants in the township declined to settle on the land they were allotted. Others received land grants of multiple lots and only improved one lot while leaving the others undeveloped (McKinney 1967: 245). Despite these obstacles to settlement, Chinguacousy Township had 213 settlers in 1827. That year, a total of 27,211 acres of land was occupied in the township. Of that acreage, 3,702 acres had been cleared. The total amount of land owned constituted about a third of the available land in the township. The township also contained one sawmill and two stores (McKinney 1967: 246).

### 3.3.2 19<sup>th</sup> Century Development

Largescale emigration from the United Kingdom to Upper Canada reached a peak between the 1830s and 1850s (Craig 1963: 124). This resulted in an annual growth rate in the colony of about seven percent and a doubling of the population every ten years (McCalla 1993: 3-4). The Township of Chinguacousy benefited from this wave of immigration and the population of the township increased from 1,930 in 1831 to 7,469 in 1851 (McKinney 1967: 249).

*Smith's Canadian Gazetteer*, published in 1846, described the township as containing a rolling topography, forests of hardwood and pine, and the soil as being conducive to wheat growth. The Gazetteer reported that 74,977 acres of land in the township was occupied, 26,266 acres were under cultivation, and that the township contained seven sawmills and one gristmill. Smith wrote glowingly of the township, stating "This is one of the best settled townships in the Home District, containing excellent land, and many good farms" (Smith 1846: 32).

As the township grew, many hamlets developed in the township. The largest of these was Brampton, which was incorporated as a village in 1853. Other significant hamlets in the township included Victoria, Tullamore, Terra Cotta, Cheltenham, Snelgrove, and Campbell's Corners (McKinney 1967: 249). In relation to the Study Area, the hamlet of Mayfield developed at the intersection of the 3<sup>rd</sup> Concession East and the 17<sup>th</sup> Sideroad in the mid-19<sup>th</sup> century. The hamlet was established by English immigrants, who named the area after their hometown of Mayfield, England (Archaeological Research Associates Ltd. 2008: 4). A post office was opened in Mayfield in 1853, with William Speers as the first postmaster (Library and Archives Canada 2014). Tremaine's Map of the County of Peel from 1859, depicts the hamlet of Mayfield including the Study Area, a black smith shop, a post office/store, and an inn (Figure 2).



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During the first half of the 19<sup>th</sup> century, most of the wheat grown in the township was shipped from Port Credit. In 1856, the Grand Trunk Railway was built through the township (McKinney 1967: 250; Andreae 1997: 126). The completion of the railway provided an economic boon to local farmers and reduced dependence on local roads and the Port Credit Harbour (McKinney 1967: 250).

The population of Chinguacousy Township reached its 19<sup>th</sup> century peak in 1871 when the population was recorded as 6,129. That year, the township had the highest population in Peel County, narrowly surpassing Toronto Township, which had a population of 5,974 (Dominion Bureau of Statistics 1953). The Agricultural Census of 1871 indicated that the township contained 80,231 acres of occupied land. Of that acreage, 51,794 acres were under crops, 9,400 acres were pasture, and 1,229 acres were gardens or orchards. The predominant crops grown included wheat, barley, oats, potatoes, turnips, and hay (Census of Canada 1871). In relation to the Study Area, Mayfield remained a small hamlet in the late 19<sup>th</sup> century. In the *Directory of the County of Peel for 1873-4*, the community included a blacksmith, an inn keeper, a postmaster, a labourer, a gentleman, and seven farmers (Lynch 1874: 106). By 1877, the hamlet had a population of about 50 (Walker and Miles 1877: 91). Mayfield is depicted on the 1877 Chinguacousy Township map and includes the Study Area (Figure 3). The population of Chinguacousy Township declined to 5,476 in 1881 and 4,744 in 1891 (Dominion Bureau of Statistics 1953).

### 3.3.3 20<sup>th</sup> Century Development

During the first decades of the 20<sup>th</sup> century, the Township of Chinguacousy continued to steadily decline in population, reaching a nadir of 3,635 in 1921 (Dominion Bureau of Statistics 1925). The contraction of population in the township was part of a broader trend of urbanization in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30). All of the townships of Peel County experienced population decline between 1891 and 1901 (Dominion Bureau of Statistics 1953).

The Agricultural Census of 1921 lists Chinguacousy Township as containing 42,138 acres under crop, 4,135 acres as idle or fallow, and 19,055 acres as pasture (Dominion Bureau of Statistics 1925). The increase in pastureland in the township was due to the increasing importance of cattle and dairy farming in the area. The dairy products produced within the township were within trucking distance to growing markets in Toronto (Chapman and Putnam 1984: 174).



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Despite the contraction of population, Chinguacousy Township saw several infrastructure improvements in the early 20<sup>th</sup> century. In 1909, telephone service was introduced to the township, initially available from 7:00 AM to 9:00 PM Monday to Saturday and 2:00 PM to 4:00 PM on Sunday. The initial subscription price was \$10 a year. In 1927, electricity distributed by the Hydro Electric Commission of Ontario became available in rural areas, replacing a patchwork of smaller generators that provided mostly streetlighting (McKinney 1967: 252).

The Township of Chinguacousy remained predominantly rural until after the Second World War, when industries expanded into the township from the more developed parts of Peel County to the east and south. The township also entered a boom in suburban residential construction during the 1950s and 1960s. Between 1957 and 1958 over 6,000 acres of land was assembled for the planned community of Bramalea. The growth of the suburbs in the township is reflected in its rapid population growth in the 1960s. In 1960, the population of Chinguacousy Township was 6,286. By 1966 it grew to 15,996 and also contained 3,100,000 square feet of industrial space (McKinney 1967: 254).

The rapid growth of the Township of Chinguacousy and other communities in Peel County put strain on a county government unaccustomed to administering such large services and planning operations. In response, the provincial government saw increased cooperation between municipalities as a solution. In 1974, the County of Peel was dissolved and replaced with the Regional Municipality of Peel. Under regional government, regional planning and large services, such as public health, waste management, policing, and long-term care, would be administered by the region. Local services such as parks and libraries would be provided by lower-tier governments. When the Region of Peel was created the Township of Chinguacousy was dissolved. The southern part of the township, which was more heavily suburbanized, was amalgamated into the new City of Brampton. The more rural northern part of the township, including the Study Area, was amalgamated into the new Town of Caledon (Peel Art Gallery, Museum and Archives (PAMA) n.d.a).

The population of the Town of Caledon was 66,502 in 2016, an increase of 11.8% since 2011 (Statistics Canada 2019). The population of the Region of Peel was recorded as 1,484,000 in 2016 (Region of Peel 2019).

### 3.4 Property History

Lot 18, Concession 4, East of Centre Road (Huron Street) was granted by the Crown in two 100 acres halves. The Study Area is located in the west half of Lot 18. This parcel of land was granted by the Crown to William Hearn. However, land registry records indicate that Hearn had occupied the lot since at least 1838, when he received it in a will (PAMA n.d.b). In Upper Canada, it was common that several years would pass between a settler occupying a lot and the date of receiving a crown patent. This was



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usually due to the fulfillment of settlement duties, which included clearing and cultivating a certain amount of acreage and erecting a residence that met minimum size requirements. In 1854, Hearn sold a half acre of the parcel to Peter Archdeaken (Archives of Ontario 2020; Library and Archives Canada 2020). This parcel of land that was sold was likely used to facilitate the development of the hamlet of Mayfield, located at the intersection of present-day Dixie Road and Mayfield Road. Historical mapping from 1859 shows the southwest corner of the lot as part of Mayfield while the west half and part of neighbouring Lot 19, Concession 3 was owned by Hearn. The mapping shows a residence in approximately the same location as the present-day brick structure. Additionally, a blacksmith shop is shown at the northeast corner of the intersection of Dixie Road and Mayfield Road (Figure 2).

The Census of 1861 lists William Hearn as occupying Lot 18, Concession 4 and owning an additional 21 acres of land, for a total of 121 acres. William Hearn was born in 1821 in Upper Canada. He was married to Margaret Hearn, born in 1834 in Ireland. The Census of 1861 lists that they had four children, William, age 6; Thomas, age 5; Edward, age 3; and Mary Ann, age 2. Mary Hearn, aged 25, also resided in their household. The Hearn family resided in a two-storey brick house, whilst their neighbours resided in log and frame houses. This brick house is likely the present-day residence in the Study Area. In 1861, William Hearn had 100 acres of land under cultivation, including 84 acres under crops, 14 acres under pasture, and two acres under gardens or orchards. His farm was valued at \$6,500, making it one of the more valuable farmsteads amongst his neighbours, which ranged from a low of \$1,000 to a high of \$10,000. Hearn grew wheat, barley, peas, oats, potatoes, and hay (Library and Archives Canada 1861). Historical mapping from 1877 shows the west half of the lot and adjacent land in Lot 19, Concession 3 owned by Hearn and the hamlet of Mayfield in the southwest corner of the lot. The mapping depicts a residence and orchard just north of the hamlet of Mayfield, in the approximate location of the present-day brick structure (Figure 3). The mapping also depicts the blacksmith shop at the northeast corner of the intersection of Dixie Road and Mayfield Road.

The Census of 1881 lists William Hearn as a 59-year-old farmer. He lived with William Junior, age 26; Thomas, age 24; Edward, age 22; Mary Ann, age 20; and Morris, age 18 (Library and Archives Canada 1881). In 1887, the will of William Hearn passed the 100-acre parcel to his eldest surviving son, Thomas Hearn (PAMA n.d.c.). However, the Census of 1891 indicates that Thomas Hearn had left the family farm and moved to the nearby Town of Brampton. Thomas Hearn was employed as a tea dealer and lived with his wife Mary Ann, age 24; son John, age 2; and daughter Margaret, age six months (Library and Archives Canada 1891).





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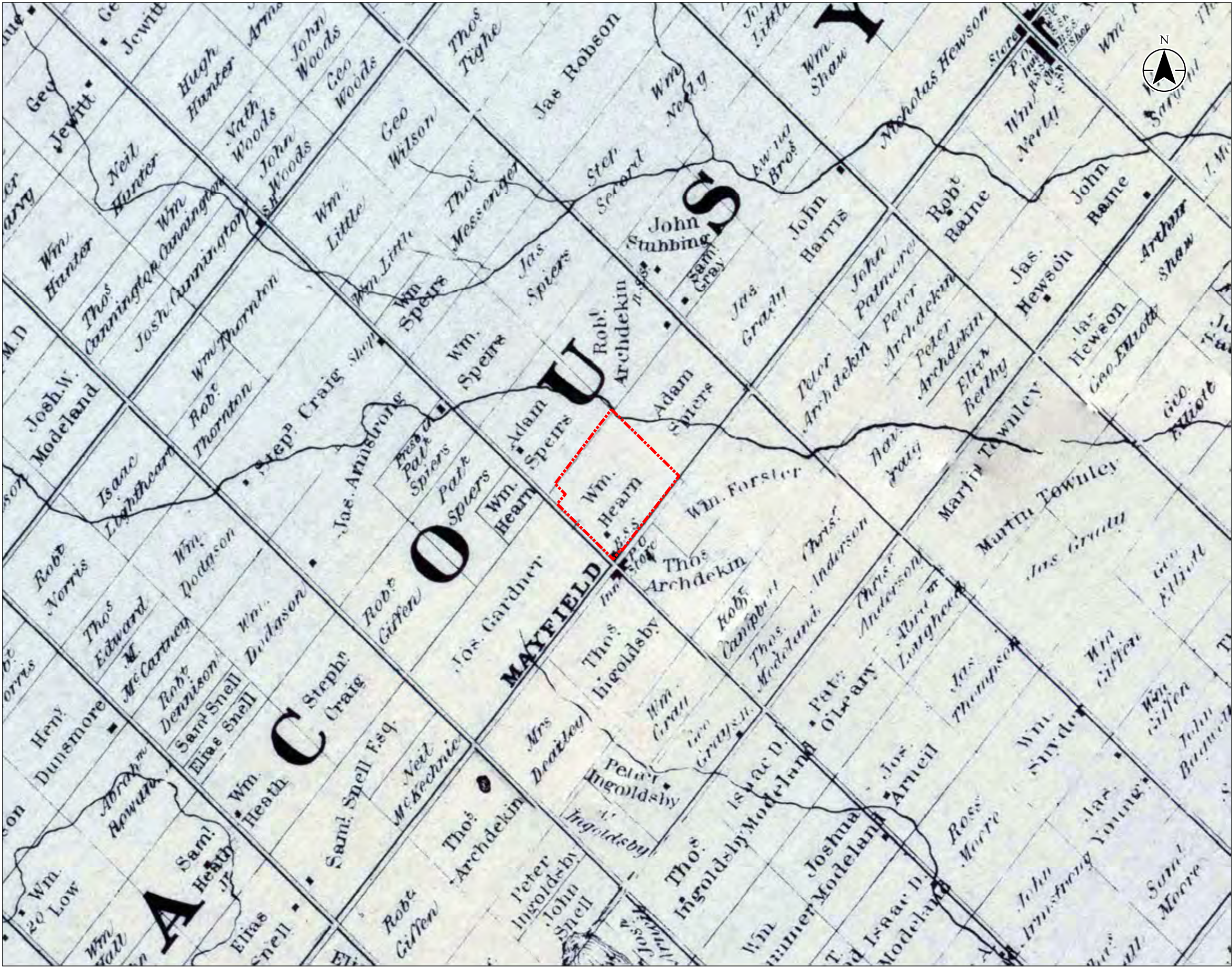
In 1900, Thomas Hearn and his wife sold the parcel to David H. Cation (PAMA n.d.c). The Census of 1901 lists David Cation as a 39-year-old farmer born in Ontario. He lived with his wife Mary, age 32; son William, age 6; daughter Catharine, age 3; and daughter Annie, age 1 (Library and Archives Canada 1901). Topographic mapping from 1914 shows a brick residence and small wooded area in the present-day location of the brick structure (Figure 4). The mapping also shows the former blacksmith shop at the northeast corner of the intersection of Dixie Road and Mayfield Road. In April 1920, David Cation and his wife sold the property for \$1.00 to their son William (ONLand 2020). The Census of 1921 lists William Cation as a 26-year-old farmer who lived in a brick home. This is likely the present-day home in the Study Area. William lived with his 27-year-old wife Annie (Library and Archives Canada 1921).

Based on land registry records, William Cation died around 1944 and left the property to Annie Cation, the executor of his estate. It is unclear if the Annie Cation listed was David's wife or his younger sister. Annie Cation continued to remain on the property and entered into a joint tenancy with David H. Cation. Aerial photography from 1954 shows that the Study Area remained an agricultural property (Figure 5). In 1976, Annie Cation granted her share of the property to John R. Cation and David H. Cation granted his share of the property to Sharon Cation (ONLand 2020). The former blacksmith shop at 4524 Mayfield Road was removed in the 2000s as a result of road-widening work.



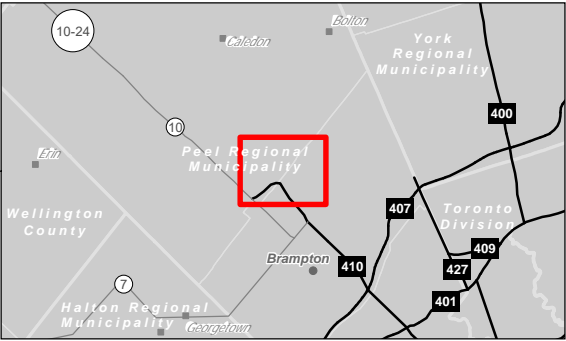


\\CGI215101\work\_group\01692\Activat\1609\407\3103\_data\gis\_csd\gis\mxd\shelton\report\_images\CH\_12035\_Dixie\169407\3 CH\_Fig02\_HistoricalMap1859.mxd Revised: 2021-03-08 By: bcooper



Legend  
Study Area (Approximate)

Notes  
1. Not to Scale.  
2. Citation: Tremaine, George R. 1859, Tremaine's Map of the County of Peel, Canada West, Toronto: G.R. & C.M. Tremaine.



Project Location  
Regional Municipality of Peel, ON  
160940763 REVA  
Prepared by BCC on 2021-03-08

Client/Project  
TRIBAL PROPERTIES INC.  
CULTURAL HERITAGE IMPACT STATEMENT  
12035 DIXIE ROAD, CALEDON

Figure No.  
2

Title  
Historical Mapping, 1859



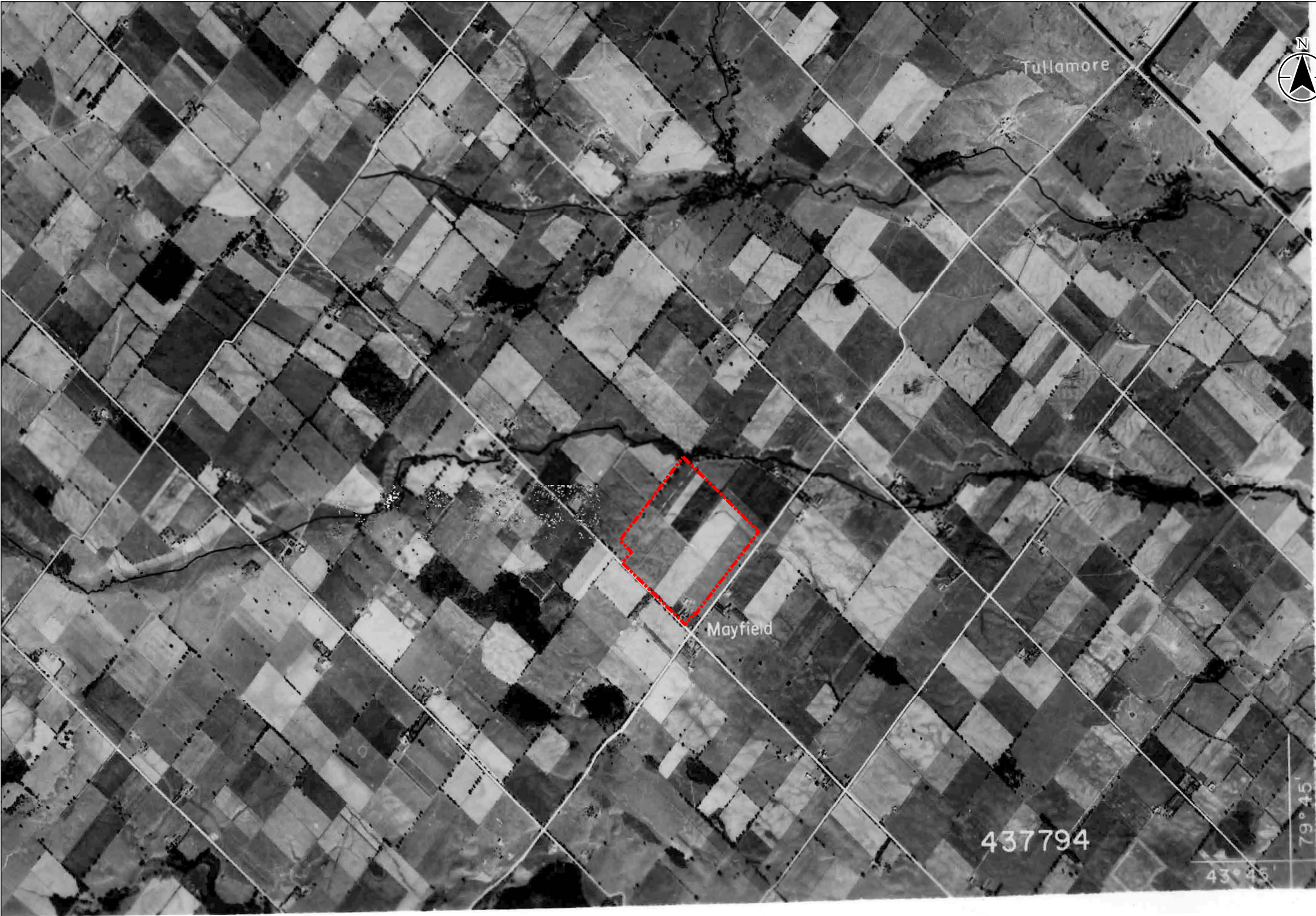






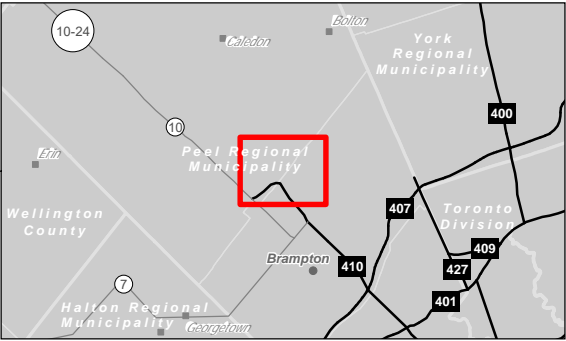


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Legend  
 Study Area (Approximate)

Notes  
1. Not to Scale.  
2. Citation: Hunting Survey Corporation. 1954. Air Photos of Southern Ontario, Photo 437794.



Project Location  
Regional Municipality of Peel, ON  
160940763 REVA  
Prepared by BCC on 2021-03-08

Client/Project  
TRIBAL PROPERTIES INC.  
CULTURAL HERITAGE IMPACT STATEMENT  
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Figure No.  
5

Title  
Aerial Photo, 1954

# Cultural Heritage Impact Statement—12035 Dixie Road, Caledon

Site Description  
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## 4.0 Site Description

### 4.1 Introduction

As outlined in Section 2.3, a site assessment was undertaken on December 4, 2020, by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. The weather conditions were cold, cloudy, and periodically snowy. The site visit included a pedestrian survey of the property, including around the extant residence and barn. Interior access was granted to the barn.

### 4.2 Landscape Setting and Elements

The property at 12035 Dixie Road is located at the northeast corner of Mayfield Road (Regional Road 14) and Dixie Road (Regional Road 4). The property is set in an area transitioning from rural and agricultural land use to a suburban setting containing new residential construction, office parks, and industrial buildings. In general, land to the south of the Study Area, within the City of Brampton, has been developed while much of the land north of the Study Area, within the Town of Caledon, remains agricultural. Adjacent to the Study Area, Dixie Road is a two-lane road with dedicated southbound turning lanes at the intersection of Mayfield Road and Dixie Road. The road is paved in asphalt and contains gravel shoulders. The east side of the roadway is lined with utility poles (Plate 2 and Plate 3). The property at 12035 Dixie Road is accessed via an asphalt driveway located off Dixie Road.

The property at 12035 Dixie Road is an active agricultural property and, with the exception of the area surrounding the residence, was designed to be functional. The ornamentally landscaped area surrounding the residence is separated from the functional components of the landscape by split rail fencing. Surrounding the residence, ornamental landscaping components include a lawn, mature deciduous trees, mature spruce trees, shrubs, and an interlocking brick paver walkway (Plate 4 and Plate 5).

The functional components of the landscape include an asphalt driveway connected to Dixie Road and an asphalt and concrete parking area east of the residence. The property also contains concrete and gravel driveways that serve to connect and allow access to the various structures on the property (Plate 6). This hardscaped area is surrounded by agricultural fields and meadows (Plate 7).





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**Plate 2: Looking south on Dixie Road towards intersection of Mayfield Road and Dixie Road**



**Plate 3: Looking north on Dixie Road**



**Plate 4: Mature trees, walkway, shrubs, and split rail fence, looking west**



**Plate 5: Mature spruce trees and split rail fence, looking east**



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**Plate 6: Looking south at gravel and concrete driveways**



**Plate 7: Agricultural fields, looking east**

### 4.3 Residence

The residence at 12035 Dixie Road is located towards the southwest corner of the property. The residence is a two-storey structure with a low-pitched hip and gable roof. The residence has a T-shaped plan and contains two modern additions. The roof is clad in asphalt shingles and contains brick bookend chimneys on the hip roof section and one brick chimney on the gable roof section.

The front (west) façade of the residence is symmetrical and contains a projecting gable roof bay with buff brick quoins (Plate 8). The exterior of the front façade is red brick with a Flemish bond and contains buff brick quoins (Plate 9). The front façade contains decorative wooden brackets and a wood fascia (Plate 10). The windows on the front façade are modern 8/8 windows on the second storey and modern 8/12 windows on the first storey with buff brick voussoirs with buff brick keystones and stone sills with two buff brick brackets (Plate 11). The gable of the projecting bay contains bargeboard with a trefoil pattern. Located within the gable is dichromatic decorative brickwork and a buff brick decorative band. Below the dichromatic brickwork is a modern double lancet window with modern shutters, a buff brick voussoir with a buff brick keystone, and a stone sill with three buff brick brackets (Plate 12). The main entrance to the residence is part of the projecting bay and contains a modern storm door, modern sidelights, modern transom, buff brick voussoir with buff brick keystone, wooden half glass entrance door, wood panelled sidelights, and a rectangular wood transom. The main entrance is accessed via a set of small stone steps (Plate 13). Above the cut coursed ashlar stone foundation is a buff brick band (Plate 14).





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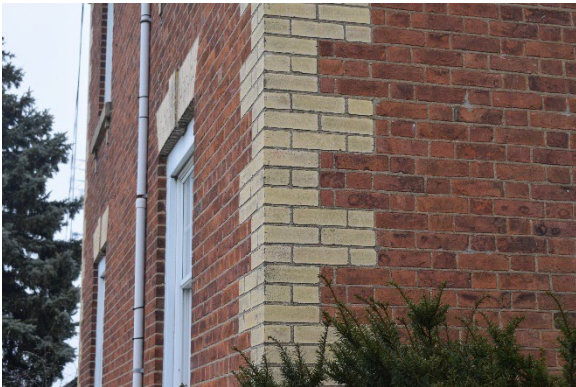
**Plate 8: Front (west) façade of 12035 Dixie Road, looking east with projecting gabled roof bay with buff brick quoins**



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**Plate 9: Details of buff brick quoins and Flemish Bond, looking east**



**Plate 10: Details of decorative wood brackets and wood fascia, looking east**



**Plate 11: Modern 8/8 windows and 8/12 windows, with buff brick voussoirs and stone sills, looking east**



**Plate 12: Details in gable, looking east**



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**Plate 13: Main entrance with wood half glass door, wood sidelights and transom, looking east**



**Plate 14: Buff brick band and cut coursed ashlar stone foundation, looking east**

The south façade of the residence contains three distinct sections. The westernmost section is part of the original residence while the middle and eastern sections are part of modern additions (Plate 15). The western section is two storeys with a brick chimney. The exterior is red brick with a stretcher bond and buff brick quoins. The western section of the south façade contains a wood fascia and wood brackets. This section has modern 8/8 windows on the second storey and modern 8/12 windows on the first storey with buff brick voussoirs with buff brick keystones and stone sills with buff brick brackets (Plate 16). Above the stone foundation is a buff brick band. The basement contains a four-pane wood frame window and access conduits for utilities, including air conditioning (Plate 17).

The centre portion of the south façade contains a shed roof addition which extends from the gable roof part of the east façade. This shed roof addition is a modern sunroom with modern windows and modern doors and a concrete foundation (Plate 18). The east section of the south façade contains part of a mid-20<sup>th</sup> century addition which includes a garage, modern windows, and a red brick exterior. The foundation of the addition is concrete block (Plate 19).





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**Plate 15: South façade, looking north**



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**Plate 16: West part of south façade, looking north**



**Plate 17: Buff brick quoins, buff brick band, cut coursed ashlar stone foundation, and utility conduits, looking north**



**Plate 18: Sunroom addition to south façade, looking north**



**Plate 19: Mid-20<sup>th</sup> century addition, looking north**

The east façade has been heavily modified by a shed roof addition and mid-20<sup>th</sup> century hip roof addition. Original sections of the east façade are clad in red brick with buff brick quoins. The west section of the east façade contains a wood fascia and wood brackets. The shed roof addition to the east façade is clad in modern siding and contains modern windows. The northern-most section of the east façade contains a modern garage and modern door. This addition is clad in red brick and has a concrete block foundation (Plate 20).





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**Plate 20: East façade, looking west**

The north façade of the residence contains three distinct sections. The westernmost section has a red brick exterior with a common bond and a wood fascia and brackets below the roofline. The western section of the north façade has buff brick quoins and a buff brick band above the stone foundation. This section contains modern 8/8 windows on the second storey and modern 8/12 windows on the first storey with buff brick voussoirs with buff brick keystones and stone sills with buff brick brackets (Plate 21). The basement contains four pane wood frame windows (Plate 22).

The middle section of the north façade is an original section of the residence and contains a gable roof section with a brick chimney and asphalt roof shingles. The exterior is clad in red brick with a common bond and contains buff brick quoins and dichromatic decorative brickwork below the roofline. This section contains a modern horizontal sliding window on the second storey and modern casement windows with buff brick voussoirs on the first storey. The easternmost section of the north façade is part of the mid-20<sup>th</sup> century hip roof addition and contains a red brick exterior and modern windows (Plate 23).



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**Plate 21: North façade, looking south**



**Plate 22: Four pane wood frame basement window, looking south**



**Plate 23: Middle and east sections of north façade, looking south**





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#### 4.4 Barn

The barn at 12035 Dixie Road is a gambrel roof barn. The barn contains a metal roof with five lightning rods. The exterior of the barn is clad in unpainted board and batten siding (Plate 24). The barn contains additions on the south and east elevations. The foundation of the barn is a mix of stone, poured concrete, concrete block, and brick. According to the occupant of the property, the entire barn originally had a stone foundation. During the 1980s, the stonework failed and was replaced by sections of poured concrete, concrete block, and brick. Only a small section of the original stone foundation remains on the west elevation of the barn (Plate 25). Based on visual inspection and information from the occupant, the barn was originally a bank barn. According to the occupant, the bank was an earth and concrete gangway which was large enough to allow vehicles to pass underneath. The bank was removed in the mid-1980s.

The main (west) elevation of the barn contains a hay loft door just below the roofline. Located just above the foundation is another hay loft door and a boarded window. The west elevation provides access to the barn through two sets of doors. The southernmost doors are double metal doors with glass windows that were blocked at the time of the site visit. Just north of these double doors is a single metal door with a glass window. Adjacent to these doors are modern horizontal sliding windows. The southern half of the foundation of the west elevation is fieldstone and the remainder is poured concrete (Plate 26).

The north elevation of the barn is the former main elevation; however, the barn is presently primarily accessed via the west elevation. Views of the north elevation were partially impeded by silos and other agricultural implements. The north elevation is clad in board and batten siding and has a poured concrete foundation (Plate 27). The north elevation contains two hay loft doors and large double doors on a sliding track, which formerly aligned with the bank and provided the main access to the barn (Plate 28). Below the former main door is a line of modern horizontal sliding windows and a metal door.

The east elevation of the barn contains a large gable roof addition that according to the occupant was built in the 1970s. The north and east section of the addition is clad in metal and contains modern windows and doors (Plate 29 and Plate 30). The south section of the addition is clad in timber siding and contains six pane and four pane wood frame windows (Plate 31 and Plate 32). According to the occupant, some of these windows were salvaged from former buildings located on the property.

The south elevation of the barn is clad in board and batten siding and has a concrete block, poured concrete, and brick foundation. There is also a small section of stone remaining, but it does not connect to the ground or other parts of the foundation. This elevation contains four hay loft doors, two larger doors on metal tracks, modern





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windows, and a wooden Dutch door (Plate 33). The south elevation also contains a modern gable roof addition with modern siding, modern doors, and modern windows (Plate 34).

The interior of the barn consists of a main level and loft. The original section of the barn is supported by hand hewn posts, beams, and braces. The main level is used as stables and for livestock while the loft area is currently not used (Plate 35 and Plate 36). Due to structural concerns, the loft area was only photographed from the stairway to the loft (Plate 37 and Plate 38). The addition contains no loft area and has machine cut beams, posts, and braces (Plate 39).



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**Plate 24: South and west elevations of the barn, looking north**



**Plate 25: Stone foundation, looking east**



**Plate 26: West elevation, looking east**



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**Plate 27: North elevation, looking east**



**Plate 28: North elevation, showing track doors and former location of bank**



**Plate 29: North elevation of addition, looking south**



**Plate 30: East elevation of addition, looking west**





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**Plate 31: South elevation of addition, looking north**



**Plate 32: Salvaged four pane windows, looking east**



**Plate 33: South elevation, looking north**



**Plate 34: Gable roof addition, looking north**



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**Plate 35: Main level of barn, looking east**



**Plate 36: Hand hewn beams, looking east**



**Plate 37: Interior of loft area showing hand hewn beams, posts, and joints, looking south**



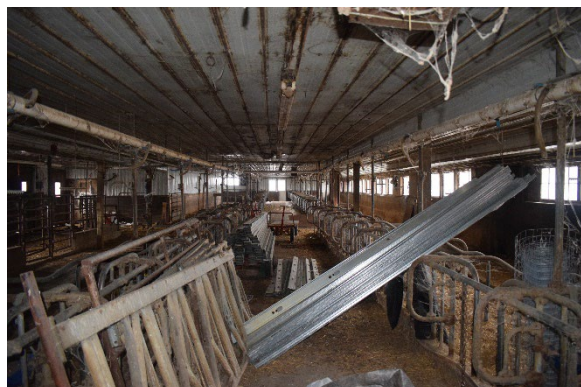
**Plate 38: Interior of loft area showing hand hewn beams, posts, and joints, looking east**



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**Plate 39: Modern addition to barn**

### 4.5 Outbuildings

The Study Area contains seven outbuildings, and a cast-in-place concrete silo. Except for one early 20<sup>th</sup> century outbuilding, these buildings were constructed from the mid-20<sup>th</sup> century through the 1990s. The outbuildings are presently used for storage, commercial use, livestock housing and as drive sheds.

The southernmost outbuilding is a small timber clad outbuilding that appears to be constructed in the early 20<sup>th</sup> century (**Plate 40 to Plate 43**). This structure has a gable roof that is clad with asphalt shingles. Its south elevation has a large wood sliding door on a metal track with metal hangers, and hinges. Adjacent to the wood sliding door is a modern man door. Its west elevation has a 2/2 wood frame window. The former 2/2 wood frame window on the east elevation is missing its lower glass panes (**Plate 44**).

To the north of this building is a modern commercial outbuilding that was constructed in the late 20<sup>th</sup> century (**Error! Reference source not found.**). This structure has a shed roof that is clad with metal. The building is clad with corrugated metal and sits on poured concrete. Its south elevation has three modern half glass entry doors. Its west and north elevations both have two flat-headed horizontal sliding windows. Its north elevation has a centrally placed modern half glass entry door flanked by flat-headed horizontal sliding windows.

North of this commercial outbuilding is a large storage outbuilding constructed in the mid-20<sup>th</sup> century (**Plate 49 to Plate 52**). The structure has a gable roof that is clad in metal and has five lightning rods. The building exterior is clad in corrugated metal. Its south and east elevations have modern metal garage doors.



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North of the large storage outbuilding is a large storage driveshed constructed in the late 20<sup>th</sup> century (Plate 53 to Plate 56). The building is a steel frame structure with a gable roof that is clad with metal. The structure has a corrugated metal exterior. Its south elevation has six open bays (Plate 57).

Southeast of the large storage driveshed is a similar but one bay smaller in size, hay and storage driveshed that was constructed in the late 20<sup>th</sup> century (Plate 58 to Plate 61). The building is a steel frame structure with a gable roof that is clad with metal. The building exterior is clad in corrugated metal. Its south elevation has five open bays.

To the southeast of the barn is a livestock outbuilding that was constructed in the mid-20<sup>th</sup> century (Plate 62 to Plate 64). The wood frame structure has a gable roof that is clad with metal and has four ventilators. The structure has a salt box side on its north elevation. The building exterior is clad in corrugated metal. Its west and east elevations each have two large metal sliding doors on metal hangers. Its south elevation has a large open doorway and four open windows.

To the south of the barn is an outbuilding used as a workshop that was constructed in 1957 (Plate 65 to Plate 67). This date is etched into one of the concrete blocks.

South of the barn and the workshop is a cast-in-place concrete silo that has cell phone equipment affixed to it (Plate 65). According to the occupant, the silo was built in the early 1990s.





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**Plate 40: Timber clad outbuilding south elevation, looking north**



**Plate 41: Timber clad outbuilding west elevation, looking east**



**Plate 42: Timber clad outbuilding north elevation, looking south**



**Plate 43: Timber clad outbuilding east elevation, looking west**



**Plate 44: Close-up of east elevation window on timber clad outbuilding**



**Plate 45: Commercial building south elevation, looking north**





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**Plate 46: Commercial building west elevation, looking east**



**Plate 47: Commercial building north elevation, looking south**



**Plate 48: Commercial building east elevation, looking west**



**Plate 49: Large storage outbuilding south elevation, looking north**



**Plate 50: Large storage outbuilding east elevation, looking west**



**Plate 51: Large storage outbuilding north elevation, looking east**



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**Plate 52: Large storage outbuilding west elevation, looking east**



**Plate 53: Storage driveshed, north elevation looking south**



**Plate 54: Storage driveshed west elevation, looking east**



**Plate 55: Storage driveshed south elevation, looking northwest**



**Plate 56: Storage driveshed east elevation looking southwest**



**Plate 57: Storage driveshed interior looking west**





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**Plate 58: Hay and storage driveshed north and west elevations looking southeast**



**Plate 59: Hay and storage driveshed west elevation, looking east**



**Plate 60: Hay and storage driveshed south elevation, looking east**



**Plate 61: Hay and storage driveshed east elevation, looking north**



**Plate 62: Livestock outbuilding north and west elevations, looking southeast**



**Plate 63: Livestock outbuilding south elevation, looking north**



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**Plate 64: Livestock outbuilding east elevation, looking west**



**Plate 65: Workshop west elevation, looking east**



**Plate 66: Workshop south elevation, looking northeast**



**Plate 67: Workshop east elevation, looking west**



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### 5.0 Comparative Analysis

The property at 12035 Dixie Road is listed on the Town's Register as an "Italianate style, red and buff brick farmhouse". The property is one of 64 listed farmhouses which have the architectural style described as "Italianate" or "Italianate-inspired". There is also one designated Part IV Italianate farmhouse in Caledon. Most of these farmhouses are brick clad, with the exceptions being two with a plastered exterior, five with a synthetic exterior and two constructed from cut stone. This style of architecture, popular between 1850 and 1900, is characterized by stylized and exaggerated features, repeated motifs, the use of cornice brackets and projecting eaves, rooftop cupolas or belvederes, dichromatic effects produced by using contrasting materials around windows and at corners, classical or baroque inspired detailing and exaggerated window cornices based on the stilted segmental arch (Blumenson 1990). A vernacular version of this style appeared in *The Canada Farmer* journal in 1865, presenting a "simply designed" two-storey square house with a pedimented projecting frontispiece, a hip roof with a deck, strongly accented corners, eyebrow-like segmentally arched window cornices, large-paned sash-type windows and tall chimneys (Blumenson 1990). The occurrence of these types of residences is common throughout the town, existing in both rural and urban settings. There are also civic buildings and other structures built in the Italianate style, including schools, commercial buildings, and hotels. Based on the site investigation, the residence at 12035 Dixie Road meets the definition of an Italianate style farmhouse.

The historical integrity of the residence remains relatively intact, with the original portion of the house well maintained and repairs, such as replacement windows, remaining complimentary to the original character. However, the two additions are not sympathetic to the original character.



### 6.0 Evaluation of Cultural Heritage Value or Interest

#### 6.1 Introduction

The criteria for determining CHVI is defined by O. Reg. 9/06 (see Section 2.4.1). If a property meets one or more of the criteria it is determined to contain, or represent, a cultural heritage resource. A summary statement of cultural heritage value will be prepared, and a list of heritage attributes which define the CHVI identified. Given the identification of a cultural heritage resource, consideration should be given to the effects of a proposed change on the heritage attributes of that property. The evaluation of each property according to O. Reg. 9/06 is provided in subsequent sections below.

#### 6.2 Design or Physical Value

The residence at 12035 Dixie Road is a representative and early example of the vernacular interpretation of an Italianate residence. The residence was likely built between 1847 and 1861, based on land registry records, historical mapping, and census records. Italianate design elements of the residence include a hip roof, projecting gable bay, strong corners, tall chimneys, brackets, and dichromatic brickwork. In particular, the layout of the front façade of the residence closely matches a vernacular interpretation of the Italianate design popularized by *The Canada Farmer* beginning in 1865 and referred to by the publication as a “two-storey farmhouse” (Plate 68). Although *The Canada Farmer* did not popularize the design of this residence until after 1865, the design of this type of residence, and of 12035 Dixie Road, incorporates some elements of the earlier Georgian and Gothic Revival design, and is overall conservative in architectural appearance. Therefore, it is likely that residences such as 12035 Dixie Road were constructed prior to their popularization in *The Canada Farmer* in 1865, as Italianate style residences first became popular in Ontario around 1850 and the residence incorporates elements of previous design styles (Blumenson 1990: 58-59). Since this residence was built prior to its widespread popularization, it is an early example of the vernacular interpretation of an Italianate residence.





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**Plate 68: The two-storey farmhouse popularized by *The Canada Farmer* (Canada Farmer 1865)**

Georgian elements of 12035 Dixie Road include the symmetrical front façade and overall square shape. Gothic Revival elements present at 12035 Dixie Road include the use of bargeboard in the gable of the projecting bay, as bargeboard is not often incorporated into Italianate design. The overall result of this design was a fairly conservative residence that offered a middle ground between more ornate contemporary designs and the older Georgian style. This resulted in this style of residence having a widespread appeal throughout southern Ontario (Blumenson 1990: 58-59).

The residence at 12035 Dixie Road does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout 19<sup>th</sup> century residences in southern Ontario. Although the residence is an early example of the vernacular interpretation of an Italianate residence, it does not demonstrate a high degree of technical or scientific achievement. The residence incorporated similar building materials and construction practices used throughout 19<sup>th</sup> century southern Ontario.



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The barn at 12035 Dixie Road is a representative example of a gambrel roof barn. The gambrel roof barn was popularized in the midwestern United States in the 1870s and was associated with new lumber construction techniques. The gambrel barn eventually spread to southern Ontario in the 1880s (Ennals 1972: 267). These types of barns were constructed throughout rural areas of Ontario in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The barn at 12035 Dixie Road has been modified during the late 20<sup>th</sup> century, including the replacement of most of the original stone foundation, the removal of the gangway/bank, and the construction of two additions. However, the barn still retains the characteristics and recognizable look of a late 19<sup>th</sup> to early 20<sup>th</sup> century gambrel roof barn. The barn does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement given its common design and construction materials.

The property at 12035 Dixie Road is predominantly a contemporary agricultural property set on a landscape that has evolved and continues to operate into the present-day. Aside from the high integrity of the residence, the rest of the property, including the barn, has been heavily modified and no longer resembles a 19<sup>th</sup> century farmstead from a design or physical perspective. The outbuildings were constructed between the early to late 20<sup>th</sup> century and the circulation patterns and relationship between buildings is mostly shaped by its current use as an agricultural business. The outbuildings utilized common construction materials and techniques related to their era of construction, they do not display a high degree of craftsmanship or merit. They also do not demonstrate techniques or include features that demonstrate a high degree of technical or scientific achievement. Therefore, the property does not contain design or physical value as a farmstead.

Based on the above discussion, 12035 Dixie Road meets criterion 1(i) of O. Reg. 9/06.

### **6.3 Historic or Associative Value**

The property, residence, and barn at 12035 Dixie Road do not contain historic or associative value. The property was historically occupied by the Hearn family. William Hearn settled on the property in about 1838 and was the original crown patentee of the west half of Lot 18, Concession 4, East of Centre Road (Hurontario Street). William Hearn was born in Upper Canada in about 1821. Hearn and his family farmed the property, engaging in the predominant economic activity of not only Chinguacousy Township during the 19<sup>th</sup> century, but most of Upper Canada. Research did not indicate that Hearn or his family made a significant contribution to the evolution or development of Chinguacousy Township or the surrounding area. Rather, he was one of hundreds of free-hold yeoman farmers that resided in the township during the 19<sup>th</sup> century. Therefore, the property is not associated with a theme, event, belief, person, activity, organization, or institution that is significant to the community.





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The property is an active agricultural business that has evolved to meet the changing needs of agriculture and does not provide evidence of notable or influential aspects of the history of a particular culture. The property does not yield information that contributes to an understanding of a community or culture. The builder or architect of the residence and barn is unknown.

Based on the above discussion, 12035 Dixie Road, does not meet criterion 2 of O. Reg. 9/06.

### **6.4 Contextual Value**

The property at 12035 Dixie Road is set in an area that is in the process of urbanization. Former agricultural land to the south and west has been replaced with contemporary residences, commercial structures, and industrial structures. While some agricultural and rural properties are still present to the north and east the residence and barn are situated directly adjacent to a large industrial structure at 21 Merchant Road to the west, a large residential development to the south, and the large busy intersection of Dixie Road and Mayfield Road.

The character is that of a streetscape and area in transition, reflected by the numerous new construction projects. The property is a working agricultural property and has evolved over the years to meet the needs of a contemporary business and no longer resembles a 19<sup>th</sup> century farmstead. While the mature trees on the property date to the mid-20<sup>th</sup> century and are not directly related to former farmstead use but were planted for privacy and roadway screening around the residence. The property is becoming a remnant landscape and as such does not define, maintain, or support the character of the area.

The property is physically, visually, and historically linked to the former hamlet of Mayfield. It is situated at the northeast intersection of Dixie Road and Mayfield Road, where the hamlet was established in the mid-19<sup>th</sup> century. The property is one of two remaining links to former hamlet, the only other remaining link is 4585 Mayfield Road, adjacently situated to the south. This property contains a mid-19<sup>th</sup> century Gothic Revival residence associated with Peter Archdekin. Similarly, to 12035 Dixie Road, the residence is a red brick structure with buff brick detailing.

As a remnant landscape in the surrounding developing commercial, industrial, and residential area, the residence and barn stand out in the immediate area. While they may not have always been a landmark, given the changes to former hamlet of Mayfield and the growing City of Brampton to the south, the property is now considered a landmark.

Based on the above discussion, 12035 Dixie Road meets criterion 3 (ii and iii) of O. Reg. 9/06.



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### 6.5 Summary of Evaluation

Table 1 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.

**Table 1: Evaluation of 12035 Dixie Road According to *Ontario Regulation 9/06***

Criteria of O. Reg. 9/06	Yes/No	Comments
<b>Design or Physical Value</b>		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	<p>The residence at 12035 Dixie Road is a representative and early example of the vernacular interpretation of an Italianate residence. The residence was likely built between 1847 and 1861, based on land registry records, historical mapping, and census records. Italianate design elements of the residence include a hip roof, projecting gable bay, strong corners, tall chimneys, brackets, and dichromatic brickwork. In particular, the layout of the front façade of the residence closely matches a vernacular interpretation of the Italianate design popularized by <i>The Canada Farmer</i> beginning in 1865. Because this residence was built prior to its widespread popularization, it is an early example of the vernacular interpretation of an Italianate residence.</p> <p>The barn at 12035 Dixie Road is a representative example of a gambrel roof barn. The gambrel roof barn was popularized in the midwestern United States in the 1870s and eventually spread to southern Ontario in the 1880s. These types of barns were constructed throughout rural areas of Ontario in the late 19<sup>th</sup> to early 20<sup>th</sup> century.</p> <p>Aside from the high integrity of the residence, the rest of the property, including the barn, has been heavily modified and does no longer resembles a 19<sup>th</sup> century farmstead from a design or physical perspective.</p>



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Criteria of O. Reg. 9/06	Yes/No	Comments
Displays a high degree of craftsmanship or artistic merit	No	The residence at 12035 Dixie Road does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout 19 <sup>th</sup> century residences in southern Ontario.  The barn does not display a high degree of craftsmanship or artistic merit given its common design and construction materials.
Demonstrates a high degree of technical or scientific achievement	No	Although the residence is an early example of the vernacular interpretation of an Italianate residence, it does not demonstrate a high degree of technical or scientific achievement. The residence incorporated similar building materials and construction practices which were used throughout 19 <sup>th</sup> century southern Ontario  The barn does not display a high degree of technical or scientific achievement given its common design and construction materials.
<b>Historical or Associative Value</b>		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	The property was historically occupied by the Hearn family. William Hearn settled on the property in about 1838 and was born in Upper Canada in about 1821. Hearn and his family farmed the property, engaging in the predominant economic activity of Chinguacousy Township during the 19 <sup>th</sup> century. Research did not indicate that Hearn or his family made a significant contribution to the evolution or development of Chinguacousy Township or the surrounding area.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property is an active agricultural business that has evolved to meet the changing needs of agriculture and does not provide evidence of notable or influential aspects of the history of a particular culture. The property does not yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The builder or architect of the residence and barn is unknown.



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Criteria of O. Reg. 9/06	Yes/No	Comments
<b>Contextual Value</b>		
Is important in defining, maintaining, or supporting the character of an area	No	The property is set in an area that is in the process of urbanization. Former agricultural land to the south and west has been replaced with contemporary residences, commercial structures, and industrial structures. While some agricultural land is still present to the north and east, it does not define or support the character of the area.
Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is physically, visually, and historically linked to the former hamlet of Mayfield. It is situated at the northeast intersection of Dixie Road and Mayfield Road, where the hamlet was established in the mid-19 <sup>th</sup> century. The property is one of two remaining links to the former hamlet, the only other remaining link is 4585 Mayfield Road, adjacently situated to the south. This property contains a mid-19 <sup>th</sup> century Gothic Revival residence associated with Peter Archedkin. Similarly to 12035 Dixie Road, the residence is a red brick structure with buff brick detailing.
Is a landmark	Yes	As the residence and barn are becoming a remnant landscape in the surrounding area transitioning to industrial, commercial, and residential developments associated with the growth of the City of Brampton to the south, the residence and barn stand out in the immediate area. While they have always been a landmark, given the changes of Mayfield and the surrounding area, the property is now considered a landmark.

## 6.6 Statement of Cultural Heritage Value

### 6.6.1 Description of Property

The property at 12035 Dixie Road is located at the northeast corner of the intersection of Dixie Road (Regional Road 4) and Mayfair Road (Regional Road 14) in the Town of Caledon and contains a contemporary agricultural business that has evolved over time. The property contains a mid-19<sup>th</sup> century two storey Italianate residence, a late 19<sup>th</sup> to early 20<sup>th</sup> century gambrel roof barn, outbuildings, deciduous vegetation, coniferous vegetation, and agricultural fields.



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### **6.6.2 Cultural Heritage Value**

The property at 12035 Dixie Road demonstrates design/physical value as it contains an early and representative example of a vernacular interpretation of an Italianate residence and a representative late 19<sup>th</sup> to early 20<sup>th</sup> century gambrel roof barn.

The residence is a representative and early example of the vernacular interpretation of an Italianate residence and was likely built between 1847 and 1861. Italianate design elements of the residence include a hip roof, projecting gable bay, strong corners, tall chimneys, brackets, and dichromatic brickwork. The front façade of the residence closely matches a vernacular interpretation of the Italianate design popularized by The Canada Farmer beginning in 1865. Because this residence was built prior to its widespread popularization, it is an early example of the vernacular interpretation of an Italianate residence.

The barn at 12035 Dixie Road is a representative example of a gambrel roof barn. The gambrel roof barn was popularized in the midwestern United States in the 1870s and eventually spread to southern Ontario in the 1880s. These types of barns were constructed throughout rural areas of Ontario in the late 19<sup>th</sup> to early 20<sup>th</sup> century.

The property is physically, visually, and historically linked to the former hamlet of Mayfield. It is situated at the northeast intersection of Dixie Road and Mayfield Road, where the former hamlet was established in the mid-19<sup>th</sup> century. The property is physically, visually, and historically connected to the adjacent 4585 Mayfield Road, another Mayfield property constructed in the mid-19<sup>th</sup> century of red brick with buff brick detailing. The residence and barn are landmark structures that stand out in the viewscape at the intersection of Dixie Road and Mayfield Road.

### **6.6.3 Heritage Attributes**

The following heritage attributes have been identified for the property at 12035 Dixie Road.

Elements that contribute to the design value of the property include:

- Early and Representative vernacular interpretation of an Italianate residence, including:
  - Two storey structure
  - Hip roof with bookend brick chimneys
  - Red brick construction
  - Projecting gable bay on front façade with gable peak and bargeboard



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- Wooden brackets
- Dichromatic decorative brick banding
- Buff brick voussoirs with buff brick keystones and stone sills
- Central entrance with wood half glass entry door, wood panelled sidelights, wood rectangular transom, buff brick voussoir, and buff brick keystone
- Cut coursed Ashlar stone foundation
- Representative gambrel roof barn, including
  - Gambrel roof
  - Timber cladding
  - Hand hewn timber framing
  - Remaining section of stone foundation on west elevation

Elements that contribute to the contextual value of the property include:

- Its location on the north side of Mayfield Road opposite to 4585 Mayfield Road
- The residence and barn's landmark position near the intersection of Dixie Road and Mayfield Road



### 7.0 Impact Assessment

#### 7.1 Description of Proposed Undertaking

The Proponent is proposing the redevelopment of the property with the construction of four industrial buildings of 204,720 square feet to 1,330,336 square feet in size. To facilitate the proposed development, the Proponent sought amendment to the Town of Caledon Official Plan and Zoning By-law for site plan approval. Since the submission of this CHIS in November 2021, a Minister's Zoning Order (MZO) was issued in March 2022 by the Minister of Municipal Affairs and Housing under O. Reg. 157/22. Under this MZO, the property became zoned Prestige Industrial Zone and Environmental Protection Zone (Government of Ontario 2022).

The identified heritage attributes associated with the residence and barn are proposed to be severed as a separate property parcel from the industrial development. A proposed Site Plan is included in Appendix A. The southwest severed parcel (approximately 8.62 acres) will form an area for heritage considerations and future development. During the Town's Committee of Adjustment hearing on April 13, 2022, it was noted that Town heritage staff have no objection to the proposed severance on the basis that it supports the retention of the property's identified CHVI (Town of Caledon 2022). This HIA is to address the proposed severance and MZO. Any work related to the redevelopment of the severed parcel containing the identified heritage attributes will require a separate HIA.

The proposed industrial development is proposed to be set back from the heritage structures by approximately 100 metres from the barn and 140 metres from the residence. Proposed industrial buildings fronting Dixie Road will be set back from the roadway at a similar set back to the existing to residence, to maintain the prominence of the residence along Dixie Road. In the *Urban Design Brief* prepared for the property by Baldassarra Architects, one of the key objective's is to enhance the street presence along Dixie Road using setbacks and landscaping buffers (Baldassarra Architects 2021). The Landscape Plan for the property prepared Alexander Budrevics & Associates Limited shows the proposed planting of coniferous and deciduous trees between the severed property parcel and the new industrial development, as well as coniferous and deciduous trees along Dixie Road (Alexander Budrevics & Associates Limited 2021).





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Impact Assessment  
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### 7.2 Assessment of Impacts

The residence and barn at 12035 Dixie Road have CHVI since they meet criteria for determining cultural heritage value included in O. Reg. 9/06. Accordingly, the assessment of potential impacts is limited to the heritage attributes of 12035 Dixie Road, the residence and barn. Impacts are defined by Info Sheet #5, as discussed in Section 2.5. Table 2 and Table 3 contains a discussion of impacts as defined in Info Sheet #5. In the Impact Anticipated column, 'A' is used when impacts are anticipated, 'P' is used when there is a potential for indirect impacts, and when no impacts to cultural heritage resources are anticipated, 'N' is listed in the column.

**Table 2: Evaluation of Potential Direct Impacts**

Direct Impact	Impact Anticipated	Relevance to 12035 Dixie Road
<b>Destruction</b> of any, or part of any, <i>significant heritage attributes</i> or features.	N	The proposed undertaking does not include the destruction or removal of any identified heritage attributes or features. <b>Therefore, no mitigation measures are required.</b>
<b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance.	N	The proposed undertaking does not include the alteration of any identified heritage attributes or features. <b>Therefore, no mitigation measures are required.</b>

**Table 3: Evaluation of Potential Indirect Impacts**

Indirect Impact	Impact Anticipated	Relevance to 12035 Dixie Road
<b>Shadows</b> created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden	N	Construction related to the proposed undertaking is located over 70 metres west of the identified heritage attributes. No natural features such as plantings or gardens were identified as heritage attributes. <b>Therefore, no mitigation measures are required.</b>
<b>Isolation</b> of a <i>heritage attribute</i> from its surrounding environment, context or a <i>significant</i> relationship	N	Identified CHVI and heritage attributes will be retained <i>in situ</i> . The contextual connection of the property to the former hamlet of Mayfield and 4585 Mayfield Road will be retained. As such no impacts are anticipated. <b>Therefore, no mitigation measures are required.</b>



## Cultural Heritage Impact Statement—12035 Dixie Road, Caledon

Impact Assessment  
April 29, 2022

**Table 3: Evaluation of Potential Indirect Impacts**

Indirect Impact	Impact Anticipated	Relevance to 12035 Dixie Road
<b>Direct or indirect obstruction of significant</b> views or vistas within, from, or of built and natural features	N	Views at the Study Area or the surrounding streetscape were not identified as heritage attributes through the evaluation component of this CHIS. As such, significant views will not be obstructed by the proposed development. <b>Therefore, no mitigation measures are required.</b>
<b>A change in land use</b> such as rezoning a battlefield from open space to residential use, allowing new <i>development or site alteration</i> to fill in the formerly open spaces	Y	The existing property has been rezoned under the March 2022 MZO as Prestige Industrial Zone, and open spaces of the property will be filled in with new industrial development. The heritage attributes of the property are not anticipated to be developed as part of this application, and new construction will take place more than 70 metres from the heritage attributes. <b>Therefore, mitigation measures are required.</b>
<b>Land disturbances</b> such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i>	N/A	Indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this report.  No further consideration to archaeological resources is provided in this report and the recommendations of a Stage 1 and 2 Archaeological Assessment should be followed to mitigate impacts related to land disturbances.

### 7.3 Discussion of Impacts

Direct impacts are not anticipated to the identified heritage attributes of 12035 Dixie Road. No direct impacts were identified as the heritage attributes of 12035 Dixie Road will not be destroyed or altered by the proposed undertaking. No indirect impacts are anticipated for shadows, isolation, obstruction, or land disturbance were identified. As shadowing on heritage attributes is not anticipated to be permanent, alteration or destruction of the attributes is not anticipated. Views at the Study Area or the surrounding streetscape were not identified as heritage attributes through the evaluation component of this CHIS. As such, significant views will not be obstructed by the proposed development.

The MZO will have indirect impacts on the property as its land use has been changed from agricultural to Prestige Industrial Zone (employment use). While parking lots and four new buildings will be constructed on the property, the section of the property with the identified CHVI and heritage attributes will be severed into a separate property parcel. As the separated parcel contains identified CHVI, the property will be designated under Part IV of the OHA by the owner in consultation with the Town. As the Statement of Cultural Heritage Value for the property (see Section 6.6), identified design and



## Cultural Heritage Impact Statement—12035 Dixie Road, Caledon

### Impact Assessment

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contextual value for the property, and no historic use was identified, the MZO land use change, will indirectly impact the property through the new industrial development, but the identified CHVI will be retained on the severed property parcel. Any future development plans for this parcel will need to consider the retention of the residence and barn and their integration into any proposed redevelopment.

The proposed severance and industrial development will result in the demolition of the large storage outbuilding and the large driveshed situated to the north of the residence. These structures were constructed in the mid- to late 20<sup>th</sup> century and were not identified to have CHVI. A Notice of Intention to Demolish will need to be submitted for these two structures. To supplement this application, exterior and interior photographs will be taken of each outbuilding.

New construction will take place more than 100 metres from the heritage attributes and the open space consisting of agricultural fields was not identified as a heritage attribute. While impacts of vibration on heritage buildings are not well understood, studies have shown that impacts may be perceptible in buildings 40 metres from the curbside when heavy traffic is present (Ellis 1987). To offer a conservative approach, this CHIS has considered a 50 metre buffer from project activities. Construction of the proposed development may involve heavy vehicles on site to grade, excavate, or pour foundations, which may result in vibrations that have potential to affect historic concrete and masonry foundations of the adjacent buildings. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the buildings.



Mitigation Options  
April 29, 2022

### 8.0 Mitigation Options

The property at 12035 Dixie Road was determined to have CHVI as it meets one criterion of *O. Reg. 9/06*. Specifically, the CHVI of the property is related to its design value as containing a representative and early example of the vernacular interpretation of an Italianate residence and representative gambrel roof barn. As identified in Table 2 and Table 3, the proposed undertaking will have an indirect impact on the CHVI of the property as a result in the change in land use for the property from agricultural to Prestige Industrial Zone (employment use). It is noted that the residence and barn, will be severed onto a separate parcel to conserve the identified CHVI and heritage attributes. Accordingly, the mitigation options identified in InfoSheet #5 Mitigation Options (see Section 2.6) have been explored below.

Consideration for each option is given both for the appropriateness of the mitigation in the context of the CHVI identified and the feasibility of the mitigation option. Also considered is an understanding of the surrounding context within which the property is located.

**Alternative development approaches:** As the proposed rezoning does not include development of the heritage attributes identified for this property, and they are proposed to be retained *in situ*, alternative development approaches are not required in this CHIS. A CHIS is required to address alternative development approaches when a plan is determined for the severed parcel that includes the identified CHVI.

**Isolating development and site alteration from significant built and natural features and vistas:** The proposed development has isolated new structures from the existing heritage attributes by more than 100 metres. As such, this mitigation has already been implemented in the proposed site plan.

**Design guidelines that harmonize mass, setback, setting, and materials:** The proposed undertaking will result in the property transitioning from an agricultural to industrial (employment) use. The four structures proposed for the site will range from 204,720 square feet to 1,330,336 square feet in size. Therefore, guidelines to harmonize the mass, setback, setting, and materials of the proposed undertaking would not be relevant given the scale of the proposed changes to the character of the subject property.

**Limiting height and density:** Height and density of the proposed development has been limited to the extent that it avoids identified cultural heritage resources. This mitigation has been implemented in the proposed site plan.

**Allowing only compatible infill:** Given the rural character of the cultural heritage resources, compatible infill would be limited to agricultural or small-scale residential



## Cultural Heritage Impact Statement—12035 Dixie Road, Caledon

### Mitigation Options

April 29, 2022

severance at the subject property. The proposed development is industrial in nature. While allowing only compatible infill would mitigate the proposed removal of the cultural heritage resource, this is not the type of development that is being proposed for the site, and as such this mitigation measure is not applicable.

**Reversible alterations:** Given that the proposed development retains the cultural heritage resources *in situ* and does not directly impact the heritage attributes, reversible alterations are not required.

**Buffer zones, site plan control, and other planning mechanisms:** The development has been situated away from the cultural heritage resources, creating a buffer between the heritage structures and the proposed development. Planning mechanisms are proposed in the form of a property severance of the new industrial structures from the identified CHVI structures. The residence and barn will be on a separate severed property designated under Part IV of the OHA by the owner in consultation with the Town. While no development that directly impacts the heritage attributes of the residence and barn is proposed at this time, if future development plans are proposed that have the potential to impact the cultural heritage resources or their heritage attributes, a further CHIS should be prepared.





### **9.0 Recommendations**

No direct impacts are anticipated to the heritage attributes of 12035 Dixie Road based on the current site plan (Appendix A, March 2021). One indirect impact related to the change in land use was identified. Mitigation measures to address this impact are included in the short term measures for the property. At this time the anticipated short term use for the severed parcel is the continued occupation of the property by the current owners. A long term use may include development of the severed parcel, as no development plans are known at this time general long term measures have been prepared for the identified CHVI for their future heritage conservation.

#### **9.1 Short Term Measures**

- Any proposed development is to be situated more than 100 metres from the residence and barn
- Sever the southwest corner of the property surrounding the residence, barn, and outbuildings.
- Designation of the severed property under Part IV of the OHA. To be initiated by the owner in consultation with the Town. Submit a Notice of Intention to Demolish for the large storage outbuilding and driveshed situated north of the residence. Supplement the application with exterior and interior photographs of each structure.
- Maintain existing trees on the north side of the driveway to screen the proposed industrial development to the north

#### **9.2 Long Term Measures**

- Completion of a cultural heritage impact statement (CHIS) for the future development proposal on the severed property containing the identified CHVI and heritage attributes. This CHIS will need to be reviewed and approved by Heritage Staff at the Town of Caledon prior to any development approvals.
- Consider the retention, repair, and rehabilitation of the residence into a proposed future development
- Given the existing condition of the barn, a structural assessment is recommended for the barn as part of any development proposals. Based on the structural assessment consider potential alternatives in the CHIS including retention in situ, relocation, or documentation, salvage, and commemoration
- Preparation of a heritage conservation plan for the severed property
- Submit a Notice of Intention to Demolish for any outbuildings on the property. Supplement the application with exterior and interior photographs of each structure.



## **Cultural Heritage Impact Statement—12035 Dixie Road, Caledon**

### **Recommendations**

April 29, 2022

- Consider the integration of salvage materials (ie. outbuildings or spilt rail fencing) into any new developments
- Consider the integration of commemorative and interpretative material into any new developments related to the former Hearn and Cation family property

### **9.3 Deposit Copies**

To assist in the retention of historic information, copies of this report should be deposited with local repositories of historic material and municipalities. Therefore, it is recommended that this report be deposited at the following locations:

#### **Caledon Public Library**

20 Snelcrest Drive

Caledon, Ontario L7C 1B5



Closure  
April 29, 2022

## **10.0 Closure**

This report has been prepared for the sole benefit of Tribal Properties Inc and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

**Stantec Consulting Ltd.**

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Cultural Heritage Specialist  
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[laura.walter@stantec.com](mailto:laura.walter@stantec.com)

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## Cultural Heritage Impact Statement—12035 Dixie Road, Caledon

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## **Appendix A: Proposed Site Plan**









TOWN OF CALEDON  
PLANNING  
RECEIVED

May 5, 2022

1058063 Ontario Limited

May 4, 2022

**Town of Caledon, Heritage Department**

6311 Old Church Road

Caledon ON

L7C 1J6

RE: Severance Application B 029-21  
12035 Dixie Road

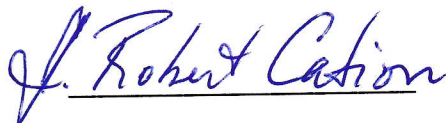
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To Whom it May Concern:

Under Severance Application B 029-21, we understand that through Condition Number 9, the Town's Heritage Staff is seeking to designate the retained 12035 Dixie Road parcel under Part IV of the Ontario Heritage Act.

As landowner, please accept this letter as confirmation of our commitment to support the designation.

Regards,



1058063 Ontario Limited

Cc: April Ham, Security-Treasurer, Committee of Adjustment