

**Cultural Heritage Resource Assessment Review
Update of the Mayfield West Phase II Secondary Plan
TOWN OF CALEDON, ONTARIO**

Prepared for:

Town of Caledon
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ASI File: 17CH-030

May 2017



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EXECUTIVE SUMMARY

ASI was contracted by the Town of Caledon to provide an update to the 2008 Mayfield West Phase II Secondary Plan Cultural Heritage Landscapes Assessment & Built Heritage Resources Assessment by Andre Scheinman, in collaboration with Envision. This update is intended to assess any changes to the condition and status of properties containing cultural heritage resources within a portion of the original Secondary Plan study area that may have transpired since 2008 (See Location Map in Section 1.1). The study area contains four properties and one railway that were recognized as cultural heritage resources in the 2008 Report.

An evaluation of the properties was conducted based on an analysis of aerial photographs taken between 2008 and 2017 by Google and a windshield survey of the properties conducted by ASI in May 2017. This report finds that two of the four properties have maintained their cultural heritage resources, while the two other properties have seen partial or total loss of cultural heritage resources.

The following recommendations have been made to conserve the remaining heritage resources within the study area:

1. The 2008 Scheinman Report recommends the designation of the property at 12259 Chinguacousy Road. The Town of Caledon should be pursue designation to ensure the long-term survival of the property's cultural heritage resources;
2. The Mayfield West Phase 2 Secondary Plan calls for the redevelopment of portions of properties containing cultural heritage resources. As such, a Heritage Impact Statement should be prepared to determine if the proposed development will have any impacts on the property's heritage resources;
3. If a future application is made to incorporate the farmhouses at 12259 Chinguacousy Road or 12461 McLaughlin Road within a residential development, the farmhouses and significant landscape features such as vegetation and internal circulation routes should be conserved and a Conservation Plan should be prepared as a condition of approval of the planning application.
4. All significant heritage trees/vegetation identified within the 2008 Scheinman Report should be incorporated into the Mayfield West Phase 2 Secondary Plan where possible;
5. The 2008 Scheinman Report acknowledged the significance of the landscape at 12529 Chinguacousy Road. Despite the loss of the built heritage resources on site, this landscape should be considered as an asset to the area. Opportunities to preserve the landscape and potentially provide community access should be explored;
6. The condition of the cultural heritage resources in the study area should be monitored according to the Town of Caledon's Property Standards By-law (98-155) to ensure that their condition does not deteriorate;



7. Town staff should promote the active use of the buildings to ensure that their condition is maintained.



PROJECT PERSONNEL

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TABLE OF CONTENTS

EXECUTIVE SUMMARYii
 PROJECT PERSONNEL iv
 TABLE OF CONTENTSv
 1.0 INTRODUCTION 1
 2.0 POLICY FRAMEWORK2
 2.1 Town of Caledon Official Plan (consolidated December 2016)2
 2.2 Region of Peel Official Plan (consolidated December 2016) 5
 2.3 Provincial Policy Statement (2014)6
 2.4 Places to Grow: The Growth Plan for the Greater Golden Horseshoe, 2006 7
 3.0 HERITAGE RECOGNITION AND PROTECTION STATUS.....9
 4.0 EXISTING CONDITIONS 10
 4.1 12259 Chinguacousy Road (CHR 1) 10
 4.2 12529 Chinguacousy Road (CHR 2) 11
 4.3 12461 McLaughlin Road (CHR 3) 12
 4.4 12502 McLaughlin Road (CHR 4)..... 13
 4.5 Former Credit Valley River Railway (CHR 5)..... 14
 5.0 CONCLUSIONS AND RECOMMENDATIONS..... 15
 6.0 REFERENCES 17

List of Figures

Figure 1: Location of the Mayfield West Phase II study area showing location of cultural heritage resources previously identified in 2008 Scheinman report 1
 Figure 3: Farmhouse at 12259 Chinguacousy Road 11
 Figure 4: Entrance driveway leading to the farm complex..... 11
 Figure 5: Operational barns and outbuildings 11
 Figure 6: View of the property from Mayfield Road and Chinguacousy Road intersection 11
 Figure 7: Driveway leading to where the farmhouse at 12529 Chinguacousy Road once stood..... 12
 Figure 8: Entrance to 12529 Chinguacousy with two maple trees flanking the entry..... 12
 Figure 9: View of the southeast portion of the property from the entry..... 12
 Figure 10: View of the property from Etobicoke Creek. 12
 Figure 11: 12461 McLaughlin Road 13
 Figure 12: 12461 McLaughlin Road showing where numerous trees have been removed. 13
 Figure 13: Entrance driveway to 12461 McLaughlin Road 13
 Figure 14: View of 12461 McLaughlin Road 13
 Figure 15: Entrance driveway to 12502 McLaughlin Road showing the barn at the end of the driveway. 14
 Figure 16: View of the barn and rubble from a demolished structure..... 14
 Figure 17: View of the barn 14
 Figure 18: 12502 McLaughlin Road 14
 Figure 19: View of the Former CVR Railway from Old School Road 15
 Figure 20: View of the Former CVR Railway from where McLaughlin Road crosses the Etobicoke Creek 15



1.0 INTRODUCTION

The Mayfield West Phase II Secondary Plan Cultural Heritage Landscapes Assessment & Built Heritage Resources Assessment (Dec 2008) (referred to throughout the report as the 2008 Scheinman Report) was produced by Andre Scheinman, in collaboration with Envision, to identify the level of significance of any cultural heritage resources within the Mayfield West Phase II Secondary Plan study area. The report recognized fourteen properties and a railway for containing significant cultural heritage resources and these properties were subsequently Listed on the Town of Caledon's Heritage Register in 2010.

As part of the update to the Mayfield West Phase II Secondary Plan, the Town of Caledon retained ASI to provide an update to the 2008 Scheinman Report to assess any changes to the condition and status of properties containing cultural heritage resources within a portion of the original Secondary Plan study area, that may have transpired since 2008 (Figure 1). This area was documented in 2008 to include four previously identified heritage properties and a railway identified as a cultural heritage landscape. These properties include:

- 12259 Chinguacousy Road. (CHR 1)
- 12529 Chinguacousy Road (CHR 2)
- 12461 McLaughlin Road (CHR 3)
- 12502 McLaughlin Road (CHR 4)
- Former Credit Valley Railway (CVR) Railway (CHR 5)

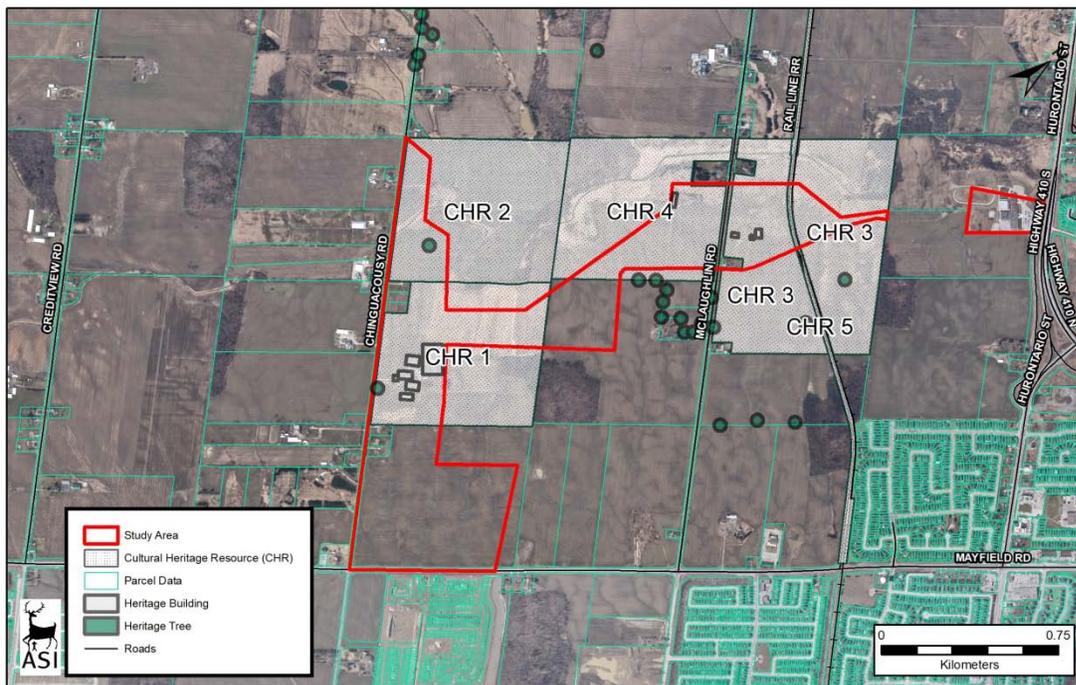


Figure 1: Location of the Mayfield West Phase II study area showing location of cultural heritage resources previously identified in 2008 Scheinman report

2.0 POLICY FRAMEWORK

The Mayfield West Phase II Secondary Plan Cultural Heritage Landscapes Assessment & Built Heritage Resources Assessment (Dec 2008) was produced as a requirement of the Town of Caledon's Official Plan. Section 1.3 of the report identifies the Official Plan's requirements for Cultural Heritage Surveys as described in section 3.3.3.1.4. These requirements include:

- a. Identify the level of significance of any cultural heritage resources, including archaeological resources and potential, existing on and in close proximity to the subject lands; and,
- b. Make recommendations for the conservation of the cultural heritage resources including whether a Cultural Heritage Impact Statement should be prepared.

The report adequately identified the cultural heritage resources in the area and made recommendations for the conservation of these resources through the designation and listing of these properties. However, the report could have benefitted from a more explicit discussion about the municipal, regional and provincial policies that provide a policy context for heritage conservation in Caledon. As part of the initial preparation of the Mayfield West Phase II Secondary Plan, a Terms of Reference (June 10, 2008) was created, establishing the objectives, scope and deliverables expected as part of the study. Given that the Terms of Reference for the Mayfield West Phase II Secondary Plan states, "Conservation of cultural heritage resources shall be consistent with the provisions of Section 3.2¹ of Caledon's Official Plan," an analysis of these policies and others that guide heritage conservation in Caledon would provide greater context for the rationale for conducting the cultural heritage survey and for the recommendations included within the report. Furthermore, while the Secondary Plan is required to adhere to municipal, regional and provincial policies and legislation, the inclusion of relevant policies and legislation would help to ensure that there is greater awareness of the policies and legislation that guide heritage conservation in Caledon and may help inform the heritage-related policies found within the Secondary Plan.

The following policies and legislation have been consulted as part of this 2017 review:

- Town of Caledon Official Plan (consolidated December 2016)
- Region of Peel Official Plan (consolidated December 2016)
- Provincial Policy Statement 2014
- Places to Grow: The Growth Plan for the Greater Golden Horseshoe 2006

2.1 Town of Caledon Official Plan (consolidated December 2016)

The Town of Caledon's Official Plan (consolidated December 2016) provides the "principles, goals, objectives and policies intended to guide future land use, physical development and change (...) within the Town of Caledon" (Section 1.3.1). Section 3.3 of the Official Plan contains a number of objectives and policies that address cultural heritage conservation, including policies geared specifically towards built heritage and cultural heritage landscapes. These policies recognize, "that cultural heritage landscapes and built heritage resources need to be identified, and that cultural heritage landscapes and significant built heritage resources need to be conserved."

The heritage objectives and policies relevant to this Secondary Plan update and within Section 3.3 include:

¹ The Town of Caledon Official Plan has been updated since 2008 and as of December 2016, Section 3.2 of the Official Plan is now Section 3.3.



3.3.2 Objectives

- 3.3.2.1 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.
- 3.3.2.2 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.
- 3.3.2.3 To develop partnerships between various agencies and organizations to conserve and promote cultural heritage resources.
- 3.3.2.4 To use as appropriate all relevant Provincial legislation that references the conservation of cultural heritage resources, particularly the provisions of the *Ontario 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.

3.3.3 Policies

3.3.3.1.11 *Secondary Plans*

In carrying out Secondary Plans or other forms of neighbourhood planning the Town shall ensure that cultural heritage resources are identified, evaluated, and conserved. This should normally be accomplished through the preparation and inclusion of a Cultural Heritage Planning Statement within the Secondary Planning or neighbourhood planning process.

3.3.3.1.14 *Cultural and Natural Landscapes*

In its consideration of all development and redevelopment proposals, the Town will have regard for the interrelationship between cultural heritage landscapes and scenic natural landscapes, in accordance with Section 3.2.3.5 ("Protection of Scenic Natural Landscapes") of this Plan.

3.3.3.3.3 *Retention/Relocation of Heritage Buildings*

The Town shall encourage the retention of significant built heritage resources in their original locations whenever possible. Before such a building is approved for relocation to another site, all options for on-site retention shall be investigated. The following alternatives, in order of priority, shall be examined prior to approval for relocation:

- a) Retention of the building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community;
- b) Retention of the building on-site in an adaptive re-use, e.g. in a residential subdivision, a heritage dwelling could be retained for a community centre or a day care centre;
- c) Relocation of the building on the development site. A heritage building, if of significant historical, architectural or contextual importance, could be relocated to another location within the proposed development; and,
- d) Relocation of the building to a sympathetic site. If interest is demonstrated, the heritage building could be relocated to an available lot at a sympathetic site within the Town.

3.3.3.4.1 *Cultural Heritage Landscape Inventory*



An inventory of candidate cultural heritage landscapes shall be prepared by the Town and maintained through the Heritage Resource Office. A cultural heritage landscape identified through this inventory shall be incorporated into the Plan by way of an Official Plan Amendment. A cultural heritage landscape identified by either this section or by a Cultural Heritage Survey will be appropriately conserved and may be considered for designation under the Ontario Heritage Act.

Prior to the preparation of the inventory of candidate cultural heritage landscapes, candidate cultural heritage landscapes shall be identified by the proponent of development or redevelopment proposals by way of a Cultural Heritage Surveys and, where necessary, a Cultural Heritage Impact Statements as described in Sections 3.3.3.1.4 and 3.3.3.1.5 of this Plan.

- 3.3.3.6.2 *Adaptive Re-Use in Prime Agricultural Areas and General Agricultural Areas and Rural Lands* Where appropriate in Prime Agricultural Areas, General Agricultural Areas and Rural Lands, and in accordance with the provisions of this Plan and any other relevant legislation, regulations, policy or by-law, the retention and conservation of non-residential built heritage features, such as barns, will be encouraged through their conversion or redevelopment. Such conversion or redevelopment must be sympathetic to the original form and material of the rural structure and not hinder the operation of any existing agricultural activity on adjacent properties, and may require an MDS assessment to the satisfaction of the Town and external agencies, if there is a heritage concern.

In addition to the policies contained within the Official Plan, the heritage-related definitions found within the Town of Caledon Official Plan (2016) have been updated since the production of the December 2008 report. The following reflects the current definitions as found within the Town of Caledon's Official Plan (2016):

Built Heritage Resources shall mean one or more buildings, structures, monuments, installations or physical remains associated with architectural, cultural, social, political, economic, or military history, and identified as being of value to a community.

Conserve, Conserved and Conservation In the case of cultural heritage, this shall occur in a manner that ensures that cultural heritage value or interest is retained under the Ontario Heritage Act.

Contextual Landscape shall mean an ensemble of cultural and natural elements of significance to the setting of a built heritage resource

Cultural Heritage Landscape shall mean a defined geographical area of heritage significance which has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. Cultural heritage landscapes include any area that is an ensemble of cultural heritage resources such as a neighbourhood, townscape, roadscape including heritage roads, farmscape, or waterscape that is of significance because it illustrates noteworthy historic relationships between people and their surrounding environment. A cultural heritage landscape must also have an appropriate degree of integrity.

Cultural Heritage Resources shall mean everything produced, modified and left by people of a given geographic area, the sum of which represents their cultural identity. This includes their



handicrafts, tools, equipment, buildings, monuments, furnishings, folklore rituals, art, transportation, communications and places of dwelling, play, worship, commercial, agricultural and industrial activity.

Significant, shall mean, important in terms of amount, content, representation, effect or value.

2.2 Region of Peel Official Plan (consolidated December 2016)

The Region of Peel Official Plan (consolidated December 2016) provides “a long-term regional strategic policy framework for guiding growth and development in Peel while having regard for protecting the environment [and] managing the renewable and non-renewable resources.” (Section 1.1) The Region of Peel Official Plan “provides a framework for the more specific objectives and land use policies” (Section 1.1) contained in the Town of Caledon’s Official Plan, and the Town of Caledon Official Plan is expected to conform to the policies found in this document.

The importance of cultural heritage with the Region of Peel is reflected in Section 1.1. It states, “The purpose of this Plan is to recognize the importance of protecting and enriching the natural and cultural heritage of Peel Region.” Later, in Section 1.3.6, the general goals of the plan are outlined, where it states, “In applying the policies in this Plan, the overall goals of Regional Council are to create healthy and sustainable regional communities for those living and working in Peel which is characterized by (...) a recognition and preservation of the region’s natural and cultural heritage; and an emphasis on the importance of Peel’s future as a caring community.”

Section 3.6 of the Region of Peel Official Plan outlines the Region of Peel’s approach to cultural heritage. It states, “The Region of Peel encourages and supports heritage preservation, and recognizes the significant role of heritage in developing the overall quality of life for residents and visitors to Peel. The Region supports identification, preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel (including properties owned by the Region), according to the criteria and guidelines established by the Province.”

The following are objectives and policies relevant to this Secondary Plan update and contained within Section 3.6:

3.6.1 Objectives

3.6.1.1 To identify, preserve and promote *cultural heritage resources*, including the material, cultural, archaeological and *built heritage of the region*, for present and future generations.

3.6.1.2 To promote awareness and appreciation, and encourage public and private stewardship of *Peel’s* heritage.

3.6.1.4 To *support* the heritage policies and programs of the area municipalities.

3.6.1 Policies

3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of *cultural heritage resources* in *Peel*, as prescribed by the Ministry of Citizenship, Culture and Recreation’s archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.



3.6.2.5 Direct the area municipalities to require, in their official plans, that the proponents of development proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to cultural heritage resources.

3.6.2.8 Direct the area municipalities to only permit *development* and *site alteration* on *adjacent lands* to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Finally, the Region of Peel Official Plan also contains a glossary of important definitions that help to inform the objectives and policies outlined within the Official Plan. The heritage-related definitions include:

Built heritage: one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a *community*.

Cultural heritage landscapes: any discrete aggregation of features altered through human activity which has been identified as being important to a *community*. They can provide the contextual and spatial information necessary to preserve, interpret or reinforce the understanding of important historical settings and changes to past patterns of land use. Cultural *landscapes* include any heritage area perceived as an ensemble of culturally derived features such as a neighbourhood, townscape, farmscape, or waterscape that illustrates noteworthy relationships between people and their surrounding environment.

Cultural heritage resources: within a land use context, *cultural heritage resources* include archaeological sites, built resources, traditional use areas, cultural *landscapes* and shipwreck sites. More broadly, *cultural heritage resources* include everything produced and left by the people of a given geographic area, the sum of which represents their cultural identity. This means their handicrafts, tools, equipment, buildings, furnishings, folklore rituals, art, transportation, communications and places of dwelling, play, worship, and commercial and industrial activity.

Significant: means: g) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

2.3 Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) provides policy direction for land use planning and development. As part of the Provincial Policy Statement, Section 2.6 addresses Cultural Heritage policies. Policies relevant for the purposes of this Secondary Plan update include:

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.



In addition to the relevant policies listed above, the Provincial Policy Statement includes the following heritage-related definitions:

Adjacent lands: for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

Protected heritage property: means 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.

Significant: means e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

2.4 Places to Grow: The Growth Plan for the Greater Golden Horseshoe, 2006

The Growth Plan for the Greater Golden Horseshoe (2006, consolidated in 2013) was created under the Places to Grow Act (2005) and provides a framework for guiding growth and development and overcoming the challenges inherent in the Places to Grow Act. Specifically, with regards to heritage,



Section 1.1 notes, “this Plan addresses these challenges through policy directions that support the protection and conservation of (...) cultural heritage.”

Section 4 of the Growth Plan notes, “The Greater Golden Horseshoe is blessed with a broad array of unique natural heritage features and areas, irreplaceable cultural heritage sites, and valuable renewable and non-renewable resources that are essential for the long-term economic prosperity, quality of life, and environmental health of the region. These valuable assets must be wisely protected and managed as part of planning for future growth.” Furthermore, Section 4.2.4.e of the Plan states, “Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as *built-up areas* are intensified.”



3.0 HERITAGE RECOGNITION AND PROTECTION STATUS

The Mayfield West Phase 2 Secondary Plan study area contains four properties that were evaluated in the 2008 Scheinman Report and which were determined to merit recognition as properties containing cultural heritage resources. These properties were added to the Town of Caledon's Heritage Register in 2010 (Town of Caledon By-law DP-2010-475).

- 12259 Chinguacousy Road (CHR 1)
- 12529 Chinguacousy Road – Removed from the Heritage Register in 2015 (Town of Caledon By-law DP-2015-074) (CHR 2)
- 12461 McLaughlin Road (CHR 3)
- 12502 McLaughlin Road (CHR 4)

In addition, the Former CVR Railway was recognized as a cultural heritage landscape within the 2008 Scheinman Report and subsequently included in the Town of Caledon's Cultural Heritage Landscapes Inventory in 2009. See Figure 2.

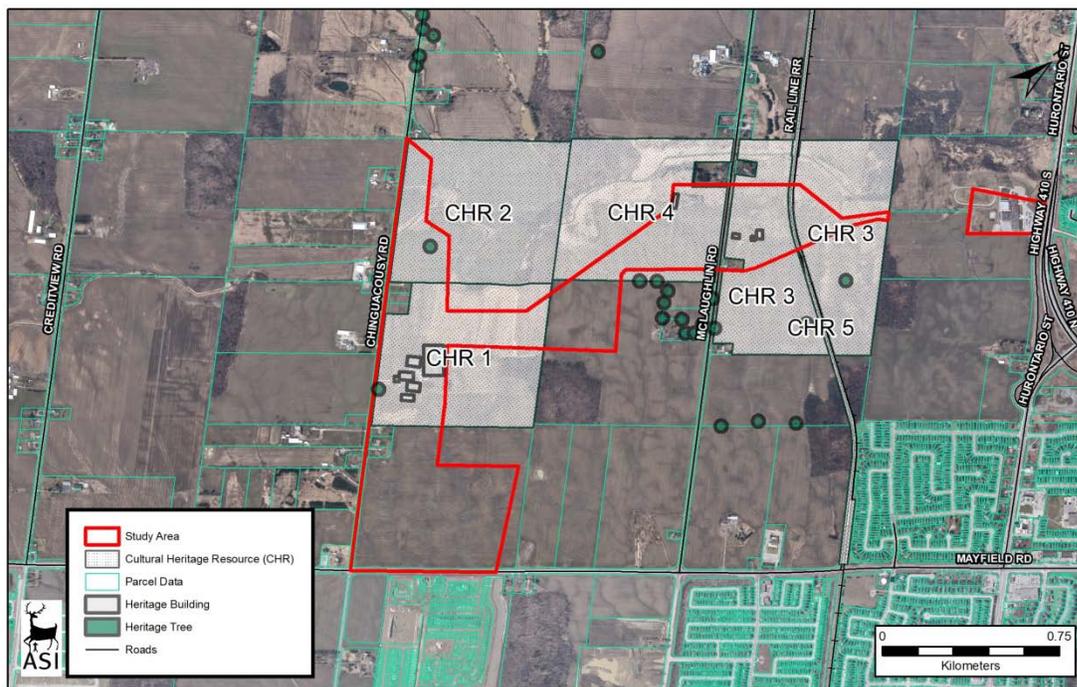


Figure 2: Location of the Mayfield West Phase II study area showing location of cultural heritage resources previously identified in 2008 Scheinman report

In advance of reviewing the properties within the study area, ASI contacted the Town of Caledon's Heritage Resource Officer on April 28, 2017 to better understand any changes to properties within the study area since 2008. The Town of Caledon's Heritage Resource Officer described various changes that had been known to occur in the study area since 2008 and in relation to cultural heritage resources and provided ASI with relevant Heritage Impact Statements or property evaluations conducted within the study area since 2008.

4.0 EXISTING CONDITIONS

The Mayfield West Phase 2 Secondary Plan study area contains four properties and one railway that were evaluated in the 2008 Scheinman Report and the following section provides an update to the status and conditions of the properties. This update is based on an analysis of aerial photographs taken between 2008 and 2017 by Google and a windshield survey of the properties conducted by Rebecca Sciarra and James Neilson on May 9, 2017. As part of the 2008 Scheinman Report, access to each of the properties was granted to the consultant to evaluate the properties. ASI's work for this update was restricted to data collection and observation conducted from public road right-of-ways. .

4.1 12259 Chinguacousy Road (CHR 1)

12259 Chinguacousy Road is a large agricultural property located on the northeast side of Chinguacousy Road. The property consists of an original farmhouse and a complex of buildings supporting the farming operations. The property was evaluated as part of the 2008 Scheinman Report and it was determined that the farmhouse was worthy of designation as one of the few early log dwellings remaining in the area. The property was subsequently added to the Town of Caledon's Heritage Register in 2010, though only to the Non-designated List.

The condition of the property appears to be largely unchanged since 2008. The c.1845 farmhouse has been maintained on the property, though its condition could not be confirmed from the roadside. The farmhouse remains clad in insulbrick and it appeared that at least one window may have been broken or removed, which suggests that the building is currently not occupied. Aerial photography suggests that the original three-bay long, heavy timber framed barn with vertical plank siding is extant on the property, but due to the number, positioning and size of the outbuildings on the property, the status of the condition of the building could not be confirmed. The tree-line along Chinguacousy Road is extant and aerial photography suggests that the property boundary is outlined by a row of trees and/or hedges.

The built heritage inventory sheet for the property adequately describes the property and does not require any changes pending the status of the condition of the original barn.





Figure 3: Farmhouse at 12259 Chinguacousy Road



Figure 4: Entrance driveway leading to the farm complex



Figure 5: Operational barns and outbuildings



Figure 6: View of the property from Mayfield Road and Chinguacousy Road intersection

4.2 12529 Chinguacousy Road (CHR 2)

12529 Chinguacousy Road is a large agricultural property located on the northeast side of Chinguacousy Road. The property originally consisted of a 1 1/2 storey farmhouse, and a barn complex (a ‘Forge’ barn, a three bay barn, a main livestock and hay barn with a silo) situated on a picturesque landscape where two branches of Etobicoke Creek meet. The property was evaluated as part of the 2008 Scheinman Report and it was determined that the property was worthy of designation from a built heritage perspective and also as a cultural heritage landscape. The evaluation noted that the property “is a particularly fine example of Peel Plain farmstead evolved over the last half of the 19th Century” (p.109). Furthermore, the farmscape, including the farmhouse, the three barns, tree-lined lane, mature coniferous trees, and the fields and streams traversing the property was considered deserving of recognition as a cultural heritage landscape. The property was subsequently added to the Town of Caledon’s Heritage Register in 2010, though only to the Non-designated List.

Since 2008, the condition of the property has changed dramatically. According to Town of Caledon staff report DP-2015-074, the majority of the property’s built heritage resources were removed without Council approval in 2013. The owner subsequently complied with the *Ontario Heritage Act* and successfully received Council approval to demolish the remainder of the property’s built heritage resources (DP-2013-061, Council Resolution 2013-314). As part of the demolition process, the owner provided a structural integrity report for one of the property’s remaining barns, which found that the structure was in a poor and very unsafe condition. In September 2015, Town Staff determined that no heritage resources remained on the property, and the property was removed from the Heritage Register (DP-2015-074).

The May 2017 windshield survey of the property confirmed that all of the buildings on the property have been removed. A grove of trees and a pile of rubble mark the location of the farmhouse, while two maple gate post trees flank the entrance driveway from Chinguacousy Road. The trees that previously lined the driveway to the farmhouse have been removed. Views from the south associated with the creek remain, while a number of hedgerows and trees remain throughout the property.



Figure 7: Driveway leading to where the farmhouse at 12529 Chinguacousy Road once stood.



Figure 8: Entrance to 12529 Chinguacousy with two maple trees flanking the entry.



Figure 9: View of the southeast portion of the property from the entry.



Figure 10: View of the property from Etobicoke Creek.

4.3 12461 McLaughlin Road (CHR 3)

12461 McLaughlin Road is a large agricultural property located on the northeast side of McLaughlin Road. The property consists of a 2-storey 19th Century brick farmhouse and three outbuildings including a barn. The property was evaluated as part of the 2008 Scheinman Report and it was determined that the property was worthy of Listing as a relatively simple but substantial c.1880 brick farmhouse within an intact setting. The property was subsequently added to the Non-designated List on the Town of Caledon's Heritage Register in 2010.

The condition of the property appears to be largely unchanged since 2008. The c.1880 farmhouse appears to be in good condition, though from the road there is visible evidence that the front and side porches, foundation and roof appear to require repairs. A significant number of trees, which previously surrounded the existing farmhouse, have been removed from the property. A willow tree at the rear of the farmhouse and a lone Norway Spruce to the north have survived.



Figure 11: 12461 McLaughlin Road



Figure 12: 12461 McLaughlin Road showing where numerous trees have been removed.



Figure 13: Entrance driveway to 12461 McLaughlin Road



Figure 14: View of 12461 McLaughlin Road

4.4 12502 McLaughlin Road (CHR 4)

12502 McLaughlin Road is a large agricultural property located on the southwest side of McLaughlin Road. The property originally consisted of a 1 1/2-storey 19th Century brick farmhouse and a barn complex. The property was evaluated as part of the 2008 Scheinman Report and it was determined that the property was worthy of Listing as a good example of a typical modest brick farmhouse and for its concrete silo. The property was subsequently added to the Non-designated List on the Town of Caledon's Heritage Register in 2010.

The condition of the property has changed significantly since 2008. In February 2012, a Heritage Impact Statement (HIS) was prepared by Wayne Morgan to assess the cultural heritage value of the property as part of a proposal to redevelop the property for residential uses. The HIS determined that the property did not have sufficient cultural heritage value or interest to warrant retention and conservation under the *Ontario Heritage Act*. The HIS made the following recommendations:

- That the farmhouse should undergo further documentation prior to demolition.
- That the heavy timbers from the structures should be reused in other structures in Caledon.
- The commemoration of the history of the property and building should be included in the proposed redevelopment through plaquing and street naming.

As of the May 2017, the 1 1/2-storey farmhouse was no longer visible on the property. According to aerial photography, the farmhouse was demolished in 2016. The barn and silo remain standing on the property,

though their condition appeared to be dilapidated from the road. The trees lining the entrance driveway along with the trees lining the northwestern boundary were extant on the property.



Figure 15: Entrance driveway to 12502 McLaughlin Road showing the barn at the end of the driveway.



Figure 16: View of the barn and rubble from a demolished structure



Figure 17: View of the barn



Figure 18: 12502 McLaughlin Road

4.5 Former Credit Valley River Railway (CHR 5)

The former Credit Valley River Railway (CVR) Railway is a 55km railway from Mississauga to Orangeville, which crosses the Mayfield West Phase 2 Secondary Plan from the southeast to the northwest of the study area. Within the boundaries addressed in this report, the railway crosses the property at 12502 McLaughlin Road. The railway was evaluated as part of the 2008 Scheinman Report and it was determined that the property was worthy of designation as a cultural heritage landscape for its strong association with local transportation history. In 2009, the Town of Caledon created a Cultural Heritage Landscapes Inventory, and the Former CVR Railway was included in the inventory and noted for contributing to a number of cultural heritage landscapes throughout Caledon.

The former CVR Railway is operational as part of the Credit Valley Explorer corridor. The approximately 280m portion of the Former CVR Railway that is situated within the study boundaries could not be evaluated from the road as part of the windshield survey. However, the CVR Railway was visible from McLaughlin Road to the north of the study area where it spans Etobicoke Creek and from where it crosses Mayfield Rd and Old School Road. In both locations the railway appeared to be in good condition.



Figure 19: View of the Former CVR Railway from Old School Road



Figure 20: View of the Former CVR Railway from where McLaughlin Road crosses the Etobicoke Creek

5.0 CONCLUSIONS AND RECOMMENDATIONS

The Mayfield West Phase 2 Secondary Plan study area consists of four properties and one railway that were previously recognized within the 2008 Scheinman Report for containing cultural heritage value. No additional properties or features were newly identified as part of this update. The properties evaluated in 2008 were subsequently added to the Town of Caledon's Heritage Register. Despite this recognition from the Town, this review has found that the cultural heritage value of the Secondary Plan area has changed significantly since 2008 due to the removal of all cultural heritage resources at 12529 Chinguacousy Road and the recent demolition of a nineteenth-century farmhouse at 12502 McLaughlin Road. The removal of cultural heritage resources at 12529 Chinguacousy Road is particularly significant given its recognition as a cultural heritage landscape.

Of the remaining cultural heritage resources within the study area, the cultural heritage value of 12259 Chinguacousy Road is the most significant and intact. The farmhouse on the property was clad with insulbrick and likely requires repairs. However, given the farmhouse's status as one of the oldest buildings in Caledon, and the likelihood that the building has retained much of its original fabric underneath the cladding, the building is a significant contributor to the cultural heritage value of the study area. Additionally, the property's cultural heritage value derives from its farm complex, which exemplifies a "working farm" which has evolved over time with a wide range of barns, sheds and other outbuildings arranged around the barnyard.

With regards to 12461 McLaughlin Road, the removal of vegetation (including a number of large trees that surrounded the farmhouse) has had an impact on how the property is perceived today. While the architectural integrity of the house appears to be unchanged, the 2008 Scheinman Report notes that the house sits comfortably within a "well treed yard". The absence of vegetation has exposed the building and highlights the simplicity of the farmhouse's architecture. While the building retains its significance as a simple and robust farmhouse, the loss of vegetation has certainly had an impact on the property's cultural heritage value.

The Former CVR Railway appears to have been well-maintained since 2008 and is used regularly for freight traffic and a weekend public excursion train. Its continued use has protected the railway from degradation. The approximately 280m section of track within the study area is not a significant part of the 55km heritage railway.

Recommendations:

The following recommendations are proposed to ensure the conservation of the remaining cultural heritage resources within the study area:

1. The 2008 Scheinman Report recommends the designation of the property at 12259 Chinguacousy Road. The Town of Caledon should pursue designation to ensure the long-term survival of the property's cultural heritage resources;
2. The Mayfield West Phase 2 Secondary Plan calls for the redevelopment of portions of properties containing cultural heritage resources. As such, a Heritage Impact Statement should be prepared to determine if the proposed development will have any impacts on the property's heritage resources;
3. If a future application is made to incorporate the farmhouses at 12259 Chinguacousy Road or 12461 McLaughlin Road within a residential development, the farmhouses and significant landscape features should be conserved and a Conservation Plan should be prepared as a condition of approval of the planning application.
4. All significant heritage trees/vegetation identified within the 2008 Scheinman Report should be incorporated into the Mayfield West Phase 2 Secondary Plan where possible;
5. The 2008 Scheinman Report acknowledged the significance of the landscape at 12529 Chinguacousy Road. Despite the loss of the built heritage resources on site, this landscape should be considered as an asset to the area. Opportunities to preserve the landscape and potentially provide community access should be explored;
6. The condition of the cultural heritage resources in the study area should be monitored according to the Town of Caledon's Property Standards By-law (98-155) to ensure that their condition does not deteriorate;
7. Town staff should promote the active use of the buildings to ensure that their condition is maintained.



6.0 REFERENCES

Ministry of Municipal Affairs and Housing, Ontario
2005 *Provincial Policy Statement*

Ministry of Infrastructure, Ontario
2013 *Places to Grow: The Growth Plan for the Greater Golden Horseshoe, 2006*

Region of Peel
2016 *Official Plan*

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2008 *Mayfield West Phase II Secondary Plan Cultural Heritage Landscapes Assessment & Built Heritage Resources Assessment (Dec 2008)*

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2008 *General Terms of Reference for the Mayfield West Phase Two Secondary Plan*
2016 *Official Plan*

