

**Cultural Heritage Assessment Report:  
Built Heritage Resources and Cultural Heritage Landscapes**

**Existing Conditions – Assessment of Impacts Report**

**Highway 50 and Mayfield Road Class Environmental Assessment  
Region of Peel and Region of York, Ontario**

Prepared for:

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**Highway 50 and Mayfield Road Class Environmental Assessment,  
Region of Peel and Region of York, Ontario**

**EXECUTIVE SUMMARY**

Archaeological Services Inc. was contracted by HDR/iTrans on behalf of the Regional Municipality of Peel, to conduct a cultural heritage assessment as part of the Highway 50 and Mayfield Road Class Environmental Assessment, in the City of Brampton, City of Vaughan and the Town of Caledon, Region of Peel and Region of York, Ontario. The study corridor extends along Highway 50 from Castlemore Road to Mayfield Road and along Mayfield Road from Highway 50 to Coleraine Drive.

Based upon the results of historical research, it was revealed that the study corridor features a historically surveyed thoroughfare in an agricultural area that dates back to the early nineteenth century. The field review confirmed that this area retains a number of nineteenth century and early twentieth century cultural heritage resources. A total of four built heritage resources and ten cultural heritage landscapes were identified within the study corridor.

Road improvements along Highway 50 and Mayfield Road may have a variety of impacts upon built heritage resources and cultural heritage landscapes. Impacts can include: direct impacts that result in the loss of resources through demolition, or the displacement of resources through relocation; and indirect impacts that result in the disruption of resources by introducing physical, visual, audible or atmospheric elements that are not in keeping with the resources and/or their setting. Potential impacts on identified cultural heritage resources were identified based on the proximity of a resource to the proposed undertaking.

Based on the results of background research and data collection, field survey, and analysis of potential impacts of the undertaking, the following recommendations have been developed.

1. Road improvement activities should be suitably planned to avoid impacts to identified cultural heritage resources.
2. BHR 4: Direct impacts to this cultural heritage resource are expected through removal of the farmhouse. A heritage impact assessment by a qualified heritage consultant is recommended.
3. CHL 3: Ensure that the cemetery is protected from construction activities related to the road widening.
4. CHL 5: The proposed work will impact the cultural heritage resource through encroachment. Based on proximity of the resource to the expanded road right-of-way, the long term viability of the resource may be negatively impacted due to the potential for increased ambient noise and restricted vehicular access to/from the property. A heritage impact assessment by a qualified heritage consultant is recommended.



**ARCHAEOLOGICAL SERVICES INC.  
ENVIRONMENTAL ASSESSMENT DIVISION**

**PROJECT PERSONNEL**

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## 1.0 INTRODUCTION

Archaeological Services Inc. (ASI) was contracted by HDR/iTRANS Consulting Inc. on behalf of the Regional Municipality of Peel, to conduct a cultural heritage assessment as part of the Highway 50 and Mayfield Road Class Environmental Assessment, in the City of Brampton, City of Vaughan and the Town of Caledon, Region of Peel and Region of York, Ontario (Figure 1). The study corridor extends along Highway 50 from Castlemore Road to 500 m past Mayfield Road on both Highway 50 and Albion-Vaughan Road, and along Mayfield Road from Highway 50 to Coleraine Drive (Figure 1).

The purpose of this report is to present a built heritage and cultural landscape inventory of cultural heritage resources in the study corridor, identify general impacts to identified cultural heritage resources, and propose appropriate mitigation measures. This research was conducted under the project direction of Rebecca A. Sciarra, Heritage Planner.

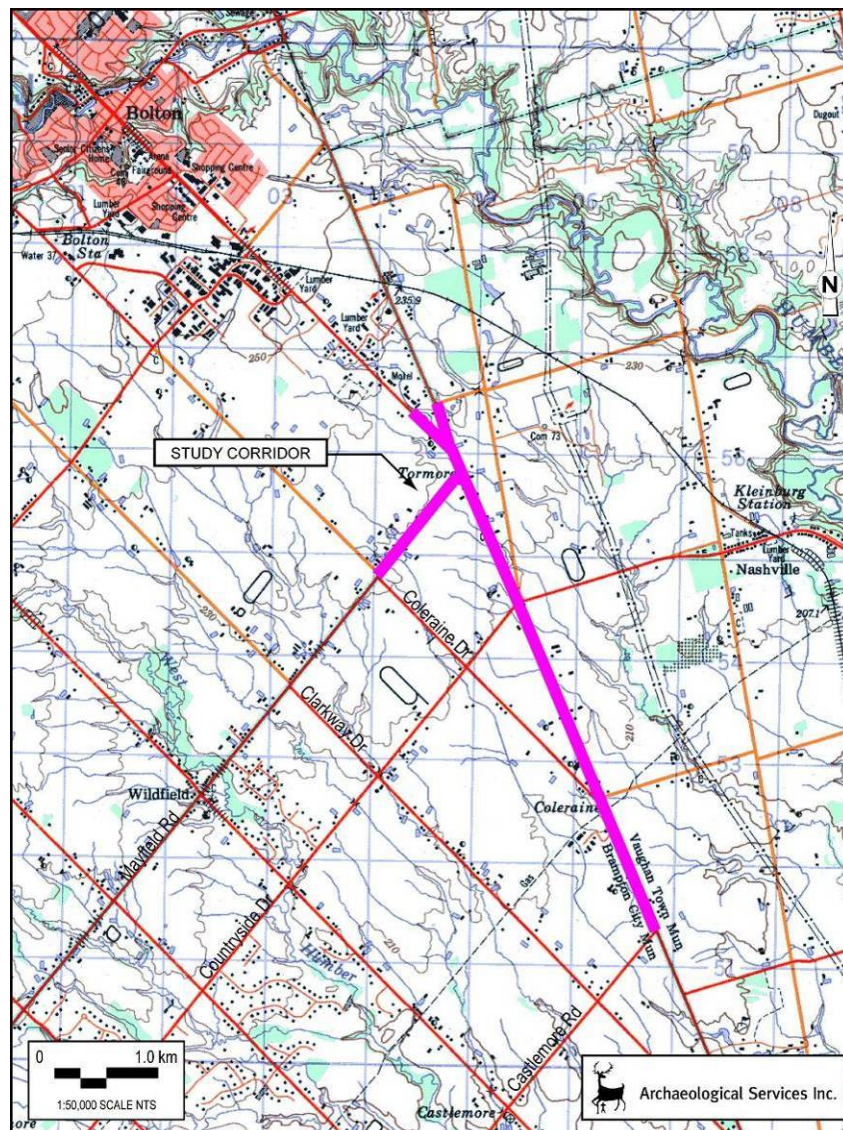


Figure 1: Location of the Study Corridor in the Region of Peel  
Base Map: NTS Sheet 30 M/13 (Bolton)

## 2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT

### 2.1 Approach and Methodology

This cultural heritage assessment considers cultural heritage resources in the context of improvements to specified areas, pursuant to the *Environmental Assessment Act*. This assessment addresses above ground cultural heritage resources over 40 years old. Use of a 40 year old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (Ministry of Transportation 2006; Ministry of Transportation 2007; Ontario Realty Corporation 2007). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.

Road improvements have the potential to affect cultural heritage resources in a variety of ways. Impacts can include: direct impacts that result in the loss of resources through demolition, or the displacement of resources through relocation; and indirect impacts that result in the disruption of resources by introducing physical, visual, audible or atmospheric elements that are not in keeping with the resources and/or their setting. Potential impacts on identified cultural heritage resources were identified based on the proximity of a resource to the proposed undertaking.

For the purposes of this assessment, the term cultural heritage resources was used to describe both cultural landscapes and built heritage features. A cultural landscape is perceived as a collection of individual built heritage features and other related features that together form, for example, farm complexes, roadscape and nucleated settlements. Built heritage features are typically individual buildings or structures that may be associated with a variety of human activities, such as historical settlement and patterns of architectural development.

The analysis throughout the study process addresses cultural heritage resources under various pieces of legislation and their supporting guidelines. Under the *Environmental Assessment Act* (1990) environment is defined in Subsection 1(c) to include:

- cultural conditions that influence the life of man or a community, and;
- any building, structure, machine, or other device or thing made by man.

The Ministry of Tourism and Culture is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the heritage of Ontario and has published two guidelines to assist in assessing cultural heritage resources as part of an environmental assessment: *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992), and *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1981). Accordingly, both guidelines have been utilized in this assessment process.

The Guidelines on the Man-Made Heritage Component of Environmental Assessments (Section 1.0) states the following:

When speaking of man-made heritage we are concerned with the works of man and the effects of his activities in the environment rather than with movable human artifacts or those environments that are natural and completely undisturbed by man.



In addition, environment may be interpreted to include the combination and interrelationships of human artifacts with all other aspects of the physical environment, as well as with the social, economic and cultural conditions that influence the life of the people and communities in Ontario. The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* distinguish between two basic ways of visually experiencing this heritage in the environment, namely as cultural landscapes and as cultural features.

Within this document, cultural landscapes are defined as the following (Section 1.0):

The use and physical appearance of the land as we see it now is a result of man's activities over time in modifying pristine landscapes for his own purposes. A cultural landscape is perceived as a collection of individual man-made features into a whole. Urban cultural landscapes are sometimes given special names such as townscapes or streetscapes that describe various scales of perception from the general scene to the particular view. Cultural landscapes in the countryside are viewed in or adjacent to natural undisturbed landscapes, or waterscapes, and include such landuses as agriculture, mining, forestry, recreation, and transportation. Like urban cultural landscapes, they too may be perceived at various scales: as a large area of homogeneous character; or as an intermediate sized area of homogeneous character or a collection of settings such as a group of farms; or as a discrete example of specific landscape character such as a single farm, or an individual village or hamlet.

A cultural feature is defined as the following (Section 1.0):

...an individual part of a cultural landscape that may be focused upon as part of a broader scene, or viewed independently. The term refers to any man-made or modified object in or on the land or underwater, such as buildings of various types, street furniture, engineering works, plantings and landscaping, archaeological sites, or a collection of such objects seen as a group because of close physical or social relationships.

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement (PPS)* make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

2.0 ...protecting cultural heritage and archaeological resources for their economic, environmental, and social benefits.

Part 4.5 of the *PPS* states that:

Comprehensive, integrated and long-term planning is best achieved through municipal official plans. Municipal official plans shall identify provincial interests and set out appropriate land use designations and policies. Municipal official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions.



Municipal official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of a municipal official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2-Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

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

A number of definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes.

*Built heritage resources* mean 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* mean a defined geographical area of heritage significance that 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. Examples include farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value (*PPS 2005*).

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. With regard to cultural heritage and archaeology resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*PPS 2005*).

Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*PPS 2005*).

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage assessment.

## 2.2 Data Collection

In the course of the cultural heritage assessment, all potentially affected cultural heritage resources within the study corridor are subject to inventory. Short form names are usually applied to each resource type, (e.g. barn, residence). Generally, when conducting a preliminary identification of cultural heritage resources, three stages of research and data collection are undertaken to appropriately establish the potential for and existence of cultural heritage resources in a particular geographic area.





Background historic research, which includes consultation of primary and secondary source research and historic mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study corridor. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to nineteenth and twentieth century settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during these stages of the research process are reflective of particular architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a particular place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also utilized to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilized during the field review to appropriately identify new cultural heritage resources. These investigative criteria are derived from provincial guidelines, definitions, and past experience. A built structure or landscape is identified as a cultural heritage resource that should be considered during the course of the environmental assessment. A resource will be considered if it is 40 years or older<sup>1</sup>, and if the resource satisfies at least one of the following three categories:

Design/Physical Value:

- It is a rare, unique, representative or early example of a style, type, expression, material or construction method
- It displays a high degree of craftsmanship or artistic merit
- It demonstrates a high degree of technical or scientific achievement
- The site and/or structure retains original stylistic features and has not been irreversibly altered so as to destroy its integrity

Historical/Associative Value:

- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to: the City of Brampton, the City of Vaughan and the Town of Caledon; the Province of Ontario; Canada; or the world heritage list
- It yields, or had the potential to yield, information that contributes to an understanding of: the City of Brampton, the City of Vaughan and the Town of Caledon; the Province of Ontario, Canada; or the world heritage list
- It demonstrates or reflects the work or ideas of an architect, artist builder, designer, or theorist who is significant to: the City of Brampton, the City of Vaughan and the Town of Caledon; the Province of Ontario; Canada; or the world heritage list

Contextual Value:

- It is important in defining, maintaining, or supporting the character of an area
- It is physically, functionally, visually, or historically linked to its surroundings

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<sup>1</sup> Use of a 40 year old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (Ministry of Transportation 2006; Ministry of Transportation 2007; Ontario Realty Corporation 2007). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.



- It is a landmark
- It illustrates a significant phase in the development of the community or a major change or turning point in the community's history
- The landscape contains a structure other than a building (fencing, culvert, public art, statue, etc.) that is associated with the history or daily life of that area or region
- There is evidence of previous historic and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.)

If a resource meets one or more of the categories, it will be identified as a cultural heritage resource and is subject to further research where appropriate and when feasible. Typically, further historical research and consultation is required to determine the specific significance of the identified cultural heritage resource.

When identifying cultural heritage landscapes, the following categories are typically utilized for the purposes of the classification during the field review:

Farm complexes:	comprise two or more buildings, one of which must be a farmhouse or barn, and may include a tree-lined drive, tree windbreaks, fences, domestic gardens and small orchards.
Roadscapes:	generally two-lanes in width with absence of shoulders or narrow shoulders only, ditches, tree lines, bridges, culverts and other associated features.
Waterscapes:	waterway features that contribute to the overall character of the cultural heritage landscape, usually in relation to their influence on historic development and settlement patterns.
Railscapes:	active or inactive railway lines or railway rights of way and associated features.
Historical settlements:	groupings of two or more structures with a commonly applied name.
Streetscapes:	generally consists of a paved road found in a more urban setting, and may include a series of houses that would have been built in the same time period.
Historical agricultural Landscapes:	generally comprises a historically rooted settlement and farming pattern that reflects a recognizable arrangement of fields within a lot and may have associated agricultural outbuildings, structures, and vegetative elements such as tree rows;
Cemeteries:	land used for the burial of human remains.

Results of data collection are contained in Section 3.0; while Sections 4.0 and 5.0 contain the impact assessment, conclusions and recommend mitigation measures with respect to the undertaking.



### **3.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT**

#### **3.1 Introduction**

This section provides a brief summary of historic research and a description of identified above ground cultural heritage resources that may be affected by the proposed Highway 50 and Mayfield Road improvements. A review of available primary and secondary source material was undertaken to produce a contextual overview of the study corridor, including a general description of Euro-Canadian settlement and land-use. Historically, the study corridor is located in the former Township of Vaughan on part of Lots 16 to 25 in Concession X, and Lots 25 to 29 of Concession XI. The corridor also includes parts of Lots 10 to 12 of Concession XI and Lots 12 to 18 of Concession XII in the former Township of Toronto Gore and part of Lot 1 of Concession VI and VII in the former Township of Albion.

#### **3.2 Township Survey and Settlement**

##### *3.2.1 Township of Toronto Gore*

The Township of Toronto Gore was established in 1831 and its name is derived from its particular boundary shape, as it resembles a wedge introduced between the adjacent townships of Chinguacousy, Toronto, Vaughn, and Etobicoke. This geographical position and boundary allotment would prove to impact future settlement and development in the township. Prior to 1831, the Township of Toronto Gore was part of the Chinguacousy Township. Part of the land which encompasses Chinguacousy Township was alienated by the British from the native Mississaugas through a provisional treaty dated October 28, 1818 (Indian Treaties 1891: #19 p. 47).

The Chinguacousy Township is said to have been named by Sir Peregrine Maitland after the Mississauga word for the Credit River, and which signified “young pine.” Other scholars assert that it was named in honour of the Ottawa Chief Shinguacose, which was corrupted to the present spelling of ‘Chinguacousy,’ “under whose leadership Fort Michilimacinac was captured from the Americans in the War of 1812” (Mika 1977:416; Rayburn 1997: 68).

The area that would eventually comprise the Township of Toronto Gore was formally surveyed in 1818, and the first “legal” settlers took up their lands later in that same year. The extant Survey Diaries indicated that the original timber stands within the township included oak, ash, maple, beech, elm, basswood, hemlock and pine. The survey crew working in the township in the summer of 1819 suffered under extreme conditions. One of the complaints noted by the surveyor was that of “musketoes miserable thick.” Due to heavy rain part of the crew became separated from the rest of the party and they spent a wet, uncomfortable night alone in the woods. One of the men, named Montgomery, badly cut his foot and had to be sent home. The work within this township was summed up by the surveyor as “pretty tuff times.”

It was recorded that the first landowners in Chinguacousy were composed of settlers from New Brunswick, the United States and also some United Empire Loyalists and their children (Pope 1877:65; Mika 1977:417; Armstrong 1985:142).

Within the Township of Toronto Gore, several villages of varying sizes had developed by the end of the nineteenth century; however, most of these villages were situated on boundary lines of the adjacent townships. Located at the intersection of Highway 50 and Coleraine Drive, on the boundary between the



Township of Toronto Gore and the Township of Vaughan, is the hamlet of Coleraine. It is said to have been named after two of the leading families in the area, those of Cole and Raine. The earliest settlers included John O'Grady and Charles Dunn in 1832-1833. It contained a post office, blacksmith shop, wagon maker, stores, hotels (the "Beehive" and "Coleraine Hotel"), Orange Hall, Grange Hall and a Temperance Inn and lodge (Crossby 1873:90; Charters 1967:265-266).

Located at the intersection of Highway 50 and Mayfield Road is the post office village of Tormore, situated on part Lot 17 Concession 12, Toronto Gore Township and part Lot 1 Concession 7, Albion Township. The village was originally called "Hart's Corners" or "Hartville" in honour of a settler named Robert Hart. The post office was established here in 1861, and named by post master William Graham. The village contained a store, hotel, weaver, wagon maker, plough maker, blacksmith, Temperance House and school (Crossby 1873:336; Heyes 1961:285-287; Charters 1967:267).

### *3.2.2 Township of Albion*

The Township of Albion was surveyed in 1818-1819 and opened for European-American settlement in 1820. Eleven concessions comprised the township and were laid out west to east. Early settlement and development in the area is attributed to the emergence of water-power mill sites located near the Humber River, which ran through the whole length of the township. In 1821, the population of the entire township totalled 110, and, by 1848, the population had increased to 3,567. The census of 1871 records shows that the population of the Township of Albion had reached 4,857.

Within the Township of Albion, Bolton's Mills became a major population centre in the mid-nineteenth century. Bolton's Mill was located between Concession 6 and 7 in the Township of Albion. Construction of a grist mill in 1822 encouraged population growth and inspired the emergence of associated businesses, which included a cooperage, blacksmith, and homes for mill employees. By the 1840s, the village known as Bolton's Mills had grown quickly, featuring a store, distillery, and hotel. In 1842, the first school in the area was established, with the first church established one year later. By 1872, Bolton's Mills had grown considerably, causing the village to sever its connection with the Township of Albion and become a separate municipality. At this time, it was incorporated as the village of Bolton.

### *3.2.3 Township of Vaughan*

The land within Vaughan Township was acquired by the British from the Mississaugas in 1784. The first township survey was undertaken in 1793, and the first legal settlers occupied their land holdings in 1796. The township was named in honour of Benjamin Vaughan, who was one of the negotiators for the Treaty of Paris which ended the American Revolutionary War in 1783. In 1805, Boulton noted that the soil in Vaughan was "much improved," and due to its proximity to York "may be expected to form an early and flourishing settlement." Vaughan was initially settled by Loyalists, the children of Loyalists, disbanded soldiers, and by Americans including the Pennsylvania Dutch, French Huguenots, and Quakers. By the 1840s, the township was noted for its excellent land and "well cleared and highly cultivated farms" (Boulton 1805:89; Smith 1846:199; Reaman 1971:19; Armstrong 1985:148; Rayburn 1997:355).

Two settlements that developed along this part of Highway 50 in the former Township of Vaughan are Coleraine and Tormore, both of which were discussed previously in Section 3.2.1



### 3.2.4 Historic Map Review

The 1859 *Tremaine's Map of the County of Peel* (Tremaine), 1877 *Illustrated Historical Atlas of the County of Peel* (Pope), 1860 *Tremaine's Map of the County of York* (Tremaine) and the 1878 *Illustrated Historical Atlas of the County of York* (Miles & Co) were reviewed to determine the potential for the presence of above ground cultural heritage resources along the study corridor during the nineteenth century (Figures 2 to 4).

Historically, the study corridor is located in the former Township of Vaughan on part of Lots 16 to 25 in Concession X, and Lots 25 to 29 of Concession XI. The corridor also includes parts of Lots 10 to 12 of Concession XI and Lots 12 to 18 of Concession XII in the former Township of Toronto Gore, and part of Lot 1 of Concession VI and VII in the former Township of Albion. The available data gathered from the historic atlases is summarized in Tables 1 to 3. It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference with regard to the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases.

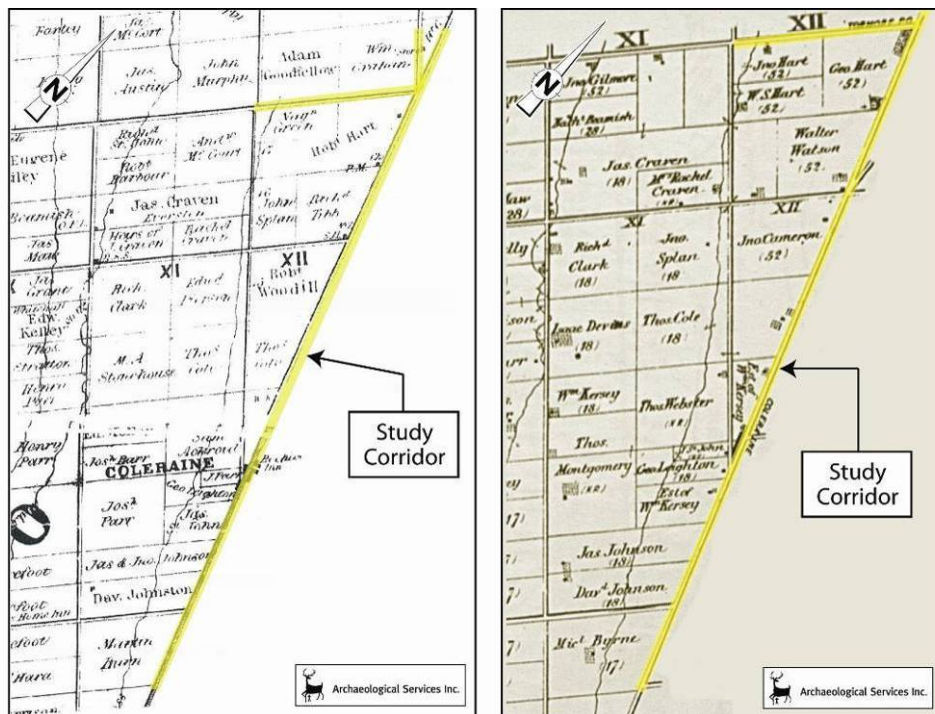


Figure 2: Location of the study corridor overlaid on the Township of Toronto Gore from the 1859 Tremaine's Map of the County of Peel (left) and the 1877 Historical Atlas of the County of Peel (right).

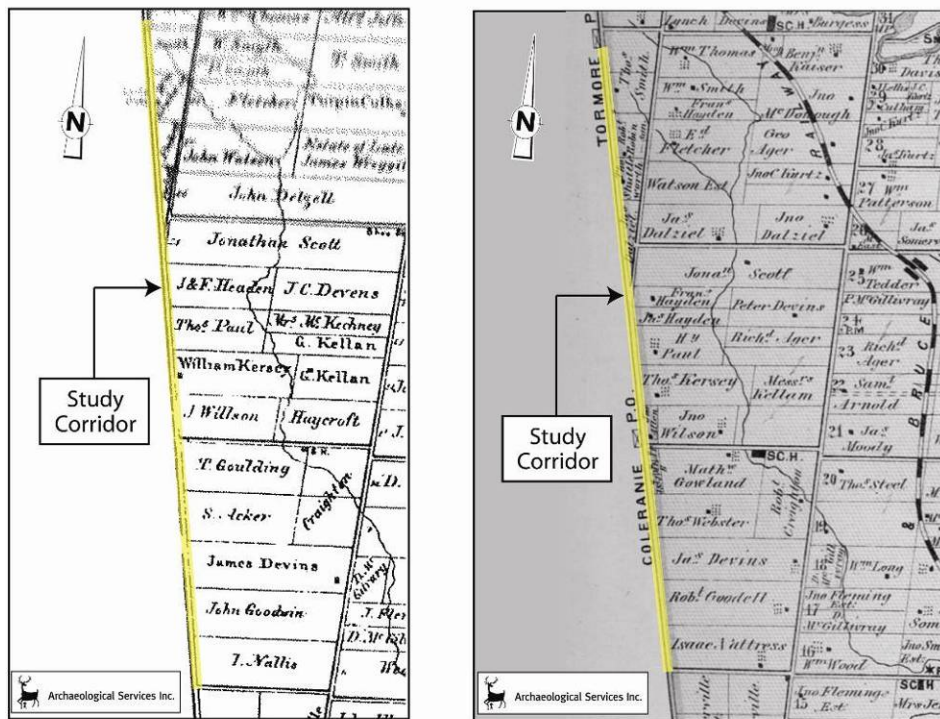


Figure 3: Location of the study corridor overlaid on the Township of Vaughan from the 1860 Tremain's Map of the County of York (left) and the 1878 Historical Atlas of the County of York (right).

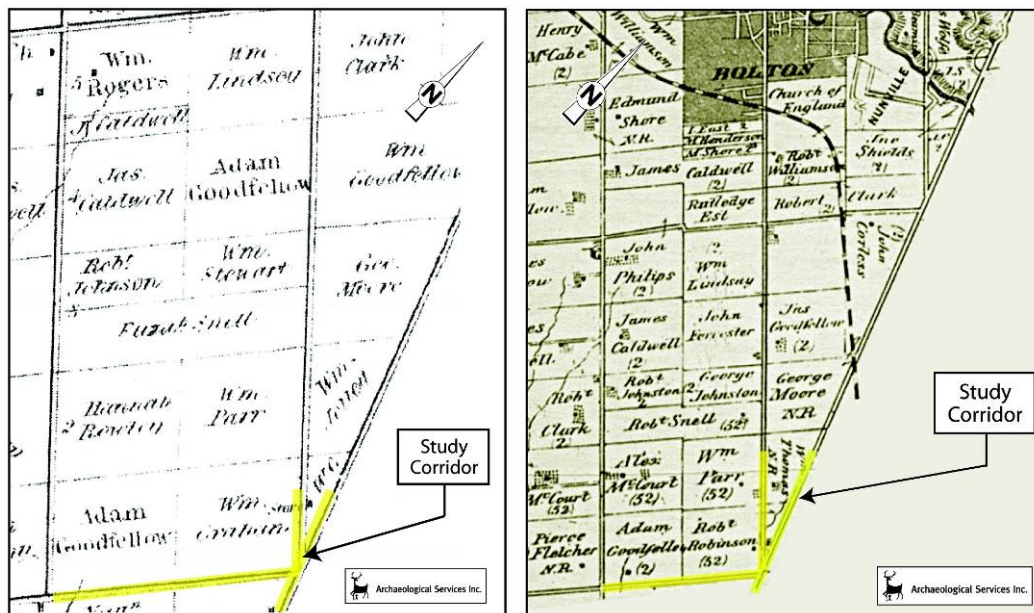


Figure 4: Location of the study corridor overlaid on the Township of Albion from the 1859 Tremain's Map of the County of Peel (left) and the 1877 Historical Atlas of the County of Peel (right).

Table 1: Summary of Property Owners and Historic Features along the Study Corridor in Vaughan Township

Con.#	Lot#	Property Owners and Historic Features			
		1860		1878	
		Owner	Features	Owner	Features
X	16	I. Nallis		Issac Nattress	Homestead, orchard
	17	John Goodwin		Robert Goodell	Homestead, orchard
	18	James Devine	Homestead	Jason Devins	Homestead, orchard
	19	S. Acker		Thomas Webster	Homestead, orchard
	20	T. Goulding		J.S.J. M.E.B. A.T.	Homestead Homestead Homestead
	21	J. Willson		Jonathan Allen	Homestead
	22	William Kersey	Homestead	Thomas Kersey	Homestead, orchard
	23	Thomas Paul		Henry Paul	Homestead, orchard
	24	J. & F. Headen		Jason Hayden Francis Hayden	Homestead Homestead
	25	Jonathan Scott		Jonathan Scott	Homestead
XI	25-26	Unknown		Jason Dalziel	
	27	Unknown		Thomas Shuttleworth	Homestead
	28	Unknown		Robert Robinson	Homestead
	29	Unknown		Thomas Smith	Homestead

Table 2: Summary of Property Owners and Historic Features along the Study Corridor in Toronto Gore Township

Con.#	Lot#	Property Owners and Historic Features			
		1859		1877	
		Owner	Features	Owner	Features
XI	10	Martin Burn		Michael Byrne	Homestead, orchard
	11	David Johnson Jason & John Johnson	Homestead	David Johnson Jason Johnson	Homestead, orchard Homestead, orchard
	12	Jason St. John George Leighton	Homestead	William Kersey George Leighton	Homestead, orchard Homestead
XII	13	William Kersey	Historic Inn	William Kersey (Estate of)	Homestead, orchard Coleraine Post Office
	14	Thomas Cole		Thomas Cole	Homestead, orchard
	15	Robert Woodill		John Cameron	Homestead
	16	Richard Tibb	Homestead	Walter Watson	Homestead, orchard
	17	Robert Hart N. Green	Homestead	George Hart	Homestead, orchard, cemetery

Table 3: Summary of Property Owners and Historic Features along the Study Corridor in Albion Township

Con.#	Lot#	Property Owners and Historic Features			
		1859		1877	
		Owner	Features	Owner	Features
VI	1	Adam Goodfellow		Adam Goodfellow	Homestead
		William Graham		Robert Robinson	Homestead
VII	1	William Graham	Store	Robert Robinson	Homestead, orchard





### 3.3 Existing Conditions

In order to make a preliminary identification of existing built heritage resources and cultural heritage landscapes within the study corridor, the *City of Brampton's Municipal Register of Cultural Heritage Resources Designated under Part IV of the Ontario Heritage Act* (January 2010), the *City of Brampton's Municipal Register of Cultural Heritage Resources Heritage Listing Pursuant to the Ontario Heritage Act* (January 2010), the City of Vaughan's Mapping (Navigator Plus – Heritage View), and the Town of Caledon's Built Heritage Resources Inventory were consulted. These heritage resource inventories were consulted in order to determine the existence of previously identified cultural heritage resources in the study corridor and to collect any relevant information. A review of these inventories revealed that there are nine previously identified heritage resources located in or adjacent to the study corridor.

Five cultural heritage resources were identified by the City of Brampton, four of which were rated by the City as Category B resources. In the City of Brampton's heritage evaluation process, a Category B resource is defined as "significant: worthy of preservation, municipal designation under the *Ontario Heritage Act* will always be considered". The fifth identified feature, the Johnson Family Farm, is a Category A resource, which is defined as "most significant: municipal designation under the *Ontario Heritage Act* will be pursued".

Two cultural heritage resources were identified by the City of Vaughan, and an additional two cultural heritage resources were identified by the Town of Caledon.

A field review was undertaken by ASI in February 2010 to document the existing conditions of the study corridor. Property inspection proceeded from north to south, starting north of Mayfield Road along Highway 50, continuing along Mayfield Road, thereafter returning to Highway 50 and moving southerly to Castlemore Road. The assessment focused on the Highway 50 and Mayfield Road right-of-way and the properties immediately adjacent. The larger study area indicated in Figures 5 – 9 is relevant to other components of the class environmental assessment.



This part of the data collection revealed that much of the western side of the Highway 50 study corridor retains its nineteenth century rural character. More recent residential, commercial and industrial developments have occurred at the northern end of the study corridor, around the intersection of Mayfield Road and Highway 50, and is associated with the southern fringe of Bolton. Late twentieth century industrial complexes have been constructed along the east side of Highway 50 between Major Mackenzie Drive and the southern limits of the study corridor. The north side of Mayfield Road retains a mix of late twentieth century residential and commercial properties, vacant/agricultural fields, and one nineteenth century farm complex. The south side of Mayfield Road is agricultural.

Table 4 lists the built heritage resources and cultural heritage landscapes that were identified in the study corridor during the field review, while Section 7.0 provides location mapping of identified cultural heritage resources.







**Table 4: Potentially Impacted Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) located in the Study Corridor**

Feature	Location	Feature Type	Description/Comments	Recognition	Photograph
BHR 1	12131 Highway 50, Caledon	Farmhouse	This one and a half storey brick farmhouse was built circa 1850 – 1874 in the Neoclassical tradition. The house features a gable roof, front centre gable, projecting two – storey centre bay, buff brick quoining and voussoirs, multi paned sash windows, multiple interior chimneys, and a one storey rear extension. The three bay, symmetrical front façade features a central entrance surrounded by transom and sidelights, and another central doorway on the second storey opening onto a small balcony, above the main entrance. There are no additional structures associated with this farmhouse.	Listed on the Town of Caledon’s Heritage Register.	
BHR 2	Mayfield Road, Brampton	Barn	This lone barn features a gable roof with a small lean-to addition on the west elevation, and vertical board siding. It likely dates to the nineteenth century. The structure is in good condition and appears to be in use. Historic mapping indicates that a farmhouse was formerly extant at this location, approximately northwest of the barn.	Identified during field review.	





**Table 4: Potentially Impacted Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) located in the Study Corridor**



Feature	Location	Feature Type	Description/Comments	Recognition	Photograph
BHR 3	11133 Hwy 50, Vaughan	Farmhouse	This one and a half storey brick house features a front facing gable roof, modern windows, a modern enclosed porch and front door, exterior brick chimney stack, and first storey bay window on the front elevation. There are no other structures or significant landscape features associated with this house. The house probably dates to the early twentieth century.	Identified during field review.	
BHR 4	10951 Hwy 50, Vaughan	Farmhouse	This one and a half storey farmhouse with exterior clapboard siding features a side facing gable roof, exterior brick chimney stack, a three bay front façade with central entrance and central gabled dormer and a front porch. Windows on the front elevation have been replaced with modern glass, although the windows on the side elevation appear original, featuring one over one pane sash windows. The dwelling dates to the late nineteenth century.	Identified during field review.	



**Table 4: Potentially Impacted Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) located in the Study Corridor**

Feature	Location	Feature Type	Description/Comments	Recognition	Photograph
CHL 1	8522 Mayfield Road, Caledon	Farm Complex	<p>This property features a one and a half storey farmhouse, a large gable roof barn, and a smaller gable roof barn/driveshed. The late nineteenth century farmhouse was built in the High Victorian Gothic style, and features a one storey rear extension, stone foundations, a cross-gabled roof line, synthetic brick siding and a combination of modern and original windows. The front façade features an enclosed porch, a gable dormer, a bay window on the first storey with one over one and two over two pane sash windows.</p> <p>A demolition permit application was received for this property on February 17 2010 (Pers. Comm., Town of Caledon, Feb 19 2010).</p>	Identified on the Town of Caledon's Built Heritage Resources Inventory.	
CHL 2	11970 Hwy 50, Brampton	Farm Complex	<p>This property features a one and a half storey, nineteenth century farmhouse with gable roof, brick exterior and an interior chimney located at the rear. There are a few smaller frame sheds located to the rear of the house, and remnants of an orchard to the north of the house. The farm complex is associated with the surrounding agricultural fields. The dwelling features an L shape floor plan and a modern enclosed porch on the south elevation. Mature vegetation conceals much of the farm complex, and there are notable tree lines bordering the property.</p>	Listed as a heritage feature by the City of Brampton: 'Hart House'. Heritage Rating "B"	



**Table 4: Potentially Impacted Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) located in the Study Corridor**

Feature	Location	Feature Type	Description/Comments	Recognition	Photograph
CHL 3	Hwy 50, Brampton	Cemetery	<p>The Shiloh Cemetery is a rural Euro-Canadian cemetery with interments dating between the 1840s and early 1900s. A Primitive Methodist Church was formerly located at this site.</p> <p>An intention to designate this site was submitted in November 2009.</p>	Listed as a heritage feature by the City of Brampton: 'Shiloh Cemetery' Heritage Rating: Heritage Cemetery	
CHL 4	11176 Hwy 50, Brampton	Farm Complex	<p>This property features a two storey, brick, nineteenth century farmhouse, a large gambrel roof barn, additional agricultural related buildings, and an open, agricultural setting. The fields are bordered by fences and there are notable tree lines along the driveway and around the buildings. The farmhouse features a hipped roof, an exterior brick chimney stack, a two storey rear extension, modern windows, a modern porch, stone foundations and decorative features such as arched brick voussoirs and brackets, typical of the Italianate architectural style.</p>	Identified during field review.	







**Table 4: Potentially Impacted Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) located in the Study Corridor**

Feature	Location	Feature Type	Description/Comments	Recognition	Photograph
CHL 5	10980 Hwy 50, Brampton	Farm Complex	This property features a two storey brick farmhouse and gable roof barn with stone foundations, both dating to the nineteenth century. The house features a hipped roof, stone foundations, modern windows with brick, arched voussoirs and wooden sills, shallow eaves, a modern porch with concrete foundations, and an asymmetrical front façade. The barn is in an advanced state of disrepair. There may be some areas of mature vegetation associated with this farm complex.	Listed as a heritage feature by the City of Brampton: 'Cameron House'. Heritage Rating "B"	
CHL 6	7230 Nashville Road, Vaughan	Farm Complex	This property features a two storey, three bay Italianate dwelling with hipped roof and brick exterior, a number of barns and drive sheds, and significant tree lines. The complex of buildings is located a great distance from the Highway 50 road alignment; however, there is a significant tree line demarcating the western property boundary of this farm located along the east side of Cold Creek Road, just north of Nashville Road (see photo).	Listed on the City of Vaughan's Heritage Inventory.	





**Table 4: Potentially Impacted Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) located in the Study Corridor**

Feature	Location	Feature Type	Description/Comments	Recognition	Photograph
CHL 7	10690 Hwy 50, Brampton	Farm Complex	The Cole Farm consists of a one and a half storey farmhouse, a gable roof barn, a number of additional agricultural related buildings, and an extensive agricultural setting featuring fence and tree lines, a long driveway, and fields/pastures. The Ontario Gothic farmhouse dates to the late nineteenth century and features a gable roof, rear extension, modern windows, decorative details such a quoining, and a three bay front façade with centrally located entrance and gable dormer.	Listed as a heritage feature by the City of Brampton: 'Cole Farm'. Heritage Rating "B"	
CHL 8	10535 Hwy 50, Vaughan	Farm Complex	This property consists of a two storey dwelling, a long laneway and a tree line that may serve as a wind break. The house features a hipped roof, enclosed modern porch, modern windows, and exterior siding.	Identified during field review as a potential cultural heritage landscape.	



**Table 4: Potentially Impacted Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) located in the Study Corridor**

Feature	Location	Feature Type	Description/Comments	Recognition	Photograph
CHL 9	10192 Hwy 50, Brampton	Farm Complex	The Johnson Family Farm, described by a sign on the property as “Jameston Holsteins since 1842” features a two storey farmhouse, several barns and drive sheds, a long driveway, mature vegetation, and a modern residence set closer to the Highway 50 road alignment. The Italianate house likely dates to the late nineteenth century and features a hipped roof, brick exterior, three bay front façade, and decorative brackets.	Listed as a heritage feature by the City of Brampton: ‘Johnson Family Farm’ Heritage Rating “A”	
CHL 10	10335 Hwy 50, Vaughan	Farm Complex	This property consists of a one and a half storey farmhouse and a long, tree lined driveway. The house features a gable roof, brick exterior, rear extension, buff brick quoining and window surrounds, a modern enclosed porch and modern windows.	Listed on the City of Vaughan’s Heritage Inventory.	

#### 4.0 IMPACT ASSESSMENT

Following consideration of the three design alternatives for the Mayfield Road widening (Option 1 - Widen equally on both sides based on centreline; Option 3 - Widen equally on both sides with southerly shift in vicinity of Pillsworth Road and Roundabout at Pillsworth Road; and Option 4 - Widen equally on both sides with southerly shift in vicinity of Pillsworth Road), and consideration of the two design alternatives for the Highway 50 widening (Option 1 – Widen equally on both sides based on centreline; and Option 2 – Widen equally on both sides with easterly shift in vicinity of cemetery), Option 3 of the Mayfield Road widening, and Option 2 of the Highway 50 widening, were selected as the preferred alignments.

To assess the potential impacts of the undertaking, identified cultural heritage resources were considered against a range of possible impacts as outlined in the Ministry of Tourism and Culture document entitled *Screening for Impacts to Built Heritage and Cultural Heritage Landscapes* (September 2010), which include:

- Destruction of any, or part of any, significant heritage attribute or feature (III.1).
- Alteration which means a change in any manner and includes restoration, renovation, repair or disturbance (III.2).
- Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature of plantings, such as a garden (III.3).
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship (III.4).
- Direct or indirect obstruction of significant views or vistas from, within, or to a built and natural feature (III.5).
- 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 (III.6).
- Soil Disturbance such as a change in grade, or an alteration of the drainage pattern or excavation (III.7)

The following table (Table 5) will consider the potential impacts of the recommended plan on identified cultural heritage resources:

**Table 5: Analysis of potential impacts of the recommended plan on identified cultural heritage resources.**

	Description of Potential Impacts	Recommendations
<b>BHR 1</b>	No impacts are expected.	There are no further concerns.
<b>BHR 2</b>	No impacts are expected.	There are no further concerns.
<b>BHR 3</b>	No impacts are expected.	There are no further concerns.
<b>BHR 4</b>	Direct impacts to this resource are expected through removal of the farmhouse.	A heritage impact assessment by a qualified heritage consultant is recommended.
<b>CHL 1</b>	No impacts are expected.	There are no further concerns.
<b>CHL 2</b>	No impacts are expected.	There are no further concerns.
<b>CHL 3</b>	Encroachment onto property but no direct impact to landscape feature.	Ensure the cemetery is well protected from construction activities.
<b>CHL 4</b>	No impacts are expected.	There are no further concerns.
<b>CHL 5</b>	The proposed work will impact the cultural heritage resource through encroachment. Based on proximity of the resource to the expanded road right-of-way,	A heritage impact assessment by a qualified heritage consultant is recommended.





**Table 5: Analysis of potential impacts of the recommended plan on identified cultural heritage resources.**

	Description of Potential Impacts	Recommendations
	the long term viability of the resource may be negatively impacted due to the potential for increased ambient noise and restricted vehicular access to/from the property.	
<b>CHL 6</b>	No impacts are expected.	There are no further concerns.
<b>CHL 7</b>	No impacts are expected.	There are no further concerns.
<b>CHL 8</b>	No impacts are expected.	There are no further concerns.
<b>CHL 9</b>	No impacts are expected.	There are no further concerns.
<b>CHL 10</b>	No impacts are expected.	There are no further concerns.

## 5.0 CONCLUSIONS

Based upon the results of historical research, it was revealed that the study corridor features a historically surveyed thoroughfare in an agricultural area that dates back to the early nineteenth century. The field review confirmed that this area retains a number of nineteenth century and early twentieth century cultural heritage resources. A total of four built heritage resources and ten cultural heritage landscapes were identified within the study corridor. The following provides a summary of field review and data collection findings:

- A total of nine cultural heritage resources identified in the study corridor were previously identified on municipal heritage registers: five resources were previously identified by the City of Brampton (CHL 2, CHL 3, CHL 5, CHL 7 and CHL 9); two resources were previously identified by the Town of Caledon (BHR 1, CHL 1); and two resources were previously identified by the City of Vaughan (CHL 6 and CHL 10);
- Over the course of this assignment, CHL 3, the Shiloh Cemetery, was designated under Part IV of the *Ontario Heritage Act* (Designation By-law #71-2010);
- A total of five additional resources were identified during field review (BHR 2 – BHR 4, CHL 4, CHL 8);
- Of the total identified cultural heritage resources, three are farmhouses (BHR 1, BHR 3, BHR 4), one is a barn (BHR 2), one is a pioneer cemetery (CHL 3), and nine are farm complexes (CHL 1, CHL 2, CHL 4 – CHL 10); and
- Identified cultural heritage resources are historically, architecturally, and contextually associated with nineteenth century and early twentieth century land use patterns and agricultural processes, features which are generally becoming rare in the City of Brampton.

## 6.0 RECOMMENDATIONS

Road improvements along Highway 50 and Mayfield Road may have a variety of impacts upon built heritage resources and cultural heritage landscapes. Impacts can include: direct impacts that result in the loss of resources through demolition, or the displacement of resources through relocation; and indirect impacts that result in the disruption of resources by introducing physical, visual, audible or atmospheric



elements that are not in keeping with the resources and/or their setting. Potential impacts on identified cultural heritage resources were identified based on the proximity of a resource to the proposed undertaking.

Based on the results of background research and data collection, field survey, and analysis of potential impacts of the undertaking, the following recommendations have been developed.

1. Road improvement activities should be suitably planned to avoid impacts to identified cultural heritage resources.
2. BHR 4: Direct impacts to this cultural heritage resource are expected through removal of the farmhouse. A heritage impact assessment by a qualified heritage consultant is recommended.
3. CHL 3: Ensure that the cemetery is protected from construction activities related to the road widening.
4. CHL 5: The proposed work will impact the cultural heritage resource through encroachment. Based on proximity of the resource to the expanded road right-of-way, the long term viability of the resource may be negatively impacted due to the potential for increased ambient noise and restricted vehicular access to/from the property. A heritage impact assessment by a qualified heritage consultant is recommended.



### 7.0 CULTURAL HERITAGE RESOURCE LOCATION MAPPING

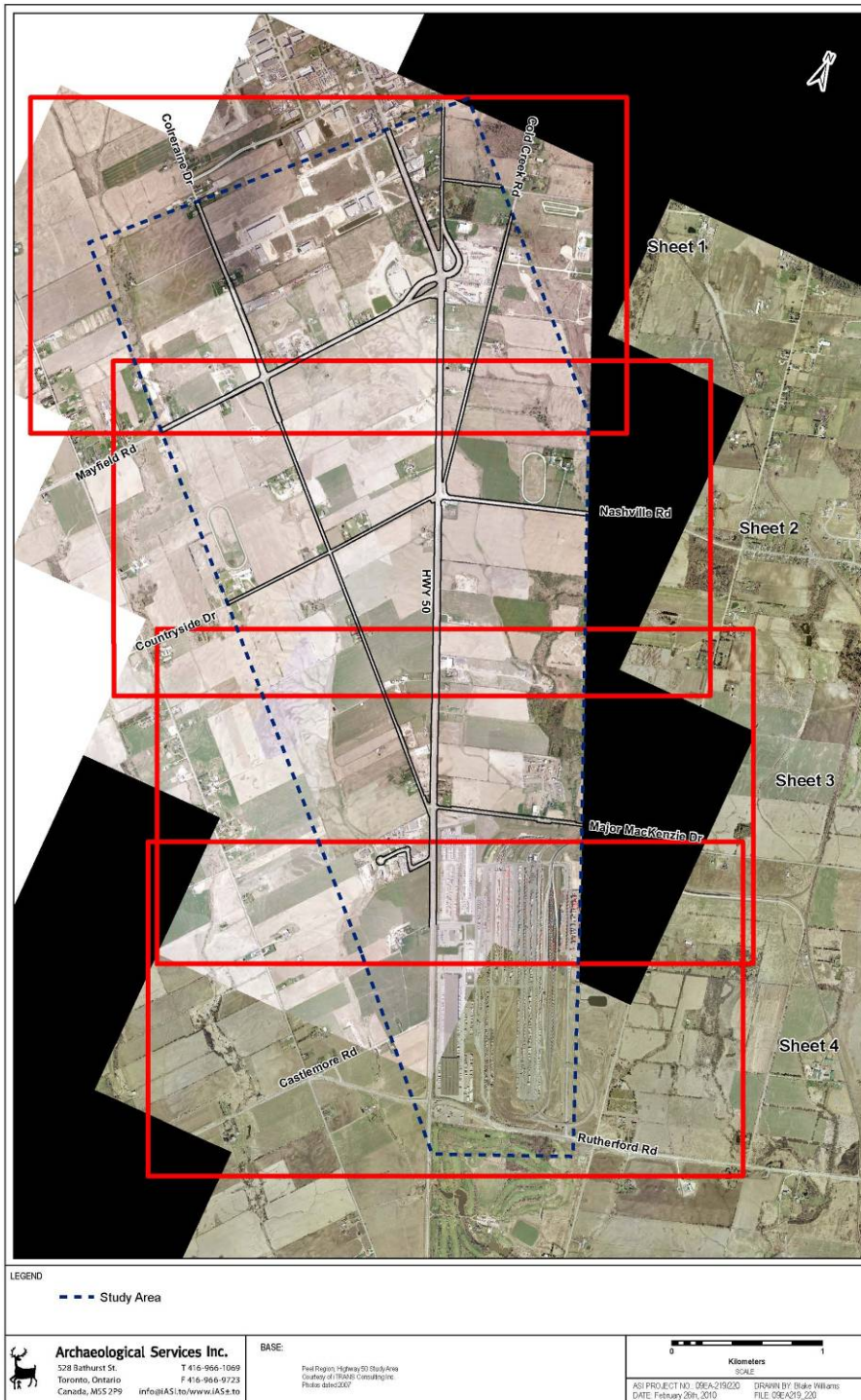
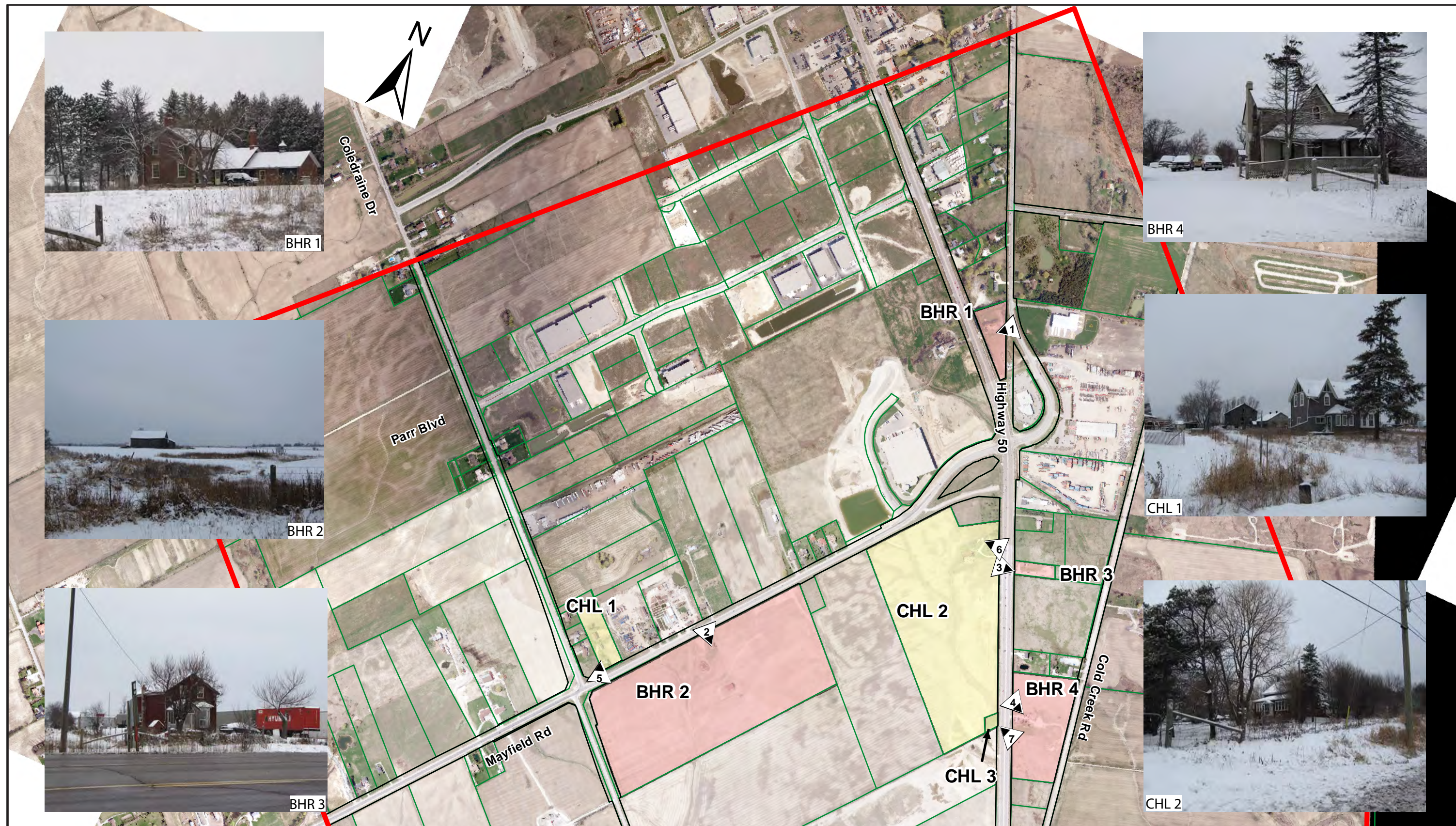


Figure 5: Key Plan of Cultural Heritage Resource Location Mapping






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**LEGEND**

- Study Area
- ▲ Photo Plate
- Built Heritage Resource (BHR)
- Cultural Heritage Landscape (CHL)

BASE:  
 Peel Region, Highway 50 Study Area  
 Courtesy of ITRANS Consulting Inc.  
 Photos dated 2007

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 ASI PROJECT NO.: 09EA-219/220  
 DATE: May 5, 2010  
 DRAWN BY: BW & JF  
 FILE: 09EA220\_S1

**Figure 6: Built Heritage Resources and Cultural Heritage Landscapes located in the study corridor**



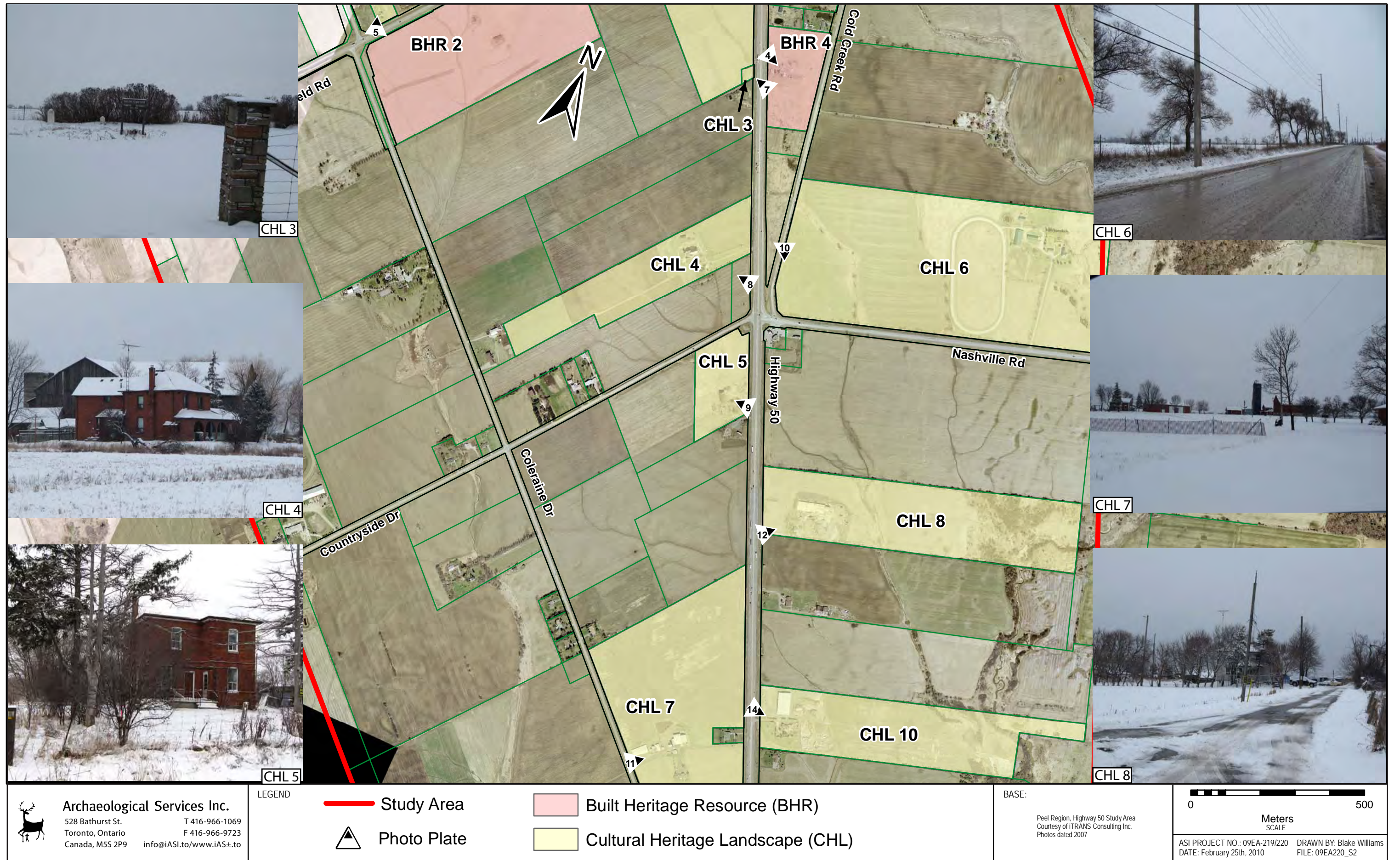


Figure 7: Built Heritage Resources and Cultural Heritage Landscapes located in the study corridor





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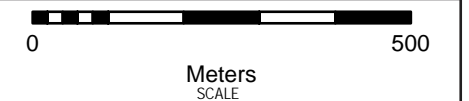
LEGEND

- Study Area
- Photo Plate

- Built Heritage Resource (BHR)
- Cultural Heritage Landscape (CHL)

BASE:

Peel Region, Highway 50 Study Area  
 Courtesy of ITRANS Consulting Inc.  
 Photos dated 2007






ASI PROJECT NO.: 09EA-219/220 DATE: February 25th, 2010  
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Figure 8: Built Heritage Resources and Cultural Heritage Landscapes located in the study corridor







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**LEGEND**  
 Study Area  
 Photo Plate

 Built Heritage Resource (BHR)  
 Cultural Heritage Landscape (CHL)

BASE:  
 Peel Region, Highway 50 Study Area  
 Courtesy of ITRANS Consulting Inc.  
 Photos dated 2007

  
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 SCALE  
 ASI PROJECT NO.: 09EA-219/220  
 DATE: February 25th, 2010  
 DRAWN BY: Blake Williams  
 FILE: 09EA220\_S4

**Figure 9: Built Heritage Resources and Cultural Heritage Landscapes located in the study corridor**



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