



**CALL TO ORDER**

**DISCLOSURE OF PECUNIARY INTEREST**

**CONSENT AGENDA**

**PUBLIC MEETING**

1. Application for Proposed Official Plan Amendment and Zoning By-law Amendment, 2412 and 2068 Mayfield Road, Part of Lot 18, Concession 2 W.H.S. (Chinguacousy), West side of McLaughlin Road, North side of Mayfield Road, east of Chinguacousy Road (Ward 2).

Presentation by Glen Schnarr & Associates Inc. on behalf of The Laurier Group.

See attached correspondence.

- a) [Notice](#)
- b) [Public Meeting Report](#)
- c) [Applicant presentation](#)

**DELEGATIONS**

**STAFF REPORTS**

<a href="#">Staff Report 2017-13</a>	Request for an Additional Meeting Concerning the Mayfield West Phase 2 Secondary Plan Update.
<a href="#">Staff Report 2017-6</a>	Committee of Adjustment Decision Appeal Policy.
<a href="#">Staff Report 2017-3</a>	Proposed Street Names for Halls Lake Estates Subdivision (Ward 4).

**RECOMMENDATIONS OF ADVISORY COMMITTEES**

1. Heritage Caledon Meeting Report dated [December 12, 2016](#).

**Planning and Development Committee has been requested to consider the following recommendation:**

That the properties at 14291 Regional Road 50, 14328 Regional Road 50, 14475 Regional Road 50, 14684 Regional Road 50, 14865 Regional Road 50, 7601 King Street, 7640 King Street, 13957 The Gore Road, 14098 The Gore Road, 14258 The Gore Road, 14275 The Gore Road, and 14436 Humber Station Road be listed on the Heritage Register under section 27 (1.2) of the Ontario Heritage Act; and

That the necessary action be taken to give effect thereto; and

That staff notify the property owners in writing of this recommendation.

2. Heritage Caledon Meeting Report dated [January 16, 2017](#).

**Planning and Development Committee has been requested to consider the following recommendation:**

That in addition to the current 2017 Heritage Caledon Budget, staff be directed to look at the feasibility of funding 2 members to attend the 2017 Ontario Heritage Conference held in Ottawa from June 8-10.

## **CORRESPONDENCE**

### **Memorandums**

1. [Memorandum to Council](#) from Sally Drummond, Heritage Resource Officer, Community Services dated January 24, 2017, re: Heritage Caledon Recommendation to List Properties on Heritage Register (Ward 4)

### **Correspondence**

2. [Ministry of Housing](#), re: The *Promoting Affordable Housing Act*, 2016

## **ADJOURNMENT**



### **Accessibility Accommodations**

Assistive listening devices for use in the Council Chamber are available upon request from the Staff in the Town's Legislative Services Section. American Sign Language (ASL) Interpreters are also available upon request.

Please provide advance notice if you require an accessibility accommodation to attend or participate in Council Meetings or to access information in an alternate format please contact Legislative Services by phone at 905-584-2272 x. 2366 or via email to [accessibility@caledon.ca](mailto:accessibility@caledon.ca).

# Notice of Applications Proposed Plan of Subdivision and Zoning By-law Amendment

**FILE NUMBER(S):** 21T-16006 & RZ 16-11

## **Community Involvement:**

The Town has received Plan of Subdivision and Zoning By-law Amendment applications for the property outlined below. This is your way to offer input and get involved.

## **Applicant and Location:**

**Applicant:** Glen Schnarr & Associates Inc. on behalf of The Laurier Group

**Location:** 2412 and 2068 Mayfield Road  
Part of Lot 18, Concession 2 W.H.S.  
(Chinguacousy)  
West side of McLaughlin Road, North side of Mayfield Road, east of Chinguacousy Road  
Ward 2

**Site Area:** 40.69 ha (100.55 ac)



## **Additional Information:**

Contact Brandon Ward, Senior Development Planner,  
905.584.2272 x.4283 or  
Brandon.ward@caledon.ca

## **What are the Proposed Changes?**

The Plan of Subdivision proposal is for 353 residential dwelling units comprised of 206 detached dwellings, 40 semi-detached dwellings, 90 rear-laneway townhouse dwellings and 17 dual-frontage townhouse dwellings. In addition, the Plan of Subdivision proposes a 2.83 hectare (7.00 acre) public elementary school block, a 2.80 hectare (6.92 acre) separate elementary school block, a stormwater management facility block and various blocks for two (2) community parks, an environmental policy area channel and greenway corridors. The Zoning By-law amendment proposes to rezone the subject lands from Agricultural (A1) to Residential One with exceptions (R1-X) for the proposed detached dwellings, Residential Two with exceptions (R2-X) for the proposed semi-detached dwellings, Townhouse Residential with exceptions (RT-X) for the proposed rear-laneway and dual-frontage townhouse dwellings, as well as Institutional (I), Open Space (OS) and Environmental Policy Area 1 (EPA1) zones to permit the proposed elementary school sites, greenway corridors and environmental channel corridor.

## **Additional Information**

A copy of the proposed Draft Plan of Subdivision and Zoning By-law Amendment and additional information and material about the proposed applications will be available to the public at the Community Services, Planning and Development Department at Town Hall. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.

Please visit the Town's website at [www.caledon.ca/development](http://www.caledon.ca/development) or contact the Development Planner to obtain a copy of the location map.

## **Appeal Procedure:**

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed Plan of Subdivision is approved or refused and/or the Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the proposed Plan of Subdivision is approved or refused and/or the Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

## **How to Stay Informed:**

If you wish to stay informed of the project described above, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

## **Accessibility**

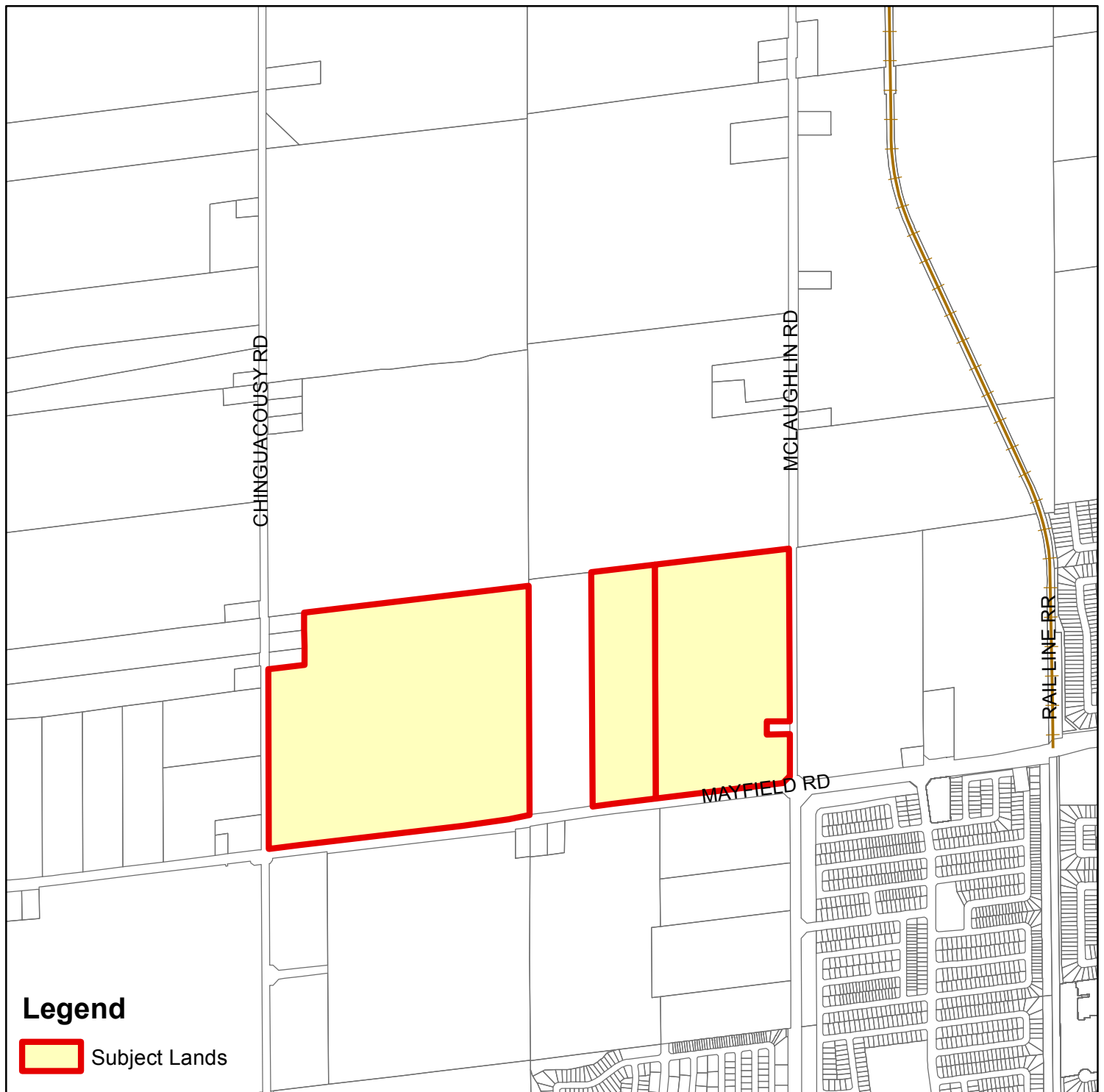
If you require an accessibility accommodation to access any materials related to this item in an alternate format, please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at [accessibility@caledon.ca](mailto:accessibility@caledon.ca).

**Notice Date:** November 17, 2016



6311 Old Church Road  
Caledon, ON L7C 1J6  
[www.caledon.ca](http://www.caledon.ca)

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325



**Draft Plan of Subdivision and  
Zoning By-law Amendment  
Mayfield West Phase 2  
21T-16006C & RZ 16-11  
Laurier Group**

2412 and 2068 Mayfield Road

Part of Lot 18, Concession 2 W.H.S. (Chinguacousy)  
West side of McLaughlin Road, north of Mayfield Road

**LOCATION MAP**



Date: October 31, 2016

File No.: 21T-16006C  
& RZ 16-11



# Public Meeting Information Report

## Community Services Department – Planning and Development

---

**Public Meeting:** Tuesday January 24, 2017 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** Glen Schnarr & Associates Inc. on behalf of The Laurier Group

**File No's.:** 21T-16006C & RZ 16-11

### **The Purpose of a Public Meeting:**

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their applications to the public and Council to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the applications at a Public Meeting. A Planning Report will be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

### **Property Information:**

The subject land is located on the west side of McLaughlin Road, north of Mayfield Road. The subject lands consist of four properties separated into two unconnected parcels of land. The eastern parcel is comprised of 12046 McLaughlin Road, 2412 and 0 Mayfield Road and is approximately 31.5 hectares (77.9 ac) in area. The western parcel consists of 2068 Mayfield Road which is approximately 39.9 hectares (98.6 ac) in area. The subject lands have been used for agricultural production. The western parcel consists of vacant crop lands and the eastern parcel contains crop lands and a rural residential dwelling. Existing uses surrounding the subject lands consist of farmland, rural non-farm residential dwellings and future residential subdivision lands under development in the City of Brampton, south of Mayfield Road. Please see Schedule "A" – Location Map with Aerial Photograph, attached.

The subject property is located within the Mayfield West Phase 2 ("MW2") Settlement Area Boundary. The Region of Peel Official Plan designates the lands as within the Mayfield West Phase 2 Rural Service Centre on Schedule "D"- Regional Structure. The Town of Caledon Official Plan designates the lands within the Mayfield West Phase 2 Settlement Area on Schedule 'A' (Town of Caledon Land Use Plan). The Mayfield West Phase 2 Secondary Plan designates the subject lands as Low Density Residential, Medium-Density Residential, Stormwater Pond Facility, Institutional, Elementary School, Open Space Policy Area, Greenway Corridor and Environmental Policy Area on Schedule "B-2" (Mayfield West Phase 2 Land Use Plan). The property is zoned Agricultural (A1) in Zoning By-law 2006-50, as amended.

The Mayfield West Phase 2 Secondary Plan was established through Council's adoption of OPA 222 in November, 2015. This Secondary Plan implements goals, objectives and policies aimed to govern future development within the MW2 settlement area as a compact, pedestrian and cyclist-friendly and transit-oriented complete community. OPA 222 is subject to an ongoing appeal and therefore the policies contained within the MW2 Secondary Plan are not yet in full force and effect.

### **Proposal Information:**

On October 12, 2016, the Town of Caledon received complete Draft Plan of Subdivision (21T-16004C) and Zoning By-law Amendment (RZ 16-07) applications from Glen Schnarr & Associates Inc. on behalf of Mayfield McLaughlin Developments Inc., Mayfield Station Developments Inc., and Caledon West 25

# Public Meeting Information Report

## Community Services Department – Planning and Development

---

Inc. (collectively the “Laurier Group”) for the subject lands. The applications were deemed complete on October 31, 2016.

**The Draft Plan of Subdivision** application (21T-16006C) is proposing to create 353 residential dwelling units comprised of 206 detached dwellings, 40 semi-detached dwellings, 90 rear-laneway townhouse dwellings and 17 dual-frontage townhouse dwellings. The subdivision is also proposing a number of residential reserve blocks to be developed in conjunction with adjacent subdivision lands. In addition, the subdivision proposes a 2.83 hectare (7.00 acre) public elementary school block, a 2.80 hectare (6.92 acre) separate elementary school block, two community park blocks of approximately 2.29 hectares (5.66 acres) and 2.36 hectares (5.83 acres) respectively, a 3.54 hectare (9.00 acre) stormwater management facility block, greenway corridor blocks, environmental policy area channel blocks, as well as a 0.41 hectare (1.0 acre) environmental policy area block which reflects the adjacent woodland area to the north of the site. The total area of the proposed Plan of Subdivision is approximately 40.69 hectares (100.55 acres).

Please see Schedule ‘B’ – Draft Plan of Subdivision, attached.

**The Zoning By-law Amendment** application (RZ 16-11) is proposing to rezone the subject lands from Agricultural (A1) to: Residential One with exceptions (R1-X) for the detached dwellings; Residential Two with exceptions (R2-X) for the semi-detached dwellings; Townhouse Residential with exceptions (RT-X) for the rear-laneway and dual-frontage townhouse dwellings; Institutional (I) for the school blocks; Open Space (OS) for the community park and greenway corridor blocks; and Environmental Policy Area 1 (EPA1) zones for the channel and woodlot area blocks.

### **Consultation:**

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) of the subject property. In addition, notice signs have been posted on the subject lands and this Notice was posted on the Town’s website and advertised in the Caledon Citizen, Caledon Enterprise and Brampton Guardian newspapers on November 17, 2016.

Notice of this Public Meeting was also mailed to all landowners within 120 metres of the subject property and was advertised in the Caledon Citizen, Caledon Enterprise and Brampton Guardian newspapers on December 22, 2016.

The subject application was most recently circulated to external agencies and internal departments for review and comment on November 10, 2016. Comments received are briefly outlined below for your information:

- **Credit Valley Conservation:** CVC has reviewed and provided comments on the draft Community-wide EIR and FSR reports and are currently waiting for response documentation. In this regard, CVC will have formal comments on the draft plan upon further consultation with the landowners group and resolution of any outstanding technical matters related to the community-wide studies.
- **Region of Peel - Public Works, Development Services:** Regional staff have reviewed and recently provided comments on the draft community-wide Environmental Implementation Report and Functional Servicing Report (EIR/FSR) required by the Mayfield West Phase 2 Secondary Plan and await a response from the consultants. At this time, review of the subdivision submission is premature until such time as a response is received to the EIR/FSR to inform if any changes and/or additional studies will be required to the specific Plan of Subdivision and Zoning By-law

# Public Meeting Information Report

## Community Services Department – Planning and Development

---

amendment. Similarly, a community-wide Development Staging and Sequencing Plan (DSSP) is required for review to inform if any changes and/or additional studies will be required to the specific applications.

Regional staff note that the secondary plan remains under appeal. The applications should not proceed to approval until the secondary plan has been approved.

Regional staff recommend that the proposed subdivision be enhanced to optimize the health-promoting character of the application. In comparison to the Town-approved Framework Plan, the draft plan application scores 3 points (6%) lower on the Healthy Development Assessment (HDA). The main reason for this lower score is the revised street network, which increases the average residential block size and reduces the number of direct connections within the community. A permeable built environment reduces route distances, increases non-motorized route options and convenience, and dissipates vehicular traffic throughout the network.

The total applicable HDA score was revised to reflect the inclusion of several standards that are applicable at the draft plan stage. The revised score is now 30/47 (64%) instead of 29.5/37 (80%). As a Bronze, the development proposal outperforms traditional greenfield development in Peel, and contains many of the design elements of a compact, healthy and complete community.

The proposed development contains many of the attributes of a healthy community, including a mix of residential and institutional uses, generous green space, a diverse range of housing options and an interconnected pedestrian and cycling network. There is an opportunity to enhance the health promoting potential of the proposed development by:

- implementing traffic calming measures;
- incorporating pedestrian-scaled lighting and enhanced landscaping treatment with street furniture (e.g. seating, waste baskets) along McLaughlin Rd, and within the proposed Community Park; and,
- ensuring transit stop amenities at the outset in the design of bus stops with lighting, waste baskets and weather protection.

The recommendations are opportunity to further integrate healthy design elements and ensure closer alignment of the development proposal with the vision of a pedestrian and cyclist friendly, transit-supportive community in Mayfield West Phase II. Many of the recommendations are dependent on the Town as Town standards do not currently guarantee sidewalks on both sides of all streets, pedestrian-scaled lighting or traffic calming measures in the design of streets or pedestrian pathways.

The Region's waste management requirements, including curbside collection route standards must be adhered to in the subdivision design.

The Region has reviewed a Noise Impact Assessment submitted with the subdivision application. Technical comments have been provided in review of this document and a revised study is required.

# Public Meeting Information Report

## Community Services Department – Planning and Development

---

- Dufferin Peel Catholic District School Board: The designated school block shown as 301 is satisfactory in location, size and shape to the Board. The Board has also requested standard conditions of draft approval related to student accommodations, warning clauses and the acquisition of Block 301.
- Peel District School Board: The Board has requested standard conditions of draft approval related to student accommodations, warning clauses and the acquisition of the school block.
- Town of Caledon, Finance and Infrastructure Services – Engineering Services: Detailed comments on these applications are premature until the community-wide FSR and Development Staging and Sequencing Plan (DSSP) are finalized.
- Town of Caledon, Finance and Infrastructure Services – Transportation: Detailed technical comments have been provided in review of the supporting Traffic Impact Study.
- Town of Caledon, Community Services, Planning & Development – Engineering: Technical comments on the subject applications are premature until all community-wide studies required by the Secondary Plan have been finalized to the satisfaction of the Town and all relevant agencies.
- Town of Caledon, Community Services, Planning & Development – Zoning: Detailed comments on the draft Zoning By-law amendment for this site are premature until such time as an overall zoning framework is determined for the entire Mayfield West Phase 2 development area.
- Town of Caledon, Finance and Infrastructure Services – Finance: The taxable assessment value of the subject property will change to reflect any change in usage and development that occurs, should the proposed subdivision proceed. Effective February 1, 2016 the Region of Peel started collecting hard service development charges (i.e. water, wastewater and roads) directly for residential developments, except townhouses and apartments, at the time of subdivision agreement execution. All development charges are payable prior to issuance of a building permit with the exception of the change from the Region of Peel noted above.
- Town of Caledon, Community Services, Fire and Emergency Services: The existing Valleywood fire station (307) may be used to service the MW2 area, however, this is very much dependent on ability to gain direct and efficient east-west access from this station through the MW2 area to Chinguacousy Road. Until modifications to the Highway 410/Valleywood Boulevard interchange, the new east-west spine road is required to be connected to Hutchinson Farm Lane to Chinguacousy Road to provide access and acceptable response times to the MW2 area.
- Town of Caledon, Corporate Services, Accessibility: The owner/applicant will be required to provide acceptable universal design housing concept options to prospective home purchasers as a condition of draft plan approval. Sidewalks within the subdivision are to be a minimum of 1.5 metres wide. Accessible features such as tactile surfaces and curb ramps are to be provided at street crossings. The subdivision is to be well illuminated, especially in areas where there are key amenities such as community mailbox areas, benches and parks/playspaces. The lighting level in such areas shall be at a minimum of 35 lux.

# Public Meeting Information Report

## Community Services Department – Planning and Development

---

- Town of Caledon, Community Services, Planning & Development – Heritage: There are no built heritage or cultural heritage landscape concerns. The Town is in receipt of a Stage 1-2 Archaeological Assessment report and Supplementary Documents for the subject lands. Two archaeological sites were identified, which were recommended for Stage 3 assessment. All archaeological assessment must be completed prior to any soil disturbance and to the satisfaction of the Town and the Ministry of Tourism, Culture and Sport as a condition of Draft Plan approval.

The proposed development will require 16 street names. Town protocol requires the use of a minimum of one historically significant street name and more are strongly encouraged. Further to staff review of the Town's Pre-Approved Street Name Reserve List, the historically relevant names "Cecil Clarkway", "Sherman" and "Smeaton" are appropriate for use on the subject lands, being the name of a former Reeve of the area, and the names of early families in Ward 2, respectively.

The following agencies/departments have no concerns with the applications and have requested standard conditions of draft approval:

- Bell Canada
- Enbridge Gas Distribution Inc.
- Canada Post

The following agencies/departments have no concerns with the applications:

- Orangeville Railway Development Corporation (ORDC)
- Town of Caledon, Community Services - Building Services
- Hydro One

Comments from the following agencies/departments remain outstanding:

- Rogers Communications
- Ontario Provincial Police - Caledon Detachment
- Municipal Property Assessment Corp.
- City of Brampton
- Town of Caledon, Community Services, Open Space Design

### **Next Steps:**

If you wish to stay informed of the project described above, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed Draft Plan of Subdivision is approved or refused and/or the Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before the proposed Draft Plan of Subdivision is approved or refused and/or the Zoning By-law Amendment is adopted, the person or public body may

# Public Meeting Information Report

## Community Services Department – Planning and Development

---

not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

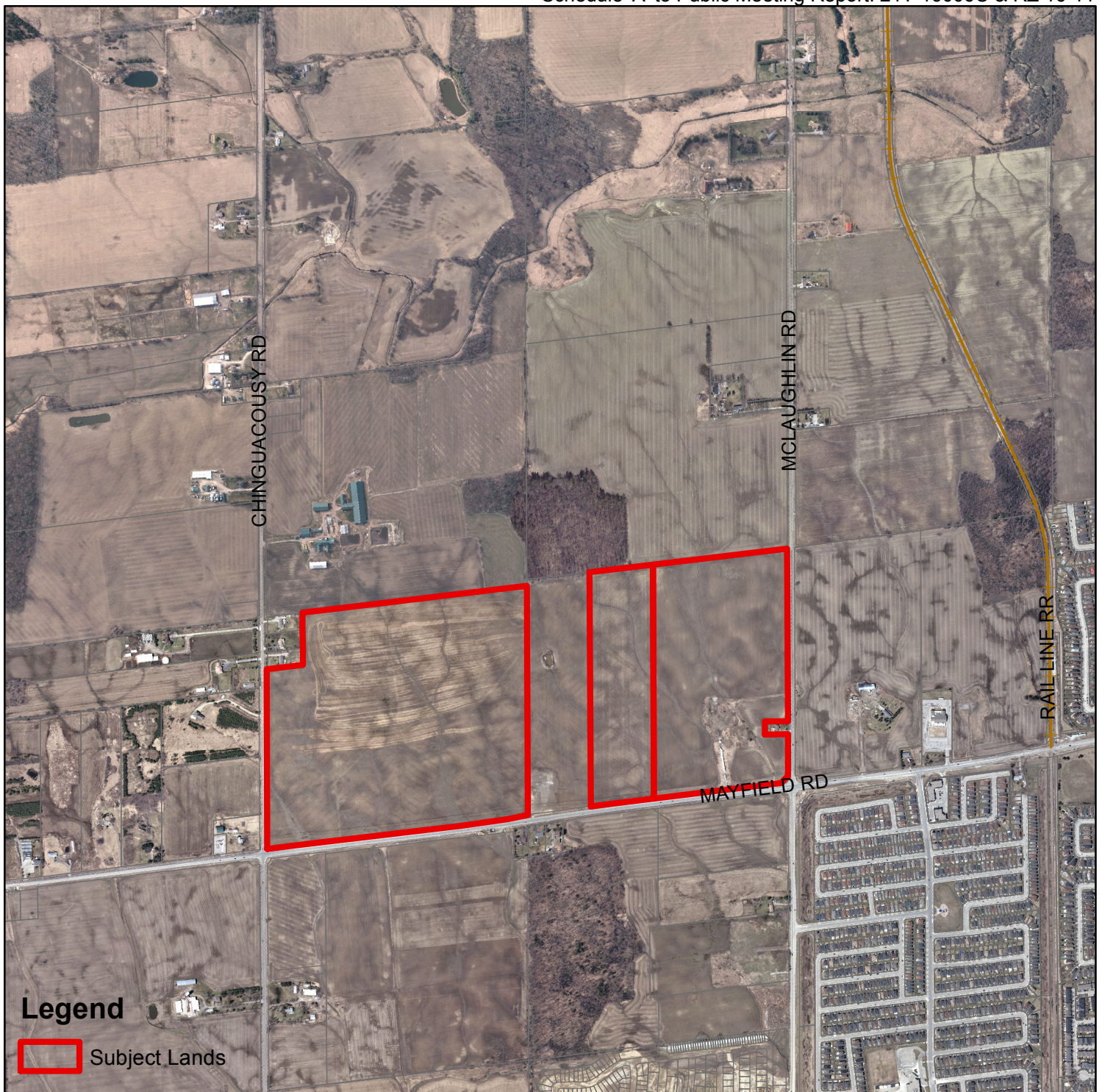
### **Contact:**

For further information, please contact Brandon Ward, Senior Development Planner at 905-584-2272 ext. 4283 or [brandon.ward@caledon.ca](mailto:brandon.ward@caledon.ca).

### **Attachments:**

- Schedule A: Location Map with Aerial Photograph
- Schedule B: Draft Plan of Subdivision





**Draft Plan of Subdivision and  
Zoning By-law Amendment  
Mayfield West Phase 2  
21T-16006C & RZ 16-11  
Laurier Group**

2412 and 2068 Mayfield Road

Part of Lot 18, Concession 2 W.H.S. (Chinguacousy)  
West side of McLaughlin Road, north of Mayfield Road

**LOCATION MAP**

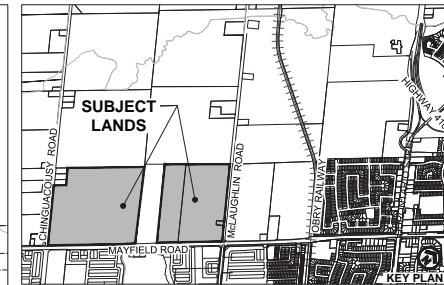
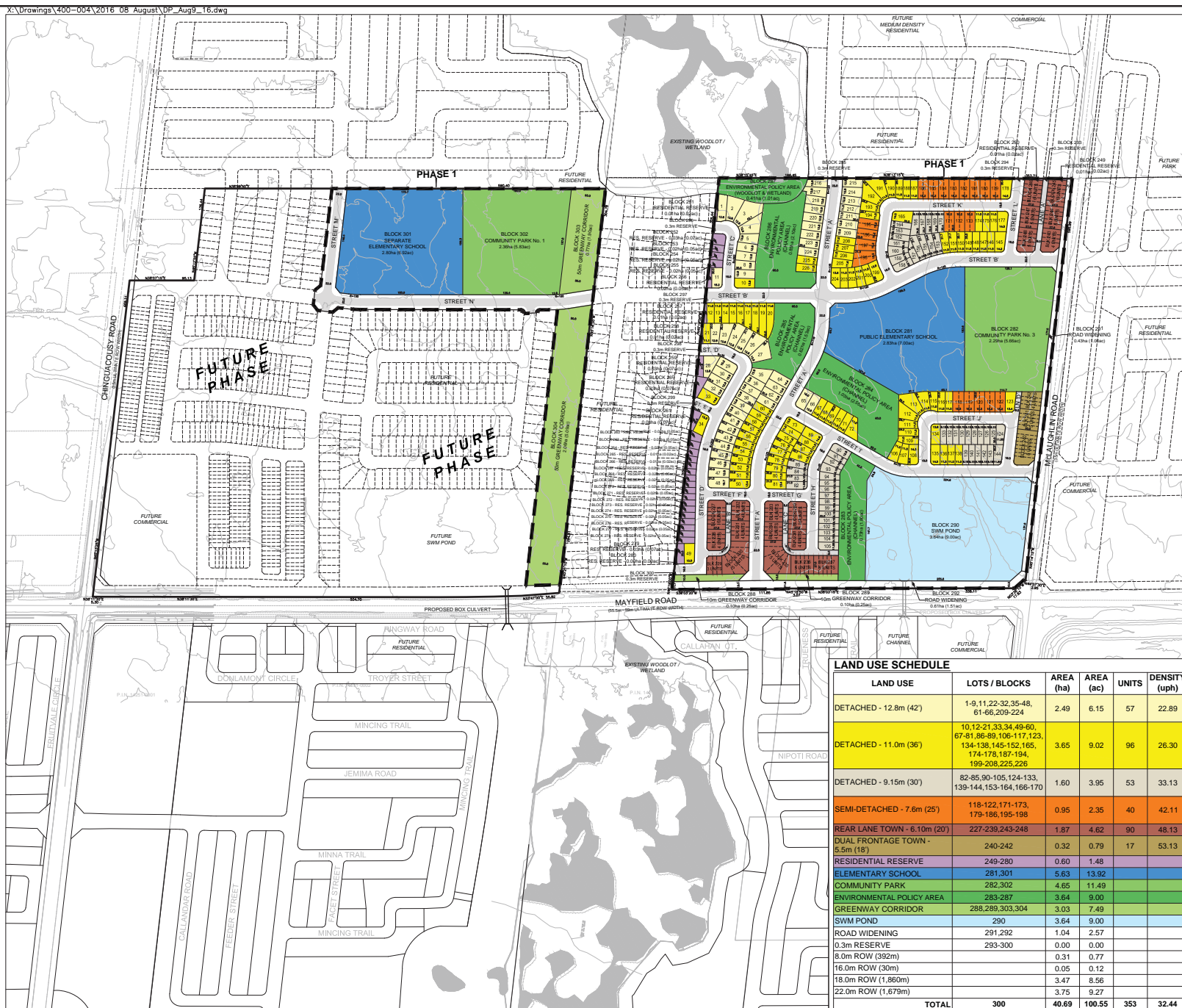


Date: October 31, 2016

File No.: 21T-16006C  
& RZ 16-11



X:\Drawings\400-004\2016\_08\_August\DP\_Aug9\_16.dwg



# **DRAFT PLAN OF SUBDIVISION** **FILE # 21T-16 C** **CALEDON WEST 25 INC.,** **MAYFIELD McLAUGHLIN DEVELOPMENTS INC.** **MAYFIELD WEST PHASE 2**

PARTS OF LOT 18  
 CONCESSION 2, W.H.S.,  
 TOWN OF CALEDON  
 REGION OF PEEL

## **OWNERS CERTIFICATE**

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED   
 MR. STEVEN SILVERBERG, A.S.O.  
 CALEDON WEST 25 INC.,  
 MAYFIELD McLAUGHLIN DEVELOPMENTS INC.  
 MAYFIELD STATION DEVELOPMENTS INC.

DATE SEPT. 28, 2016

## **SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED   
 ROSS DENBROEDER, O.L.S.  
 RADY-PENK & EDWARDS SURVEYING LTD.  
 643 CHRISLEA ROAD, SUITE 7  
 WOODBRIDGE ON, L4L 8A3  
 PHONE: (416) 635-9300

DATE

## **ADDITIONAL INFORMATION**

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

## **NOTES**

- STREET 'A' / McLAUGHLIN - MAYFIELD ROAD DAYLIGHT TRIANGLES = 15m x 15m
- COLLECTOR - COLLECTOR / ARTERIAL DAYLIGHT TRIANGLES = 7.5m x 7.5m
- LOCAL - ARTERIAL DAYLIGHT TRIANGLES = 7.5m x 7.5m
- LOCAL - COLLECTOR DAYLIGHT ROUNDINGS = 5m RADIUS
- LANEWAY - LOCAL / COLLECTOR DAYLIGHT TRIANGLES = 3.0m x 3.0m
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC
- MAYFIELD ROAD WIDENING INFORMATION OBTAINED FROM RP-E SURVEYING

## **REVISIONS**

1. AUGUST 9, 2016 - ORIGINAL SUBMISSION

## **LAND USE SCHEDULE**

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (uph)
DETACHED - 12.8m (42')	1-9, 11, 22-32, 35-48, 61-66, 209-224	2.49	6.15	57	22.89
DETACHED - 11.0m (36')	10, 12-21, 33, 34, 49-60, 67-81, 86-89, 106-117, 123, 134-138, 145-152, 165, 174-178, 187-194, 199-208, 225, 226	3.65	9.02	96	26.30
DETACHED - 9.15m (30')	82-85, 90-105, 124-133, 139-144, 153-164, 166-170	1.60	3.95	53	33.13
SEMI-DETACHED - 7.6m (25')	116-122, 171-173, 179-186, 195-198	0.95	2.35	40	42.11
REAR LANE TOWN - 6.10m (20')	227-233, 243-248	1.87	4.62	90	48.13
DUAL FRONTAGE TOWN - 5.5m (18')	240-242	0.32	0.79	17	53.13
RESIDENTIAL RESERVE	249-280	0.60	1.48		
ELEMENTARY SCHOOL	281, 301	5.63	13.92		
COMMUNITY PARK	282, 302	4.65	11.49		
ENVIRONMENTAL POLICY AREA	283-287	3.64	9.00		
GREENWAY CORRIDOR	288, 289, 303, 304	3.03	7.49		
SWM POND	290	3.64	9.00		
ROAD WIDENING	291, 292	1.04	2.57		
0.3m RESERVE	293-300	0.00	0.00		
8.0m ROW (392m)		0.31	0.77		
16.0m ROW (30m)		0.05	0.12		
18.0m ROW (1,860m)		3.47	8.56		
22.0m ROW (1,679m)		3.75	9.27		
<b>TOTAL</b>	<b>300</b>	<b>40.69</b>	<b>100.55</b>	<b>353</b>	<b>32.44</b>



Scale 1:2500  
 (24 x 36)  
 August 9, 2016



GLEN SCHNARR & ASSOCIATES INC.  
 URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS  
 SUITE 700, 100 WILSON AVENUE, SUITE 700  
 MISSISSAUGA, ONTARIO, L4X 1L3  
 TEL: (905) 566-8888 FAX: (905) 566-8894 WWW.GSIC.CO

# 2412 and 2068 MAYFIELD ROAD

## PUBLIC MEETING

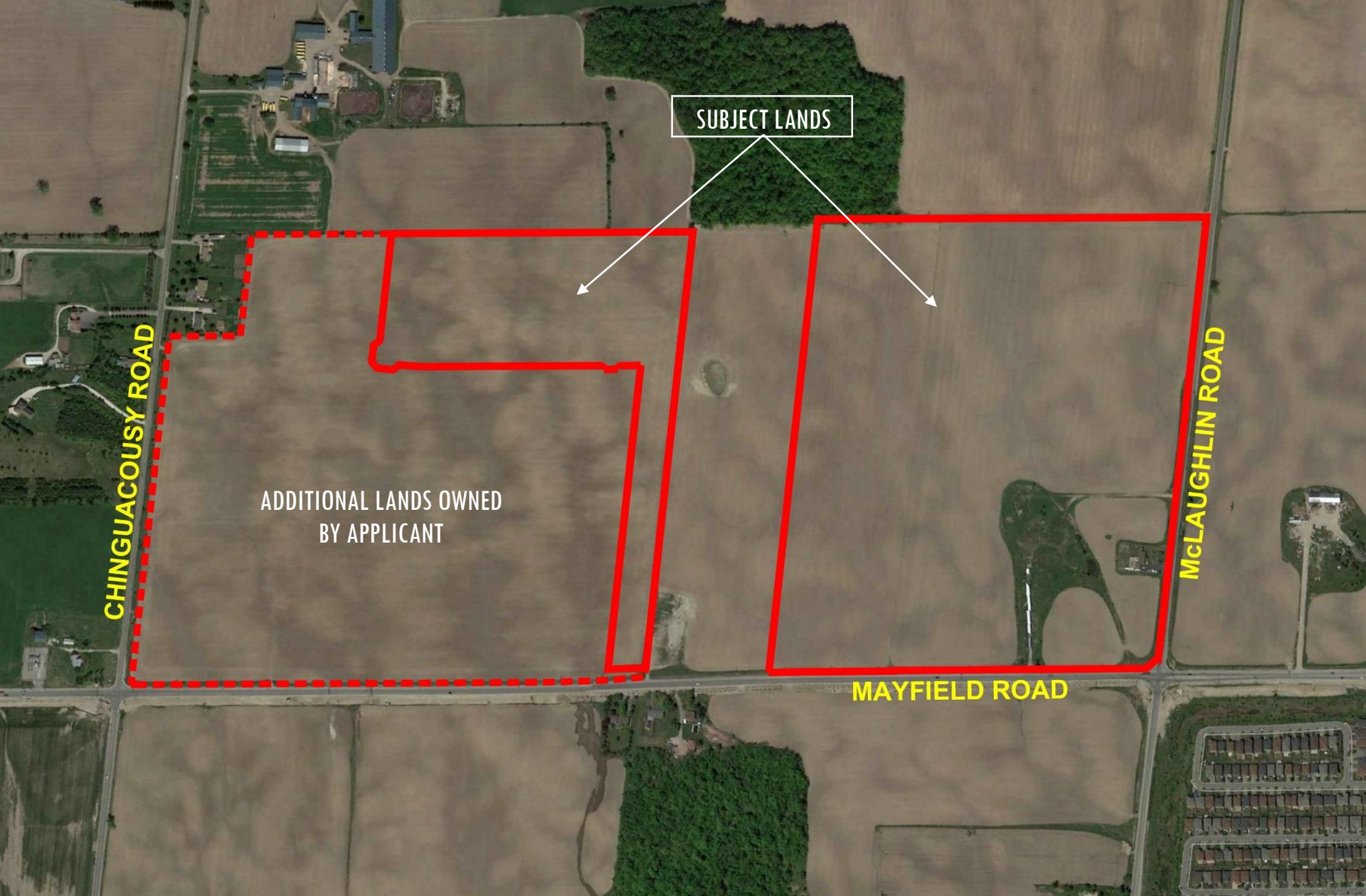
Zoning By-Law Amendment &  
Draft Plan of Subdivision

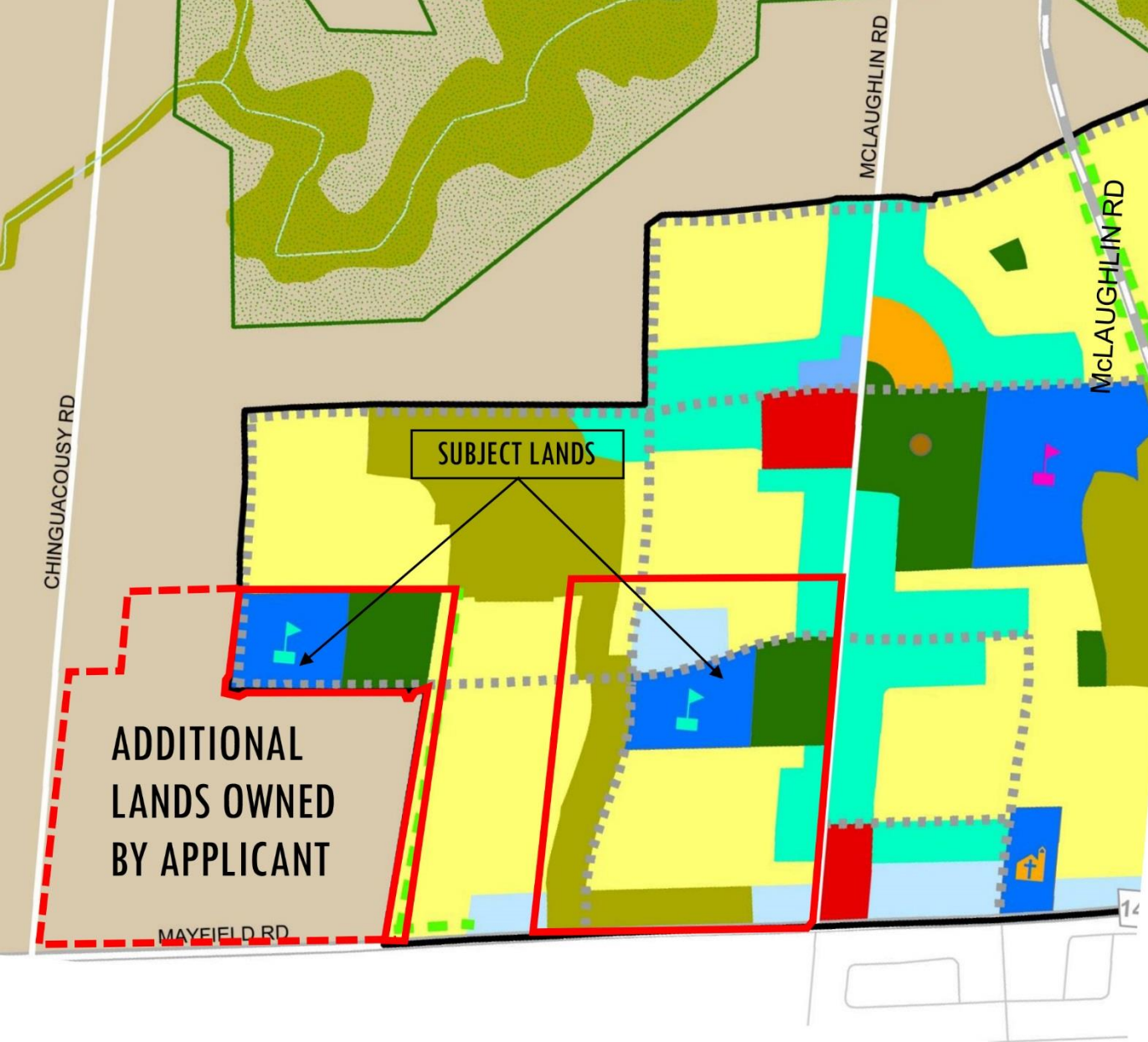
**MAYFIELD McLAUGHLIN DEVELOPMENTS INC.,  
MAYFIELD STATION DEVELOPMENTS INC.,  
CALEDON WEST 25 INC. ("LAURIER GROUP")**  
**2412 & 2068 MAYFIELD ROAD, TOWN OF CALEDON**

- Zoning By-Law Amendment and Draft Plan of Subdivision
- File: 21T-016006C & RZ 16-11
- January 24, 2017







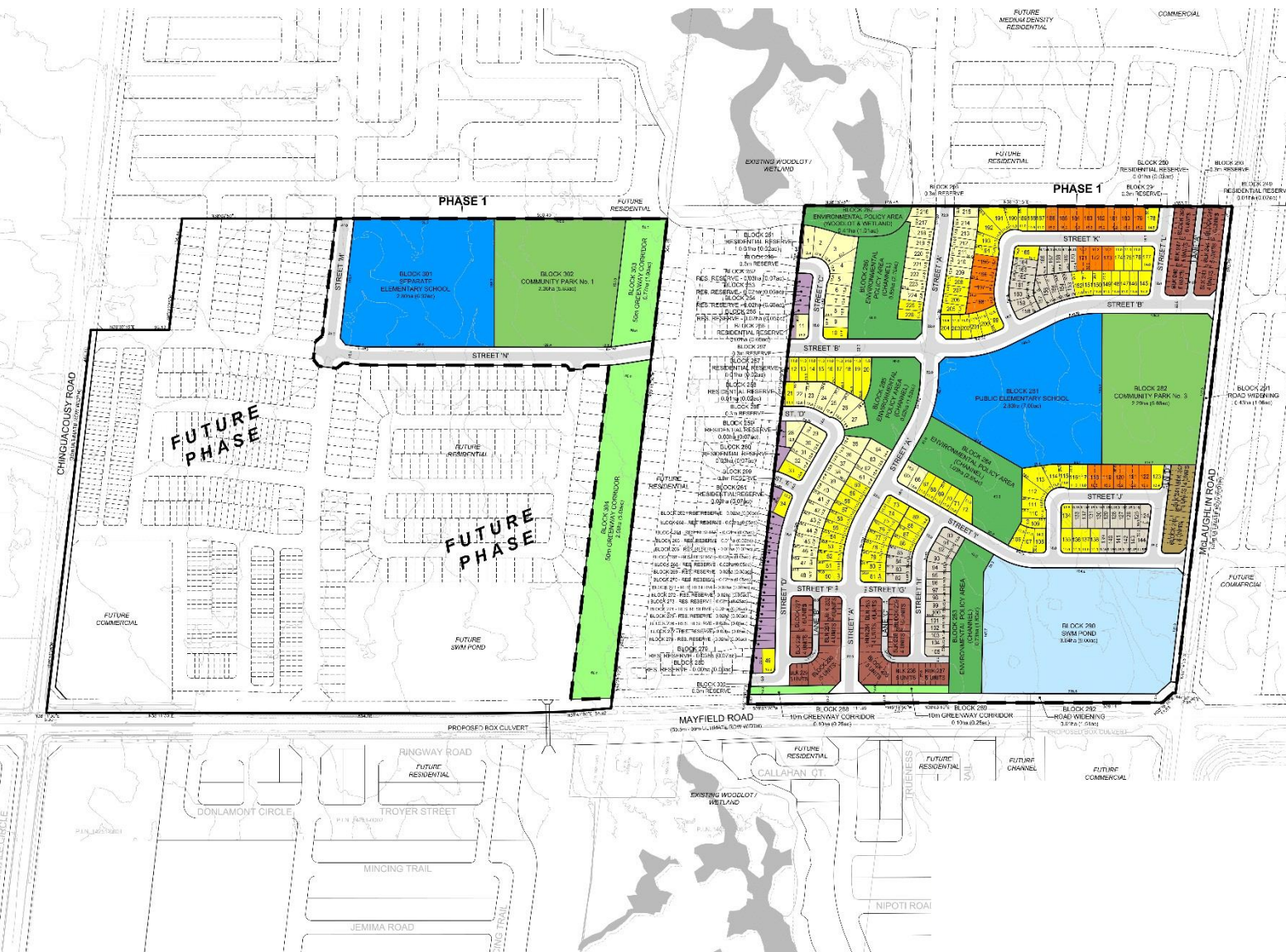


- Prime Agricultural Area
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Prestige Industrial
- General Commercial
- Live-Work Units
- Institutional
- Open Space Policy Area
- Environmental Policy Area
- Mixed-Use Policy Area
- Boundary of Greenbelt Plan Area
- Stormwater Pond Facility
- Settlement Boundary 2031
- Municipal Boundary
- Greenway Corridor
- Watercourse
- Future Recreation Facility
- Elementary School
- Secondary School
- Brampton Christian School
- Immanuel Christian Reformed Church
- Highway Right-of-Way
- Railroad Right-of-Way
- Conceptual Road Network
- Provincial Road
- Regional Road
- Local Road
- Railway

# TOWN OF CALEDON MAYFIELD WEST PHASE 2 SECONDARY PLAN — LAND USE PLAN

FILE: 21T-016006C & RZ 16-11





## LAND USE SCHEDULE

LAND USE	UNITS
DETACHED - 12.8m (42')	57
DETACHED - 11.0m (36')	96
DETACHED - 9.15m (30')	53
SEMI-DETACHED - 7.6m (25')	40
REAR LANE TOWN - 6.10m (20')	90
DUAL FRONTAGE TOWN - 5.5m (18')	17
RESIDENTIAL RESERVE	
ELEMENTARY SCHOOL	
COMMUNITY PARK	
ENVIRONMENTAL POLICY AREA	
GREENWAY CORRIDOR	
SWM POND	
ROAD WIDENING	
0.3m RESERVE	
8.0m ROW (392m)	
16.0m ROW (30m)	
18.0m ROW (1,860m)	
22.0m ROW (1,679m)	
<b>TOTAL</b>	<b>353</b>

# PROPOSED DRAFT PLAN OF SUBDIVISION

FILE: 21T-016006C & RZ 16-11



**TABLE 7.1.1 - STAGE 1 RESIDENTIAL UNIT MIX & POPULATION**

DEVELOPMENT ZONE	LANDOWNER(S)	RESIDENTIAL LAND USE DESIGNATION	UNIT TYPE	No. OF UNITS	POPULATION PER UNIT*	POPULATION ESTIMATE	TOTAL POPULATION
1	<b>Mayfield Developments Inc.</b>	Low-Density	Detached	232	3.21	745	745
2	<b>Caledon Development General Partner Ltd., Gallant</b>	Low-Density	Detached	321	3.21	1030	2,305
		Medium-Density	Townhouses	421	2.97	1250	
		Live-Work	Live-Work Townhouses	8	2.97	24	
3	<b>Mayfield Station Developments Inc.</b>	N/A	N/A	0	N/A	0	0
4	<b>GB (Mayfield) Inc.</b>	Low-Density	Detached	181	3.21	581	581
5	<b>Caledon West 25 Inc., Mayfield McLaughlin Developments Inc.</b>	Low-Density	Detached	213	3.21	684	1,103
			Semi-Detached	66	3.21	212	
			Townhouses	23	2.97	68	
		Med-Density	Townhouses	47	2.97	140	
6	<b>Ben-Ted Construction Limited, 2454229 Ontario Inc.</b>	Low-Density	Detached	292	3.21	937	1,951
			Townhouses	104	2.97	309	
		Med-Density	Townhouses	121	2.97	359	
		High-Density	Apartments	160	2.16	346	
7	Hutchinson, KRT Christian School	N/A	N/A	0	N/A	0	0
8	2034120 Ontario Inc.	Med-Density	Townhouses	67	2.97	199	199
9	<b>Caledon 410 Developments Ltd., Region of Peel, Hutchinson</b>	Low	Detached	254	3.21	815	1,424
			Townhouses	60	2.97	178	
		Med-Density	Townhouses	145	2.97	431	
10	<b>A-Major Homes (Ontario) Inc., H&amp;J BRAR Holdings Inc.</b>	Low-Density	Semi-Detached	168	3.21	539	1,442
			Townhouses	35	2.97	104	
		Med-Density	Townhouses	269	2.97	799	
11	<b>Lormel Joint Venture Inc., Immanuel Church</b>	Low-Density	Detached	190	3.21	610	610
<b>TOTAL</b>				<b>3,377</b>			<b>10,360</b>

Participating Landowners in **Bold** / \*Population Per Unit (PPU) as provided by Town of Caledon

# 2412 and 2068 MAYFIELD ROAD

## PUBLIC MEETING

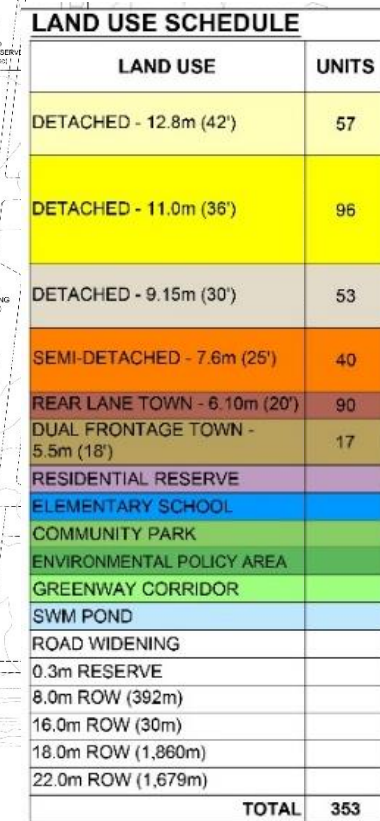
Zoning By-Law Amendment &  
Draft Plan of Subdivision

**MAYFIELD McLAUGHLIN DEVELOPMENTS INC.,  
MAYFIELD STATION DEVELOPMENTS INC.,  
CALEDON WEST 25 INC. ("LAURIER GROUP")**  
**2412 & 2068 MAYFIELD ROAD, TOWN OF CALEDON**

- Zoning By-Law Amendment and Draft Plan of Subdivision
- File: 21T-016006C & RZ 16-11
- January 24, 2017







FILE: 21T-016006C & RZ 16-11

## **Staff Report 2017-13**

---

Meeting Date: Tuesday, January 24, 2017

Subject: Request for an Additional Meeting Concerning the Mayfield West Phase 2 Secondary Plan Update

Submitted By: Haiqing Xu, Manager, Policy and Sustainability, Community Services

---

### **RECOMMENDATION**

That Staff Report 2017-13 regarding a Request for an Additional Meeting Concerning the Mayfield West Phase 2 Secondary Plan be received.

### **REPORT HIGHLIGHTS**

- This report is in response to a Council request for an additional meeting concerning Mayfield West Phase 2 Secondary Plan.
- To date, Council has been included throughout the entire planning process of the Mayfield West Phase 2 Secondary Plan. Therefore, at this time, staff is not recommending an additional meeting regarding this matter.
- Staff is available to provide the public and members of Council with information regarding the Plan. Information is also posted on the Town's website for reference purposes.

### **DISCUSSION**

The purpose of this report is to provide a response regarding a recent request for an additional meeting concerning the Mayfield West Phase 2 Secondary Plan.

At a meeting on December 20, 2016, staff was directed to report back regarding an additional meeting concerning Mayfield West development to provide meeting options.

Given that the Mayfield West Phase 2 Secondary Plan has been almost a 9-year process, largely due to changes in provincial policies, municipal conformity exercises, and OMB appeals, staff is always prepared to provide members of the public and Council an update. All staff reports related to Mayfield West Phase 2 are available on the Town website. Instead of an additional meeting, staff recommends one to one sessions with members of Council who would like additional information on the Mayfield West Phase 2 Secondary Plan in order to prioritize projects within the Policy & Sustainability Division of Community Services.

The following information provides an overview of the Mayfield West Phase 2 Secondary Plan to date and next steps.

### **Background Information on the Mayfield West Phase 2 Secondary Plan**

Mayfield West Phase 2 Secondary Plan was initiated in 2008. Under the Council-approved General Terms of Reference, the following four phases have been completed:

- A comprehensive analysis of existing conditions, characterization, opportunities and constraints;
- Selection of a preferred land use scenario and submission of a Regional Official Plan Amendment (ROPA) application;
- Preparation of a Draft Secondary Plan; and
- Council adoption of the Secondary Plan.

Council has been fully updated of all activities concerning the planning of Mayfield West Phase 2 throughout the process. The following is a list of reports outlining the events that have taken place to date:

- PD 2008-040 summarizing staff analyses and consultations with stakeholders and seeking Council approval of the General Terms of Reference;
- PD 2010-036 providing information to Council on the results of the public consultation with regard to town-wide growth distributions;
- PD 2010-050 seeking Council endorsement of the preferred scenario and preparation of a ROPA application based on the preferred scenario;
- PD 2012-085 seeking Council approval to modify the original growth forecasts as a result of adjustment in ROPA 24 land budget. It reduces the Mayfield West Phase 2 Secondary Plan areas to a total developable area of 206 hectares; and
- PD 2013-092 seeking Council approval of the framework plan for Mayfield West Phase 2 and preparation of a ROPA application based on this framework plan.

Peel Region Council adopted ROPA 29 on September 11, 2014, the Regional Official Plan Amendment for Mayfield West Phase 2, to establish the new settlement area boundary. The ROPA became effective on May 8, 2015 when all appeals of the Regional Council decision were withdrawn.

Following the approval of ROPA 29, Council adopted OPA 222, the Secondary Plan for Mayfield West Phase 2, on November 10, 2015. Four appeals of OPA 222 were filed with Ontario Municipal Board (OMB).

### **Current Status of the Plan and Next Steps**

Further to the Council adoption of OPA 222, the Transportation Master Plan and Community Design Plan for Mayfield West Phase 2 Secondary Plan received Council approval on March 8, 2016.

The draft Functional Servicing Report (FSR) and Environmental Implementation Report (EIR) have been prepared and submitted to the Town for approval by the developers group. Staff has circulated them to Peel Region and other agencies for review.

The developers group has also drafted a Development Staging and Sequencing Plan (DSSP), as required by OPA 222. Staff has been working closely with the developers group to ensure development in Mayfield West Phase 2 will be taking place in a timely and orderly manner.

On December 20, 2016, Council directed staff to initiate a discussion with Peel Region staff in an effort to bring the remaining area of Mayfield West Phase 2 Secondary Plan, as originally identified in the Town's Municipal Comprehensive Review, into settlement area to support a complete community building in the area. Staff has initiated the discussion with Peel Region. As the process proceeds, there will be opportunities for public consultation, as required by the Planning Act, and staff reports to seek Council direction.

### **FINANCIAL IMPLICATIONS**

There are no immediate financial implications associated with this report.

### **COUNCIL WORK PLAN**

Growth - To plan for complete communities as required under the Growth Plan

### **ATTACHMENTS**

None.



## **Staff Report 2017-6**

---

Meeting Date: Tuesday, January 24, 2017

Subject: Committee of Adjustment Decision Appeal Policy

Submitted By: Konstantine Stavrakos, Town Solicitor, Manager, Legal Services,  
Corporate Services

---

### **RECOMMENDATION**

That the Committee of Adjustment Decision Appeal Policy, attached as Schedule “A” to Staff Report 2017-6, be adopted.

### **REPORT HIGHLIGHTS**

In light of the increased number of Committee of Adjustment (COA) decision appeals over the last few years, staff proposes to establish a Town policy to assist in determining the Town’s level of participation in an appeal of a COA decision. Accordingly, staff recommends adoption of the COA Decision Appeal Policy attached as Schedule “A” to this report.

### **DISCUSSION**

The purpose of this Report is:

1. To summarize the need for a policy regarding the Town’s level of participation in an appeal of a COA decision.
2. To provide criteria to determine whether the Town should initiate an appeal or participate in an appeal of a COA decision initiated by an applicant or objector.
3. To recommend that Council adopt the COA Decision Appeal Policy attached as Schedule “A.”

### **BACKGROUND**

A COA decision to approve or refuse a minor variance or consent, with or without conditions, may be appealed to the Ontario Municipal Board (“OMB”) pursuant to sections 45 and 53 of *Planning Act*, R.S.O. 1990, c. P.13.

In the event that an appeal is filed or staff believes that the Town should file an appeal, staff prepares a report to seek instructions from Council. Council makes the decision as to whether the Town should file an appeal or participate in an OMB appeal that has been initiated by another party (i.e. the applicant or an objector).

Over the last few years, the Town has been experiencing an increase in the number of appeals of COA decisions in respect of minor variances and consents. Town involvement in these appeals has ranged from Town-initiated appeals (where the Town attends an

OMB hearing to fully argue the merits or demerits of an appealed application) to the Town seeking party status to support and provide scoped evidence on standard public agency conditions. In most of these cases, staff has brought forward a report to council to seek council instruction to determine the Town's level of participation in the appeal.

Staff proposes to develop a corporate policy to govern and formalize the way in which the Town proceeds in COA decision appeal matters without having to seek council instruction each time, on a case-by-case basis, so as to increase transparency, efficiency and consistency in the Town's approach to COA decision appeals.

This proposed policy would apply to Council and staff in the consideration of all COA decision appeals going forward.

### **Four (4) scenarios of Town involvement in an OMB appeal of a COA decision**

Table 1 outlines four (4) general COA decision appeal scenarios (1a, 1b, 2a, 2b). It is staff's recommendation that Council enact a corporate policy (see attached Schedule "A") reflecting the contents of the table.

For clarity, table 1 represents a matrix consisting two (2) rows and three (3) columns:

- Each row represents the type of decision that the COA can make, which could subsequently be appealed by the applicant or an objector (i.e. Town, neighbour).
- Each column represents three (3) general variables that might alter Council's instructions as to the level of Town involvement in an appeal:
  - The first variable is whether or not an appeal has been filed.
  - The second and third variables are about whether the COA's decision (i.e. approval or refusal) is consistent with planning staff's recommendation in respect of the application (i.e. approval or refusal).

Sometimes, staff might recommend approval and the COA approves the application. Other times, staff might recommend approval and the COA recommends refusal. And vice versa for each example.

Depending on the answer to this question, this proposed policy suggests that the Town proceed in a different ways at the OMB.

**Table 1:**

<b>TYPE OF COA DECISION</b>	<b>Has an appeal been filed by the applicant or an objector?</b>	<b>Level of Town involvement where COA decision <u>follows</u> staff recommendation</b>	<b>Level of Town involvement where COA decision <u>does not follow</u> staff recommendation</b>
<b>1. APPROVAL</b>  <b>(with or without conditions)</b>	<b>a. YES</b>	Seek party status only to provide evidence in support of standard public agency conditions.  <u>Recent examples:</u> A21-15 (15666 McLaughlin Rd.) A03-16 (5 Dunnington Ct.)	Seek party status to oppose the appeal and protect the Town's interests.  <u>Recent example:</u> B07-15 (352 Pine Ave.)
	<b>b. NO</b>	No need for Town to initiate appeal.	Initiate appeal; and Seek party status to oppose the appeal and protect the Town's interests.  <u>Recent example:</u> B04-16 (13471 Heart Lake Rd.)
<b>2. REFUSAL</b>	<b>a. YES</b>	Seek party status to oppose the appeal and protect the Town's interests.  <u>Recent example:</u> B01-16 (10 Larry St.)	Seek party status only to provide evidence in support of standard public agency conditions.  <u>Recent example:</u> A08-15 (0 and 6 Nixon Rd.)
	<b>b. NO</b>	No need for Town to initiate appeal.	No need for Town to initiate appeal.

**Unique circumstances that merit further Council direction**

Notwithstanding the foregoing table and at the discretion of the General Manager of Community Services, staff may bring a report to Council to seek instructions as to the Town's level of involvement in unique circumstances that merit further Council direction. In these cases, staff will file a *placeholder appeal* if a report cannot be considered by Council prior to the expiry of the statutory appeal period.

## **Staff Report 2017-6**

---

Once the report comes forward, Council can ratify and direct staff to continue with or withdraw the appeal.

### **FINANCIAL IMPLICATIONS**

There are no immediate financial implications associated with this report.

### **COUNCIL WORK PLAN**

Growth: To plan for complete communities as required under the Growth Plan.

### **ATTACHMENTS**

Schedule A - Proposed Committee of Adjustment Decision Appeal Policy

## Corporate Policy

---

**Subject:** Committee of Adjustment Decision Appeals

---

**Policy Statement:**

The Town of Caledon (hereinafter referred to as the “Town”) has developed a corporate policy to formalize Council direction to staff as to how to proceed with respect to Committee of Adjustment (hereinafter referred to as “COA”) appeals. This policy will encourage transparency, efficiency and consistency in the Town’s approach to COA decision appeals.

**Scope:**

This policy applies to staff in the consideration of all COA decision appeals.

**Purpose:**

This policy is established to provide:

- Criteria and a process to determine whether to initiate an appeal or participate in an appeal of a COA decision; and
- Transparency, efficiency and consistency in the Town’s approach to COA decision appeals.

**Procedure:**

Staff shall proceed in accordance with the following table which sets out four (4) general COA appeal scenarios (1a, 1b, 2a, 2b):

Type of COA Decision	Has an appeal been filed by the applicant or an objector?	Level of Town involvement where COA decision <u>follows</u> staff recommendation	Level of Town involvement where COA decision <u>does not follow</u> staff recommendation
----------------------	---	--	--

## Corporate Policy

<b>1. APPROVAL</b> (with or without conditions)	a. YES	Seek party status only to provide evidence in support of standard public agency conditions.	Seek party status to oppose the appeal and protect the Town's interests.
	b. NO	No need for Town to initiate appeal.	Initiate appeal; and Seek party status to oppose the appeal and protect the Town's interests.
<b>2. REFUSAL</b>	a. YES	Seek party status to oppose the appeal and protect the Town's interests.	Seek party status only to provide evidence in support of standard public agency conditions.
	b. NO	No need for Town to initiate appeal.	No need for Town to initiate appeal.

### Unique circumstances that merit further Council direction

Notwithstanding the foregoing table and at the discretion of the General Manager of Community Services, staff may bring a report to Council to seek instructions as to the Town's level of involvement in unique circumstances that merit further Council direction. In these cases, staff will file a *placeholder appeal* if a report cannot be considered by Council prior to the expiry of the statutory appeal period. Once the report comes forward, Council can ratify and direct staff to continue with or withdraw the appeal.

### **Reference and Related Documents:**

*Planning Act*, R.S.O. 1990, c. P.13.

Staff Report 2017-6



## Staff Report 2017-3

---

Meeting Date: January 24, 2017

Subject: Proposed Street Names for Halls Lake Estates Subdivision (Ward 4)

Submitted By: Pamela Vega, Heritage Coordinator, Community Services

---

### RECOMMENDATION

That Staff Report 2017-3 regarding Proposed Street Names for Halls Lake Estates Subdivision (Ward 4) be received.

### REPORT HIGHLIGHTS

- The applicant for the Halls Lake Estates subdivision submitted two street names to the Region of Peel Street Names Committee (hereinafter referred to as the “Committee”) for consideration: Ruston and Ferrara.
- The Committee reviews names proposed for new streets (or for the renaming of existing streets) based on municipal and regional policies, and makes recommendations on whether the names are appropriate for use within the Region of Peel.
- After review, the Committee refused the two proposed names: Ruston for emergency services concerns with it being too similar to the existing street ‘Rushton’ in the City of Mississauga; and Ferrara for spelling.
- On November 16, 2016, the applicant submitted a letter to Town of Caledon Council requesting its approval of the two refused street names (letter listed as Schedule A to this report). At the November 29, 2016 meeting, Council referred the matter to staff for a report outlining the reasons why the street names were refused by the Committee (Council Resolution 2016-177).
- Further to a request from Town staff, the Committee reconsidered Ruston and Ferrara. It subsequently approved Ferrara, but again refused Ruston due to similarity with ‘Rushton’. The applicant was made aware of the recent decision and has not indicated any concerns.

### DISCUSSION

The purpose of this report is to provide follow-up information on why two street names submitted for use within the proposed Halls Lake Estates Subdivision were refused by the Region of Peel Street Names Committee.

The Committee reviews names proposed for new streets and for the renaming of existing streets based on municipal and regional street name policy, and makes recommendations on whether names are appropriate for use within the Region of Peel. The Committee is comprised of representatives from all municipalities within the Region, including representation from Fire, Police, and Emergency Services.

The Town’s Street Naming policy, approved by Council on June 16, 2015 (Council Resolution 2015-221), outlines what is and is not appropriate for use as street names

## **Staff Report 2017-3**

---

within the Town, and covers issues such as spelling and pronunciation concerns, which may cause confusion in an emergency situation; Regional street naming policies contain similar guidelines. Both the Town and the Region have similar street naming policies, the Town generally abides by the recommendations of the Committee; however Council has the authority to overturn a decision of the Committee with respect to street names.

The Halls Lake Estates Subdivision requires three street names. The applicant proposed the following three street names: Logan, Ruston, and Ferrara. Logan is on the Town's list of pre-approved street names and is of local historical significance being an early family in the Mount Wolfe area; Ruston is also of historical significance to the area, being a family that owned the subject property for over 50 years; Ferrara is the name of the family that has owned the subject property since the mid-1990s and who are responsible for the Halls Lake Estates Subdivision development.

Since Logan was already approved, Town staff only submitted the names Ruston and Ferrara for Committee review. On September 8, 2016, the Town received notice from the Committee that the names Ruston and Ferrara had been refused. Ruston was refused because it was considered to be too similar to Rushton, an existing street in the City of Mississauga, thereby causing possible confusion for Emergency Services dispatch. Ferrara was refused due to the possibility of it being spelt incorrectly by Emergency Services dispatching.

In November, 2016, the Town received correspondence from the applicant requesting that Town of Caledon Council approve the use of Ferrara and Ruston for the Halls Lake Estates Subdivision (Schedule A). Council referred the correspondence to staff for a report regarding the reasons why the street names were refused.

Subsequently, Town staff resubmitted the two refused names to the Committee for re-evaluation. On December 14, 2016, the Committee approved Ferrara, but again refused Ruston based on its similarity to an existing street. Staff is supportive of the Committee's reason for refusal of Ruston based on potential confusion for Emergency Services dispatch. The applicant was advised of this, and has no concerns.

### **FINANCIAL IMPLICATIONS**

There are no immediate financial implications associated with this report.

### **COUNCIL WORK PLAN**

The matter contained within this staff report is not relative to the Council Work Plan.

### **ATTACHMENTS**

Schedule A - Correspondence from Calder Engineering Ltd. (November 16, 2016)



November 16<sup>th</sup>, 2016

Town of Caledon  
6311 Old Church Road  
Caledon, ON  
L7C 1J6

**Attention: Carey De Gorter**  
**Director of Administration and Town Clerk**

**Reference: Proposed Street Names**  
**Halls Lake Estates, Draft Plan of Subdivision 21T-98001C**  
**Town of Caledon, Regional Municipality of Peel**

Dear Ms. De Gorter:

Pursuant to the above-noted project, the following street names are proposed for the subdivision:

- Street 'A' – Ferrara Drive
- Street 'B' – Ruston Road
- Street 'C' – Logan Court

The street locations for Halls Lake Estates are shown on the attached Draft Plan.

The proposed name for Street 'A' is Ferrara Drive. The name "Ferrara" represents the family that has owned the property since the mid 1990's and been responsible for development of the subject lands. Attached is a letter from Antonio Ferrara providing consent for use of the subject name.

With respect to the lands associated with the subdivision, in 1820, a Crown Patent was received by Edward Wilson for Lot 20 in Concession 10 of which these lands were part. The land tenure changed hands several times between 1829 and 1872 when the west half was sold to James Ruston and the east half was sold to Thomas Ruston. The lands remained in Ruston family ownership until at least 1923. Therefore, the proposed name for Street 'B' ("Ruston") reflects a family who had ownership of the property for a substantial period in the history of Albion Township.

In this regard, we are seeking Council and Town staff approval for use of the proposed street names. Prior to this letter, the proposed street names were circulated to the Regional Municipality of Peel Street Name Committee and the names "Ferrara" and "Ruston" were refused.



Town of Caledon

2

November 16<sup>th</sup>, 2016

We have completed a street name search and to the best of our knowledge neither the name "Ferrara" or "Ruston" is in use within the Regional Municipality of Peel. The proposed name for Street 'C' ("Logan") is on the Town of Caledon reserve list for street names.

Should you have any questions regarding the information contained herein, please contact myself at (905) 857-7600.

Yours Sincerely,

**CALDER ENGINEERING LTD.**

A handwritten signature in purple ink, appearing to read "Robert Whyte", is written over a faint, larger version of the same signature.

Robert Whyte, M.Sc., P.Eng.  
Project Manager

cc: A. Ferrara  
J. Innis, Regional Councilor, Wards 3 and 4  
N. deBoer, Town Councilor, Wards 3 and 4

RJW:rw

DRAFT PLAN 21T-98001C

SECTION 51, PLANNING ACT,  
ADDITIONAL INFORMATION

- |    |   |
|----|---|
| A. | AS SHOWN ON DRAFT PLAN                  |
| B. | AS SHOWN ON DRAFT PLAN                  |
| C. | AS SHOWN ON DRAFT PLAN                  |
| D. | PER SCHEDULE AND USE                    |
| E. | AS SHOWN ON DRAFT PLAN                  |
| F. | AS SHOWN ON DRAFT PLAN                  |
| G. | AS SHOWN ON DRAFT PLAN                  |
| H. | MUNICIPAL PIPED WATER PLAN<br>CLAY-LOAM |
| I. | AS SHOWN ON DRAFT PLAN                  |
| J. | AS SHOWN ON DRAFT PLAN                  |
| K. | GARBAGE COLLECTION, FIRE PROTECTION     |
| L. | AS SHOWN ON DRAFT PLAN                  |

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE ----- FEBRUARY 4 -----, 2015

## OWNER'S CERTIFICATE

AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

## WINNER

RITELAND DEVELOPMENT CORP.

3562 ALBION RD.  
EXDALE, ONTARIO  
9W 5T2

## SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 56.263±Ha. (139.028±Acs)

DETACHED DWELLINGS					
	LOTS 1-28	BLOCKS 29	LOTS 28	UNITS 28	\$/sq. ft.
SUBTOTAL		28	28	16,937	41,852
- OPEN SPACE		1		1,926	34,412
- ENVIRONMENTAL PROTECTION		5		20,944	51,754
- STORM DRAINAGE		8		1,073	2,651
- FUTURE DEVELOPMENT		1		0.122	0.301
- ROAD WIDENING		1		0.171	0.423
- 0.3% RESERVE		3		0.005	0.012
TOTALS					
TOTALS				3,085	7,623

REETS					
20.0m.	WIDE	TOTAL LENGTH= 156.8m.	ADD=	2.71288m	
18.0m.	WIDE	TOTAL LENGTH= 207.8m.	ADD=	3.37581m	
TOTAL		LENGTH= 364.6 m.	ADD=	3.085 m	

TOTAL	19	28	28	56.263	139.028
-------	----	----	----	--------	---------

☐ NATURAL AREA

DB DENSITY BONUS

**KLM**  
 PLANNING PARTNERS INC. • Design • Development  
 64 ARDEN DRIVE - UNIT 18, CONCORD, ONTARIO L4R 3P3  
 TEL: (905) 881-4055 FAX: (905) 881-4057 [design@klmpartners.com](mailto:design@klmpartners.com)  
 SCALE 1/2000  
 X-REF: 1 (2302MAG & 2302TOR)  
 PROJECT No. P-2520  
 NOV. 17, 2015

NOTE — ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

70 of 81

ANTONIO FERRARA  
1862 ALBION ROAD  
ETOBICOKE, ONTARIO  
Tel: 416 674-0521

August 24<sup>th</sup>, 2016

Town of Caledon  
6311 Old Church Road  
Caledon, ON  
L7C 1J6

**Attention: Pamela Vega, CAHP**  
**Heritage/Policy & Sustainability Assistant**

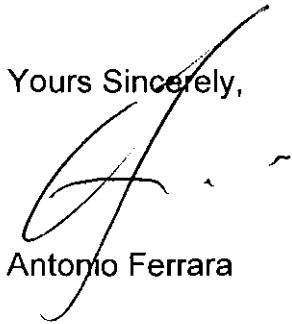
**Reference: Proposed Street Name of "Ferrara"**  
**Halls Lake Estates, Draft Plan of Subdivision 21T-98001C**  
**Town of Caledon, Regional Municipality of Peel**

Dear Ms. Vega:

The proposed name for Street 'A' in the above-noted subdivision is Ferrara Drive. By this letter, I hereby provide consent for the use of the name "Ferrara" for Street 'A'.

Should you have any questions regarding the information contained herein, please contact myself at (416) 674-0521.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'Antonio Ferrara', written over the printed name.

Antonio Ferrara



Heritage Caledon Report  
Monday, December 12, 2016  
9:30 a.m.  
Committee Room, Town Hall

Members Present:

Chair: J. Crease  
Vice Chair: B. McKenzie  
Councillor J. Downey (arrived at 9:51 a.m.)  
B. Early-Rea  
J. LeForestier  
V. Mackie  
H. Mason  
S. Norburg  
D. Paterson  
M. Starr

Town Staff:

Heritage Resource Officer: S. Drummond  
Heritage & Sustainability Coordinator: P. Vega  
Council Committee Coordinator: D. Lobo

**CALL TO ORDER**

The meeting was called to order at 9:32 a.m.

**DECLARATION OF PECUNIARY INTEREST**

**V. Mackie declared a pecuniary interest with respect to the Bolton Walking Tour and Event Expenses as she is a potential recipient of the reimbursement in question.**

**B. Early-Rea declared a pecuniary interest with respect to the November 14, 2016 meeting minutes (Built Heritage Resources Inventory – 13256 Airport Road) as her brother is the owner of the property.**

**RECEIPT OF MINUTES**

**B. Early-Rea left the meeting at 9:35 a.m. She did not participate in the debate or vote on this matter.**

The minutes from the November 14, 2016 Heritage Caledon meeting were received.

**B. Early-Rea returned to her seat at 9:36 a.m.**



**REGULAR BUSINESS**

1. Requests for Part IV Designation – none.
2. Amendment to Part IV Designation By-law – none.
3. Request to List Non-designated Property on Heritage Register – none.
4. Request to List Non-designated Property on Heritage Register
  - a. Bolton Residential Expansion Study properties.

Moved by: V. Mackie

HC-2016-043

That the properties at 14291 Regional Road 50, 14328 Regional Road 50, 14475 Regional Road 50, 14684 Regional Road 50, 14865 Regional Road 50, 7601 King Street, 7640 King Street, 13957 The Gore Road, 14098 The Gore Road, 14258 The Gore Road, 14275 The Gore Road, and 14436 Humber Station Road be listed on the Heritage Register under section 27 (1.2) of the Ontario Heritage Act; and

That the necessary action be taken to give effect thereto; and

That staff notify the property owners in writing of this recommendation.

Carried.

**Councillor J. Downey arrived at 9:51 a.m.**

5. Request to Demolish Structure on Listed Non-Designated Property – none.
6. 2016 Ontario Heritage Act Initiatives Update

J. Crease provided an overview of the 2016 Ontario Heritage Act Initiatives, noting eight outstanding items. Members of Heritage Caledon asked a number of questions and received responses from S. Drummond.

J. Crease provided information in regards to the plaque presentation of properties designated in 2016. She noted the presentation is scheduled to take place prior to the February 7, 2017 Council meeting.

7. Village of Bolton Heritage Conservation District Update

S. Drummond provided an update on the appeals before the Ontario Municipal Board regarding the village of Bolton Heritage Conservation District. She confirmed that the appeals have been scheduled to be heard on January 18, 2017.

8. Heritage Day 2017 Update

J. Crease provided an update with respect to Heritage Day events. Members of Heritage Caledon discussed various event ideas for Heritage Day 2017 to incorporate students and create awareness of heritage initiatives within the community.

**The Committee recessed from 10:28 a.m. to 10:40 a.m.**

9. Caledon Day 2017 Update

J. Crease provided an update with respect to discussions with town staff and other participants of Caledon Day, such as the library and Caledon East Historical Society. Members of Heritage Caledon discussed various event ideas for Caledon Day 2017.

10. Bolton Walking Tour and Event Expenses

**V. Mackie left the meeting at 10:53 a.m. She did not participate in the debate or vote on this matter.**

Moved by: H. Mason

HC-2016-044

That Valerie Mackie be reimbursed \$234.48 for printing and megaphone rental expenses pertaining to the Bolton Walking Tour, Trivia Night and Library Heritage Fair from Heritage Caledon (Town) account 01-00-000-00000-000-20838.

Carried.

**V. Mackie returned to her seat at 10:56 a.m.**

**ADJOURNMENT**

On motion by D. Paterson, the meeting adjourned at 10:57 a.m.



Heritage Caledon Report  
Monday, January 16, 2017  
9:30 a.m.  
Committee Room, Town Hall

Members Present:

Chair: J. Crease  
Vice Chair: B. McKenzie  
Councillor J. Downey  
B. Early-Rea  
J. LeForestier  
V. Mackie  
S. Norburg  
D. Paterson  
M. Starr

Town Staff:

Heritage Resource Officer: S. Drummond  
Heritage Coordinator: P. Vega  
Council Committee Coordinator: J. Welosky

**CALL TO ORDER**

The meeting was called to order at 9:31 a.m.

**DECLARATION OF PECUNIARY INTEREST**

J. LeForestier declared a pecuniary interest with respect to the Proposed Heritage Designation - 715 Bush Street, Belfountain (Ward 1) as she is the owner of the property.

**RECEIPT OF MINUTES**

The minutes from the December 12, 2016 Heritage Caledon meeting were received.

**REGULAR BUSINESS**

1. Requests for Part IV Designation

**J. LeForestier left the meeting at 9:38 a.m. She did not participate in the debate or vote on this matter.**

- a. Proposed Heritage Designation - 715 Bush Street, Belfountain (Ward 1).

Moved by: S. Norburg

HC-2017-001

That designation of the property at 715 Bush Street, Belfountain, under Section 29 of the Ontario Heritage Act for its physical/design, historical/associative and contextual cultural heritage value be supported; and

That the necessary action be taken to give effect thereto.

Carried.

**J. LeForestier returned to her seat at 9:39 a.m.**

- b. Amendment to Heritage Designation Report - 89 Walker Road West (Ward 3).

Moved by: D. Paterson

HC-2017-002

That amendments to the June 2014 heritage designation report for 89 Walker Road West be supported.

Carried.

- c. Plaque Presentation for Completed 2016 Designations – 17211 Old Main Street, 17258 Old Main Street, 7936 Finnerty Sideroad, 66 Fountainbridge, 83 Kennedy, 1459 Queen Street West.

J. Crease outlined the event logistics for the presentation of the plaques to the property owners. It was requested that the presentation be scheduled for March 7, prior to Council.

2. Amendment to Part IV Designation By-law - none
3. Request to List Non-designated Property on Heritage Register – none
4. Request to List Non-designated Property on Heritage Register – none
5. Request to Demolish Structure on Listed Non-Designated Property – none

**The Committee recessed from 10:06 a.m. – 10:19 a.m.**

6. 2017 Committee Budget

B. McKenzie presented a breakdown of the 2017 committee budget expenditures. The Committee discussed various projects to be completed, including events for designated property owners, attendance at the Ontario Heritage Conference and upcoming community events.

**Councillor J. Downey left the meeting from 10:42 a.m. – 10:46 a.m.**

Moved by: M. Starr

HC-2017-003

That in addition to the current 2017 Heritage Caledon Budget, staff be directed to look at the feasibility of funding 2 members to attend the 2017 Ontario Heritage Conference held in Ottawa from June 8-10.

Carried.

7. Caledon Day 2017 Update

V. Mackie provided a list of Heritage buildings and properties that will be included in the heritage messaging for Caledon Day and Canada's sesquicentennial, showcasing 150 buildings or features that are older than 150 years. J. Crease provided the current status of projects for those events, including Twitter messaging, media communications and displays.

**M. Starr left the meeting from 11:19 a.m. – 11:21 a.m.**

## **ADJOURNMENT**

On motion by S. Norburg, the meeting adjourned at 11:41 a.m.

# Memorandum

Date: Tuesday, January 24, 2017

To: Members of Council

From: Sally Drummond, Heritage Resource Officer, Community Services

Subject: Heritage Caledon Recommendation to List Properties on Heritage Register (Ward 4)

The purpose of this memo is to provide background information on Heritage Caledon's Recommendation to List Properties on the Heritage Register.

As part of the municipal comprehensive review required by the Growth Plan, the Provincial Policy Statement and the Region of Peel Official Plan, the Town undertook the Bolton Residential Expansion Study (BRES) to identify a preferred area to expand the existing Bolton settlement area boundary.

Further to Council direction in 2013, the BRES focused on a detailed review of Option 1 and Option 3 areas and associated Rounding-Out Areas. One of the technical background studies completed in support of this detailed review was a *Cultural Heritage Landscapes and Built Heritage Resources Assessment* report (June 2014) (Schedule A). This report identified heritage resources on 16 properties within and adjacent to the Option 1 and Option 3 areas and associated Rounding-Out Areas, and made recommendations for the conservation of those within the study areas by means of listing or designation under the *Ontario Heritage Act R.S.O. 1990, c.O.18* (the Act). One of the properties, 14121 Duffy's Lane (now Emil Kolb Parkway), had been previously designated under section 29 of the Act.

Since the *Cultural Heritage Landscapes and Built Heritage Resources Assessment* report was prepared, three of the identified properties have been negatively impacted: the resources at 14098 The Gore Road and 14540 Duffy's Lane have been demolished; and, a demolition permit has been issued for 600 Glasgow Road.

In view of the pending expansion of the settlement area, and in light of the evident pressures on lands in and adjacent to the proposed expansion areas, it is recommended that Council provide interim protection from demolition to the remaining heritage resources identified in the BRES *Cultural Heritage Landscapes and Built Heritage Resources Assessment* report by means of listing these properties on the Town's Heritage Register under section 27 (1.2) of the Act.

Under the Act, the owner of a listed property must provide at least 60 days written notice to Council of their intent to remove or demolish structures, together with whatever plans and documentation as Council may require. The 60 day notice provision allows Council to consider further protection of the property through designation.

The Act requires Council to consult with Heritage Caledon before listing a property on the Heritage Register, allowing the demolition or removal of a structure from a listed property, or removing a listed property from the Heritage Register.

Previously, Council has listed properties identified in similar cultural heritage background studies prepared for the South Albion Bolton Employment Lands Needs Study and Mayfield West Phase 2.

At its meeting on December 12, 2016, Heritage Caledon recommended that Council consider listing the following properties on the Heritage Register:

- 14291 Regional Road 50,
- 14328 Regional Road 50,
- 14475 Regional Road 50,
- 14684 Regional Road 50,
- 14685 Regional Road 50,
- 7477 King Street,
- 7601 King Street,
- 7640 King Street,
- 13957 The Gore Road,
- 14258 The Gore Road,
- 14275 The Gore Road, and
- 14436 Humber Station Road.

The Act does not require property owners to be notified of listing. However, in accordance with Council protocol, the owners of the 12 properties have been notified by registered mail of Heritage Caledon's recommendation.

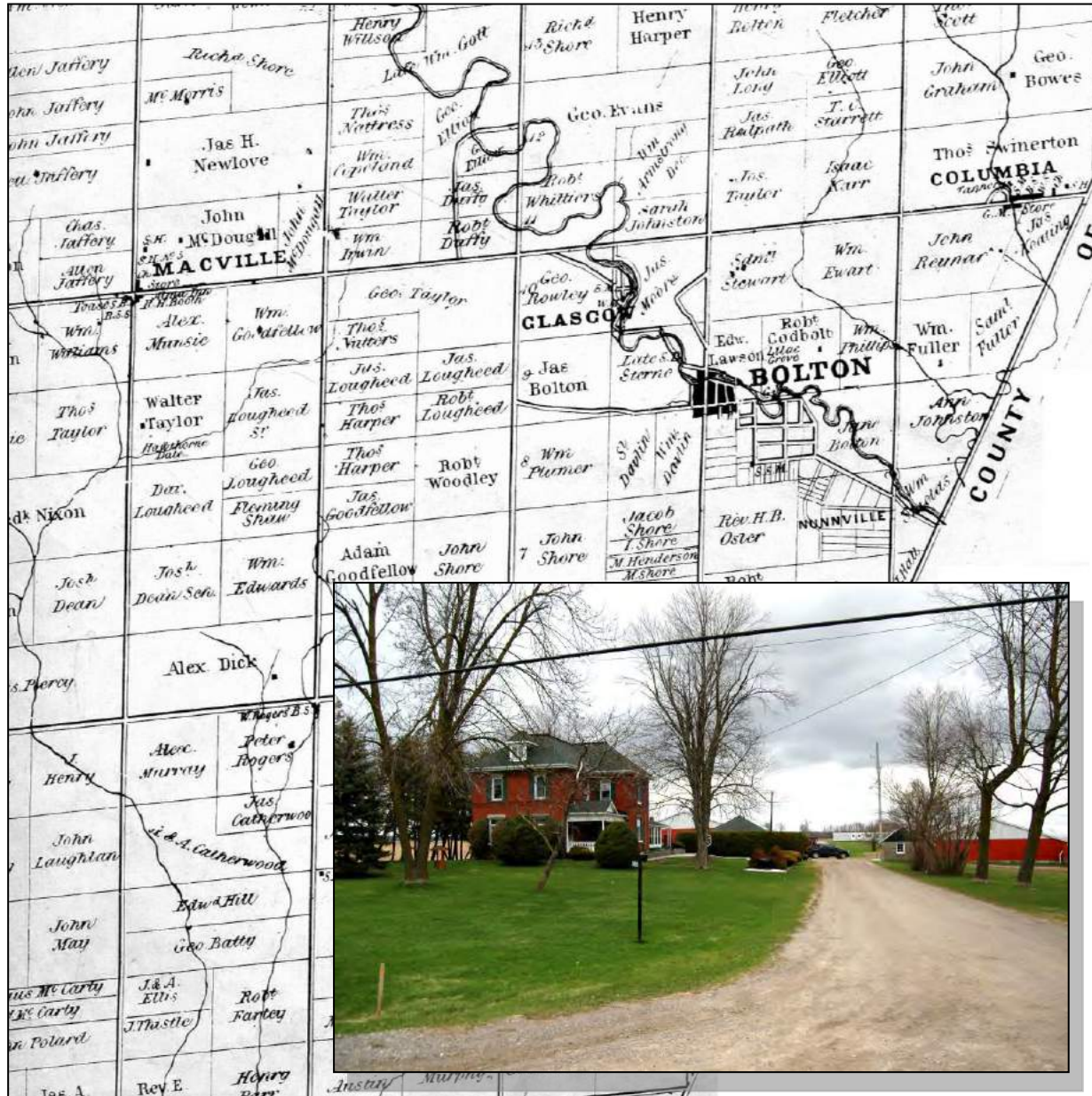
#### **ATTACHMENTS**

Schedule A - Town of Caledon Bolton Residential Expansion Study – Cultural Landscapes and Built Heritage Resources Assessment Report (June 2014)

## TOWN OF CALEDON

### BOLTON RESIDENTIAL EXPANSION STUDY

#### CULTURAL HERITAGE LANDSCAPES AND BUILT HERITAGE RESOURCES ASSESSMENT





# **BOLTON RESIDENTIAL EXPANSION STUDY: PREFERRED BOUNDARY EXPANSION AREAS**

## **CULTURAL HERITAGE LANDSCAPES AND BUILT HERITAGE RESOURCES ASSESSMENT**

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
	1.1 Scope and Purpose of the Study	1
	1.2 The Study Area	1
	1.3 Definitions	3
<b>2.0</b>	<b>STUDY AREA CHARACTERISTICS</b>	<b>5</b>
	2.1 Physiographic Description	5
	2.2 Existing Land Uses	5
<b>3.0</b>	<b>HISTORICAL CONTEXT</b>	<b>7</b>
	3.1 Early Human Habitation	7
	3.2 Euro-Canadian Settlement	7
	3.3 Land Uses and Activities	9
	3.4 Patterns of Spatial Organization	12
	3.5 Circulation Networks	12
	3.6 Settlement Clusters	13
<b>4.0</b>	<b>HERITAGE FEATURES</b>	<b>15</b>
	4.1 Built Heritage Resources	15
	4.2 Cultural Heritage Landscape Features	17
<b>5.0</b>	<b>SUMMARY OF PROPERTY EVALUATIONS/RECOMMENDATIONS</b>	<b>19</b>
	5.1 Overview	19
	5.2 Option 1	20
	5.3 Option 3	20
	5.4 Rounding Out Areas	20
	5.5 Adjacent Context	20
	<b>BIBLIOGRAPHY</b>	<b>23</b>
	<b>FIGURES</b>	
	Figure 1: Preferred Boundary Expansion Areas	2
	Figure 2: Preferred Boundary Expansion Areas Overlaid on 1859 Tremaine Map of Peel County	8
	Figure 3: Preferred Boundary Expansion Areas Overlaid on 1877 Historical Atlas of Peel County Map of Albion Township	10
	Figure 4: Historic Properties	18
	<b>APPENDICES</b>	
	Appendix A: Option 1 - Built Heritage Inventory Record Forms	
	Appendix B: Option 3 - Built Heritage Inventory and CHL Record Forms	
	Appendix C: Rounding Out Area 3 – Built Heritage Inventory Record Forms	

## **1.0 INTRODUCTION**

### **1.1 Scope and Purpose of the Study**

In April, 2012, Caledon Council approved the General Terms of Reference for the Bolton Residential Expansion Study. These include the requirement during Phase 3 for a Cultural Heritage Survey, together with a number of other technical studies on the Preferred Boundary Expansion Areas to inform community plan concepts and support the final recommended community plan. The Preferred Boundary Expansion Areas endorsed by Council include Option 1 and Option 3, and the three Rounding Out Areas.

The Cultural Heritage Survey includes three component studies: a Stage 1 Archaeological Assessment, a Built Heritage Resources Assessment, and a Cultural Heritage Landscapes Assessment.

This study addresses the latter two components; the archaeological assessment is addressed under a separate study.

Policy 3.2.3.14 of the Caledon Official Plan requires that a Cultural Heritage Survey shall:

- a) Identify the level of significance of any cultural heritage resources, including archaeological resources and potential, existing within 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 Town has prepared a town-wide Inventory of Built Heritage Resources (BHRs) and an Inventory of Cultural Heritage Landscapes (CHLs), both of which screened the Preferred Boundary Expansion Areas. The inventories were reviewed and field checked for this study. Similarly, the Cultural Heritage Landscape and Built Heritage Resources Assessment report for the Town's South Albion-Bolton Community Plan and Employment Land Needs Study and North Hill Supermarket identified study area characteristics and historical development themes applicable to the Preferred Boundary Expansion Areas. Pertinent material from this report has been used for this study, as noted.

### **1.2 The Study Areas**

The Preferred Boundary Expansion Areas comprise the following study lands (refer to Figure 1):

#### Option 1

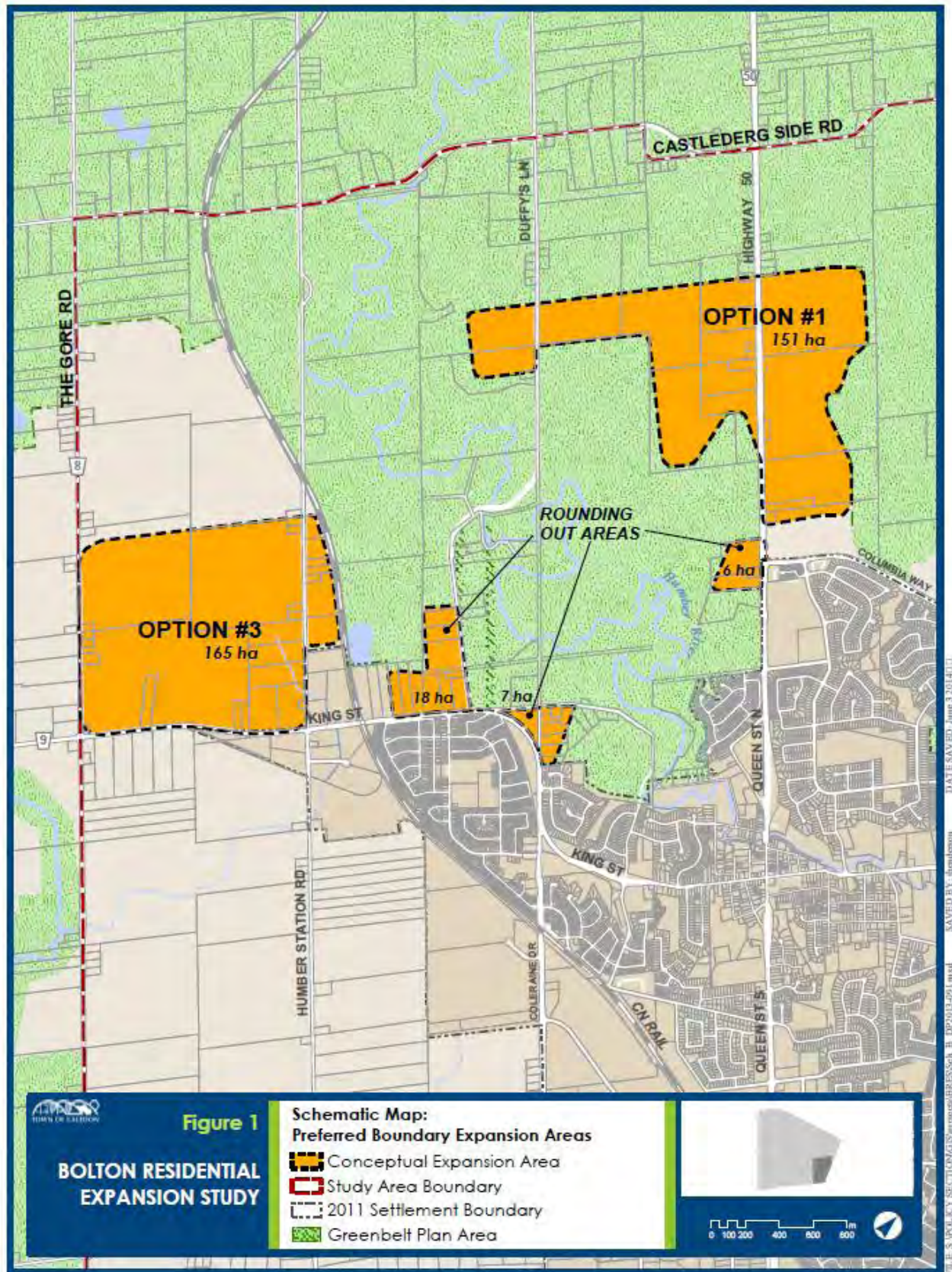
The study area includes lands north of the Bolton settlement area in Lot 14 in the east half of Concession 5, lots 13 and 14 in Concession 6, and in the west halves of lots 12, 13 and 14 in Concession 7 (former Albion Township).

#### Option 3

The study area lies between The Gore Road on the west and the CPR tracks on the east, and from King Street on the south to the northern boundary of Lot 12 on the north.

#### Rounding Out Area 1

The study area entails lands in Lot 11, Concession 5 bounded by Duffy's Lane to the east and King Street to the south.



### Rounding Out Area 2

The study area includes lands on the west side of Regional Road 50 at Columbia Way.

### Rounding Out Area 3

The study area includes lands bordering Chickadee Lane, bounded by King Street to the west and Glasgow Road to the north.

## **1.3 Definitions**

The following definitions are used in this study:

### **Built Heritage Resource:**

*“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.”* (Source: Caledon Official Plan)

*“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.”* (Source: Provincial Policy Statement 2014)

### **Contextual Landscape:**

*“An ensemble of cultural and natural elements of significance to the setting of a built heritage resource.”* (Source: Caledon Official Plan)

### **Cultural Heritage Landscape:**

*“A defined geographical area of heritage significance, which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent parts. 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 environment. A cultural heritage landscape must also have an appropriate degree of integrity.”* (Source: Caledon Official Plan)

*“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*).”* (Source: Provincial Policy Statement 2014)

**Designation under Part IV or Part V of the Ontario Heritage Act:**

*Designation* is a legal process under the Ontario Heritage Act that provides protection to a historic property and its specified heritage attributes through municipal bylaw. Properties can be designated individually under Part IV of the Ontario Heritage Act, or as part of a larger area or Heritage Conservation District under Part V. Designation is not limited to buildings or structures, but can include groups of buildings, cemeteries, natural features, cultural landscapes, landscape features, or ruins. The Ontario Heritage Act and Ontario Regulation 9/06 set out the criteria for determining heritage significance, and include categories of Design/Physical Value, Historical/Associative Value, and Contextual Value. All new designations must be evaluated using the prescribed criteria.

**Listing on a Municipal Register:**

The Ontario Heritage Act allows a municipality to list on its heritage register properties that are not designated, but are considered by the municipal council to be of cultural heritage value or interest. *Listing* a property of cultural heritage value or interest is the first step a municipality should take in the identification and evaluation of a property that warrants some form of heritage conservation, recognition and/or long-term protection. In some cases, listed properties are candidates for designation under section 29 of the Ontario Heritage Act. Although listing properties does not offer any protection under the Ontario Heritage Act apart from interim protection from demolition, section 2 of the Provincial Policy Statement of the Planning Act acknowledges listed properties. The Ministry of Tourism, Culture and Sport's Heritage Toolkit notes that compiling the municipal register of heritage properties can be as simple as completing a survey or recording form. However, there must be sufficient description to identify the property(ies) and a typical survey form includes the essential details of street address and legal property description, type of heritage feature, general observations on the physical characteristics and context, and photograph of the property from the nearest public vantage point.

While not essential to the act of listing, the aforementioned categories outlined under Ontario Regulation 9/06 for designation are useful in structuring the initial evaluation of properties to determine eligibility for inclusion on a municipal heritage register of listed heritage properties, and / or their significance for designation purposes. Policies and statutes pertaining to listing and designation are found in the *Ontario Heritage Act* and Regulation 9/06, links to which can be found on the Ministry of Tourism, Culture and Sport's website at [www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml).



## 2.0 STUDY AREA CHARACTERISTICS

### 2.1 Physiographic Description<sup>1</sup>

The study lands are primarily located in the South Slope physiographic region of Southern Ontario (Chapman and Putnam, 1984). The topography of the South Slope is typical of ground moraine and characterized by a flat to moderately undulating terrain. In Caledon this region is comprised of a variety of clayey soils over till. The South Slope lands are classified as prime agricultural land, and are the most arable soils in Caledon. In most of the Humber River watershed, the underlying bedrock comprises shale of the Georgian Bay Formation.

The major physiographic feature through the Bolton area is the Humber River and its valley. It bisects the urban area from the north-west to the south-east. The Humber River originates in the Town of Caledon and the townships of Adjala-Tosorontio and Mono, draining southward through the Oak Ridges Moraine, the South Slope, and the Peel Plain, to its mouth at Lake Ontario.

There are small headwater streams emanating in the Employment Lands study area to the north and west of Bolton which are part of the West Humber River Subwatershed. These valley and stream corridors and their associated woodlands, wetlands and other environmental features are designated Environmental Policy Areas in the Caledon Official Plan.

### 2.2 Existing Land Uses

Currently, agriculture remains the dominant land-use in the Preferred Boundary Expansion Areas, with farms (including a number assessed as having cultural value) interspersed with single residential lots. While the land remains in active use, some of the former farmsteads have been severed as residential properties or left vacant.



*Looking north on Regional Road 50*

The Option 1 study lands straddle Regional Road 50 north of Columbia Way. The lands on the east side of Regional Road 50 are primarily agricultural, with two commercial operations fronting the road. The lands on the west side of Regional Road 50 are agricultural with an industrial operation and several non-farm residential properties fronting the road.

<sup>1</sup> South Albion-Bolton Community Plan, Employment Lands Needs Study and North Hill Supermarket: Cultural Heritage Landscapes and Built Heritage Resources Assessment. Andre Scheinman-ENVision The Hough Group. 2009.

The Option 3 study lands are agricultural with a number of non-farm residential properties fronting Humber Station Road and King Street.



*Looking north from King Street, Concession 4*

Rounding Out Area 1 comprises non-farm residential properties along Duffy's Lane and King Street.

Rounding Out Area 2 comprises a municipal site and a commercial operation. Between these is the site of a former historic farmhouse that had been converted into professional offices. This building was demolished a number of years ago.

Rounding Out Area 3 comprises a triangle of vacant land bounded by King Street, Glasgow Road and Chickadee Lane, and residential properties fronting onto the east side of Chickadee Lane and the south side of Glasgow Road.



*Looking east from King Street toward Glasgow Road and Chickadee Lane*



### **3.0 HISTORICAL CONTEXT<sup>2</sup>**

#### **3.1 Early Human Habitation**

There is a long history of human settlement in the Humber River watershed. As with most of Southern Ontario, it is believed that the earliest native occupation was by Paleo-Indians who lived in the area from 9000 to 7000 BC and who were primarily hunters of large game that roamed the area following the last glacial retreat. During the Archaic period, between 7000 and 1000 BC, as more diverse flora and fauna established itself, the native people adopted seasonal migration patterns, occupying hunting and fishing camps along the lakeshores and major waterways, including the Humber River.

The Woodland period, which extended from 1000 BC to approximately AD 1650, saw increasing new innovations including the development of new weapons, and the growing of crops. This led to community living and the subsequent establishment of larger more permanent villages.

Through the latter part of the Woodland time period social interactions increased amongst aboriginal tribes, and permanent trade and travel routes were established. These early trails became travel routes for the explorers and traders that followed in the 17th and 18th centuries. One of the most prominent routes was the Toronto Carrying Place Trail which linked Lake Ontario to the upper Great Lakes via Lake Simcoe using, in part, the Humber River valley. The overland portage route that connected the Humber River to the Holland River passed through what would later become Albion Township. One Iroquoian village, thought to date to the 15<sup>th</sup> century, has been discovered on Mount Wolfe in the north-east corner of the former Albion Township. The village is thought to have been established, in part, to control the trade routes.

#### **3.2 Euro-Canadian Settlement**

At the time of the first European contact, lands in the Caledon area formed part of the original territory occupied by people of the Ojibwe nation, and referred to by early explorers as the Mississaugas.

Euro-Canadians first made contact with this aboriginal group in the early-to-mid 1600s as exploration and trade expanded throughout the region. Following the American Revolution there was an influx of immigration from the United States by United Empire Loyalists. With increased pressure for settlement lands, the British Crown purchased what is referred to as the Mississauga Tract in 1805, from the Mississaugas. The First Mississauga Purchase comprised 85,000 acres extending from the Etobicoke Creek to Burlington Bay on the shore of Lake Ontario.

In 1818 the remainder of the Mississauga Tract was secured, greatly extending the northern boundary of Peel County through the 'New Survey' to include what would become the townships of Albion, Caledon and Chinguacousy. Albion Township was surveyed in 1819 by William Chewett, and the township is said to be named for the ancient, poetic name for England (or all of Britain according to some sources). Settlement began shortly thereafter with early settlers to the area including United Empire Loyalists, many of whom had first relocated to the Niagara region, as well as immigrants directly from the British Isles.

---

<sup>2</sup> South Albion-Bolton Community Plan, Employment Lands Needs Study and North Hill Supermarket: Cultural Heritage Landscapes and Built Heritage Resources Assessment. Andre Scheinman-ENVision The Hough Group. 2009.



### **3.3 Land Uses and Activities**

#### **Farming**

As with other areas of Caledon located on the South Slope, agriculture has historically been the major activity in South Albion, beginning with subsistence farming in the early years of settlement and continuing into the 21st century. Once the land was cleared the soils in the area proved to be fertile and able to support a variety of crops. Proximity to water power on the Humber River led to the establishment of milling operations, which in turn gave rise to small commercial centres, Bolton being one that has thrived through to today.

In the mid-1800s several factors supported a significant increase in the agricultural based economy of the area. Wheat prices skyrocketed, influenced initially by the gold rush of 1849, and then pushed higher in 1854-1855 when the crop failed in Europe at the same time as the Crimean War cut off the supply of Russian wheat.

Through the late 1850s wheat yields declined as a result of a disease in the crop, and an economic depression slowed growth in the County. Farms became more diversified. The signing of the Reciprocity Treaty with the U.S.A. (1854-1865), and the arrival of the railway in the 1870s led to further diversification of crops and farm products, including an increase in livestock. The agricultural census for 1871 records this new diversity: spring and winter wheat, barley, oats, rye, peas, beans, buckwheat, corn, potatoes, turnip, “other roots,” hay, grass and/or clover seed, flax seed, apples, grapes, other fruit, tobacco and hops. Additional farm produce included butter, cheese, dressed flax, homemade linen and other cloth, maple sugar, wool, honey and barrels of cured beef, pork and mutton. Livestock included horses, colts, oxen, milch cows, other “horned cattle,” sheep, pigs and 1,657 bee hives. Some farmers made money by selling timber cut from their land and the census enumerated squared white pine and oak, tamarack, birch and maple, elm, hickory, plus manufactured staves and tanbark.

The 1877 Historical Atlas of Peel County shows orchards in association with many of the farmsteads in the study lands, and throughout Albion Township. For a time after alfalfa was introduced into Ontario it was an important crop in Peel County, but this diminished quickly after 1926. Alfalfa was first introduced into central Canada in 1871. The strain that proved successful in Ontario became known as Ontario variegated and its cultivation grew in popularity and profitability, promoted by key figures such as the Minister of Agriculture C.A. Drury. Continued experimentation, particularly in the U.S., led to the development of an even more hardy variety, which was able to be grown on the Prairies. This gradually led to the decline of Ontario production, though it continued (and continues) to be cultivated.

During the agricultural ‘boom’ of the late 1800s and early 1900s, farms were expanded, often as a multi-generational enterprise. Homes were rebuilt in a more substantial manner, and the modest English three bay hay barns were enlarged, or second barns built, and silos added. Through this time period the barn became the dominant feature on the south slopes.

#### **Milling and Industries**

James and George Bolton established the first grist mill in the Bolton area on Lot 9, Concession 7, in 1823, providing a much needed service to local farmers who had previously taken their wheat to Weston, some 17 miles to the east. James, a builder and carpenter, had constructed several mills in York prior to relocating to Albion Township in 1819 not long after its survey. James Bolton’s son, also named James, purchased the mill from George Bolton in 1843, later building a new one in a different location.



As the major centre in South Albion, it was not long before Bolton became a manufacturing and commercial town.

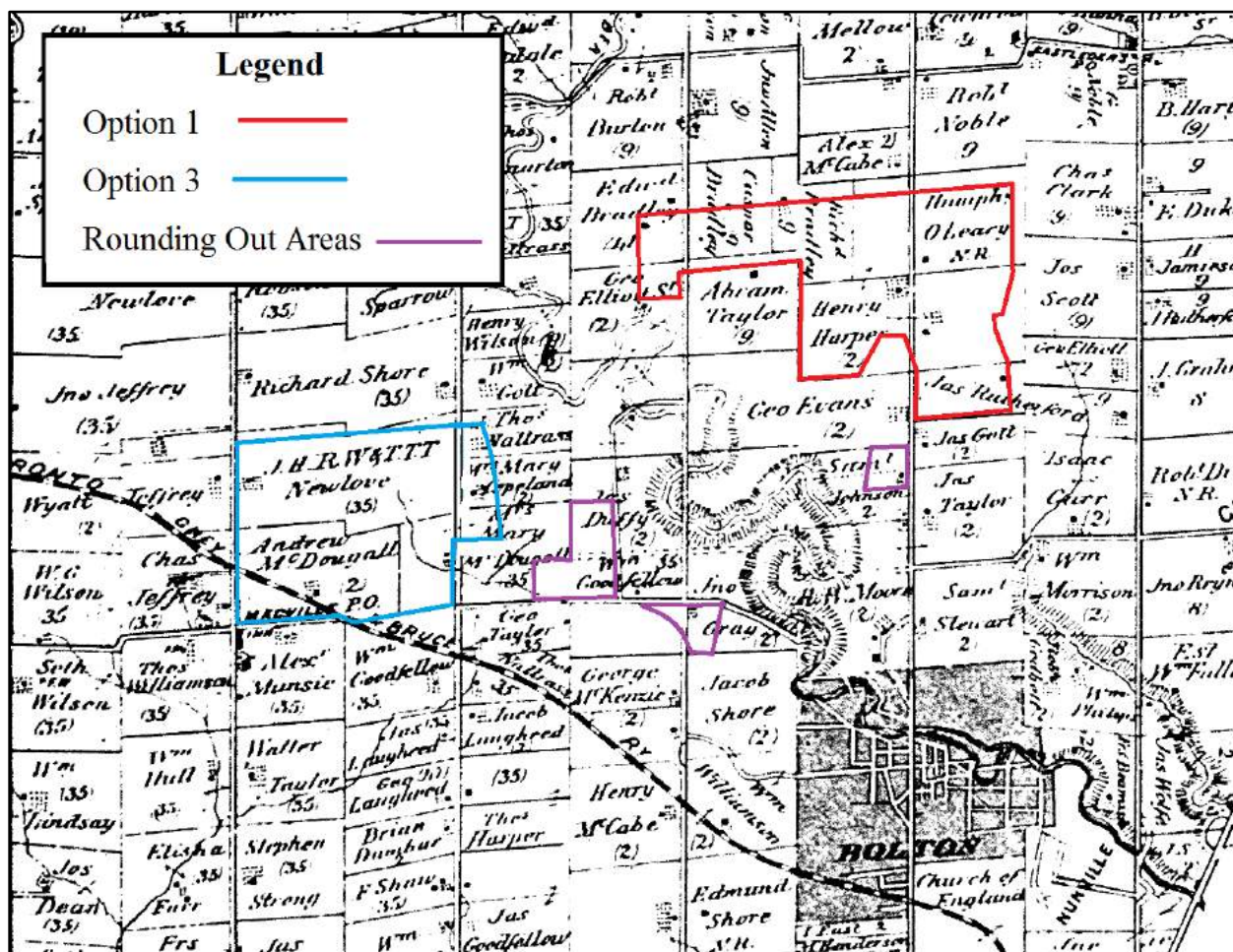


Figure 3: Preferred Boundary Expansion Areas overlaid on map of Albion Township, 1877 Historical Atlas of Peel County

### Schools and Churches

As the rural population grew and communities became established, schools and churches soon followed. Northwest of Bolton, the early 19<sup>th</sup> century crossroads hamlet of Macville became the site of a local schoolhouse and two churches.



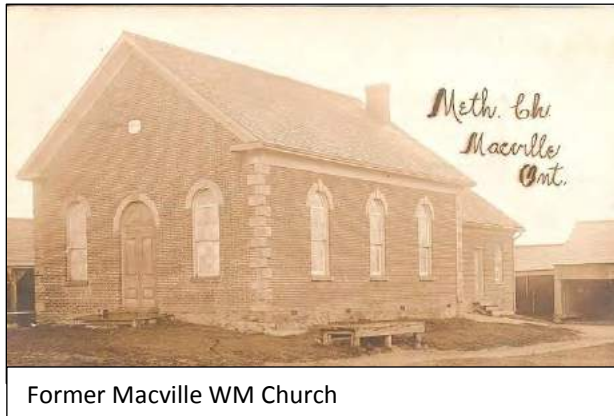
Former SS #5 Macville, 13957 the Gore Road

### SS No. 5 Albion 'Macville School'

Built in 1858, the first schoolhouse was a log building located on a ½ acre lot purchased from John McDougall on the west half of Lot 11, Concession 4. When this schoolhouse closed, classes were held in the Macville Wesleyan Methodist Church until a new frame schoolhouse was opened in 1872. This second schoolhouse was located on a 3/8 acre lot on the west half of Lot 10, Concession 4. It closed in 1963 following the

introduction of centralized schooling and construction of the new Macville District School on Lot 11, Concession 3. The schoolhouse was subsequently converted to a private workshop.

#### Macville Wesleyan Methodist (United) Church



A Wesleyan Methodist congregation had formed in Macville by the 1830s, meeting in the homes of two prominent local families, the McDougalls and Newloves. However, it was not until 1842 that the first church was built on a ¼ acre parcel near the southwest corner of Lot 11, Concession 4, on land donated by John McDougall. This early frame structure was replaced in 1867 with a brick church on another lot deeded by John McDougall and his wife. The congregation, which had joined the United Church of Canada in 1925, eventually disbanded in 1974 and the church building was demolished.

#### Macville Congregational Church

A frame Congregational Church was built in Macville in 1862 on lands donated by Allan Jeffrey on the northwest corner of the crossroads hamlet. This church shared a pastoral charge with the Congregational Church in Bolton. Following the death of Reverend Wheeler in 1878, both churches ceased to operate. The land on which the Macville Congregational Church stood was released back to the farm in 1886.

#### **Conservation and Recreation**

Increasingly over the past several decades, the Humber River valley has served to fulfill conservation and recreational activities. Deforestation and alterations throughout the watersheds of the Toronto area contributed to major flooding events, the worst of which occurred in 1954 as a result of 'Hurricane Hazel'. Some of the most devastating loss of life and property damage occurred in the Humber River valley. The Humber Valley Conservation Authority (HVCA) was established soon after, marking the beginnings of floodplain regulation and management in Canada. In 1957, the HVCA became the Metropolitan Toronto and Region Conservation Authority (now known as the Toronto Region Conservation Authority (TRCA).

Since that time much of the Humber River valley, including large tracts of land in Caledon, have been set aside for flood protection, natural area conservation and recreation purposes. The Bolton Resource Management Area is located close to Option 1 and the Rounding Out Areas. Situated in relation to the Humber River valley to the north-west of the existing Bolton urban area between Humber Station Road and Duffy's Lane, it encompasses over 800 hectares of green space and includes the provincially significant Bolton Wetland Complex. In 1999, due to its natural and cultural values and the role that it has played in the development of Canada, the Humber River was officially designated a Canadian Heritage River.

The Humber Valley Heritage Trail Association (HVHTA) has built a hiking trail through TRCA lands along the Humber River valley. According to the HVHTA web site, the trail through Bolton can be accessed from an offshoot trail that begins near the Caledon Wellness Centre at Regional Road 50 and Columbia Way. On connecting to the HVHT, one can travel west or east generally following the river valley.

### **3.4 Patterns of Spatial Organization**

The original grid pattern of the Albion Township survey established the form of settlement through the study lands. Albion Township comprised eleven concessions running north-south and laid out west to east from its shared boundary with the townships of Chinguacousy and Caledon. Lots were surveyed in the double front system of the New Survey with the common unit of concession being the half-lot of 100 acres. Each half of the traditional 200 acre lot fronted onto a different concession line road, with the resultant half lots almost square. At every five lots there was an allowance for a side road.

### **3.5 Circulation Networks**

#### **Roads**

The roads in the study lands generally follow the original grid survey. The 4th Line is now The Gore Road; the 5<sup>th</sup> Line is now Humber Station Road; north of King Street the 6th Line is now Duffy's Lane; and the 7<sup>th</sup> Line is now Regional Road 50. West of Bolton the 10th Sideroad became known as King Street, and east of Regional Road 50 it's now known as Columbia Way.

The southern part of Duffy's Lane (named after the prominent Duffy family who settled in the immediate vicinity) appears on both the 1859 Tremaine Map of Peel County and the 1877 Historical Atlas of Peel County map of Albion Township as a short road extending north from the 10th Sideroad through lots 11 and 12, crossing the Humber River and connecting to 6th Line. Although the 6th Line just north of the 10<sup>th</sup> Sideroad appears as a road on both the 1859 and 1877 historic maps, to follow the original survey grid necessitated crossing the Humber River several times. The deep valley and winding nature of the river no doubt created significant difficulties, which led to the establishment and use of the looped road as the primary north-south road through this area, and which now forms part of Duffy's Lane.

#### **Railway**

The Toronto, Grey & Bruce Railway (TG&B) passed through the southwestern corner of Lot 11, Concession 4 on Option 3 lands. The TG&B was established in 1868 to facilitate trade and transport routes between Toronto and Lake Huron (Southampton). It extended north from Toronto to Orangeville with branches to Kincardine and Owen Sound. The first segment of the line was opened from Toronto (Weston) through Bolton to Mount Forest in December 1871. To save on construction costs the TG&B was constructed as a narrow gauge railway. This allowed for greater curves and gradients than were normally constructed, including the infamous Horseshoe Curve in the Caledon Hills, which was the location of a deadly train derailment 1907.

The narrow gauge also proved to be a maintenance issue as the volume of traffic that the line was carrying resulted in significant wear and tear. Realizing that upgrading of the railway to a standard gauge was needed, the financial backers of the TG&B arranged for the Grand Trunk Railway to operate the line in return for a share of the profits. The agreement included making the needed upgrades to standard gauge, which were completed by December 1881.

The Grand Trunk Railway continued to control the TG&B line until 1883. Through a strategic move the Ontario & Quebec Railway, a CPR controlled venture, purchased controlling interest of the TG&B line and leased it to the CPR with a term of 999 years. In 1906, the tracks south from Bolton were upgraded as part of the construction of the main CPR network from Toronto to Sudbury and remain in service today. In 1932, the section of the line from Bolton to Melville Junction, where the line intersected with



the former Credit Valley Railway, was abandoned and the tracks removed. The alignment of the former TG&B's right-of-way is still discernible in places, demarcated by vegetation and property lines.

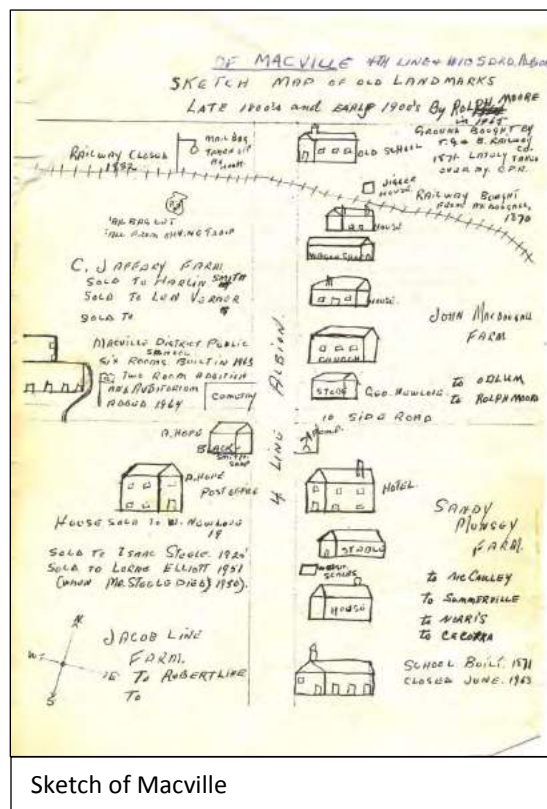
### 3.6 Settlement Clusters

#### Bolton

The Preferred Boundary Expansion Areas are located in proximity to the Bolton Settlement Area. The founding of Bolton is attributed to James Bolton who settled in the area in 1819 and, together with his relative George Bolton, established the first grist mill on the Humber River. Not surprisingly, the area was once known as Bolton's Mills, although the first post office in 1832 was called 'Albion', and remained that for sixty years until being renamed 'Bolton' in 1892. However, the community itself appears as Bolton on the 1859 Tremaine Map and was incorporated as the Village of Bolton in 1872.

In 1840, the village had 14 log buildings, including two stores, two blacksmiths, two shoemakers, one tailor and one hotel. The first school was established in 1842 and the first church in 1843. The first frame house was constructed in 1843 by George Bolton. By 1851, the population had increased to 400, sharply increasing over the next few years to 700 by 1857. The TG&B Railway arrived in Bolton in 1871, which contributed to further growth.

#### Macville



This small crossroads hamlet at King Street and The Gore Road was originally known as 'McDougall's Corners', named after brothers John and Daniel McDougall. As sons of United Empire Loyalists, they had received early land grants in the area, and became prominent community members. John McDougall donated land for the local schoolhouse and Wesleyan Methodist Church. When a post office was established in 1855, the hamlet was renamed 'Macville' in reference to the many local families whose names were prefixed with 'Mc' or 'Mac'. Another early and prominent Macville family were the Newloves, who settled on Lot 12, Concession 4 and remained in ownership until 1953. At its height in the late 19<sup>th</sup> century, Macville boasted a wagon shop, cemetery, church, store, blacksmith shop, hotel, stables, weigh scales, a post office and a school. Originally established as a rural service centre for the surrounding agricultural area, Macville, like many of its rural counterparts, eventually succumbed to the combined effects of the rise of the automobile and its proximity to Bolton. The hamlet had virtually disappeared by the mid-20<sup>th</sup> Century, and the local elementary school which

bears its name is now the only reminder of this former settlement.

#### Glasgow

The former industrial hamlet of Glasgow was situated on the banks of the Humber River in the middle of Lot 10, Concession 5, just northwest of Bolton. Glasgow was the site of a saw mill and woollen mill



built by James McIntosh in 1855, and named after his place of birth. William Buist bought the mills in 1863, and installed a circular saw. Glasgow's most dynamic milling period began in 1892 under the ownership of Englishman Joshua Walshaw and his son Edwin. Walshaw's Woollen Mills became renowned for its blankets, exported by rail from Bolton. The Walshaw mills were not immune to fire, a constant threat in wool manufacturing. Rebuilt in brick after a fire in 1896, the mill suffered from fires again in 1903 and 1905. The mill eventually succumbed to a final devastating fire in 1923, and was not rebuilt. From 1925-50, the site became the Greenspoon Summer Resort & Social Club, the mill pond used for swimming and boating. Flooded during Hurricane Hazel in 1954, the site is now used for passive recreation only. The site

## 4.0 HERITAGE FEATURES

### 4.1 Built Heritage Resources

The evolution of the area farmstead follows a pattern that was typical throughout 19th century Ontario. The census records for 1851 and 1861 indicate that even by mid-century most of the residents within the area were still living in one (or one and a half) storey log dwellings “square or hewn timber on two sides”. Typically this first house was side gabled, of three bays (door flanked by a window on each side), approximately 18’ x 24’ with a winder stair around the gable end chimney. A separate kitchen ‘tail’ was often added as time and prosperity allowed. In that early period (1835-1850), the associated barn was typically the small timber frame hay barn of three bays derived from British prototypes. Also found in Albion is an interesting concentration of full two storey, three bay log or timber frame structures, mostly dating to the 1840s-50s.



600 Glasgow Road

However, with the new wealth generated by the ‘wheat boom’ of the 1850s and the diversification into livestock, the architecture of the farmstead changed significantly. Through the 1860s many of the area farmers built their ‘second’ homes, typically of the good quality local brick being manufactured by that time, either red brick or in the combination of red brick with buff brick detailing, which led to more exuberant decorative treatments. While some residents built all new in brick, others bricked over existing frame and log structures.



7640 King Street

As well, the English three-bay hay barn was no longer adequate in itself. This led to the construction of a second larger barn or the raising of the existing barn on a stone foundation with livestock at the ground storey and hay in the loft above, reached by a ramped or ‘banked’ entry.



14275 The Gore Road

While the homes of the 1860s were often of the three bay, 1 ½ storey, with centre gable type often referred to as ‘Ontario cottage’, a decade later farm residences, often those of the children of the original settlers, were more likely to be a full two storeys under a hipped roof, incorporating more complex plan forms (‘L’ Plan etc.) and exhibiting some evidence of Italianate influence such as bracketed cornices.



*14436 Humber Station Road, adjacent to Option 3 lands*

The late 19th/early 20th century is typified by the solid, two storey, capacious, symmetrical, relatively unadorned brick farmhouse under a hipped roof with a portico supported on round 'short' columns on masonry piers.

Through this period the barn complex also tended to grow, with additions to existing structures and dedicated buildings added, such as dairies, chicken houses, silos and piggeries.

Timbers from original redundant barns were often recycled into the newer structures. Functions changed and the typical

roof form of the main barn went from gable to gambrel with its increased useable height. These large gambrel barns remain the dominant landmark structures of the local landscape.

Silos became an important component of the farm in the late 19th century. Originally constructed of wood staves, by the early 20th century concrete was the material of choice. Early silos were typically roofed with a conical or hipped conical / Mansard roof, eventually superseded by a dome form.

The typical farmstead arrangement included: access toward the dwelling down a tree lined lane; windrow plantings in front of the house; service additions to the house (summer kitchen, woodshed) extending to the rear including carriage shed/garage; the lane extending to the barnyard around which are arranged the barns and other key outbuildings or in a more linear arrangement with the lane continuing to these structures. The actual site plans, of course, vary due to topography, manner of evolution of the farm, type of operation etc.

Within the study area the majority of buildings are of red brick or red brick with buff brick detailing. Granite fieldstone provided a foundation of permanence for these brick homes.



*14275 The Gore Road*



*14685 Regional Road 50*

The most exuberantly detailed brick home is 14275 The Gore Road with its Italianate elements, while 14685 Regional Road 50 also incorporates a number of decorative details including a finely detailed verandah and stained glass transom lights. The Regency Cottage at 7640 King Street, unique within the Preferred Boundary Expansion Areas, is characterized by French windows with buff brick labels and centre gable peak with its round-arched window and finial.



*Barn at 14475 Regional Road 50*

Unfortunately, not all of the farms are owner occupied, if occupied at all, leading to deterioration of building fabric particularly as water makes its ingress. Several of the large barns of the area have fallen and/or been taken down, or are in a state of deterioration.

## 4.2 Cultural Heritage Landscape Features

Lands in the study area have little natural cover due to a long history of agricultural uses. The remaining natural cover is generally restricted to riparian vegetation along stream corridors where wet soils posed limitations to farming. There are some remaining hedgerows in the agricultural lands, particularly notable in Option 3.

A few windrows remain in association with the farm complexes and laneways, along with ornamental groupings of mature trees around residences. The most notable properties where such contextual landscape elements are found include: 14275 The Gore Road (Horse Chestnuts along road frontage; tree lined lane); 14685 Regional Road 50 (Sugar Maple near house); 14684 Regional Road 50 (tree-lined lane); 7640 King Street (Norway Spruce and deciduous trees around house); and 600 Glasgow Road (Norway Spruce along frontage and Walnuts lining both sides of laneway).



*Tree-lined frontage and laneway, 600 Glasgow Road*



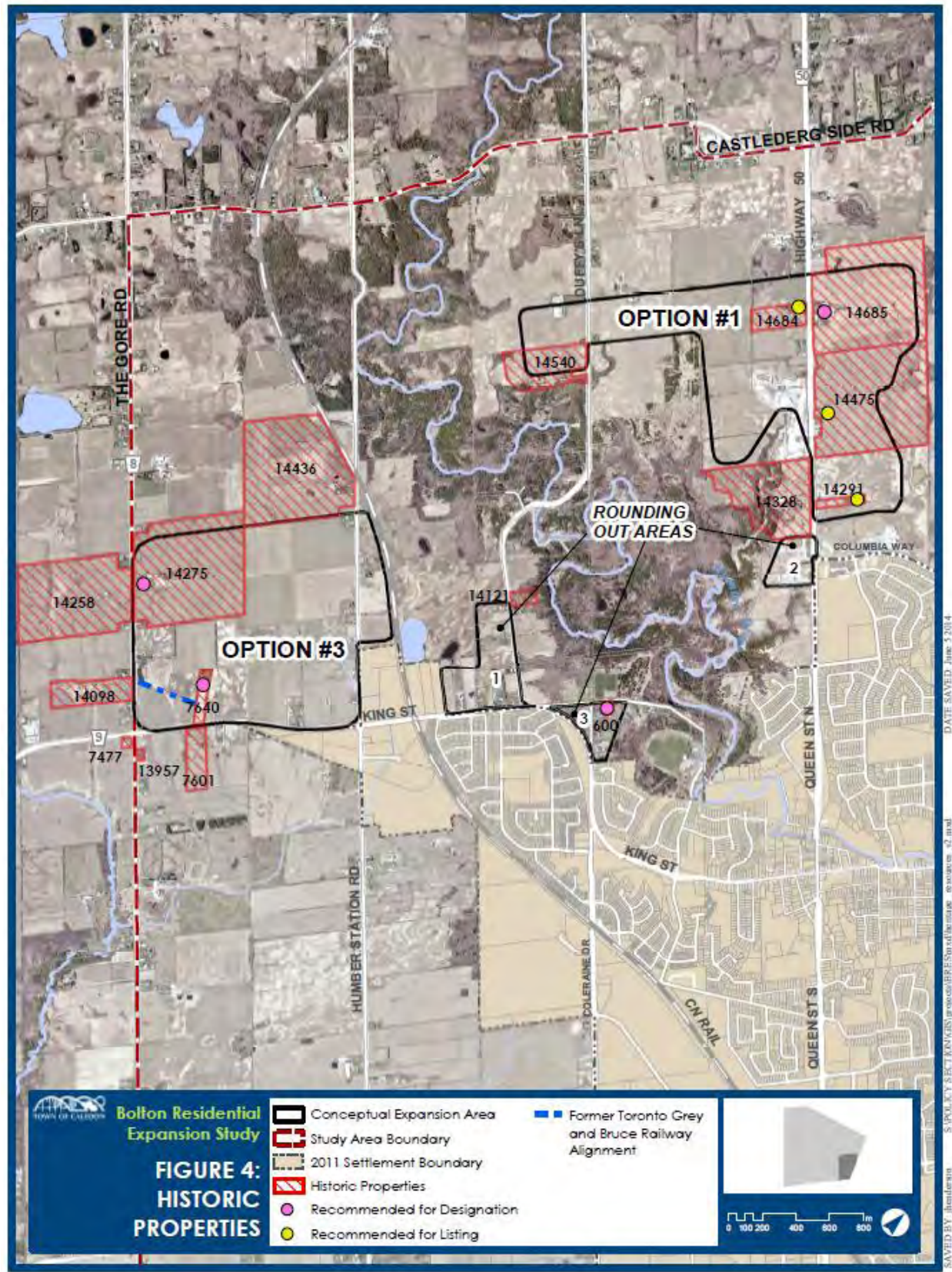
*Tree-lined laneway, 14684 Regional Road 50*



*Hedgerow delineating former TG&B Railway alignment*

The angled alignment of the former TG&B Railway's right-of-way across the southwest corner of Lot 11, Concession 4, remains discernible on the ground, demarcated by a hedgerow west of the residence at 7640 King Street. The integrity of this cultural landscape feature has been eroded following removal of the railway tracks in 1932 and the reabsorption of segments of the right-of-way into agricultural use.





**Figure 4: Historic Properties**

Bolton Residential Expansion Study: Preferred Boundary Expansion Areas  
Cultural Heritage Landscapes and Built Heritage Resources Assessment

## 5.0 SUMMARY OF PROPERTY EVALUATIONS AND RECOMMENDATIONS

### 5.1 Overview

The field survey of lands within and contiguous to Option 1, Option 3 and the Rounding Out Areas confirmed the presence of those properties identified as having heritage potential in the Town's Built Heritage Resources Inventory (Figure 4). These properties entail 19th and/or early 20th century farmhouses and/or barn complexes, which have evolved over time. Several of the farmhouses appear to be in strictly residential use, a few are vacant and there is one ruin. In some instances barns associated with these farmhouses have deteriorated or been demolished.

A preliminary evaluation of the cultural value of each of the identified properties located within the study areas has been noted on individual property evaluation forms in Appendix A. This evaluation considers the three elements outlined in Ontario Reg. 9/06 for the identification of heritage properties: Design Value, Historical / Associative Value and Contextual Value. These elements will be considered in more detail for those Built Heritage Resources identified in the selected Boundary Expansion Area.

The evaluation form is derived from the 2007 form developed by the Ontario Realty Corporation (ORC) for the evaluation of its properties as part of the Cultural Heritage Process.

In keeping with current practice as articulated in the Ministry of Tourism, Culture and Sport's Heritage Toolkit, the properties considered to manifest sufficient cultural value to warrant ongoing consideration for retention and re-purposing have been recommended to either be **Listed**, or, where of great significance, to be **Designated** under Section 29, Part IV of the Ontario Heritage Act.

As previously noted in Section 1.3 Definitions, the Ontario Heritage Act allows a municipality to list on its heritage register those properties that are not designated, but are considered by the municipal council to be of cultural heritage value or interest. Although listing properties, rather than designating, does not offer any protection under the Ontario Heritage Act except interim protection from demolition, section 2 of the Provincial Policy Statement of the Planning Act does acknowledge listed properties.

It is anticipated that, in this instance, the effect of Listing on the municipal Heritage Register will be to ensure that the properties so listed will be recognized as heritage assets and receive due consideration for preservation and integration in any future urban boundary expansion or development scheme which might be proposed for the area. Further study of these properties may be required to identify heritage attributes that should be specifically preserved, including architectural and landscape features. The intention of Designation would be to ensure that the designated properties would be preserved intact for the future (including associated context).

Best practices in heritage conservation should be used in determining the approach to preserving and integrating the heritage buildings and properties, as exemplified in the 'Eight Guiding Principles in the Conservation of Built Heritage Properties' recommended by the Ontario Ministry of Tourism, Culture and Sport.

*It is also recommended that, pursuant to the policies of the Caledon Official Plan, a **Cultural Heritage Impact Statement** be prepared for both Designated and Listed properties in association with any proposed development or major site or building alteration, on or adjacent to the properties. This process will allow for a more detailed assessment of the properties and their attributes, evaluate the impacts to*

*the heritage features, and assist in defining limits of, and buffers to the contextual property to be protected.*

## **5.2 Option 1**

Option 1 entails five properties with Built Heritage Resources.

### Recommended for Designation:

14865 Regional Road 50

### Recommended for Listing:

14291 Regional Road 50

14475 Regional Road 50

14684 Regional Road 50

14540 Duffy's Lane entails the ruin of an abandoned farmhouse situated on the border of the study lands. In light of its condition and loss of heritage fabric, no further conservation recommendations are being made for this property.

## **5.3 Option 3**

Option 3 entails two properties with Built Heritage Resources and a Cultural Heritage Landscape (CHL) unit.

### Recommended for Designation:

7640 King Street

14275 The Gore Road

No further work is recommended for the TG&B Railway right-of-way CHL.

## **5.4 Rounding Out Areas**

There are no properties with Built Heritage Resources in Rounding Areas 1 and 2. Rounding Out Area 3 entails one such property.

### Recommended for Designation:

600 Glasgow Road

## **5.5 Adjacent Context**

With regard to the Option 1 study area, the surrounding lands to the south of Columbia Way entail the dense residential subdivisions of Bolton's North Hill. In contrast, lands to the west, east and north remain in agricultural use, albeit with a number of non-farm residential severances. Remaining farm fabric in the immediate vicinity includes the remnant c.1850s-60s centre gabled frame farmhouses at 14328 Regional Road 50 (owned by TRCA).

Apart from the commercial/industrial land uses bordering King Street on its southeast edge, the lands surrounding the Option 3 study area remain agricultural and the traditional farm fabric is mostly intact. A number of buildings adjacent to the study area are of heritage importance, including: 14436 Humber



Station Road, a large early 20<sup>th</sup> century red brick farmhouse in the Edwardian Classical style and gambrel-roofed barn; the similarly styled red brick farmhouse at 7601 King Street, with its two barns, one having horizontal cladding; the converted SS #5 Macville schoolhouse at 13957 The Gore Road; a surviving large gambrel roofed timber frame barn at 14098 The Gore Road, set well back from the street near a creek and associated with the locally important Jaffrey/Jeffrey family; and another Jaffrey/Jeffrey farmstead at 14258 The Gore Road, now vacant, with its frame Edwardian Classical farmhouse (decorative turned woodwork on verandah) and large gambrel-roofed timber frame barn.

The important Duffy family homestead, designated under the OHA and including a log dwelling (beneath later brick) and gable banked barn, is located at 14121 Duffy's Lane directly adjacent to Rounding Out Area 1.

## BIBLIOGRAPHY

Heyes, Esther. *The Story of Albion*. The Bolton Enterprise. Bolton. 1961.

*Illustrated Historical Atlas of Peel County, Ontario*. Toronto, Walker and Miles. 1877.  
Tremaine, George R.

*Tremaine's Map of the County of Peel, Canada West*. Toronto, lithographed by John Ellis for G.R. and G.M. Tremaine. 1859.

*South Albion-Bolton Community Plan, Employment Lands Needs Study and North Hill Supermarket: Cultural Heritage Landscapes and Built Heritage Resources Assessment*. Andre Scheinman-ENVision The Hough Group. 2009.

*Albion Township Personal Census 1851; 1861*. [www.ancestry.ca](http://www.ancestry.ca)



**APPENDIX A**  
**OPTION 1**

**BUILT HERITAGE INVENTORY SHEETS**

**14291 Regional Road 50**  
**W ½ Lot 12, Concession 7, Albion**  
**BHR Inventory ID: 850**

According to the 1859 Tremaine Map, the west half of Lot 12 had been divided into two 50 acre parcels, the northern parcel being owned by John Long and the southern parcel by James Redpath. The property at 14291 Regional Road 50 is located on the northern parcel.

The Albion Township map in the 1877 Historical Atlas of Peel County shows that ownership of these two parcels had changed. At that time James Rutherford owned the northern 50 acres with a house set well back from the road, and James Gott owned the southern 50 acres with a house and orchard set close to the road.

The existing residence clearly occupies the same location as the dwelling depicted on Rutherford's land in 1877. Built in the Gothic style of the late 19<sup>th</sup> century, the 1 ½ storey house has a centre gable on its west front elevation with an arched gable window opening. The typical 3 bay front elevation with centre entrance of this house style has been altered, with the front entrance blocked up and replacement of the original windows. The house is currently clad in stucco, which may be covering the original cladding material. An original window opening evident on the south side elevation shows a rounded top. Although not seen from the road, the house has a rear addition. From visual evidence, it is likely that a verandah originally extended across the front of the house.

There are a number of mature coniferous and deciduous trees around the house. It is accessed by a long straight laneway on the south side. Several outbuildings are evident, one being a hip-roofed garage. With its location deep in the lot, it is still surrounded by fields, although partially screened by the adjacent commercial greenhouses on the road frontage directly to the north.

A. Base Photo Record



West Elevation

B. Aerial Photo Showing Location and General Context





## CRITERIA EVALUATION

### (1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition?  In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place?  In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent (2) Very Good (3) Good/Contextual <b>(4) Fair / Poor</b>
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques?  In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent (2) Very Good (3) Good/Contextual <b>(4) Fair / Poor</b>

## (2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme?  How significant is this theme or pattern in the history of the province or the community?  In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization?  How significant is the person, event or organization in the community?  In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community?  How does it compare to other sites associated with this community?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer?  How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>

### (3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p><b>(5) N/A</b></p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p><b>(3) Good/Contextual</b></p> <p>(4) Fair / Poor</p>

## **EVALUATION SUMMARY AND RECOMMENDATIONS**

**14291 Regional Road 50**  
**W ½ Lot 12, Concession 7, Albion**  
**BHR Inventory ID: 850**

### **SUMMARY**

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

### **RECOMMENDATIONS**

- ☐ List and Designate
- ☒ List
- ☐ No further action is required

### **RATIONALE**

Though the surviving farmhouse is modest architecturally and has seen some alterations, it is possibly James Rutherford's c.1870s house. The house, lane and associated vegetation contribute to the heritage character of the area.

**14475 Regional Road 50**  
**W ½ Lot 13, Concession 7, Albion**  
**BHR Inventory ID: 852**

In 1859 this property was in the ownership of Henry Bolton, son of James Bolton, as shown on the Tremaine Map. By 1877, the 100 acres had been purchased by neighbour Henry Harper, who also owned 150 acres across the road on the east halves of lots 13 and 14, Concession 6. The 1877 map shows a house and orchard set quite close to the road.

The location of the current farmstead is the same as on the historic map. The existing late 19<sup>th</sup> century residence may be that shown on the 1877 map, or possibly a later addition. Set beneath a medium pitched cross-gable roof, the house is basically L in plan; a south side porch has been removed from the recess of the 'L'. In recent years the house has been clad in stucco, which appears to have been applied over brick. The west end façade shows coloured etched glass in the transom light above the large ground-floor window. All other windows are segmentally arched 2/2 pane. A remnant end chimney shows the use of both red and buff brick.

There is an early 20<sup>th</sup> century hipped roof frame garage set to the rear and south of the farmhouse, next to the farm lane. A cluster of outbuildings to the northeast of the farmhouse entail a large gable roofed timber framed bank barn, a smaller frame barn, a drive shed, and a concrete silo. The house appears to be vacant and the outbuildings are in deteriorating condition.



A. Base Photo Record



**South Elevation**



**North Elevation**



**West Elevation of outbuildings**

**B. Aerial Photo Showing Location and General Context**



## CRITERIA EVALUATION

### (1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition?  In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place?  In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques?  In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor

## (2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme?  How significant is this theme or pattern in the history of the province or the community?  In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization?  How significant is the person, event or organization in the community?  In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community?  How does it compare to other sites associated with this community?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer?  How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>

### (3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p><b>(5) N/A</b></p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p><b>(3) Good/Contextual</b></p> <p>(4) Fair / Poor</p>



## **EVALUATION SUMMARY AND RECOMMENDATIONS**

**14475 Regional Road 50**  
**W ½ Lot 13, Concession 7, Albion**  
**BHR Inventory ID: 852**

### **SUMMARY**

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

### **RECOMMENDATIONS**

- ☐ List and Designate
- ☒ List
- ☐ No further action is required

### **RATIONALE**

Although apparently abandoned, the farmstead is associated with Henry Harper, a large landowner in the area. The etched transom in the west façade of the farmhouse is a notable feature.

**14684 Regional Road 50**  
**E ½ Lot 14, Concession 6, Albion**  
**BHR Inventory ID: 853**

In 1859, this property entailed a 50 acre parcel in the ownership of Hannah Ellis (Tremaine Map). By 1877, it had been purchased by neighbour Henry Harper, who also owned 100 acres to the immediate south and another 100 acres across the road in Concession 7. The 1877 Historical Atlas of Peel County map shows no dwelling on the property; Henry Harper appears to have resided in a farmstead shown on the corner of Lot 13 to the south.

A date stone on the east elevation of this two-storey red brick structure places its construction in 1928. Its plain, square configuration and truncated hip roof are typical of the late Edwardian Classical style of the 1920 period. The 3-bay front façade faces south to the laneway. A late 20<sup>th</sup> century portico has been added to the south façade, and the roof line and windows altered. A modern rear addition and attached garage extend to the west.

Now severed for residential use, the dwelling is situated on a well treed lot with deciduous trees lining the lane way and a windrow of coniferous trees lining the north property line behind the house.

A. Base Photo Record



East Elevation



South Elevation and Tree-lined Laneway

B. Aerial Photo Showing Location and General Context



## CRITERIA EVALUATION

### (1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition?  In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place?  In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques?  In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor



## (2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme?  How significant is this theme or pattern in the history of the province or the community?  In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization?  How significant is the person, event or organization in the community?  In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community?  How does it compare to other sites associated with this community?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer?  How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>

### (3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p><b>(5) N/A</b></p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p><b>(3) Good/Contextual</b></p> <p>(4) Fair / Poor</p>

## **EVALUATION SUMMARY AND RECOMMENDATIONS**

**14685 Regional Road 50**  
**E ½ Lot 14, Concession 6, Albion**  
**BHR Inventory ID: 853**

### **SUMMARY**

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

### **RECOMMENDATIONS**

- ☐ List and Designate
- ☒ List
- ☐ No further action is required

### **RATIONALE**

Built in 1928 in the Edwardian Classical style, this solid brick house and its tree-lined lane contribute to the heritage character of the area.

**14685 Regional Road 50**  
**W ½ Lot 14, Concession 7, Albion**  
**BHR Inventory ID: 854**

This 100 acre property was owned by Andrew Bolton in 1859. In 1877, the property is in the ownership of Humphrey O'Leary (shown on the Historical Atlas of Peel County map as a non-resident) with a dwelling close to the road in the south half of the lot. This dwelling is not the same as the current residence, which, while likely in the same location, appears to have been built around the turn of the 20<sup>th</sup> century.

The existing two-storey, red brick farmhouse is built on an L plan under a truncated hip roof. A small attic dormer is found on the front elevation. The front façade is two bays on both storeys; all windows are 1/1 sash with cast lintels. This house exhibits the most elaborate detailing of any within the Option 1 area, including a band of projecting string courses beneath the upper storey windows, fine decorative detailing in the porch over the main entrance in the recess of the 'L', and coloured glass in the transom lights in the main floor windows, typical of the period.

Except for an early 20<sup>th</sup> century milk house of rusticated concrete block, the remaining farm outbuildings appear to be of modern construction. The farm lane is situated on the south side of the house, and a mix of coniferous and deciduous trees enhance the farm setting.

A. Base Photo Record



**West Elevation**



**West elevation and laneway, showing early 20<sup>th</sup> century milk house and modern outbuildings**



B. Aerial Photo Showing Location and General Context



## CRITERIA EVALUATION

### (1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition?  In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place?  In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques?  In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor

## (2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme?  How significant is this theme or pattern in the history of the province or the community?  In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization?  How significant is the person, event or organization in the community?  In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community?  How does it compare to other sites associated with this community?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer?  How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>

### (3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p>(5) <b><u>N/A</u></b></p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p>(2) <b>Very Good</b></p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p>

## **EVALUATION SUMMARY AND RECOMMENDATIONS**

**14685 Regional Road 50**  
**W ½ Lot 14, Concession 7, Albion**  
**BHR Inventory ID: 854**

### **SUMMARY**

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

### **RECOMMENDATIONS**

- ☒ List and Designate
- ☐ List
- ☐ No further action is required

### **RATIONALE**

Built around the turn of the 20<sup>th</sup> century, this farmhouse is the most complete and elaborate surviving expression of the early Edwardian Classical style in the area, demonstrating the prosperity of the agricultural community in this era.



**14540 Duffy's Lane**  
**E ½ Lot 13, Concession 5, Albion**  
**BHR Inventory ID: 863**

In 1859, this 100 acre property was part of a 150 acre parcel owned by the Late William Gott (Tremaine Map). By 1877, the east half of the lot was owned by George Elliott Sr. As shown on the Albion Township map in the 1877 Historical Atlas of Peel County, a house is set well back on the lot and surrounded by an orchard.

The existing house ruin is in this same location, and is likely the dwelling shown on the 1877 map. Although it has lost its roof, the two-storey structure appears to have been of red brick construction, painted white. Evidence of brackets at the top of the walls suggests it may have been Italianate in style. The outline of a porch is evident across the front façade. No outbuildings appear to remain. The house is set well back down a long lane, and is well screened by coniferous trees. The land to the north of it remains in agricultural use, but the lands to the south and west are now part of TRCA holdings along the Humber River valley and are reverting to forest.

A. Base Photo Record



East Elevation

B. Aerial Photo Showing Location and General Context



## CRITERIA EVALUATION

### (1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition?  In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent (2) Very Good (3) Good/Contextual (4) <b>Fair / Poor</b>
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place?  In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent (2) Very Good (3) Good/Contextual (4) <b>Fair / Poor</b>
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques?  In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent (2) Very Good (3) Good/Contextual (4) <b>Fair / Poor</b>

## (2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme?  How significant is this theme or pattern in the history of the province or the community?  In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization?  How significant is the person, event or organization in the community?  In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community?  How does it compare to other sites associated with this community?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer?  How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>

### (3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p>(5) <b><u>N/A</u></b></p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) <b>Fair / Poor</b></p>



## **EVALUATION SUMMARY AND RECOMMENDATIONS**

**14540 Duffy's Lane**  
**E ½ Lot 13, Concession 5, Albion**  
**BHR Inventory ID: 863**

### **SUMMARY**

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

### **RECOMMENDATIONS**

- ☐ List and Designate
- ☐ List
- ☒ No further action is required

### **RATIONALE**

No further action is required because of the farmhouse's current condition and loss of heritage fabric.



**APPENDIX B**  
**OPTION 3**

**BUILT HERITAGE and CHL INVENTORY SHEETS**

**7640 King Street**  
**W ½ Lot 11, Concession 4, Albion**  
**BHR Inventory ID: 181**

Settlement of Lot 11 is associated with the McDougall brothers, John and Daniel, who purportedly arrived in the area prior to 1820. Sons of a United Empire Loyalist, the brothers received large land grants, with Daniel receiving additional lands for his service in the War of 1812. According to *The Story of Albion* by Esther Heyes, Daniel received Lot 11, Concession 4, as his UEL grant, but it was actually settled by John and his first wife, Mary. The 1859 Tremaine Map lists John McDougall as owner of the full 200 acres of Lot 11, divided at that time into two parcels of 150 acres and 50 acres. A dwelling is shown on the 150 acre parcel on the location of the existing residence.

Through the early efforts of the McDougalls and others, the small hamlet of Macville was soon established at the crossroads of King Street and The Gore Road at the southwest corner of John McDougall's property. As shown on the Tremaine Map, by 1859 the hamlet comprised a schoolhouse, church, store, inn and blacksmith shop. Originally known as 'McDougall's Corners', it had been renamed 'Macville' when the post office was established in 1855. John McDougall was a staunch Methodist and Reformer, and donated land on the corner of his lot for the local schoolhouse and Wesleyan Methodist Church.

In 1877, the 150 acre parcel had passed into the ownership of John's son, Andrew, and the eastern 50 acres to Mrs. Mary McDougall. The Albion Township map of that year shows a dwelling and orchard in the same location as that on the 1859 map.

Set well back from the road, the existing residence clearly occupies the same location as shown on the 1859 and 1877 historic maps. This deep approach was reasonable because McDougall owned the full lot, and may have wished to be sited closed to the stream running just east of the farmstead. Sitting on a stone foundation, the one-storey, hipped roof farmhouse is of red brick construction with buff brick detailing. Built in the Regency Cottage style of the mid-19<sup>th</sup> century, it also boasts a small centre gable with finial on the front façade that demonstrates the building's bridging of early Regency influences with those of the Ontario Cottage style. The house is built in a T-configuration with a rear, hipped roof tail, also clad in red and buff brick. Fine Regency details are found on the five-bay front façade, where the centre door is flanked by French windows. All openings are headed by buff brick labels, those on the front façade having a decorative tear drop pattern. Although the original windows and front door have been replaced, the residence continues to demonstrate the architectural balance and detailing of its period.

Determining the construction date of the house remains unclear. The 1851 census lists John McDougall and family in a brick house, while the 1861 census lists them in a frame house. The 1891 census lists Andrew McDougall and family in a 1 storey, four room brick residence, clearly the existing farmhouse.

The farmstead had also entailed a large, gable-roofed timber frame barn and gable-covered concrete silo were located to the east of the house. The barn had been deteriorating in recent years, as the farmstead is no longer in active use. It blew down in a wind storm a few years ago and, together with the silo, has been removed from the site.

A. Base Photo Record



**South Elevation**



**View of long lane from King Street, house hidden behind trees**



B. Aerial Photo Showing Location and General Context





## CRITERIA EVALUATION

### (1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition?  In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place?  In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques?  In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor

## (2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme?  How significant is this theme or pattern in the history of the province or the community?  In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization?  How significant is the person, event or organization in the community?  In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community?  How does it compare to other sites associated with this community?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer?  How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>

### (3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p><b>(5) N/A</b></p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p><b>(3) Good/Contextual</b></p> <p>(4) Fair / Poor</p>

## **EVALUATION SUMMARY AND RECOMMENDATIONS**

**7640 King Street**  
**W ½ Lot 11, Concession 4, Albion**  
**BHR Inventory ID: 181**

### **SUMMARY**

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

### **RECOMMENDATIONS**

☒

List and Designate

☐

List

☐

No further action is required

### **RATIONALE**

This brick farmhouse is of high cultural heritage value due to its early construction date; being unique within the broader area for its Regency Cottage style; and its associations with area pioneer John McDougall and his descendants throughout the 19<sup>th</sup> century.

**14275 The Gore Road**  
**W ½ Lot 12, Concession 4, Albion**  
**BHR Inventory ID: 177**

Lot 12 was patented by Love Newlove, an immigrant from Yorkshire. He and his family settled on the lot about 1825, but did not receive clear title until 1850 due to squabbles with an earlier squatter, Richard Shore. In addition to farming, Newlove and his four sons worked on the construction of the Welland Canal for a number of years. Love and his second wife Hannah were staunch Methodists and Reformers, and held meetings of both on their farm. As noted in *The Story of Albion* by Esther Heyes, Newlove family lore tells of William Lyon McKenzie receiving sanctuary in their neighbourhood while fleeing after the 1837 Rebellion.

By 1859, Love's son James Harvey had inherited all 200 acres of Lot 12. The Tremaine map of that year shows a dwelling on the west end of the lot, in the location of the current farmstead. James H. Newlove served as an Albion Township reeve. Following his death in 1922, the farm was taken over by his son, William, and it remained in the Newlove family until 1953.

The 1851 and 1861 census records list the Newlove family as living in a frame farmhouse. The 1891 census lists them in an eight room, two storey brick house, which depicts the existing farmhouse.

By far the most elaborate 19<sup>th</sup> century farm residence in the neighbourhood, the Newlove farmhouse is a large, two-storey red and buff brick structure with Italianate detailing. Rectangular in plan with a truncated hip roof, it is embellished with a full two-storey, gable roofed projecting centre bay on the front façade. The projecting bay displays a bay window on the main floor, paired round-topped windows on the second storey and an arched window in the open pediment of the attic storey. The ground floor windows have been altered on the five-bay front façade, and it appears that original front verandahs to the sides of the projecting bay have been removed, but otherwise the house remains intact. Decorative detailing includes bracketed eaves, vergeboard in the front gable, and key stone lintels.

The farm's outbuildings include a gambrel-roofed timber framed barn, concrete silo and sheds. Horse chestnut trees border the road, and other mature deciduous and coniferous vegetation contribute to the farm setting. The farmhouse is highly visible from the road, retaining a prominent position at the front centre of the farmstead, with the farm lane looping around the complex on both sides.



A. Base Photo Record



South Elevation



West Elevation

B. Aerial Photo Showing Location and General Context



## CRITERIA EVALUATION

### (1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition?  In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place?  In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques?  In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor

## (2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme?  How significant is this theme or pattern in the history of the province or the community?  In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization?  How significant is the person, event or organization in the community?  In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community?  How does it compare to other sites associated with this community?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer?  How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>

### (3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p><b>(5) N/A</b></p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p><b>(2) Very Good</b></p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p>



## **EVALUATION SUMMARY AND RECOMMENDATIONS**

**14275 The Gore Road**  
**W ½ Lot 12, Concession 4, Albion**  
**BHR Inventory ID: 177**

### **SUMMARY**

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

### **RECOMMENDATIONS**



List and Designate



List



No further action is required

### **RATIONALE**

This brick farmhouse is of high cultural heritage value for its Italianate architectural style and detailing, and its associations with the Newlove family, early settlers and prominent members of the Macville farming community.

**CHL Unit 1: Former Toronto, Grey & Bruce Railway Alignment  
W ½ Lot 11, Concession 4, Albion**

## 1. INVENTORY

## Historical Context

The former Toronto Grey & Bruce Railway (TG&B) right-of-way crosses the Option 3 lands on a southeast to northwest axis between King Street and The Gore Road. The TG&B was established in 1868 to facilitate trade and transport routes between Toronto and Lake Huron (Southampton). It extended north from Toronto to Orangeville with branches to Kincardine and Owen Sound. The first segment of the line was opened from Toronto (Weston) through Bolton to Mount Forest in December, 1871. The TG&B alignment angled across Albion and Caledon townships before swinging northward to Orangeville.

To save on construction costs the TG&B was constructed as a narrow gauge railway. This allowed for greater curves and gradients than were normally constructed, including the infamous Horseshoe Curve in the Caledon Hills, which was the location of a deadly train derailment 1907.

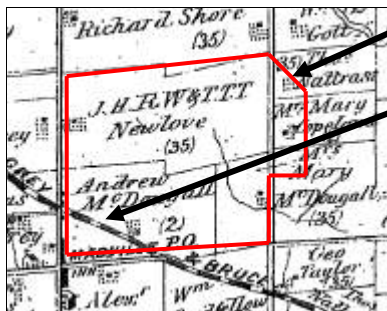
The narrow gauge also proved to be a maintenance issue as the volume of traffic that the line was carrying resulted in significant wear and tear. Realizing that upgrading of the railway to a standard gauge was needed, the financial backers of the TG&B arranged for the Grand Trunk Railway to operate the line in return for a share of the profits. The agreement included making the needed upgrades to standard gauge, which were completed by December 1881.

The Grand Trunk Railway continued to control the TG&B line until 1883. At this time the Ontario & Quebec Railway, a CPR controlled venture, purchased controlling interest of the TG&B line and leased it to the CPR with a term of 999 years. In 1906, the tracks south from Bolton were upgraded as part of the construction of the main CPR network from Toronto to Sudbury and remain in service today. In 1932, the section of the TG&B line from Bolton to Melville Junction in Caledon Township, where the line intersected with the former Credit Valley Railway, was abandoned and the tracks removed.

As the first railway to be built through the area, the TG&B was important to Caledon's history. The TG&B right-of-way can be classified as a **relict landscape**, defined as one in which an evolutionary process came to an end at some time in the past, and for which significant distinguishing features may still be visible in material form.

## Spatial Organization

Set at grade, the former railway right-of-way angles across the Option 3 lands in a straight line, beginning about the middle of Lot 11, Concession 4, and exiting about mid-way between the north and south boundaries of the lot.



### Option 3 Study Area Boundary

## TG&B Railway

### **Buildings, Structures, and Objects**

The railway ceased operations in 1932, after which the tracks were removed. There are no visible remnant structures or objects associated with this section of the former railway alignment.

### **Vegetation**

Sections of the former right-of-way west of the laneway to 7640 The Gore Road are demarcated by scrub hedgerow.



View from King Street of  
hedgerow delineating former  
TG&B right-of-way



View from The Gore Road of  
hedgerow delineating former  
TG&B right-of-way

### **Site Context**

The former right-of-way enters the Option 3 lands east of the laneway accessing the historic farmstead site at 7640 The Gore Road, crossing the lane on angle. The lands adjacent to the former alignment are predominantly agricultural, with some wetland features toward the west end of Lot 11. While the right-of-way immediately east and west of the farm lane to 7640 The Gore Road has reverted to active farmland, segments of it west of the laneway are still discernible on the ground, demarcated by a hedgerow.



## 2. SIGNIFICANCE

### Statement of Significance

As the first of four railway lines to be built across the Town of Caledon, the rise and decline of the TG&B route (later the CPR) influenced a number of settlement areas in Albion and Caledon townships. Despite its strong association with historic transportation patterns in the Town, however, the cultural heritage value of the TG&B railway has diminished since its closure in 1932. The subsequent removal of its tracks and the reabsorption of at-grade segments into agricultural use have resulted in the fragmentation and erosion of the railway as an entity and its integrity as a cultural heritage landscape.

### Character Defining Elements

- Adjacent vegetation
- Views of this linear vegetation from The Gore Road and King Street

### Boundaries

The boundary of this CHL within the Option 3 lands is considered to be the former right-of-way as demarcated by vegetation.

### Recommendations

The stretch of the former TG&B right-of-way extending through the Option 3 lands at grade has been fragmented and degraded by reversion of sections of it to agricultural purposes following removal of the tracks in 1932. In light of the diminished value of the TG&B as a cultural heritage landscape, it is recommended that no further action is required.



**APPENDIX C**  
**ROUNDING OUT AREA 3**  
**BUILT HERITAGE INVENTORY SHEETS**



**600 Glasgow Road**  
**W ½ Lot 10, Concession 6, Albion**  
**BHR Inventory ID: 684**

According to the 1859 Tremaine Map, the west half of Lot 10 was owned by George Rowley. By this time, confronted with the realities of the steep slopes of the Humber River valley, 10<sup>th</sup> Sideroad had been realigned, angling south eastwards across the eastern corner of Rowley's 100 acres and down into the valley toward the milling hamlet of Glasgow. By 1877, the northern half of the lot was under the ownership of Jonathan Gray. The Albion Township map of that year shows a dwelling and orchard in the northwest corner of the lot.

The dwelling shown on the 1877 map is the existing residence. Facing west, the three-bay, two-storey house is the only mid-19<sup>th</sup> century Neoclassical-styled squared timber frame (or possibly log) house in the study area, and represents a small concentration of such houses in Albion Township. The house, presently clad in board and batten, has a two-storey rear tail with a salt box roofline; an open verandah was added recently. A small, vertical board clad driveshed is located to the south of the house. The laneway, situated east of the house, is lined with mature walnut trees, and there are mature Norway Spruce trees along the road frontage. A further row of deciduous trees screens the west façade of the house.

A. Base Photo Record



**North Elevation**



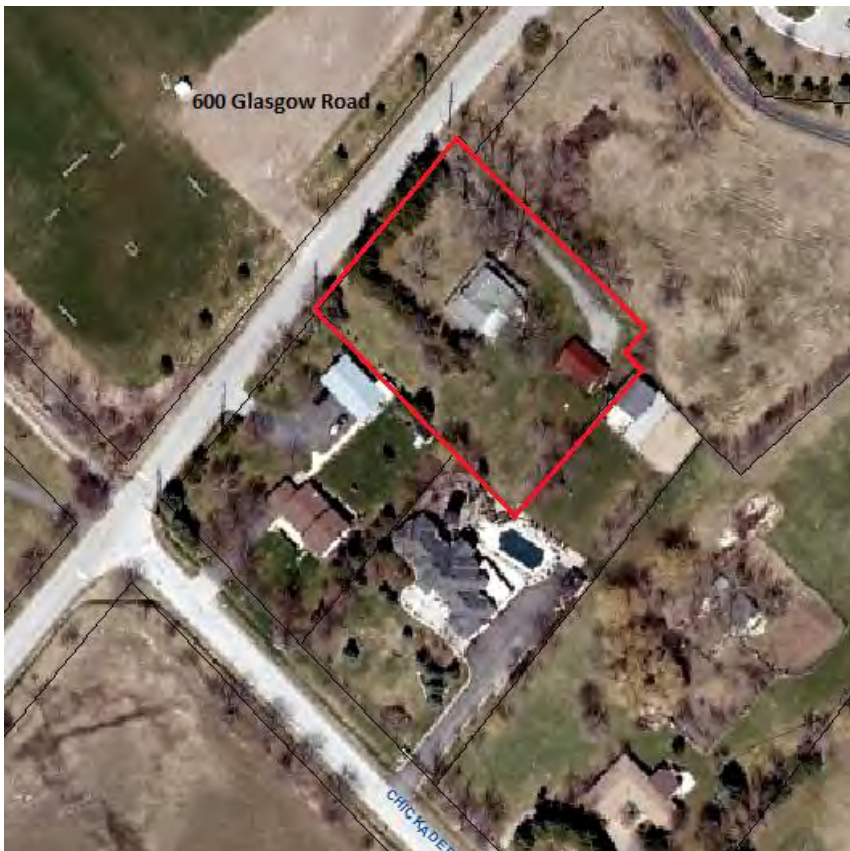
**Walnuts along laneway and Norway Spruce along road frontage**





**Laneway lined with Walnut trees**

**B. Aerial Photo Showing Location and General Context**



## CRITERIA EVALUATION

### (1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition?  In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place?  In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques?  In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor

## (2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme?  How significant is this theme or pattern in the history of the province or the community?  In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent <b>(2) Very Good</b> (3) Good/Contextual (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization?  How significant is the person, event or organization in the community?  In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community?  How does it compare to other sites associated with this community?	(1) Excellent (2) Very Good <b>(3) Good/Contextual</b> (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer?  How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor <b>(5) N/A</b>



### (3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p><b>(5) N/A</b></p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p><b>(3) Good/Contextual</b></p> <p>(4) Fair / Poor</p>

## **EVALUATION SUMMARY AND RECOMMENDATIONS**

600 Glasgow Road  
W ½ Lot 10, Concession 6, Albion  
BHR Inventory ID: 684

### **SUMMARY**

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

### **RECOMMENDATIONS**

- ☒ List and Designate
- ☐ List
- ☐ No further action is required

### **RATIONALE**

The house is a rare surviving example of mid-19<sup>th</sup> century two-storey squared timber/log construction, and the only one of its kind in the study area. The house, lane and associated vegetation contribute significantly to the heritage character of the area.

**Ministry of Housing**

**Minister Responsible for the  
Poverty Reduction Strategy**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M5G 2E5  
Tel.: 416 585-6500  
Fax: 416 585-4035

**Ministère du Logement**

**Ministre responsable de la Stratégie  
de réduction de la pauvreté**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M5G 2E5  
Tél. : 416 585-6500  
Téléc. : 416 585-4035



17-72182

Dear: Heads of Council

**Re: The Promoting Affordable Housing Act, 2016**

The *Promoting Affordable Housing Act, 2016* received Royal Assent on December 8, 2016. The Act amends the *Planning Act*, the *Development Charges Act, 1997*, the *Housing Services Act, 2011* and the *Residential Tenancies Act, 2006*.

**Inclusionary Zoning**

Inclusionary zoning would help to serve more people in need of housing by increasing the supply of affordable units based on local/municipal needs. When proclaimed, the *Planning Act* will give municipalities the option of requiring affordable housing units as part of residential developments. The government plans to consult on a proposed regulation for inclusionary zoning before the *Planning Act* amendments are proclaimed.

When proclaimed, the inclusionary zoning framework will provide that:

- A municipal assessment report is to be prepared prior to adopting official plan policies for inclusionary zoning, subject to any criteria set out in regulation, which is to be reviewed every five (5) years.
- Municipal inclusionary zoning requirements must be set out in municipal official plan policies.
- While inclusionary zoning by-laws cannot be appealed to the Ontario Municipal Board, except by the Minister, appeals of typical zoning matters, such as building height and density, are permitted even when used as measures and incentives.
- Municipalities may permit affordable housing units to be located on another site, subject to criteria set out in regulation.
- Municipalities cannot accept cash in lieu of affordable units.

- Municipalities may use section 37 of the *Planning Act* (building height and density in exchange for community benefits) in combination with inclusionary zoning, subject to criteria set out in regulation.
- Landowners must enter into agreements with the municipality that are to be registered on title and enforceable against subsequent owners to ensure the units remain affordable over time.
- The Minister is provided with regulatory authority to exempt certain developments from inclusionary zoning.
- Municipalities must establish procedures for the administration of affordable housing units so that they remain affordable over the long term and for reporting on affordable housing units.

I would like to take this opportunity to thank you for your efforts, input and advice in helping us develop an inclusionary zoning framework for Ontario. I anticipate that proposed regulations will be posted on the Environmental Registry in early 2017 for public consultation. I look forward to your continued involvement in this upcoming consultation.

If you have any questions related to the Planning Act, please contact Thelma Gee at 416-585-6330 or send an e-mail to [InclusionaryZoning@ontario.ca](mailto:InclusionaryZoning@ontario.ca).

### **Secondary Suites**

Secondary suites are a potential source of affordable rental housing and could allow homeowners to earn extra income. As noted in my letter dated November 1, 2016, the ministry is working on a number of initiatives to support the creation of second units, including through the *Promoting Affordable Housing Act, 2016*.

When proclaimed, changes to the *Development Charges Act, 1997* will require municipalities to exempt development charges for second units in new homes. This could help reduce the cost of constructing second units in new homes by exempting such developments in the same manner as second units in existing homes are exempted.

These changes would also require enabling regulatory amendments that may be proposed in the new year.

If you have any questions related to the *Development Charges Act, 1997*, please contact Ruchi Parkash at 416-585-6348 or send an e-mail to [Ruchi.Parkash@ontario.ca](mailto:Ruchi.Parkash@ontario.ca).

### **Residential Rental Maintenance Standards**

With *Promoting Affordable Housing Act, 2016* proclamation, municipalities not currently enforcing residential rental maintenance standards would be required to do so by July 1, 2018. In early 2017, the ministry will provide further details on how it will partner with your municipalities to develop training and capacity-building plans. This work will draw upon existing best practices and shared services approaches used throughout the province.

For more information on the amendments, please contact your local Municipal Services Office:

**Central Municipal Services Office**

General Inquiry: 416-585-6226

Toll Free: 1-800-668-0230

**Eastern Municipal Services Office**

General Inquiry: 613-545-2100

Toll Free: 1-800-267-9438

**Municipal Services Office - North  
(Sudbury)**

General Inquiry: 705-564-0120

Toll Free: 1-800-461-1193

**Municipal Services Office - North  
(Thunder Bay)**

General Inquiry: 705-564-6862

Toll Free: 1-800-465-5027

**Western Municipal Services Office**

General Inquiry: 519-873-4020

Toll Free: 1-800-265-4736

A copy of the Promoting Affordable Housing Act, 2016 can be viewed online at:  
[www.ontla.on.ca/web/bills/bills\\_detail.do?locale=en&Intranet=&BillID=4118](http://www.ontla.on.ca/web/bills/bills_detail.do?locale=en&Intranet=&BillID=4118).

Please visit the Ministry of Housing's website periodically for further updates:  
[www.ontario.ca/page/ministry-housing](http://www.ontario.ca/page/ministry-housing).

Sincerely,



Chris Ballard  
Minister

c: Chief Planning Officials  
Chief Administrative Officers