

# CULTURAL HERITAGE ASSESSMENT

BUILT HERITAGE RESOURCES & CULTURAL HERITAGE LANDSCAPES



## ENVIRONMENTAL ASSESSMENT (EA) AND PRELIMINARY DESIGN FOR DRAINAGE IMPROVEMENTS OF HIGHWAY 50 FROM MAYFIELD ROAD TO HEALEY ROAD

DRAFT REPORT  
20 OCT 2020

PREPARED FOR  
ARCHAEOWORKS INC.



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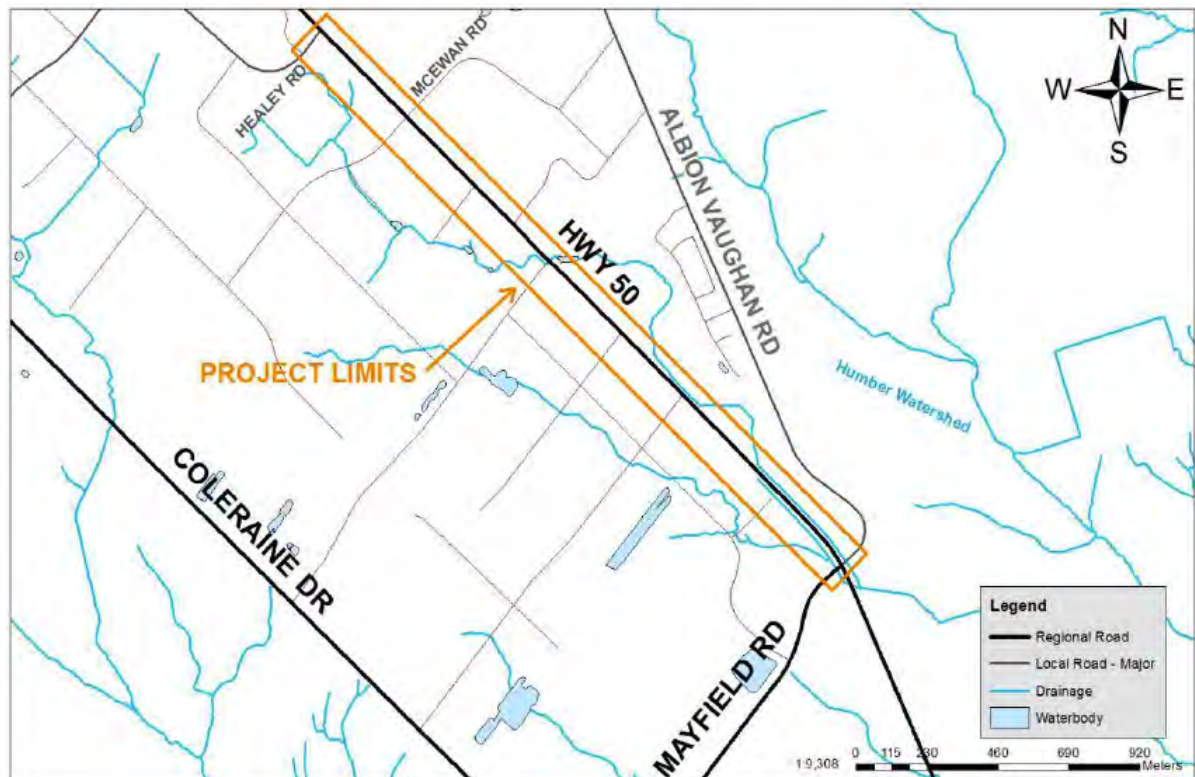
## EXECUTIVE SUMMARY

Based on research and site investigation it has been determined that there are no built heritage resources or cultural heritage landscapes within the study area. This stretch of highway has been completely urbanized. It has been confirmed that there are no formally identified cultural resources in the study area. The consultant identified 3 buildings that are older than 40 years as buildings of interest. Historic mapping and site investigation confirmed that none of these buildings had architectural, historical or contextual significance that would warrant any further investigation or mitigation.

## 1.0 INTRODUCTION

This *Cultural and Built Heritage Assessment Report* was prepared by heritage consultant Megan Hobson for Archaeoworks Inc. as part of a Schedule B Environmental Assessment they are undertaking for the Region of Peel, Ontario identified as 'Preliminary Design for Drainage Improvements of Highway 50 from Mayfield Road to Healey Road' in the Town of Caledon (Project 18-4860).

The purpose of this report is to document findings of an assessment to determine if there are identified or potentially significant cultural heritage resources located within the Study Area.



LOCATION MAP – STUDY AREA

## 2.0 SCOPE & METHODOLOGY

This assessment considers cultural heritage resources in the context of road improvements, pursuant to the *Environmental Assessment Act*. This assessment examines above ground cultural heritage resources that are more than 40 years old.

The proposed drainage improvements along Regional Road/Highway 50 between Mayfield Road and Healey Road has the potential to affect cultural heritage resources in the following ways:

- loss or displacement of resources through removal or demolition
- disruption of resources by introducing physical, visual, audible or atmospheric elements that are not in keeping with the resources and/or their setting

The term 'cultural heritage resources' includes built heritage resources and cultural landscapes.

Built heritage resources are individual buildings or structures that have architectural, historical and/or contextual significance. A cultural landscape is a defined geographical area that has been modified by human activity and contributes to an understanding of the history of a place, an event or a community of people.

Cultural heritage value is determined according to criteria in *Ontario Regulation 9/06; Criteria for Determining Cultural Heritage Value or Interest* and *Ontario Regulation 10/06; Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* as outlined in the *Ontario Heritage Act*.

Existing heritage databases and inventories were consulted to determine if built heritage resources or cultural landscapes had been previously identified in the study area including the following:

- *Canadian Sites on the World Heritage List*, Parks Canada
- *Directory of Federal Heritage Designations*, Parks Canada
- *Provincial Heritage Properties*, Ministry of Heritage, Sport, Tourism & Culture Industries
- *Ontario Heritage Act Register*, Ontario Heritage Trust
- *Municipal Heritage Register*, Town of Caledon

The study area does not contain any cultural resources listed in any of these databases or inventories.

Heritage staff at the Town of Caledon were contacted. Douglas McGlynn, Heritage & Urban Design Planner at the Town of Caledon, indicated that there were no cultural resources in the Study Area. This correspondence is included as an appendix to this report.

### 2.1 ON-SITE SURVEY

Field review and historical research were undertaken as part of this assessment. The field review was undertaken in the form of a windshield survey to confirm the location and condition of



identified resources and to identify previously unidentified cultural heritage resource in the study area. Access to private property was not provided, properties were viewed from the public roadway. It was evident that this stretch of highway has been completely urbanized and land uses on both sides of Highway 50 from Mayfield Road to Healey Road are commercial and industrial with large parcels containing buildings that are less than 40 years old.

## 2.2 BACKGROUND RESEARCH

Historical research includes primary and secondary source material and historic mapping from the early settlement period to the present. A list of sources consulted is included at the end of this report and primary sources in the form of historic maps and aerial photography is included as an appendix to this report.

## 2.3 EVALUATION CRITERIA

A built structure or a landscape is identified as a cultural heritage resource that should be considered during the course of the environmental assessment, if the resource meets a combination of the following criteria:

- It is 40 years or older
- It is a rare, unique, representative or early example of a style, type, expression, material or construction method
- It displays a high degree of craftsmanship or artistic merit
- It demonstrated a high degree of technical or scientific achievement
- It has a high degree of authenticity and/or integrity
- It has direct associations with a theme, event, belief, person, activity, organization, or institution, that is significant to the Town of Caledon, Province of Ontario, Canada or a world heritage list
- It yields, or has the potential to yield, information that contributes to an understanding of the Town of Caledon, Province of Ontario, Canada, or the world heritage list
- It demonstrates the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the Town of Caledon, Province of Ontario, Canada, or the world heritage list
- It is important in defining, maintaining, or supporting the character of an area
- It is physically, functionally, visually, or historically linked to its surroundings
- It is a landmark
- It illustrates a significant phase in the development of the community
- The landscape contains landforms, structures (other than buildings) or evidence of cultivation associated with activities and uses that have historic significance

The identification of cultural landscapes is based on the following categories that are typically used for the purposes of classification during a field review:

- *Farm complexes* – 2 or more buildings, typically a farmhouse and barn and may include other outbuildings, a tree-lined driveway, tree windbreaks, fences, domestic gardens and small orchards

- *Roadscapes* - road including ditches, tree lines, bridge, culverts and other associated features
- *Waterscapes* - waterways that contribute to historic development and settlement
- *Railscales* - active or inactive railway lines and associated features
- Historic settlements – grouping of 2 or more structures associated with a historic settlement
- *Streetscapes* - urban and suburban streets lined with housing or commercial buildings
- *Historical agricultural landscapes* - agricultural fields and outbuildings

Results of data collection are contained in *Section 3.0* of this report. Conclusions and recommendations for further work are outlined in *Section 4.0* of this report.

### 3.0 BUILT HERITAGE RESOURCE & CULTURAL LANDSCAPE ASSESSMENT

#### 3.1 INTRODUCTION

This section provides a brief summary of historic research and site investigation that was undertaken. The study area is located in the former Township of Albion in the County of Peel, specifically Lots 1-4 in Concessions 6 & 7.

#### 3.2 TOWNSHIP SURVEY & SETTLEMENT

##### Albion Township

The land in Albion Township was acquired by the British from the Mississauga in 1818. The Township was surveyed in 1818-19 and settlement soon followed. It was named after 'Albion', the earliest known name for the island of Britain. The earliest settlers were Loyalists and immigrants from England, Scotland and Ireland. The early settlers set up mills along the Humber River that ran through the whole length of the Township. The population in 1821 was only 110 but by 1838 it had grown to 1,233 and by 1871 it was 4,857.

##### Albion (now called Bolton)

Albion (now called Bolton) was the largest settlement in Albion Township. The name was changed to Bolton after James Bolton, an English settler who arrived in Albion Township in 1819. He and his brother George built one of the earliest grist mills in the area. The village was laid out in 1852 and incorporated in 1873. It was located on the Toronto, Grey and Bruce Railway line (incorporated in 1868).

##### Albion Road (now called Highway 50)

The main north-south road through Albion Township was known in the 19<sup>th</sup> century as Albion Road, a 54 km road that extends from Toronto (Etobicoke) to Albion (now called Bolton). By 1825 it was known as the Gore & Albion Road. In 1845 the Albion Plank Road Company was formed to improve and maintain the road. The road connected early villages in Albion Township, most notably Bolton, Palgrave & Loretto. The best farmland was in the south part of Albion

Township where the subject area is situated. The area North of Bolton was hilly and contained a large moraine (now called Oak Ridge Moraine).

In 1936, Albion Road was designated as a provincial highway and was renamed King's Highway 50. In 1998 it was decommissioned and transferred to the regions of York & Peel and the County of Simcoe. It is now referred to as Highway 50, though it is actually made up of several county and regional roads including Peel Regional Road 50, York Regional Road 24 and Simcoe Road 50.

The subject area remained rural until the late 20<sup>th</sup> century. In recent decades the area has undergone rapid urbanization due to expansion of Bolton. The planned drainage improvements are part of this ongoing transformation.

### 3.3 REVIEW OF HISTORIC MAPPING

Historic mapping was reviewed to determine the potential for cultural heritage resources in the study area during the 19<sup>th</sup> century. The study area is overlaid on historic mapping in the appendix of this report.

Historically, the study area corresponds to the road allowance between Concessions 6 and 7 through Lots 1 to 4.

The 1821 *Settler Map of Peel County* and the 1859 *Tremaine Map of Peel County* identify the names of settlers and early landowners but does not show buildings or other features. The 1877 *Illustrated Historical Atlas of the County of Peel* identifies the names of landowners and shows settlements, railways, roads, mills, churches, cemeteries, schools, farmhouses and orchards.

The 1877 map shows 3 farmhouses on the west side of Highway 50 and 2 farmhouses on the east side of Highway 50 as follows:

Hwy 50, West side:	Robert Robinson (Con 6, Lot 1) - farmhouse William Parr (Con 6, Lot 2) – farmhouse & orchard Robert Snell (Con 6, South ½ Lot 3) - farmhouse
Hwy 50, East side:	William Thomas (Con 7, Lot 2) – farmhouse & orchard James Goodfellow (Con 7, Lot 4) – farmhouse & orchard

Throughout the 19<sup>th</sup> century and up until the mid-20<sup>th</sup> century this area remained agricultural with farmhouses and outbuildings on large farmsteads. The 19<sup>th</sup> century mapping was correlated with 20<sup>th</sup> century topographical maps and aerial photography to identify historic farmsteads and the buildings, laneways, landforms and vegetation associated with them.

The 1914 topographical map indicates 5 farmhouses on the west side of Highway 50 (4 brick, 1 frame) and 4 houses on the east side of Highway 50 (2 brick, 2 frame). The same farmhouses are recorded on the 1940 topographical map, with the exception of one of the brick farmhouses on the east side of Highway 50 that is now gone.

Aerial photography from 1954 is high resolution imagery that clearly shows 5 farmhouses on the west side of Highway 50 and only 2 farmhouses on the east side of Highway 50. Also visible are the outbuildings and agricultural fields associated with each farmhouse and the laneway from Highway 50.

The 1954 aerial photo was compared with historical imagery on Google Earth dating back to 2006. The 2006 aerial photo shows a complete transformation of the study area from agricultural use to industrial and commercial uses. This development includes new side roads and large industrial and commercial buildings. Some lots have been cleared and still remain vacant.

By 2006, there is no longer any evidence of agricultural use fronting on Highway 50 but there appears to be remnants of the earlier farmsteads in 3 locations on the west side of Highway 50 and 1 location on the east side of Highway 50. Site investigation confirmed that these remnants no longer exist due to further development that has occurred since 2006.

### 3.4 EXISTING CONDITIONS

Contemporary mapping of the study area was provided to the consultant by Archaeoworks to show the current property lines, street patterns, landforms and built structures. This mapping is included as an Appendix to this report. There is one modern side road that commemorates an historic farmstead. It is called 'Parr Boulevard' after the 'William Parr' who appears on the 1859 and 1877 mapping as the owner of Lot 2 where Parr Boulevard is located.

The contemporary mapping provided by Archaeoworks was verified on the ground during a site review that consisted of a windshield survey. Although the weather was poor due to heavy rain, it was clear that there are no traces of the former farmsteads in the study area due to extensive redevelopment along both sides of Highway 50.

There are 3 residential or former residential buildings located at 12207, 12388 and 12532 Highway 50 that were identified as places of interest during research. Site investigation revealed that the dwelling at 12207 (east side of Highway 50 between Mayfield Road & Parr Boulevard) is a residential building that was built in the mid-20<sup>th</sup> century that does not have cultural heritage value. The building of interest located at 12388 (west side of Highway 50 between Simone Drive & George Bolton Parkway) is an early 20<sup>th</sup> century residential building with a concrete block foundation that has been converted for commercial use and does not have cultural heritage value. The building of interest located at 12532 (west side of Highway 50 between George Bolton Parkway & McEwan Drive) is a rectangular structure with a shallow sloped gable roof close to the roadway. It is covered with aluminum siding and has a modern buff brick chimney. There is a large willow tree behind the house, a species that is typical of 19<sup>th</sup> century farmsteads in Ontario, particularly near streams. Plantings around the building prevented a clear view of this structure from the public road. It appears to be vacant and the property is not well maintained. The location of this building does not correspond to buildings identified on the historic mapping. It was concluded that this building does not have cultural heritage value.

## 4.0 CONCLUSIONS & FURTHER WORK

It has been determined through research and site investigation that there are no built resources or cultural heritage landscapes that will be impacted drainage improvements along this section of Highway 50 from Mayfield Road to Healey Road.

No further work is required.

## 5.0 SOURCES

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*Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1981)

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*Environmental Assessment Act* (2006)

Ministry of Municipal Affairs & Housing, Ontario

*Ontario Planning Act* (2005)

*Provincial Policy Statement* (2020)

Ministry of Transportation, Ontario

*Environmental Reference for Highway Design* (2002)

*Cultural Heritage – Built Heritage and Cultural Heritage Landscapes; Technical Requirements for Environmental Impact Study & Environmental Protection/Mitigation* (2006)

*Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (2007)

Ontario Realty Corporation

*Heritage Management Process* (2007)

Pope, J.H. *Illustrated Historical Atlas of the County of Peel, Ontario* (1877)

Smith, W.H. *Smith's Canadian Gazetteer* (1846)

Walton, George. *The City of Toronto and the Home District Commercial Directory & Register with Almanack and Calendar for 1837* (1837)

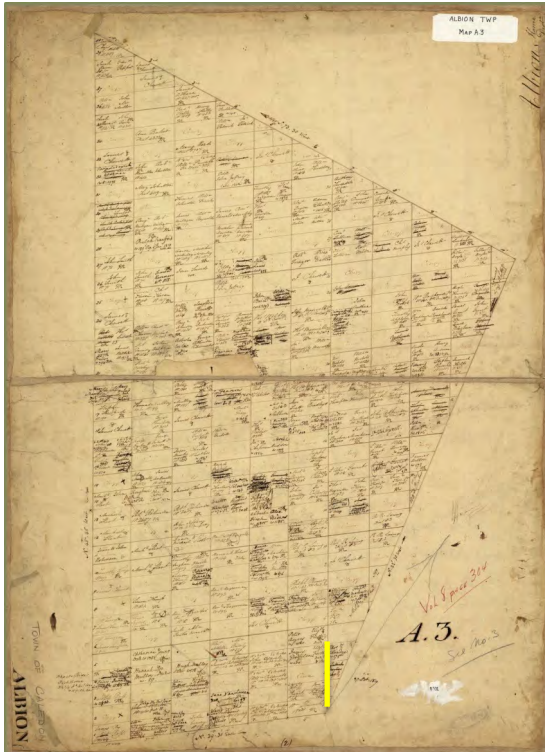
Winearls, Joan. *Mapping Upper Canada 1780-1867* (1991)

## 6.0 QUALIFICATIONS OF THE AUTHOR

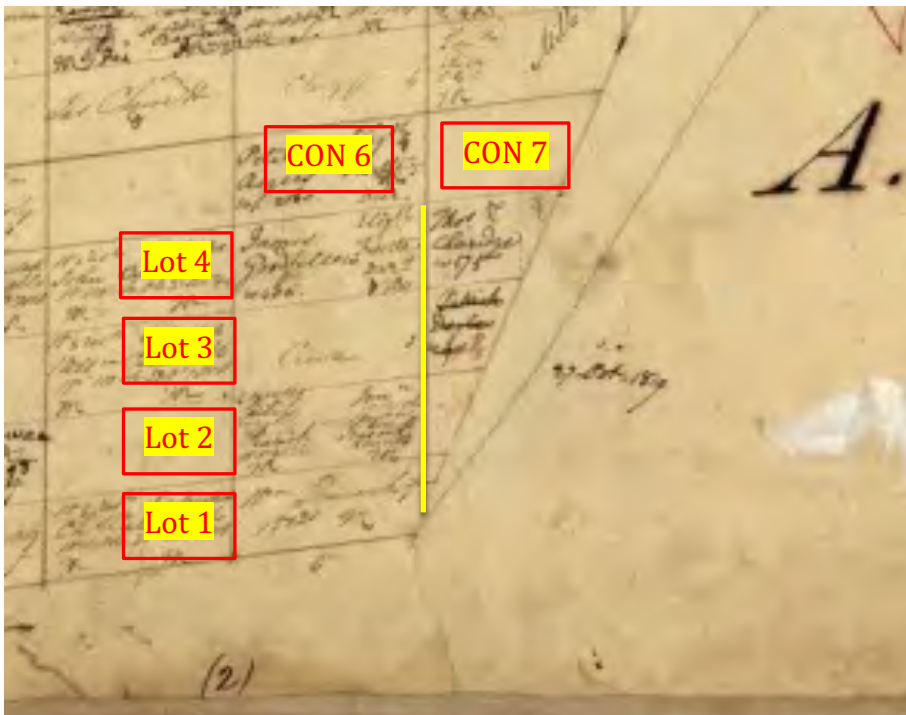
The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.



## APPENDIX A: HISTORIC MAPPING



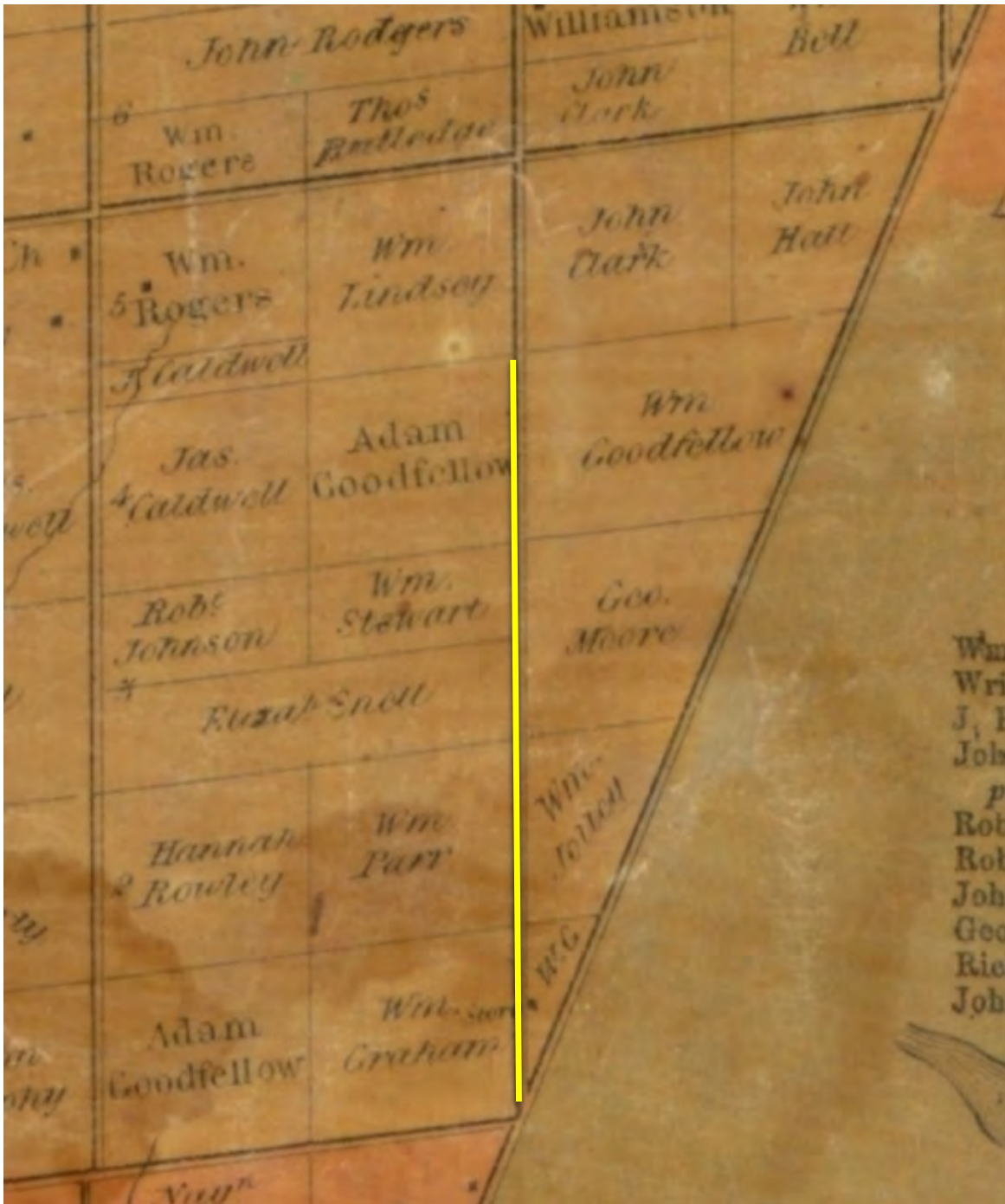
1821 ALBION TOWNSHIP, SETTLEMENT MAP



1821 Detail from ALBION TOWNSHIP, SETTLEMENT MAP – DETAIL

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CHAR\_Environmental Assessment (EA) and Preliminary Design for Drainage Improvements of Highway 50 From Mayfield Road to Healey Road\_Region of Peel\_20 October 2020



1859 TREMAINE MAP

MEGAN HOBSON CAHP

CHAR\_Environmental Assessment (EA) and Preliminary Design for Drainage Improvements of Highway 50 From Mayfield Road to Healey Road\_Region of Peel\_20 October 2020



1877 PEEL COUNTY ATLAS

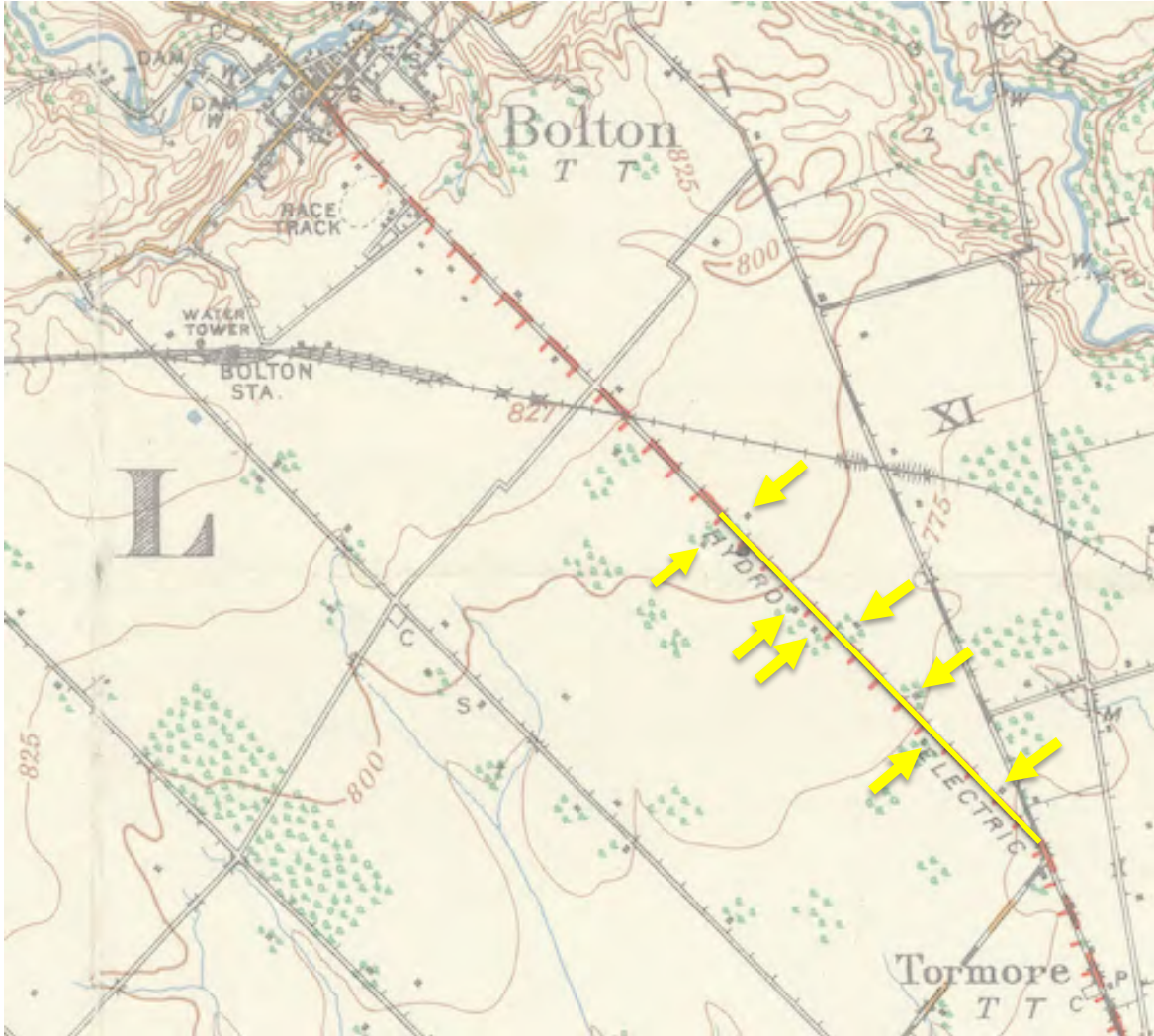
MEGAN HOBSON CAHP

CHAR Environmental Assessment (EA) and Preliminary Design for Drainage Improvements of Highway 50 From Mayfield Road to Healey Road\_Region of Peel\_20 October 2020





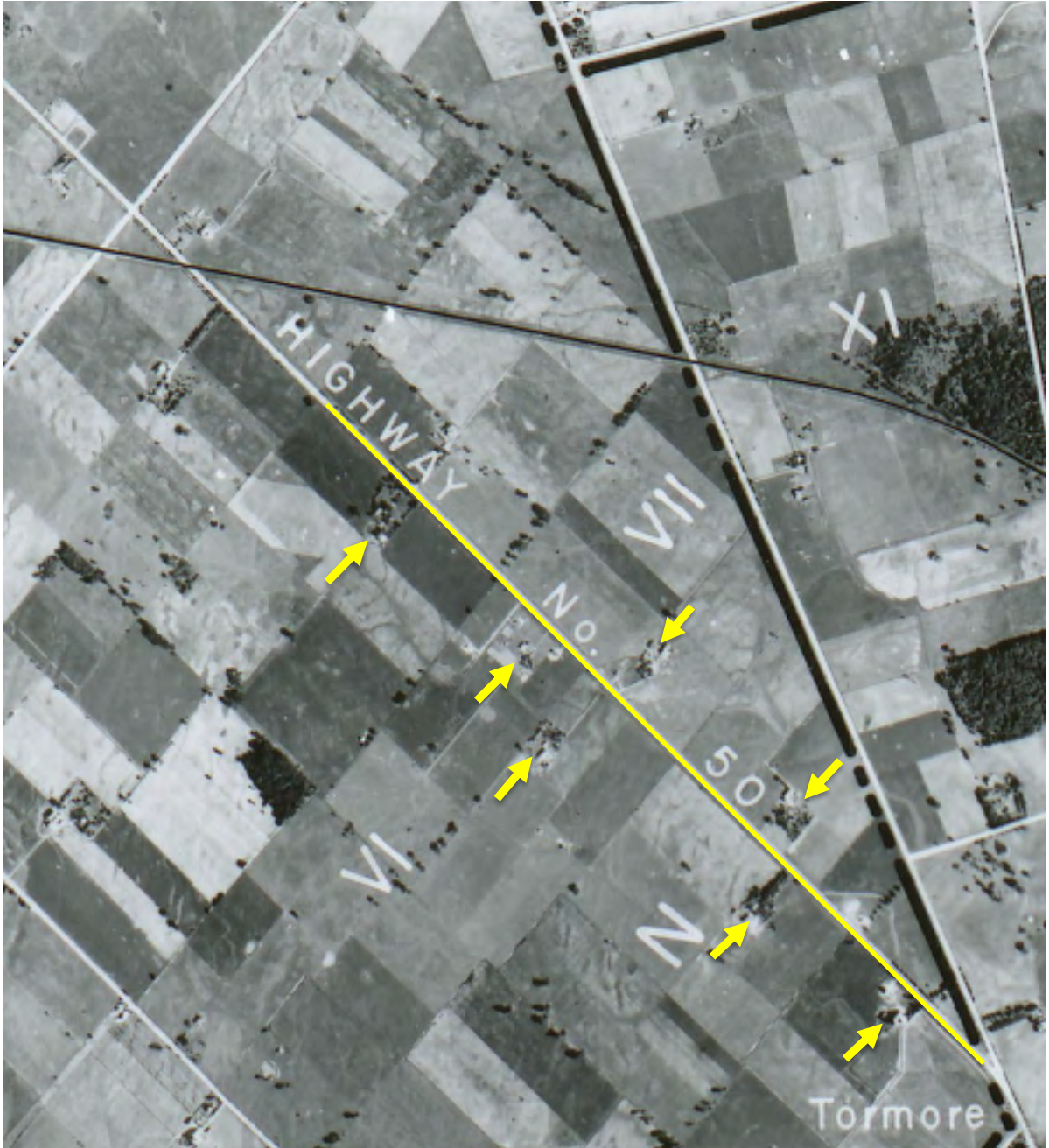
1914 TOPOGRAPHICAL MAP



1940 TOPOGRAPHICAL MAP

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1954 AERIAL PHOTO

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2006 GOOGLE EARTH







## APPENDIX C: PHOTOS



2020 GOOGLE EARTH



12207 HIGHWAY 50 – mid-20<sup>th</sup> century dwelling

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2020 GOOGLE EARTH



12388 HIGHWAY 50 – early 20<sup>th</sup> century residence converted for commercial use

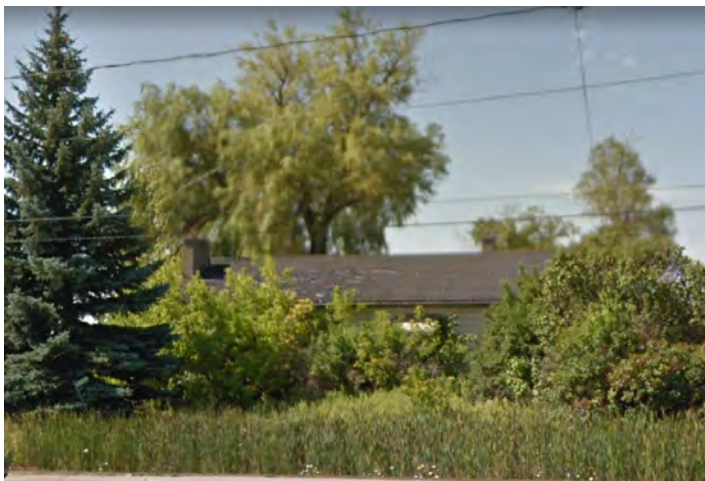
MEGAN HOBSON CAHP

CHAR\_Environmental Assessment (EA) and Preliminary Design for Drainage Improvements of Highway 50 From Mayfield Road to Healey Road\_Region of Peel\_20 October 2020





2020 GOOGLE EARTH



12532 HIGHWAY 50 – early 20<sup>th</sup> century dwelling

MEGAN HOBSON CAHP

CHAR\_Environmental Assessment (EA) and Preliminary Design for Drainage Improvements of Highway 50 From Mayfield Road to Healey Road\_Region of Peel\_20 October 2020



2020 GOOGLE EARTH





HIGHWAY 50 & MAYFIELD ROAD



HIGHWAY 50 TRAVELLING NORTH FROM MAYFIELD ROAD



HIGHWAY 50 TRAVELLING NORTH FROM MAYFIELD ROAD



HIGHWAY 50 TRAVELLING NORTH FROM MAYFIELD ROAD





HIGHWAY 50 TRAVELLING NORTH FROM MAYFIELD ROAD



HIGHWAY 50 & PARR BOULEVARD



12207 HIGHWAY 50



HIGHWAY 50 TRAVELLING NORTH FROM PARR BOULEVARD

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CHAR\_Environmental Assessment (EA) and Preliminary Design for Drainage Improvements of Highway 50 From Mayfield Road to Healey Road\_Region of Peel\_20 October 2020





12388 HIGHWAY 50



HIGHWAY 50 TRAVELLING NORTH FROM PARR BOULEVARD



HIGHWAY 50 TRAVELLING NORTH FROM PARR BOULEVARD





12532 HIGHWAY 50



HIGHWAY 50 TRAVELLING NORTH FROM GEORGE BOLTON PARKWAY



HIGHWAY 50 TRAVELLING NORTH FROM GEORGE BOLTON PARKWAY



HIGHWAY 50 & McEWAN ROAD





HIGHWAY 50 TRAVELLING NORTH FROM McEWAN DRIVE



HIGHWAY 50 TRAVELLING NORTH FROM McEWAN DRIVE

MEGAN HOBSON CAHP

CHAR\_Environmental Assessment (EA) and Preliminary Design for Drainage Improvements of Highway 50 From Mayfield Road to Healey Road\_Region of Peel\_20 October 2020



HIGWAY 50 & HEALEY ROAD

## APPENDIX D: CONSULTATION

Douglas McGlynn <douglas.mcglynn@caledon.ca>

6/16/2020, 5:24 PM

RE: Hwy 50 EA - Consultation with Town of Caledon re: Cultural Heritage Resources located in the Study Area

To Megan Hobson <mhobson@bell.net> Copy Marisa Williams <marisa.williams@caledon.ca> •  
Sally Drummond <sally.drummond@caledon.ca>

Good afternoon Megan,  
Thank you for your email.

I have reviewed your map of the study area against our heritage mapping and we do have one property that is on our Built Heritage Resource Inventory (BHRI), 12544 Highway 50, however it appears from the satellite imagery that this has been demolished.

Other than that we have nothing along Highway 50 that is considered heritage from Mayfield Road to Healey Road.

Please let me know if you have any further questions,

Cheers

Douglas

### Douglas McGlynn

Heritage|Urban Design Planner  
Policy, Heritage and Design

Office: 905.584.2272 x.4232

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**From:** Megan Hobson <mhobson@bell.net>

**Sent:** Wednesday, June 10, 2020 8:02 PM

**To:** Douglas McGlynn <Douglas.McGlynn@caledon.ca>

**Subject:** Hwy 50 EA - Consultation with Town of Caledon re: Cultural Heritage Resources located in the Study Area

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hi Douglas,

I have been retained as a sub-consultant to Archaeoworks to undertake the cultural heritage screening and evaluation component of a Schedule B Environmental Assessment related to a Preliminary Design for Drainage Improvements along Regional Road Highway 50 from Mayfield Road to Healey Road in the Town of Caledon (Region of Peel Project 18-4860).

I am contacting you as part of the consultation requirements of the EA. Could you please indicate if there are cultural heritage resources located within the study area? The Study Area includes properties along Highway 50 between Mayfield Road and Healey Road. Please see the attached map of the Study Area with municipal addresses.

If you could email or call me at 905-975-7080 to confirm receipt of this letter and to provide information, it would be much appreciated.

Regards,

Megan

Megan Hobson, MA, Diploma Heritage Conservation, CAHP

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