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VIA Email: [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

December 5<sup>th</sup>, 2024

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto ON M5C 1J3

**RECEIVED**  
2024/12/05  
(YYYY/MM/DD)  
Ontario Heritage Trust

**RE: Passing of Designation By-law 2024-094 for 18473 Main Street  
PIN: 14274-0012 (LT) Part Lot 16, Concession 3 West of Hurontario Street (Caledon) as in  
RO1015995; Subject to CA20830, CA22620; Town of Caledon; Regional Municipality of Peel**

Enclosed please find a copy of heritage designation By-law 2024-094 passed by the Town of Caledon Council on November 26<sup>th</sup>, 2024. The notice of by-law passing was issued on the Town of Caledon website on December 5<sup>th</sup>, 2024.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal (OLT) by giving the OLT and the Clerk of the Town of Caledon, within 30 days after the date of publication of the notice of passing, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the OLT.

If you have any questions, please contact the undersigned at 905-584-2272 ext. 4232.

Yours truly,

Cassandra Jasinski, MA, CAHP  
Heritage Planner  
Strategic Policy Planning  
Planning and Economic Development Department

Enclosed: By-law 2024-094

# THE CORPORATION OF THE TOWN OF CALEDON

## BY-LAW NO. 2024-094

A by-law to designate the property at 18473 Main Street as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Town of Caledon (the "Council") has consulted with the municipal heritage committee, Heritage Caledon, with respect to the designation of the Property as being of cultural heritage value or interest;

AND WHEREAS the Council has caused notice of its intention to designate the Property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Ontario Heritage Act*;

AND WHEREAS the statement of cultural heritage value or interest and description of the heritage attributes in respect of the Property are set out in Schedule "A" to this by-law;

AND WHEREAS no notice of objection to the proposed designation of the Property has been served on the Clerk for The Corporation of the Town of Caledon;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. The property at 18473 Main Street (the "Property"), more particularly described in Schedules "A" and "B", is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. A copy of this by-law to be registered against the Property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. A copy of this by-law to be served upon the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in The Corporation of the Town of Caledon as required by the *Ontario Heritage Act*.

Enacted by the Town of Caledon Council this 26<sup>th</sup> day of November, 2024.

  
Annette Groves, Mayor

  
Kevin Klingenberg, Municipal Clerk

The seal of the Corporation of the Town of Caledon is a circular emblem. It features a five-pointed star in the center. The words "CORPORATION OF THE TOWN OF CALEDON" are inscribed around the perimeter of the circle. The seal is partially obscured by the signatures and text of the Mayor and Municipal Clerk.

## **SCHEDULE "A"**

### **Description**

The property at 18473 Main Street is a rectangular 1.51 acre parcel of land located on the west side of Main Street, approximately 250 metres north of Charleston Sideroad, in the former geographic Township of Caledon, Town of Caledon, Region of Peel. The property contains a one-and-a-half storey, red brick Gothic Revival Cottage-style former farmhouse with buff/yellow brick trim. Facing west, the farmhouse is set back from the road atop a rise. The property is accessed from Main Street by a treelined gravel driveway to the south of the farmhouse. Dry stone walls demarcate the front of the property and both sides of the driveway.

### **Statement of Cultural Heritage Value or Interest**

The design value or physical value of the property at 18473 Main Street is linked to its one-and-a-half storey red brick farmhouse. Constructed in the early 1880s, it is a well-designed Gothic Revival Cottage-style structure that incorporates pointed arched gable windows, a grand front entrance with transom flanked by rectangular, two-over-two sash windows, and decorative dichromatic brickwork. Overall, its detailing and craftsmanship are representative of a house constructed for a prosperous farming family of the late 19th century.

The property has historical and associative value for its long-standing association with the Coulter family, who owned and lived in the farmhouse from the early 1880s to 1959. William Coulter, the son of early landowner Andrew Coulter of Etobicoke, was the first of the family to reside on the lands and farm full time. The property also has historical value and associative value for its early use as a tourism event centre in Caledon Township. From the late 1920s to the late 1950s, William's son Robert Coulter and family hosted highly popular garden parties on the farm, in addition to offering seasonal cottaging, camping and fishing activities. Attendees and musicians from across the province and northern United States would visit the property to take advantage of events on site.

The property has contextual value for its contribution in defining, maintaining and visually supporting the rural character of Caledon Township. It is also physically, visually, and historically linked to its immediate surroundings and other nearby historic properties, especially those that were part of the informal hamlet of Coulterville. The Coulter farmhouse, sitting atop a rise of land, surrounded by landscape features including dry stone walls and mature tree rows, is a landmark in the area for residents both past and present.



## **Description of Heritage Attributes**

### **Dwelling:**

*Heritage attributes that convey the property's design value and physical value as a representative example of a Gothic Revival Cottage-style house:*

- One-and-a-half storey massing
- Medium-pitched roof with centred front (west) and side (south) gables
- All original door and window openings, including pointed arch windows in upper gables
- Red brick cladding, laid in stretcher bond
- Buff brick detailing including:
  - Patterned band of Greek crosses under fascia on front facade
  - quoining on corners of main house and rear tail
  - arched voussoirs with drop ears above the door and windows (all façades)
  - water table

*Heritage attributes that convey the property's historical and historical and associative value for its association with the Coulter family and Coulterville Camp:*

- Early 20th century porch on the south façade, tucked into the 'L' of the rear tail, with a low rubblestone wall foundation and three-over-1 windows

*Heritage attributes that convey the property's contextual value in defining, maintaining and supporting the character of the area, and linking it physically, visually and historically to its surroundings:*

- Scale and massing as a one-and-a-half storey Gothic Revival farmhouse
- Setback from and relationship to Main Street
- Dry stone fencing along the front property line and both sides of the driveway
- Mature tree rows lining driveway and throughout property

*Attributes of the property that are not considered to be of cultural heritage value or interest, or are otherwise not included in the Statement of Significance:*

- Farmhouse interior
- All accessory buildings

**SCHEDULE “B”**

**Legal Description**

PIN: 14274-0012 (LT) Part Lot 16, Concession 3 West of Hurontario Street (Caledon) as in  
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