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Properties

PIN14347 - 0372    LT

DescriptionPART OF LOT 18, CONCESSION 4, EAST HURONTARIO STREET, CHINGUACOUSY, PARTS 4, 16, 17 AND 18, PLAN 43R-40447 ; SUBJECT TO EASEMENT OVER PART 18, PLAN 43R-40447 AS IN CH21926; SUBJECT TO AN EASEMENT IN GROSS OVER PART 16, PLAN 43R-40447 AS IN PR4121378; TOWN OF CALEDON

AddressCALEDON

RECEIVED  
2025/02/11  
(YYYY/MM/DD)  
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

NameTHE CORPORATION OF THE TOWN OF CALEDON

Address for Service6311 Old Church Road  
Caledon, ON, L7C 1J6

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Brittany Rae Ziegler

6311 Old Church Rd  
Caledon East  
L7C 1J6

acting for  
Applicant(s)

Signed

2023 04 17

Tel905-584-2272

Fax905-584-4325

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORP. OF THE TOWN OF CALEDON

6311 Old Church Rd  
Caledon East  
L7C 1J6

2023 04 17

Tel905-584-2272

Fax905-584-4325

Fees/Taxes/Payment

Statutory Registration Fee

\$69.00

Total Paid

\$69.00

File Number

Applicant Client File Number :

12035 DIXIE ROAD

# THE CORPORATION OF THE TOWN OF CALEDON

## BY-LAW NO. 2023-004

A by-law to designate the property at 12035 Dixie Road 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 12035 Dixie Road (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 31<sup>st</sup> day of January, 2023.

This photocopy is a true copy of the original Document which has not been altered in any way.

Dated at the Town of Caledon  
this 16 day of February, 2023

Hank Smit

JORDYN LYNDSEY LAVECCHIA-SMITH, a Commissioner etc.  
Regional Municipality of Peel,  
while Deputy Clerk of  
The Corporation of the Town of Caledon

Annette Groves  
Annette Groves, Mayor

Laura Hall  
Laura Hall, Town Clerk

## **SCHEDULE A TO BY-LAW 2023-004**

### **Description**

The 8.64 acre parcel at 12035 Dixie Road is within the west half of Lot 18, Concession 4 EHS, geographic Chinguacousy Township, Town of Caledon. Located on the east side of Dixie Road at the northeast corner of the intersection of Dixie Road and Mayfield Road, it contains a farm complex comprising a mid-19<sup>th</sup> century two storey Italianate residence, a late 19<sup>th</sup> to early 20<sup>th</sup> century gambrel roof barn, outbuildings, deciduous vegetation and coniferous vegetation. The property is east of the historic village of Snelgrove.

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

The property at 12035 Dixie Road is physically, visually, and historically linked to the mid-19<sup>th</sup> century crossroads hamlet of Mayfield, established at the intersection of Dixie Road and Mayfield Road.

The historical or associative value of this property is found in its direct association with two prominent Chinguacousy families, Hearn and Cation, and its longevity of occupancy/ownership by both. The farm was developed by William Hearn, who had received the Crown Patent for the 100 acres of the west half of Lot 18 in 1838. Hearn also owned other lands in the area; construction of the large brick farmhouse on the property prior to 1861 is indicative of the family's affluence. The Hearn family owned the property until 1900, when it was sold to David H. Cation; the property has remained in the Cation family for over 120 years.

The design or physical value of the property rests with its Italianate-style brick residence and late 19<sup>th</sup> century Central Ontario style barn.

Built between 1847 and 1861, the dwelling is a representative and early example of the vernacular interpretation of an Italianate residence. Its Italianate design elements include a hip roof, projecting gable bay, strong corners, tall chimneys, brackets, and dichromatic brickwork. Although the architect is unknown, the front façade of the residence closely matches the Italianate design popularized by *The Canada Farmer* beginning in 1865. Because this residence was built prior to widespread popularization of this design, it is an early and significant example of the vernacular interpretation of an Italianate farmhouse in Caledon.

The barn is a representative example of a Central Ontario gambrel-roofed barn style, which were commonly constructed throughout rural Ontario in the late 19<sup>th</sup> to early 20<sup>th</sup> centuries. The barn is characterized by its gambrel-roofed silhouette, hand-hewn timber framing, vertical wood board cladding, and the remnants of its original stone foundation. Evidence of repairs throughout the 20<sup>th</sup> century speak to the functional history of this building on an active farmstead in the historic crossroads hamlet of Mayfield.

The property has contextual value as a prominent landmark, contributing to an understanding of the character and evolution of the farming community in this area.

## **DESCRIPTION OF HERITAGE ATTRIBUTES**

The heritage attributes of this property are the brick residence and timber frame barn. For the reasons given in the Statement of Cultural Heritage Value or Interest, the residence and barn support the historical or associative, design or physical, and contextual values of this property.

The principal characteristics of these attributes are as follows:

### **Attributes that contribute to the Design & Physical Value of the property**

#### **Dwelling**

- Early and Representative vernacular interpretation of an Italianate residence
- Two storey structure
- Hip roof with bookend brick chimneys
- Red and buff brick construction
- Projecting gable bay on front façade with gable peak and bargeboard
- Wooden brackets
- Dichromatic decorative brick banding
- Buff brick voussoirs with buff brick keystones and stone sills
- Central entrance with wood half glass entry door, wood paneled sidelights, wood rectangular transom, buff brick voussoir, and buff brick keystone
- Regularly coursed Ashlar stone foundation

#### **Barn**

- Representative gambrel-roofed barn in the Central Ontario Style
- Gambrel roof
- Vertical wood board cladding
- Hand hewn timber framing
- Remaining section of stone foundation on west elevation

### **Elements that contribute to the Contextual Value of the property**

- Location on the north side of Mayfield Road, opposite to 4585 Mayfield Road, another property associated with the former hamlet of Mayfield, now designated under Part IV of the Act by the City of Brampton
- Landmark position of residence and barn near the intersection of Dixie Road and Mayfield Road

## **SCHEDULE B TO BY-LAW 2023-004**

### **Legal Description**

PIN: 14347-0372 (LT) - Part of Lot 18, Concession 4, EHS, (Chinguacousy), designated as Parts 4, 16, 17 AND 18, on Plan 43R-40447; subject to an easement of Part 18 on Plan 43R-40447 as in CH21926; subject to an easement in gross over part 16 on Plan 43R-40447 as in PR4121378; Town of Caledon; Regional Municipality of Peel