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THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2015-026

A by-law to amend the description of the heritage attributes of the Alexander Smith Farm Complex as set out in Town of Caledon By-Law No. 2003-115.

ONTARIO HERITAGE TRUST

MAY 29 2015

RECEIVED

WHEREAS by Section 2 of the Town of Caledon By-Law No. 2003-115 ("By-Law 03-115"), the Council of The Corporation of the Town of Caledon ("the Council") designated the Alexander Smith Farm Complex (the "Designated Property"), which is located on lands legally described as Part Lot 31, Concession 2 (EHS) designated as Part 1 on 43R-28116, as being of cultural heritage value or interest;

AND WHEREAS By-Law 03-115 sets out the description of the heritage attributes of the Designated Property (the "Reason for Designation");

AND WHEREAS the Reason for Designation of the Designated Property requires an amendment for purposes of clarification or correction (the "Proposed Amendment");

AND WHEREAS the Proposed Amendment is set out in Schedule "A" to this by-law;

AND WHEREAS, in accordance with Section 30.1 of the Ontario Heritage Act, R.S.O. 1990, c. O.18 (the "Heritage Act"), The Corporation of the Town of Caledon (the "Town of Caledon") has caused written notice in respect of the Proposed Amendment to be given to the owner of the Designated Property;

AND WHEREAS, the owner of the Designated Property has waived their right to object to the Proposed Amendment pursuant to Subsection 30.1(6) of the Heritage Act;

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

NOW THEREFORE the Council enacts as follows:

1. That the "Reason for Designation" as set out in By-Law 03-115 be deleted and replaced with Schedule "A" attached hereto;
2. That the Clerk is authorized to cause a copy of this amending by-law to be served upon the owner of the Designated Property and upon the Ontario Heritage Trust; and
3. That Planning Law (DAPP) is authorized to cause a copy of this amending by-law to be registered against the Designated Property in the proper Land Registry Office.

READ THREE TIMES AND FINALLY
PASSED IN OPEN COUNCIL
THIS 14th DAY OF APRIL, 2015.


Allan Thompson, Mayor


Carey deGorter, Clerk

SCHEDULE "A"

Reason for Designation

The Alexander Smith farm complex was in active use by the same family for over 100 years. Both the c.1870s brick Ontario Gothic farmhouse and its associated cluster of frame outbuildings are fine examples of period architecture and purpose-built agricultural structures. Of particular note is the U-shaped grouping of barns, which likely predates the farmhouse. The original farm lane, remnant orchard and foundations of an earlier residence contribute significantly to this historic farm setting. In 2008, a c.1840s log cabin from 13900 Hurontario Street was relocated to the farmstead site to save it from demolition.

Identification and Description of Heritage Attributes

The heritage attributes of this property are the c.1870s brick Ontario Gothic farmhouse and attached carriage house, frame outhouse, chicken house, driveshed, u-shaped cluster of three barns, and a c.1840s log cabin.

Farmhouse

The c.1870s Ontario Gothic farmhouse is the principal heritage attribute of the property. Exterior elements of the two-storey dwelling that are important to the cultural heritage value of the property include:

- The form, plan, massing, height, scale, and Ontario Gothic style of the brick dwelling (not including the solarium on the southern end of the building or the modern one-storey polychromatic brick addition on the west end of the winter kitchen);
- Polychromatic brick patterning with buff brick quoins and voussoirs;
- Cross-gable roofline;
- Fieldstone foundation;
- Coursed polychromatic chimneys on original house and carriage house;
- The original locations of window and door openings;
- Any original wood window surrounds and stone lugsills;
- Moulded front door surround with flat transom and half sidelights;
- Projecting bay window;
- Lancet and paired gable windows on upper front façade;
- Decorative bargeboard;
- Original double front door with raised panels and two vertical glass panes on east façade;
- Wrap-around porch with decorative treillage and an open railing;
- Narrow rectangular one-storey shed-roofed brick addition extending from the north half of the rear façade;
- Attached brick carriage house with two double shed doors, original bell tower and farm bell.

Outhouse

- Form and height of the frame two-seater outhouse;
- Vertical board cladding;
- The original window and door openings.

Chicken House

- Rectangular form, massing and scale;
- Squared timber beams with mortice and tenon joinery;
- Medium-pitch gable roof;
- Original locations of window and door openings;
- Original two-over-two pane square windows;
- Board and batten cladding;
- Rubblestone foundation.

Driveshed

- Rectangular form, massing and scale;
- Medium-pitch gable roof;
- Squared timber beams with mortice and tenon joinery;
- Board and batten cladding;

- The original locations of window and door openings;
- Original windows and doors;
- End shed doors;
- Interior loft.

Three Barns

- The original form, massing and orientation of the barns in a south-facing U-shape grouping;
- Squared timber beams with mortice and tenon joinery;
- The medium-pitch gable type roofs;
- Board and batten cladding;
- Original rubblestone foundation;
- Cantilevered design of south façade of north barn;
- The original locations of window and door openings;
- Matching decorative corner boards on all of the barns;
- Original hardware;
- Plank flooring.

Log Cabin

- The form, plan, massing, height, scale and squared log construction of the building;
- Original squared log timbers with mortice and tenon joinery;
- Original floor and ceiling joists
- The original locations of the window and door openings;
- Any original wood window and door surrounds;
- Original plank floors;
- Original vertical plank wall;
- Original stairway.

Key attributes on the property that express the value of the cultural heritage landscape:

- Original farm lane;
- Sections of cedar rail fencing along the farm lane;
- Two fruit trees southwest of the farmhouse, remnants of an earlier orchard;
- Earlier house foundations located north of the farm lane.