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

February 10, 2023

RECEIVED  
2023/02/10  
(YYYY/MM/DD)  
Ontario Heritage Trust

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

**RE: Passing of Heritage Designation By-law 2023-004 for 12035 Dixie Road;  
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**

Enclosed please find a copy of heritage designation By-law 2023-004 passed by the Town of Caledon Council on January 31, 2023. The notice of passing of this by-law was published in local newspapers on February 9, 2023.

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 don't hesitate to contact the undersigned at 905-584-2272 ext. 4243.

Yours truly,

Sally Drummond  
Senior Heritage Planner  
Strategic Policy Planning  
Planning Department

Attachments: By-Law 2023-004

# 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*;

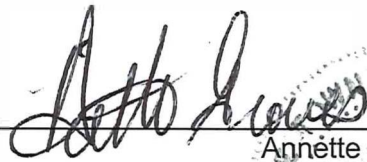
AND WHEREAS the statement of cultural heritage value or interest and description of the heritage attributes in respect of the Property are set out in Schedule "A" to this by-law;


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;

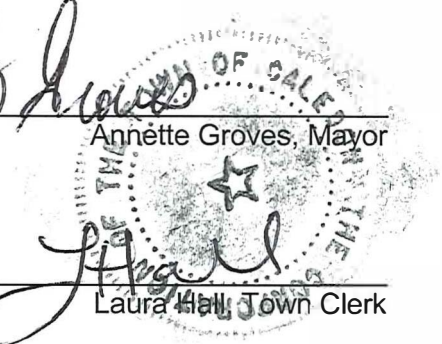
NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

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.

  
Annette Groves, Mayor

  
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