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VIA Email: registrar@heritagetrust.on.ca

March 31, 2025

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

RECEIVED
2025/03/31
(YYYY/MM/DD)
Ontario Heritage Trust

**RE: Passing of Designation By-law 2025-021 for 12542 Airport Road
PIN 14347-0402 (LT): Part of Lot 20, Concession 6 East of Hurontario Street, geographic
Township of Chinguacousy; designated as Part 1 on Plan 43R-41842; Town of Caledon;
Regional Municipality of Peel**

Enclosed please find a copy of heritage designation By-law 2025-021 passed by the Town of Caledon Council on March 25, 2025. The Notice was published on the Town of Caledon's [website](#) on March 31, 2025 in accordance with the Town's Ontario Heritage Act Alternative Notice Policy.

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. 4571

Sincerely,

Rebecca Lemire
Heritage Planner
Policy & Heritage
Planning & Development

Enclosed: By-law 2025-021

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2025-021

A By-law to designate the property at 12542 Airport 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 12542 Airport 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, as required by the *Ontario Heritage Act*, on The Corporation of the Town of Caledon website in accordance with its Ontario Heritage Act Alternative Notice Protocol.

Enacted by the Town of Caledon Council this 25th day of March, 2025.


Annette Groves, Mayor


Kevin Klingenberg, Municipal Clerk



SCHEDULE “A”

Description

The property at 12542 Airport Road is located on the west side of Airport Road, midway between Mayfield Road and Old School Road. It is part of the East Half of Lot 20, Concession 6 East of Hurontario Street within the former geographic Township of Chinguacousy, Town of Caledon, Region of Peel. The property includes a south-facing, pre-1851 brick farmhouse and several outbuildings, bordered to the south and west by Salt Creek.

Statement of Cultural Heritage Value or Interest

The property’s design value or physical value relates to the Robinson Farmhouse, a rare and early example of a pre-1851 brick dwelling, representative of a vernacular farmhouse with Neoclassical influences. The farmhouse is one-and-a-half storeys in height, rectangular in plan, with a medium pitched, side gable roof with pediment and end chimneys. It has a symmetrical three-bay front façade with a centre doorway flanked by two windows. Of note, the centre doorway is embellished with a molded wood jamb, a rectangular transom with extant tracery, and sidelights. Although other vernacular examples of similarly styled buildings are present along Airport Road and elsewhere in Chinguacousy Township, the Robinson Farmhouse appears to be the earliest known brick example of this type; as evidenced by the 1851 Census records, at that time the other houses in the vicinity were of log, frame or stone construction. The use of Flemish bond brick patterning on the front and side façades displays a high degree of craftsmanship.

The property has historical value and associative value for the longevity of its association with the Townrow and Robinson families, who settled in Chinguacousy Township in the 1830s-40s. The property represents one of the earliest farmsteads in the area and remained in the ownership of these two related families from 1833 to 1920. The Robinson Farmhouse was built for James and Mary Robinson sometime in the 1840s. The dwelling’s unique, south-facing orientation and intact landscape setting demarcated by Salt Creek contributes to the understanding of early farmsteads that were arranged to take advantage of natural landscape features.

The property has contextual value for its contribution in defining, maintaining and visually supporting the rural character of Chinguacousy Township. The setting of the Robinson Farmhouse at the east end of the property, buffered by mature vegetation and the natural features of Salt Creek, continues to reflect the rural character that once predominated the area. The property is also physically, functionally, visually, and historically linked to its immediate surroundings and other nearby historic properties. The Robinson Farmhouse faces south towards Salt Creek, a unique orientation reactive to the natural landscape rather than the more common placement facing the road. The contextual landscape of the Property is intact, including large, mature coniferous trees, mature vegetation along the Salt Creek watercourse, and the remnant historic orchard, still extant to the south and northeast of the house. The setting of the Robinson Farmhouse is virtually unchanged from how it appears in the 1877 Peel County Atlas. It is also historically linked, through genealogical ties and construction materials, to other nearby heritage resources, including the adjacent stone dwelling at 12620 Airport Road.

Description of Heritage Attributes

Heritage attributes that convey the property's design value and physical value as a rare, early and representative example of Neoclassical architecture:

Dwelling

- Rectangular form of dwelling
- One-and-a-half storey massing
- Red brick construction
- Use of Flemish and Common bond brick patterning
- Stone foundation
- Medium-pitched gable roof with wood soffits and fascia molding
- 3-bay front (south) façade with a centre doorway flanked by ground floor window openings on each side
- All original window and door trim and detailing, including molded wood jamb around the front centre entrance, sidelights and transom with tracery
- 3-bay rear (north) façade with evenly spaced window openings
- All original door and window openings
- Original six-over-six wood sash windows
- Wood lug windowsills
- Jack arch brick voussoirs
- End gable red brick chimneys
- Basement windows with arched brick voussoirs

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 single detached, one-and-a-half storey vernacular farmhouse with Neoclassical influences
- South-facing orientation of the dwelling overlooking Salt Creek
- Remnant orchard to the south and northeast of the farmhouse
- Tree-lined access laneway from Airport Road south of the farmhouse

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:

- One-storey contemporary frame addition with below-grade garage on the west façade
- Replacement of the original front threshold with concrete
- Modern outbuildings located to the west of the farmhouse in the cleared portion of the property

SCHEDULE "B"

Legal Description

PIN 14347-0402 (LT): Part of Lot 20, Concession 6 East of Hurontario Street; designated as Part 1 on Plan 43R-41842; Town of Caledon; Regional Municipality of Peel