

APPENDIX B



**Heritage Impact Assessment,
4243 Sixth Line, Town of Oakville,
Ontario**

FINAL REPORT

October 21, 2021

Prepared for:

Bell Mobility
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Building D, Floor 6N
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Prepared by:

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Project Number: 160940563

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APPENDIX E: STRUCTURAL ASSESSMENT 2020



Executive Summary

Bell Mobility retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for 4243 Sixth Line in the Town of Oakville, Ontario. The Study Area comprises 4243 Sixth Line, which is listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest* (the Register) as having potential cultural heritage value for its historic farmstead, including the Victorian style brick farmhouse, barn, and outbuildings (Town of Oakville 2020). The property also contains a Bell Canada wireless communication tower on the east side of the farmstead structures. Bell Mobility intends to implement a Registered Plan (R-Plan) to the property so that the town may proceed with designation of the residence. The Town has requested this HIA to assess the value of the property as a cultural heritage landscape to determine where to apply the R-Plan on the property.

The Study Area contains the listed Queen Anne Revival style late 19th century residence, concrete block milk shed, and modern cold storage and store building. A 19th century bank barn, silos, driveshed, and chicken coop on the property was present at the time of 2018 fieldwork of this report but were destroyed in a fire in July 2020. The farmstead is historically associated with the Biggar family, who owned the property for 131 years from 1854 to 1985.

A Cultural Heritage Evaluation Report (CHER) completed for the property in May 2017, by Letourneau Heritage Consulting Inc., determined the property to be a significant cultural heritage landscape (CHL) (Letourneau Heritage Consulting Inc. 2017). Due to the changes on the property resulting from the July 2020 fire, the Town requested that this HIA be revised to contain a current description of site conditions and re-evaluation to determine if the property still demonstrates cultural heritage value or interest (CHVI) as a CHL. The results of the evaluation determined that the changes to the property to date (including the removal of agricultural fields, presence of fill on the site, changes to the surrounding roadways and the loss of the barn, driveshed and chicken coop by fire) have removed several key attributes that in 2017 contributed to the value of the property, namely its legibility as an agricultural landscape. The remaining residence demonstrates CHVI as a representative example of a Queen Anne Revival farmhouse, and the property has historical associations with the Biggar family, an early settler family in the Township. However, its design/physical value as a representative agricultural landscape and contextual in supporting a rural character no longer remain given the changes that have occurred on and adjacent to the property.

The proposed R-Plan does not result in direct or indirect impacts to the property. If the property is to be developed in the future, an HIA should be completed to assess impacts of proposed development on the portion of the property subject to designation. To provide for the retention of historic information, copies of this report should be deposited with a local repository of historic material. Therefore, it is recommended that this report be deposited by Bell Mobility at the following locations:

Oakville Public Library
120 Navy Street

Heritage Oakville Municipal Advisory Committee
1225 Trafalgar Road



HERITAGE IMPACT ASSESSMENT, 4243 SIXTH LINE, TOWN OF OAKVILLE, ONTARIO

Oakville, ON L6J 2Z4

Oakville, ON L6H 0H3

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Abbreviations

CHER	Cultural Heritage Evaluation Report
CHL	Cultural Heritage Landscape
CHVI	Cultural Heritage Value or Interest
HIA	Heritage Impact Assessment
Km	Kilometres
M	Metres
MHSTCI	Ministry of Heritage, Sport, Tourism and Culture Industries
MTCS	Ministry of Tourism, Culture and Sport
O. Reg.	Ontario Regulation
OHA	<i>Ontario Heritage Act</i>
R-Plan	Registered Plan
ToR	Terms of Reference



HERITAGE IMPACT ASSESSMENT, 4243 SIXTH LINE, TOWN OF OAKVILLE, ONTARIO

Study Purpose and Method
October 21, 2021

1.0 STUDY PURPOSE AND METHOD

Bell Mobility retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for 4243 Sixth Line in the Town of Oakville, Ontario (Figure 1). The Study Area comprises 4243 Sixth Line, which is listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest* (the Register) as having potential cultural heritage value for its historic farmstead, including the Queen Anne Revival style brick farmhouse, barn, and outbuildings (Town of Oakville 2018). The property also contains a Bell Canada wireless communication tower on the east side of the farmstead structures. A Registered Plan (R-Plan) of the property has been prepared to assist the Town of Oakville in proceeding with designation of the residence at the property.

A Cultural Heritage Evaluation Report (CHER) completed and finalized for the property in May 2017, by Letourneau Heritage Consulting Inc., determined the property as a significant cultural heritage landscape (CHL). The property met criteria for cultural heritage value under *Ontario Regulation* (O. Reg.) 9/06. It was found to have design/physical value as a representative example of an evolved agricultural landscape, historic/associative value for its direct association with Michael Biggar, the Biggar family, and the theme of agricultural development in the Township of Trafalgar, and contextual value as a property that is physically and historically linked to its surroundings (Letourneau Heritage Consulting Inc. 2017). This HIA relies on the research, evaluation, and findings of the 2017 CHER and due to the purpose of this report, the HIA does not conduct additional historical background research. The HIA was originally undertaken in 2018. In July 2020, a fire occurred on the property in the barn and outbuildings. Due to the changes on the property resulting from a July 2020 fire, the Town requested that this HIA be revised to contain a current description of site conditions and re-evaluation to determine if the property still demonstrated cultural heritage value or interest (CHVI) as a CHL.

In accordance with the Town of Oakville's *Terms of Reference for a Heritage Impact Assessment for Cultural Heritage Landscapes* (ToR) a HIA for a CHL is required when development of property is proposed on a property listed on the Oakville Register (Town of Oakville 2013). The purpose of this HIA is to determine the heritage value of a CHL and to recommend an overall approach to the conservation of resources of that landscape.

This HIA will be undertaken in accordance with the Town of Oakville's ToR and the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006).

As outlined in the Town of Oakville's ToR, this HIA contains the following sections:

- Study Purpose and Method
- Historical Development
- Statement of Significance
- Existing Conditions
- Description of the Proposed Development



HERITAGE IMPACT ASSESSMENT, 4243 SIXTH LINE, TOWN OF OAKVILLE, ONTARIO

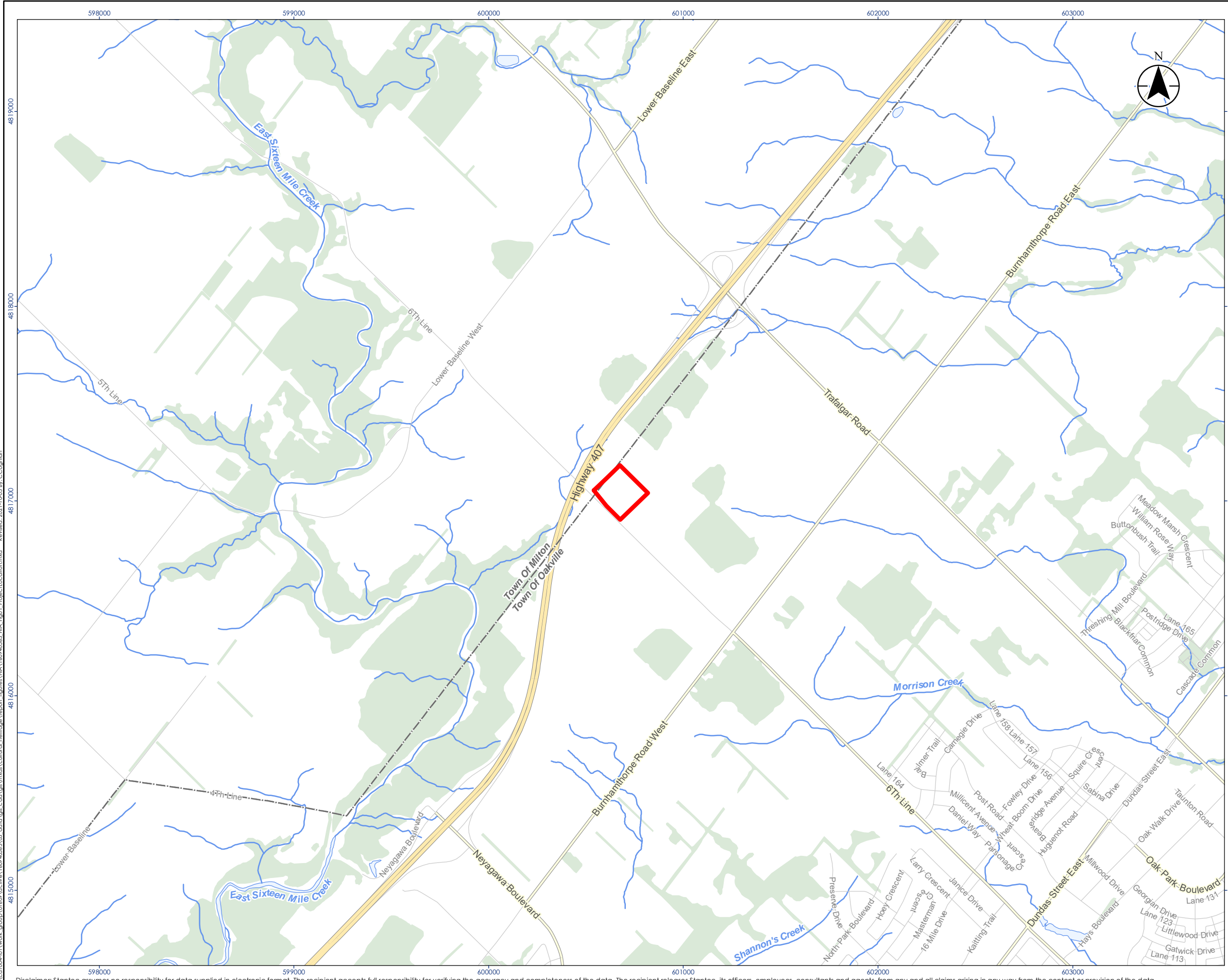
Study Purpose and Method
October 21, 2021

- Impact Assessment
- Mitigation and Conservation Strategies
- Recommendations
- Closures
- Appendices

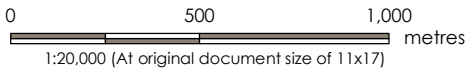
A site assessment of the Study Area was undertaken on October 23, 2018, by Meaghan Rivard, Senior Cultural Heritage Specialist, and Laura Walter, Cultural Heritage Specialist, both with Stantec. The weather conditions were cloudy and cool. An additional site visit was conducted on November 3, 2020, by Meaghan Rivard, Senior Cultural Heritage Specialist, and Lashia Jones, Cultural Heritage Specialist, both with Stantec. The weather conditions were cloudy and cool.

For the purpose of this HIA, the Study Area comprises the municipal boundary of 4243 Sixth Line, in the Town of Oakville, Ontario (Figure 2). The Study Area contains a Queen Anne Revival style farmhouse (built 1898), and two outbuildings: an early 20th century concrete block 'milk house' and modern cold storage and store. The 19th century bank barn, driveshed, chicken coop and silos present at the time of original the field work was destroyed in a fire in July 2020, and the residence was broken into and vandalized, though has since been secured. The HIA has been prepared to consider site changes since the original site visit, as well as recommendations for mitigation and next steps related to the potential future development or disposal of the property.

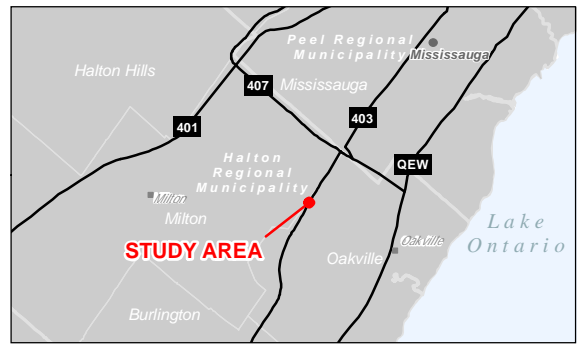




- Legend
- Study Area
 - Expressway / Highway
 - Major Road
 - Minor Road
 - Watercourse
 - Municipal Boundary - Lower Tier
 - Waterbody
 - Wooded Area



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.
 3. Orthoimagery © First Base Solutions, 2018. Imagery Date, 2017.



Project Location
Oakville, ON

160940563 REVA
Prepared by CMC on 2021-10-05
Technical Review by ABC on yyyy-mm-dd

Client/Project
BELL MOBILITY
HERITAGE IMPACT ASSESSMENT
4243 SIXTH LINE, TOWN OF OAKVILLE, ON

Figure No.
1

Title
Project Location

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4817000



Legend

- Study Area
- Road
- Municipal Boundary - Lower Tier

0 25 50 metres

1:1,250 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.
3. Orthoimagery © First Base Solutions, 2021. Imagery Date, 2019.

Project Location
Oakville, ON

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Technical Review by ABC on yyyy-mm-dd

Client/Project
BELL MOBILITY
HERITAGE IMPACT ASSESSMENT
4243 SIXTH LINE, TOWN OF OAKVILLE, ON

Figure No.
2

Title
Study Area

2.0 HISTORICAL DEVELOPMENT

2.1 INTRODUCTION

The Study Area is located at 4243 Sixth Line, in the Town of Oakville, Ontario (Figure 2). The property, an approximately 10-acre parcel, is situated on the east side of Sixth Line and south of Highway 407. The legal description of the property is “Part Lot 15, Concession 2 Trafalgar, North of Dundas Street Geographic Township of Trafalgar”, in the Town of Oakville, within the Regional Municipality of Halton. The property is listed on the Town of Oakville’s Register as having potential cultural heritage value for its historic farmstead, including the Queen Anne Revival style brick farmhouse, barn (timber portion burned in July 2020, damaged foundation remains), and outbuildings (driveshed and chicken coop were completely destroyed in 2020 fire, but the milk house remains) (Town of Oakville 2018).

The 2017 CHER prepared by Letourneau Heritage Consulting Inc., provides a history of the area developed from research focused on the property and the larger study area. The following sections contain a site-specific history of 4243 Sixth Line that incorporates, summarizes, and supplements the information provided in the 2017 CHER.

2.2 PHYSIOGRAPHY

The Study Area is situated on the Trafalgar Moraine within the South Slope physiographic region. The South Slope is the southernmost region between Lake Ontario and the Oak Ridges Moraine. It rises in elevation an average of 90 to 120 metres over a nine-to-11-kilometre range (Chapman and Putnam 1984: 172). It extends from the Niagara Escarpment in the south to the Trent River in the north, covering approximately 1,500 square kilometres. The dramatic rise and fall of the landscape, most of which is characterized by long and narrow drumlins, has required extensive drainage to supplement the naturally sharp valleys cut by rapid flowing streams (Chapman and Putnam 1984: 172).

2.3 19TH CENTURY DEVELOPMENT

The Township of Trafalgar was surveyed in 1806 by Deputy Provincial Surveyor Samuel S. Wilmot. The township survey was laid out in relation to the survey of the Governor’s Road (Dundas Street), completed by Augustus Jones from 1793 to 1795. A party of Queen’s Rangers opened the road to serve as a military connection road between the Great Lakes and the St. Clair River. It was named by Governor John Graves Simcoe for Henry Dundas, Secretary of State for the British Home Department (Magel 1998: 30). Laid out using the single-front system, each concession in the township was comprised of long and narrow lots that were approximately 200 acres in size (Plate 1).

Following Wilmot’s 1806 survey, settlement of the Township of Trafalgar began in the spring and summer of 1807 (Gourlay 2014). Early families that settled in the township include Biggar (Bigger), Bowbeer, Clements, Featherstone, Kaitting, Munn, Post, Fish, and Snider. Dundas Street played an important role in the development of the township. The first settlements developed along Dundas Street, including



HERITAGE IMPACT ASSESSMENT, 4243 SIXTH LINE, TOWN OF OAKVILLE, ONTARIO

Historical Development
October 21, 2021

Sixteen Hollow (Proudfoot's Hollow), Palermo, Merton, Trafalgar (Post's Corners, Postville), Munn's Corners, Sniders Corners, and Glenorchy. The closest hamlets to the Study Area were Munn's Corners and Trafalgar located to the south. By the 1820s, a stagecoach line was established along Dundas Street.



Plate 1: Single-front township system (Dean 1969)

2.4 20TH CENTURY DEVELOPMENT

With the increase in automobile traffic following the Second World War, and the continued growth of Oakville, the landscape around Dundas Street was dramatically altered. The widening of roads and the construction of turning lanes resulted in the loss of numerous older buildings; this is particularly notable in the former village Trafalgar, located south of the Study Area. The southern portion of the township amalgamated with the Town of Oakville in 1962, and the area continued to experience dramatic changes as it transitioned from rural to central suburban core (Town of Oakville 2010). By 2009, much of the land south of Dundas Street was developed into residential or commercial land uses.

2.5 SITE-SPECIFIC DEVELOPMENT

A summary of the Study Area Property History from the 2017 CHER is provided in Table 1 as a historical timeline for the property. A selection of historical photographs of the property and the Biggar family is included in Appendix C.



HERITAGE IMPACT ASSESSMENT, 4243 SIXTH LINE, TOWN OF OAKVILLE, ONTARIO

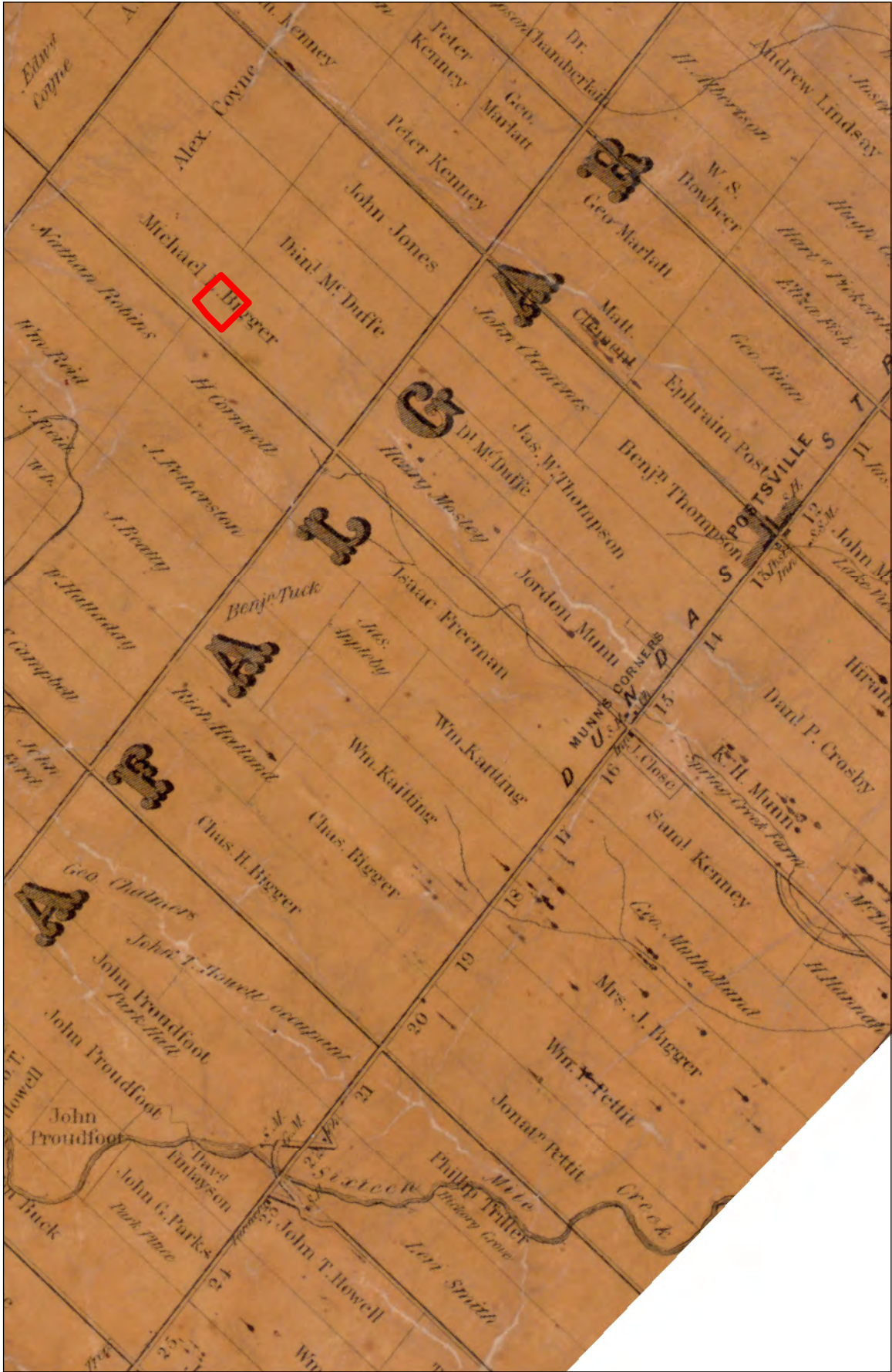
Historical Development
October 21, 2021

Table 1: Study Area Historical Development

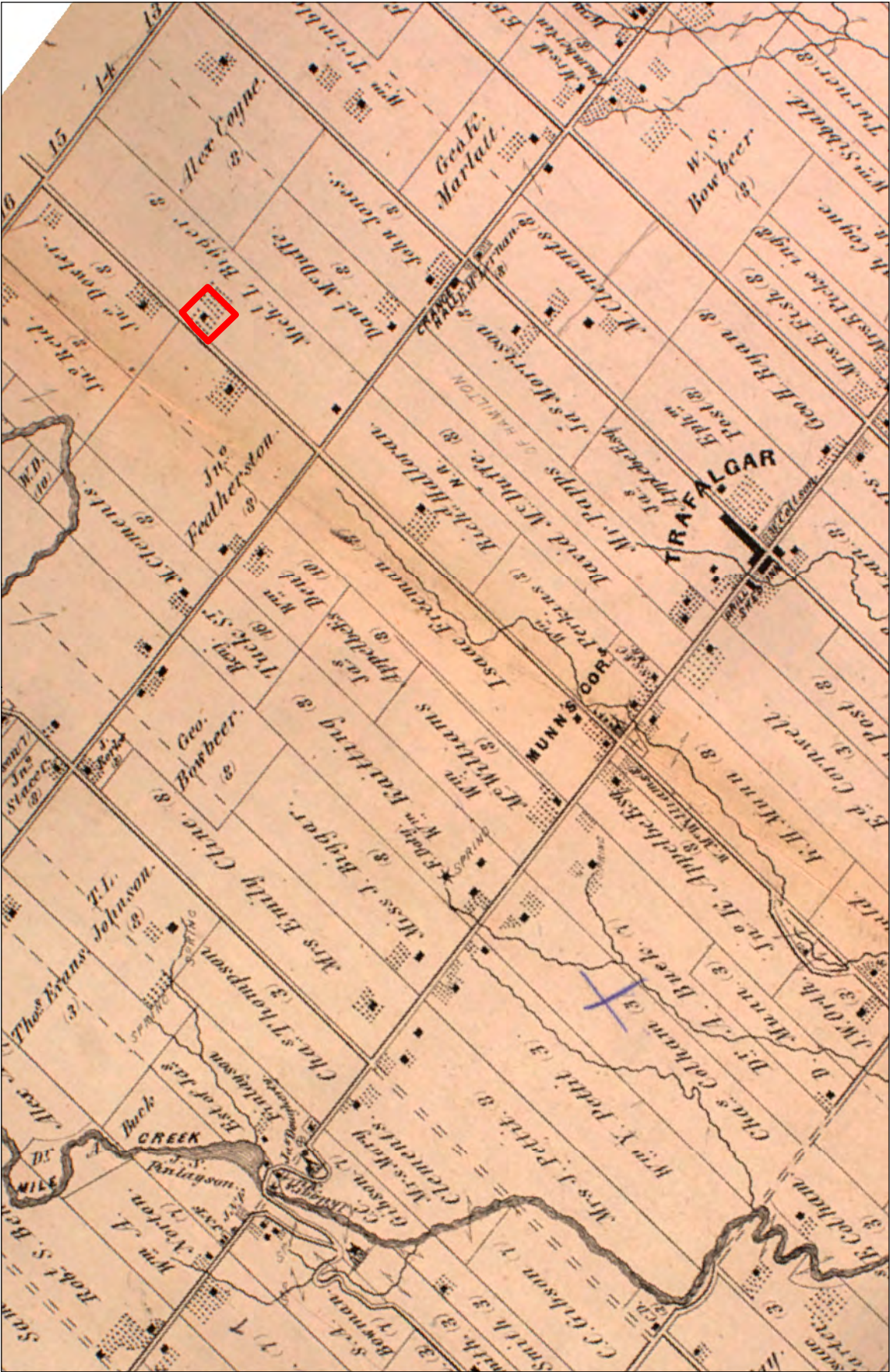
Year	Event
1842	Crown patent for the 200-acre property granted to James Appelbe (Appleby)
1854	Appelbe sold the property to Michael Biggar (Bigger). That same year, Biggar was granted a mortgage on the property from Appelbe, possibly to construct a residence on the property.
1858	Biggar is listed on the property on the 1858 Tremaine's Map of the County of Halton (Figure 3)
1861	Biggar is listed on the property on the 1861 Census of Canada in the Township of Trafalgar as a farmer living in a one storey frame house
1877	Biggar is listed on the property and a structure is shown in a similar position to the current residence, surrounded by an orchard (Figure 3). A second structure is shown at the south end of the property fronting present-day Burnhamthorpe Road East. The CHER indicated that a Stage 3 and 4 archaeological assessment on the property completed in 2012 determined the former structure to be a Euro-Canadian homestead dating from 1830s to 1860s.
1890	Biggar became Deputy Reeve on the County of Halton Council and served for one year
1898	Biggar's son Albert built the red brick residence
1899	Biggar transferred the property in two separate parcels to his sons, with the southeast half, a 100-acre portion of the property to Albert Anson Biggar, and the northwest half, a 100-acre portion to James William Biggar.
1921	Michael Biggar died on December 10 th at the age of 96. His son James William also died the same day when he was crushed to death by a Holstein bull.
1932	Albert Biggar took over his deceased brother's portion of the property
1938	Albert Biggar died
1942	The property was transferred to Albert Biggar's son Wilbert Henry Biggar
1956	Half of the property was granted to Wilbert's uncle Russell Albert Biggar
1960	Wilbert Henry Biggar died
1964	The property owned by Wilbert passed to his son Harold Biggar
1968	The Study Area, 10-acre northeast portion was granted by Russell Albert Biggar to Harold Biggar, who transferred it that same year back to Russell Albert Biggar
1985	Russell Albert Biggar sold the Study Area to Gertrud Schulz
1986	Schulz transferred ownership of the property to daughter Christine Schulz
1992	Christine Schulz and family sold the property to Bell Cellular Inc. (now Bell Mobility)
2001	Highway 407 constructed north of the Study Area



1858 Halton County Map



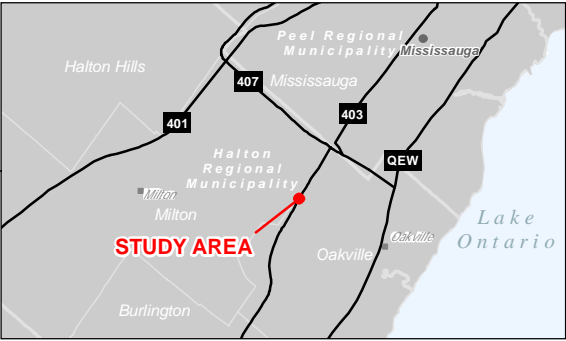
1877 Halton County Map



Legend
 Study Area

Figure not to scale.

- Notes**
1. Walker & Miles, 1877. Illustrated Historical Atlas of the County of Halton, Ontario. Toronto: Walker & Miles.
 2. Tremaine, George R., 1858. Tremaine's Map of the County of Halton, Canada West. Oakville: George C. Tremaine.



Project Location
Oakville, ON

160940563 REVA
Prepared by CMC on 2021-10-05
Technical Review by ABC on yyyy-mm-dd

Client/Project
BELL MOBILITY
HERITAGE IMPACT ASSESSMENT
4243 SIXTH LINE, TOWN OF OAKVILLE, ON

Figure No.
3

Title
19th Century Mapping

3.0 EXISTING CONDITIONS

The 2017 CHER contains a detailed site description of the conditions of the property at the time it was evaluated to have CHVI as a CHL (Letourneau Heritage Consulting Inc. 2017). Since that time, numerous changes have occurred on site. In the spring of 2018, fill was dumped on the property surrounding the barn and outbuildings, and the manure pit was filled in. This fill has impacted the contextual value of the property, which is examined in Section 4.1. In July 2020, the 19th century bank barn, driveshed, and chicken coop on the site were destroyed in a fire. As such, a review of the property's existing conditions is included below.

Included within each section is a visual integrity table that provides an overview of the current integrity of each attribute related to the cultural heritage value of the property as identified in 2017. The descriptions provided include observations made during the 2020 site visit. The conditions of each element are described as poor, fair, or good, and for the purposes of this report are defined as:

- **Poor** – Requires attention. Based on visual assessment, the heritage attribute shows signs of wear, damage, or deterioration.
- **Fair** – Requires ongoing maintenance or repair as identified and recommended through the visual assessment as part of this HIA. Attributes in fair condition may show some indication of wear, damage, or deterioration.
- **Good** – No action required beyond continued maintenance and monitoring. Attributes in good condition show minimal signs of wear, damage, or deterioration.

3.1 LANDSCAPE SETTING

The property located at 4243 Sixth Line is situated on the east side of Sixth Line and south side of Highway 407. The main gravel laneway leads to the residence (Plate 2). A laneway off the main gravel laneway connects the outbuildings with the residence, and an additional laneway leads to the Bell Mobility tower. The landscape is generally flat and open, with a few trees located in close proximity to the residence and pond area (Plate 3). A small pond area is located north of the residence and is surrounded by marsh grasses and deciduous trees (Plate 4). The grass on the property is left unmaintained (Plate 5 to Plate 7).

With the addition of fill to the site in the spring of 2018, the previous open landscape surrounding the barn has been altered. The fill dumped on the property surrounds the former barn. North of the former barn the fill has been compacted and acts as a laneway, while to the east of the former barn the fill is piled (Plate 8 to Plate 11). The fill has also been spread near the laneway to the Bell Mobility tower (Plate 12). The rolling agricultural fields that once surrounded the property are beginning to be altered with development. At the time of the site visit the property directly to the east was being excavated for development (Plate 13 and Plate 14). To the south, road work has been undertaken to open William Halton Parkway East from the Sixth Line to Trafalgar Road.



HERITAGE IMPACT ASSESSMENT, 4243 SIXTH LINE, TOWN OF OAKVILLE, ONTARIO

Existing Conditions
October 21, 2021



Plate 2: 4243 Sixth Line looking northeast, October 2018



Plate 3: Looking northeast towards residence and barn, October 2018



Plate 4: Pond area looking east, October 2018



HERITAGE IMPACT ASSESSMENT, 4243 SIXTH LINE, TOWN OF OAKVILLE, ONTARIO

Existing Conditions
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Plate 5: Barn and outbuildings looking east, October 2018



Plate 6: Looking north towards residence and outbuildings, October 2018



Plate 7: Looking northwest towards residence and outbuildings, October 2018



Plate 8: Fill west of the barn looking northeast, October 2018



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Existing Conditions
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Plate 9: Fill east of the barn looking northwest, October 2018



Plate 10: Fill east of the barn looking west, October 2018



Plate 11: Close-up of fill east of the barn looking west, October 2018



Plate 12: Fill on property looking southwest, October 2018



Plate 13: Development east of property looking east, October 2018



Plate 14: Development east of property looking southeast, October 2018



HERITAGE IMPACT ASSESSMENT, 4243 SIXTH LINE, TOWN OF OAKVILLE, ONTARIO

Existing Conditions
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Plate 15: Current condition of property, looking east, November 2020



Plate 16: Current condition of property looking south, November 2020.



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Plate 17: Current condition of the property looking northwest, November 2020



Plate 18: Panoramic view of the property, looking northeast November 2020



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Existing Conditions

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Plate 19: Panoramic view of the property, looking south November 2020

An overview of the current visual integrity of the landscape attributes that contribute to the cultural heritage value of the property are summarized in Table 2.

Table 2: Landscape Integrity

2017 Heritage Attribute	Integrity	Current Description
The property, as a coherent whole, which is still legible as an agricultural landscape with its prominently located 1898 farmhouse and frame tail, complex of agricultural structures amid flat, open yard, surrounded by rolling agricultural fields, and gravel laneway connecting these features; as well as the positioning and interrelationships of these elements of the property, organized into two distinct areas: i.e., the farmhouse and outbuilding area and the open, rolling agricultural fields	Poor	<ul style="list-style-type: none">• The layout of the residence and two remaining outbuildings is maintained but the surrounding agricultural fields have been impacted with the addition of fill to the site, and development to the east and south.• The positioning and relationship of the farmhouse and remaining outbuilding area is maintained, but the relationship with the open, rolling agricultural fields has been altered.• The barn, driveshed and chicken coop have been destroyed by fire, with only partial foundation ruins of the barn and silos remaining. This has altered the integrity of the farm complex, with the loss of key structures that were crucial to the agricultural history of the property.
The rolling agricultural fields to the south and east of the farm complex	Poor	<ul style="list-style-type: none">• The integrity of the surrounding rolling agricultural fields to the east has been altered with the addition of fill on the site. To the east and south the rolling agricultural fields are being altered by development.



Existing Conditions
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3.2 BARN, DRIVESHED, CHICKEN COOP AND SILOS

The barn, driveshed, chicken coop and silos were burned by a fire in July 2020. The barn foundation and silo ruins were subject to an assessment completed by Stantec in August 2020 (see Appendix E), which found that the timber part of the barn building, including roof, siding, floor, and structure of the second story, was completely burned beyond the possibility of repair. The ground floor perimeter walls of the barn were severely affected, including the complete collapse of some segments due to the disintegration of the mortar. The sections of the wall above the window/door's openings are in poor condition, some of them had already collapsed due to lack of support, since the wooden lintels were significantly affected or completely burned in some cases.



Plate 20: Barn foundation following fire damage, November 2020



Plate 21: Barn window and door openings following fire damage, November 2020





Plate 22: Barn and silos following fire, November 2020



Plate 23: Barn foundation, November 2020

3.3 RESIDENCE

The residence was unaffected by the July 2020 fire and remains on site. The following summaries are based primarily on information obtained at the time of the site visit in October 2018 and November 2020. In spring of 2020, the house was broken into and vandalized. Vandals have removed trim from around interior windows and doors, damaged the staircase railing and balusters, and filled the basement with water/allowed water to penetrate the basement up to several feet deep. At least one exterior window and door has been broken. Where information and photographs have been provided by the client, an updated condition is included at the end of each section, however the original descriptions have been retained in order to provide a record of the previous condition of the house and its features. Since the break-in, Bell Mobility has secured the residence, including boarding up of windows and doors and installation of a security fence around the residence. Water from the basement has been removed.

3.3.1 Exterior

The residence built in 1898 is a two and a half storey structure with medium-pitched hip roof with asphalt shingles and two tall brick chimneys. The roofline has a single gabled dormer on its east elevation, and an overhang with a plain frieze. The frieze shows evidence of water stains where brackets were removed. The red brick residence is a rectangular shaped structure that fronts Sixth Line. The two-bay front (west) elevation has an asymmetrical entrance with a partial concrete porch with metal railings and an awning (Plate 24 and Plate 25). The front entry has a wood half glass door with decorative woodwork and a stone transom (Plate 26). The front elevation integrity was altered in the mid-20th century with the addition of vinyl siding and stone veneer cladding. The conserved red brick exterior is evident on the front elevation where the stone veneer has been removed (Plate 27). The front elevation has a central date stone that reads 1898.



HERITAGE IMPACT ASSESSMENT, 4243 SIXTH LINE, TOWN OF OAKVILLE, ONTARIO

Existing Conditions
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Plate 24: Front (west) elevation of residence looking northwest, October 2018



Plate 25: Front entry porch and awning looking northwest, October 2018



Plate 26: Front entry door with decorative woodwork and stone transom, October 2018



Plate 27: Front elevation exterior layers and foundation looking east, October 2018

The residence has flat-headed metal tilt and turn windows from Germany that were installed in the 1980s. Each window on the exterior has a rusticated stone sill and a rusticated stone lug. Windows on the first storey each have a fixed six-pane transom, while the second storey each have a fixed three-pane transom. The modern metal sliding basement windows are set within segmental frames have a simple brick headers and lug sills. The residence has a cut stone foundation.

The south elevation has a projecting two-storey bay window, a decorative brick motif, and a covered partial wood and concrete block porch (Plate 28, Plate 29 and Plate 30). The porch has decorative wood brackets and metal railings. Three entrances are located off the porch, including a wood half glass entrance door that leads to the living room, a metal sliding door that is attached to the kitchen, and a door that leads to the frame tail section.



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Existing Conditions
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The residence has an attached one-storey frame tail with a medium-pitched gable roof with asphalt shingles (Plate 31 to Plate 32). Its exterior is clad in plank wood, while the north and south elevation have additional vinyl cladding. The structure has 2/2 wood windows on its south and north elevations while the east elevation has a fixed wood window. Each elevation has a wood entrance door set within a wood frame. The frame tail has a field stone and concrete foundation.

Visual assessment of the residence indicates that there are localized areas of wear and damage, including mortar recession, brick cracking foundation cracking and shifting stones, water stains, and weathered shingles (Plate 33 to Plate 40).

During a break-in in Spring 2020, a second storey window, basement windows, and doors off the south porch elevation were broken and damaged (Plate 41 and Plate 42). Additional exterior damage has not been noted, and the building's windows and doors have since been boarded up by Bell Mobility.



Plate 28: South elevation looking north, October 2018



Plate 29: Close-up view decorative brick motif on south elevation, October 2018

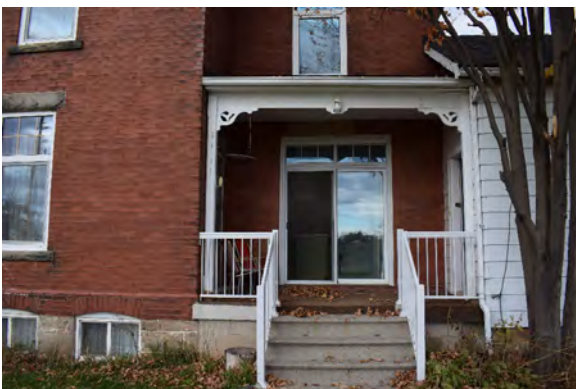


Plate 30: Close-up view of south elevation porch looking north, October 2018



Plate 31: North elevation of frame tail looking south, October 2018



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Existing Conditions
October 21, 2021



Plate 32: Northeast corner looking southwest, October 2018



Plate 33: Frame tail southeast corner looking northwest, October 2018



Plate 34: South elevation evidence of mortar receding and falling from joints, October 2018



Plate 35: East elevation brick cracking above window, October 2018



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Plate 36: North elevation cracking and water stains, October 2018



Plate 37: South elevation bay window brick cracking, October 2018



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Existing Conditions
October 21, 2021



Plate 38: Weathered shingles at southwest corner of roof, October 2018



Plate 39: North elevation basement window, October 2018



Plate 40: Close-up of south elevation foundation, October 2018



Plate 41: Southeast corner foundation of frame tail, October 2018



Plate 42: View of south elevation showing second storey window damage. Photo courtesy of Bell Mobility, 2020



Plate 43: Vandalism damage of porch area on south elevation.



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Existing Conditions
October 21, 2021

Photo courtesy of Bell Mobility,
2020



**Plate 44: View of south and west elevations.
November 2020**



**Plate 45: View of east elevation, November
2020**



**Plate 46: View of frame tail, looking northeast.
November 2020**



**Plate 47: View of west elevation, November
2020**



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Existing Conditions
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An overview of the current visual integrity of the residence's exterior attributes that contribute to the cultural heritage value of the property are summarized in Table 3.

Table 3: Residence's Exterior Integrity

Heritage Attribute	Integrity	Description
The 1898, two-and-a-half storey, red brick farmhouse fronting on Sixth Line with decorative brick elements	Fair/Good	<ul style="list-style-type: none"> The residence's massing, its layout, and its red brick exterior has been maintained The front elevation has been altered with vinyl siding and stone veneer Some evidence of mortar receding and falling out of joints (Plate 29), brick cracking (east and south elevations) (Plate 30), and black carbon and water stains (Plate 31) Brick cracking is a result of Highway 407 vibration impacts
Date stone	Good	<ul style="list-style-type: none"> Maintained date stone
Projecting two-storey bay window	Fair/Good	<ul style="list-style-type: none"> Intact but with some elements showing wear or damaged condition Exterior brick on two-storey bay window shows signs of water stains underneath the second storey window, and cracking underneath the first storey window (Plate 23)
Hipped roof and singled gabled attic dormer on rear façade	Poor/Fair	<ul style="list-style-type: none"> Intact but with some condition elements The southwest section of the roofline has weathered and missing shingles that has created holes to the underlying attic (Plate 33)
Two single-stack red-brick chimneys	Fair/Good	<ul style="list-style-type: none"> Intact but with some condition elements The red brick displays signs of water stains, the stone tops are cracking, and mortar receding or falling out of joints
Segmentally arched window openings with simple brick headers and lug sills	Fair	<ul style="list-style-type: none"> Intact but with some condition elements The red brick headers display evidence of black carbon stains (Plate 34), and mortar receding or falling out of joints, and brick spalling
Cut-stone foundation	Fair	<ul style="list-style-type: none"> Intact but with some condition elements The stone foundation displays signs of cracked parging (Plate 34), black carbon and algae stains (Plate 35)
One-storey frame tail, built on a rectangular plan and set on a fieldstone and concrete foundation	Poor	<ul style="list-style-type: none"> Maintained massing, and plan, however, the materials are showing signs of wear and damage The fieldstone foundation has crumbling sections (Plate 36) The wood cladding is weathered, and pieces are missing The east elevation wood half glass entrance door is falling out of its frame The north elevation roofline has missing shingles that has created a hole in the roof to the interior



Existing Conditions
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3.3.2 Interior

The 2017 CHER identified no interior attributes related to the cultural heritage value of the property. For the purpose of this HIA, a brief summary of the visual integrity is included in the interior overview.

3.3.2.1 First Floor

When the residence was purchased in 1985 by the Schulz family the interior was gutted to its frame to complete modern updates. During this time insulation, updated wiring, drywall, wallpaper, and new wood trim and mouldings were added to interior walls. The ceiling was also re-plastered. The overall condition of the first (main) floor is good, while the second floor is fair/good due to water damage in the southwest bedroom and on the staircase.

From the former front (west) entrance the interior opens onto a central hall landing on the first (main) floor that includes the original quarter landing staircase that is composed of wood boxed newels with a round post cap, simple wood balustrade, and a plain stringer (Plate 48 and Plate 49). The original wood treads have been covered with carpet, and the baseboard has been replaced (Plate 50). Water damage and mould is evident on the south wall adjacent to the staircase leading up to the second storey (Plate 51). The front entry has a wood half glass door with original fixtures (Plate 52).

North of the hallway are two rectangular rooms separated by original wood paneled pocket doors (Plate 53 and Plate 54). The main hallway leads into a living room, followed by the rear kitchen (Plate 46 and Plate 47). The wood flooring throughout the hallway and attached rooms appear original to the residence (Plate 48). The kitchen includes original wood cupboards, original wood baseboard, and original wood interior doors (Plate 49 and Plate 50). Off the kitchen is a rear servant's staircase that leads to the second storey, and a hallway that leads to a bathroom and the basement staircase (Plate 51 and Plate 52). The bathroom has an older wood vanity (Plate 53).

Based on photographs provided by Bell Mobility, trim around windows and doors has been removed from interior rooms.



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Plate 48: Staircase from first floor landing, October 2018

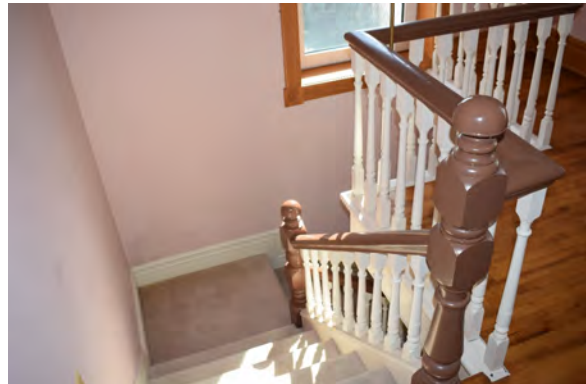


Plate 49: Staircase from second floor landing, October 2018

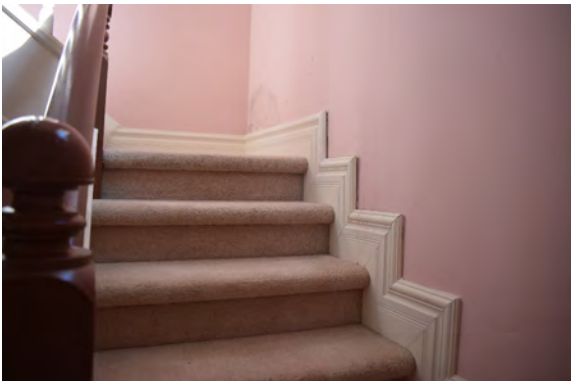


Plate 50: Close-up of replaced baseboard, October 2018



Plate 51: Close-up of water damage and mould on staircase landing, October 2018



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Plate 52: Front entry door, October 2018



Plate 53: Pocket doors between north rooms looking east, October 2018



Plate 54: Pocket doors between north rooms looking west, October 2018



Plate 55: Hallway towards living room looking west, October 2018



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Plate 56: Living room area looking south, October 2018



Plate 57: Close-up of wood flooring, October 2018



Plate 58: Kitchen looking east, October 2018



Plate 59: Interior wood paneled door off kitchen that leads to second storey, October 2018



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Existing Conditions
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Plate 60: Servants staircase to second storey from kitchen, October 2018

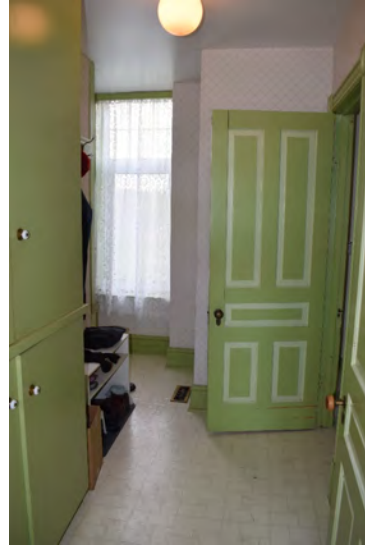


Plate 61: Rear hallway off kitchen to bathroom and basement staircase, October 2018



Plate 62: Bathroom vanity, October 2018



Existing Conditions
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3.3.2.2 Basement

The basement is accessed by way of a wood staircase from the first floor, and a wood staircase from the wood frame tail (Plate 54 to Plate 57). The wood staircase from the first floor to the basement has typical wear on its treads. The basement entrance to the frame tail has been covered with foil insulation in the basement. When the Schulz family purchased the house in 1985, they replaced the dirt floor in the basement with weeping tiles and concrete flooring. The stone foundation interior has been parged with concrete and has been spray foamed around the top and windows (Plate 58 and Plate 59). Interior basement walls are brick that have similarly been parged with concrete in certain sections (Plate 60). The lower brick wall portion near the entrance to the frame tail has a hole with missing bricks (Plate 61). The walls throughout the basement display water stains, while the wall with the electrical panel and plumbing has mould and algae stains (Plate 62). Following a break-in in Spring 2020, the basement was filled with water or left to accumulate water through open windows. As a result, standing water has been in the basement since that time (Plate 63).



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Plate 63: Basement stairs looking up towards first floor, October 2018

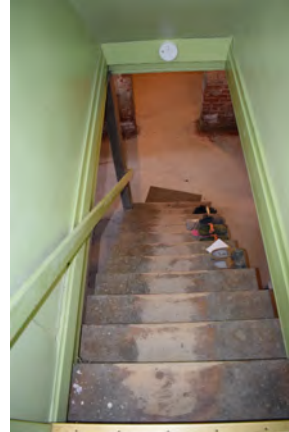


Plate 64: Basement stairs looking down towards basement, October 2018



Plate 65: Basement entrance from frame tail looking down towards basement, October 2018



Plate 66: Covered basement entrance to frame tail, October 2018



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Plate 67: Basement looking west, October 2018



Plate 68: Basement looking southeast, October 2018



Plate 69: Basement looking southwest, October 2018



Plate 70: Hole on the interior brick wall, October 2018



Existing Conditions
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Plate 71: Stains on basement wall looking northeast, October 2018



Plate 72: Interior basement flooding/standing water. Photo courtesy of Bell Mobility, September 2020

3.3.2.3 Second Floor

The second floor of the residence has a central hall plan with rooms north and south of the hallway (Plate 64). When the Schulz family purchased the house in 1985, they altered the layout of the upstairs rooms, which included a greater number of smaller rooms. With the changes in the 1980s few of the original features remain on the second floor, except for the wood flooring, which appears original to the residence. From the main staircase landing, the north side of the hallway has two bedrooms, the south side has two bedrooms, and at the end of the hallway is the bathroom and a closet (Plate 65). Access stairs to the attic are near the end of the hallway. The first bedroom on the south side has severe water damage above the closet door that has resulted in stains and mould (Plate 66 to Plate 68). The source of the problem is the missing roof shingles on the southeast end of the roof. Other minor water damage can be seen on the adjacent south bedroom ceiling and in the bathroom on the walls and ceiling (Plate 69 to Plate 71). The main hallway bends north near the bathroom, towards the laundry room and servant's staircase. The laundry room wall has some cracking (Plate 72). The servant's staircase to the kitchen have been covered in carpet (Plate 73). Based on photographs provided by Bell Mobility, trim around windows and doors has been removed from interior rooms, and the staircase railing and balusters have been damaged (Plate 74).



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Existing Conditions
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Plate 73: Central second floor hallway looking east, October 2018



Plate 74: Second floor landing off main staircase, October 2018



Plate 75: Water damage in bedroom, October 2018



Plate 76: Close-up of water damage in bedroom, October 2018



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Plate 77: Close-up of water damage, October 2018



Plate 78: Water stains on bedroom ceiling, October 2018



Plate 79: Cracking above bathroom window, October 2018



Plate 80: Water damage on bathroom wall and ceiling, October 2018



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Plate 81: Crack on laundry room wall, October 2018

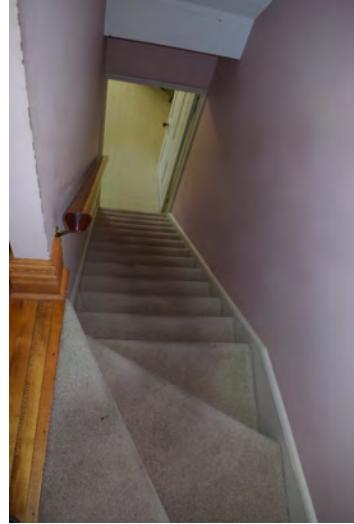


Plate 82: Servant's staircase looking down to kitchen, October 2018



Plate 83: Interior trim removal and railing damage. Photo courtesy of Bell Mobility, September 2020



Existing Conditions
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3.3.2.4 Attic

The walk-up attic is composed of the original wood framing, wood beams, and wood flooring (Plate 75 and Plate 76). The attic has major water damage caused by the missing shingles on the roof above. The water has created stains and rotting on attic boards (Plate 77). Surrounding the dormer window at the east end of the attic are old bees' nests (Plate 78).



Plate 84: Attic looking west, October 2018



Plate 85: Original wood flooring in attic, October 2018



Plate 86: Water damage in attic looking southwest, October 2018

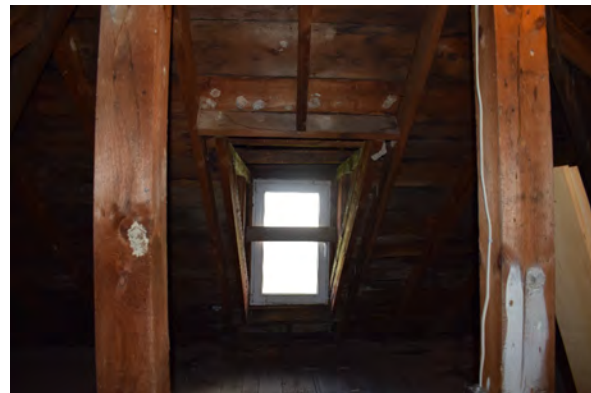


Plate 87: Attic dormer window looking east, October 2018

3.4 MILK HOUSE

The milk house was unaffected by the July 2020 fire and remains on site. The milk house is a one and a half storey structure with a medium-pitched hip roof with asphalt shingles and a tall brick chimney (Plate 83). The south and north elevations of the roofline have shed dormers with wood frame fixed four-pane windows (Plate 84 to Plate 86). The structure has a rusticated concrete block exterior and a square plan. All window and door openings have plain stone lintels and stone slip sills. Windows are inset wood frame



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Existing Conditions

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fixed four-pane windows. The east elevation has a wood paneled garage door and a wood entrance door (Plate 87). The west elevation has a similar wood entrance door (Plate 87).



Plate 88: Milk house looking southwest, October 2018



Plate 89: Milk house south elevation looking north, October 2018



Plate 90: Milk house north elevation looking south, October 2018



Plate 91: Milk house north elevation shed dormer, October 2018



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Existing Conditions
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Plate 92: Milk house looking northwest, October 2018



Plate 93: Milk house west elevation looking northeast, October 2018



Plate 94: Concrete crack on south elevation, October 2018



Plate 95: South elevation window, October 2018



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Existing Conditions

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Plate 96: Milk house, looking northeast, November 2020



Plate 97: Milk house looking west, November 2020

An overview of the current visual integrity of the milk house attributes that contribute to the cultural heritage value of the property are summarized in Table 5.

Table 4: Milk House Integrity

Heritage Attribute	Integrity	Description
The early to mid-20th century, concrete-block milk house set on a square plan	Good	<ul style="list-style-type: none">• The massing, plan, and rusticated concrete-block exterior is intact• Some cracking is evident on the concrete exterior (Plate 111)
Hip roof with attic space	Good	<ul style="list-style-type: none">• The hop roof and attic space are intact
Wooden doors	Good	<ul style="list-style-type: none">• Wood doors are intact with minor paint chipping
Rectangular openings with stone lintels and slip sills	Fair	<ul style="list-style-type: none">• Rectangular openings with stone lintels and slip sills are intact• The rectangular wood framing has some wood and paint chipping• Some of the exterior windows within the rectangular openings are missing glass panes (Plate 112)



4.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST (CHVI)

4.1 SUMMARY OF 2017 EVALUATION OF CHVI

The CHER prepared in 2017 for 4243 Sixth Line determined the property to have cultural heritage value or interest following evaluation against O. Reg. 9/06. The property met five criteria, including design/physical value (1i) as the property is a representative example of a 19th century farmstead, historical/associative value (2i and 2ii) for its direct connection with the Biggar family and its association with the theme of farming the Township of Trafalgar in the 19th century, and contextual value (3i and 3ii) as an agricultural landscape that is historically linked to the surrounding agricultural fields that once comprised the larger Biggar farmstead. The evaluation also determined that the property did not meet criteria of O. Reg. 10/06 or the Historic Sites and Monuments Board. No significant views were identified within, to, or from the property. Accordingly, the 2017 evaluation determined that 4243 Sixth Line has local cultural heritage value or interest. The following features were identified as heritage attributes that contributed to the property's CHVI:

- "The property, as a coherent whole, which is still legible as an agricultural landscape with its prominently located 1898 farmhouse and frame tail, complex of agricultural structures amid a flat, open yard, surrounded by rolling agricultural fields, and gravel lane-way connecting these features; as well as the positioning and interrelationships of these elements of the property, organized into two distinct areas: i.e., the farmhouse and outbuilding area and the open, rolling agricultural fields;
- "The 1898, two-and-a-half storey, red-brick farmhouse fronting on Sixth Line with its decorative brick elements; date stone; projecting two-storey bay window; hipped roof and single gabled attic dormer on the rear façade; two single-stack red-brick chimneys; segmentally arched openings with simple brick headers and lug sills; cut-stone foundation; and, one-storey frame tail, built on a rectangular plan and set on a fieldstone and concrete foundation;
- "The imposing, two-and-a-half storey, 19th century, L-shaped bank barn with its frame construction, tall rubblestone and concrete foundation, red-brick headers over openings, decorative metal gambrel and gable roofs, pedimented projecting bank entrance, earthen bank off the north façade (and any potential buried bank construction materials), vents and lightning rods, and associated silos; (burned in 2020);
- "The 19th century, one-and-a-half storey, wooden driveshed with its frame construction, board-and-batten cladding, rubblestone foundation, interior loft space, and rectangular openings; (burned in 2020);
- "The early- to mid-20th century, concrete-block, milk house set on a square plan with hipped roof, attic space, wooden doors, and its rectangular openings with stone lintels and slip sills; and,
- "The rolling agricultural fields to the south and east of the farm complex."



4.2 UPDATED EVALUATION OF CHVI

At the request of the Town, an up-to-date evaluation of CHVI has been conducted to determine if the property still retains value as a CHL. To determine CHVI, the property has been evaluated using the criteria from Ontario Regulation (O. Reg.) 9.06 of the *Ontario Heritage Act*, as outlined in the Town's ToR for HIAs. In order to identify cultural heritage value or interest at least one of the following criteria must be met:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining, or supporting the character of an area,
 - ii. is physically, functionally, visually, or historically linked to its surroundings, or
 - iii. is a landmark.

4.2.1 Design or Physical Value

The property at 4243 Sixth Line is no longer representative of a 19th century farmstead. While the house remains a representative example of a late 19th century Queen Anne Revival style farmhouse, the property as a whole has lost several key elements that once denoted its historic use as a farmstead. The losses include the large timber L-shaped bank barn, supplementary outbuildings (driveshed and chicken coop) and agricultural fields that supported the dairy farm. The remaining house and outbuildings, including early to mid-20th century milk house and modern cold storage and store do not form a complete picture of a 19th century farmstead, as they span from several different dates and together would not have been sufficient to support agricultural use of the property. The property as a whole does not display a high degree of craftsmanship or artistic merit. The remaining structures on the property were constructed using



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techniques that were standard for their time, and do not demonstrate a high degree of technical or scientific achievement.

The barn foundation ruins do not demonstrate cultural heritage value or interest in their current condition, as they do not accurately convey the size, scale, and extent of operations from the former barn that was a crucial element in the agricultural, and specifically, dairy farming operation that characterizes the property's history.

While the milk house is a structure of interest, its value would be in relationship to the property as an agricultural landscape, particularly a dairy farm with barn, outbuildings, and agricultural fields. The milk house was tied to the evolution of the farmstead and was a later addition to the property as it was constructed between 1938 and 1960, as determined through topographic and aerial mapping. With the loss of the barn and supplementary outbuildings, the farmstead association with the milk house is also gone. With these elements no longer present, the structure on its own does not demonstrate CHVI, as there is no well-established standard in Ontario for type or style of milk houses.

4.2.2 Historical or Associative Value

The property retains a historic connection to the Biggar family, through the presence of the 1898 Queen Anne Revival residence. The Biggar family was one of the early settler families to Trafalgar Township, and descendants of the family constructed the residence on the property.

As a whole, the property no longer has the potential to yield information that contributes to the understanding of a community or culture. With the substantial changes to the property, surrounding landscape, and the loss of the barn and key outbuildings, the property is not legible as a complete agricultural landscape, and therefore does not convey information about the property in a way that accurately depicts its historical use or development.

4.2.3 Contextual Value

Due to increased development and transportation infrastructure adjacent to the property, the surrounding landscape no longer demonstrates a coherent rural or agricultural character. Changes within the property resulting from the addition of fill, removal of agricultural fields, loss of the barn and outbuilding have altered the property such that it is no longer a complete or legible agricultural landscape. As a result, the property does not define, maintain, or support the character of the area. The property is no longer physically, functionally, visually, or historically linked to its surroundings, given the changes resulting in the loss of the agricultural fields and the changes in the surrounding area from a rural to emerging suburban area. With the loss of the imposing timber barn and the construction of sixth line at a higher grade from the existing residence, the property does not function as a landmark in the area.



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Table 5: Summary of Evaluation of Cultural Heritage Value or Interest

Criteria in O. Reg. 9/06	Discussion
1. The property has design value or physical value because it: <ul style="list-style-type: none">i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method,ii. displays a high degree of craftsmanship or artistic merit, oriii. demonstrates a high degree of technical or scientific achievement.	While the residence remains as a representative example of a Queen Anne Revival farmhouse, the property as a whole is not rare, unique, or representative. The property is no longer legible as an agricultural landscape due to the loss of the fields, barn, and outbuildings, the remaining structures on the property do not demonstrate a high degree of craftsmanship or artistic merit, or demonstrate a high degree of scientific achievement.
2. The property has historical value or associative value because it: <ul style="list-style-type: none">i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, oriii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The property retains a direct association with the Biggar family through the presence of the residence at 4243 Sixth line, which was built by descendants of the family, who were early settlers in the Township. However, the association is no longer directly visibly apparent over the entire property as a landscape due to the changes in the site and loss of buildings to fire. As a result, the property as a whole no longer yields information that contributes to the understanding of a community. The architect of the house is not known.
1. The property has contextual value because it: <ul style="list-style-type: none">i. is important in defining, maintaining, or supporting the character of an area,ii. is physically, functionally, visually, or historically linked to its surroundings, oriii. is a landmark.	The lands surrounding the property have changed with the addition of modern highway and local road infrastructure (such as roundabouts and highway grade crossings) and the beginnings of residential suburban development. Therefore, there is no coherent historical character for the property to define, maintain or support. The changes on and around the property have resulted in a property that is no longer physically, functionally, visually, or historically linked to its surroundings. The property is not a landmark.

4.2.4 Statement of Cultural Heritage Value or Interest

The property at 4243 Sixth Line contains a two-storey structure with stone foundation, red brick cladding, hipped roof with asphalt shingles, and contains a single-storey frame tail section with stone foundation at the rear. The house was constructed in 1898, according to the date stone set into the front façade.

The house demonstrates design/physical value as a representative example of a Queen Anne Revival dwelling. The subdued Queen Anne style is reflected in the two-storey, irregular plan of the building with hipped roof, bay window projection on the south elevation, decorative terra-cotta brick inset on the south elevation, and rectangular window openings with rusticated stone sills and lintels. A two-storey bay projection on the south elevation, inset wooden porch with decorative wooden trim is located on the south elevation, between the main brick house and frame tail. Historically, the house had additional Queen Anne decorative elements, including a full-width wooden porch with elaborate spindle work and paired brackets at the eaves of the second storey.



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The house demonstrates historical value due to its associations with the Biggar Family. The Biggar family was an early settler family in Trafalgar Township, purchasing the property in 1854 and become a prominent farming family on the subject property. One member of the family, Michael Biggar, served as Deputy Reeve of Halton County in 1890-91. Descendants of the Biggar, family, Albert and Harriet, constructed the existing dwelling in 1898 and named the farm "Glenclore Farm". Members of the Biggar family owned and farmed the property until 1985.

Heritage Attributes of the house at 423 Sixth Line include:

- Two storey height, irregular plan, hipped roof
- Stone foundation, red brick cladding and frame tail section with wooden clapboard gladding
- Large rectangular window openings with rusticated stone sills and lintels
- Inset porch between brick house and frame tail, with decorative wooden trim
- Decorative terra cotta tiling on the south elevation below the second storey window
- Two storey bay projection on the south elevation
- Brick chimneys on the south and north elevations



5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

A new R-Plan has been prepared for the property to define the locations of the Bell Mobility communication tower, the residence, and outbuildings. The purpose of the R-Plan is to define the area that contains the identified CHVI and heritage attributes to scope the part of the property on which a designation by-law will apply. The residence will be within a defined area with 10 metre buffers on its north, east, and south elevations. The use of the 10 metre buffer is to encompass all minimum yard requirements of the North Oakville Zoning By-law 2009-189, and to provide a sufficient buffer distance to the residence. The property is within the Existing Development Zone, of the North Oakville Zoning By-law 2009-189. Within this zone, the minimum yard requirements are 9 metres in the front yard, 2.4 metres in the side yards, and 7.5 metres in the rear yard (Town of Oakville 2009: 7-13-1). Should Bell Mobility seek a future severance of the area of the property on which the communications tower is situated, it will not be affected by the designation by-law.



6.0 IMPACT ASSESSMENT

6.1 ASSESSMENT OF IMPACTS FRAMEWORK

The assessment of impacts on cultural heritage resources is based on the impacts defined in the MHSTCI *Infosheet #5 Heritage Impact Assessments and Conservation Plans*. Impacts to heritage resources may be direct or indirect. Direct impacts include:

- **Destruction** of any, or part of any, *significant heritage attributes or features*
- **Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance

Indirect impacts to cultural heritage resources do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the cultural heritage value of a property by causing:

- **Shadows** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden.
- **Isolation** of a *heritage attribute* from its surrounding environment, context or a significant relationship.
- **Direct or indirect obstruction** of *significant* views or vistas within, from, or of built and natural features.
- **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or *site alteration* to fill in the formerly open spaces.
- **Land disturbances** such as a change in grade that alters soil, and drainage patterns that adversely affect an *archaeological resource*.

(Government of Ontario 2006)

Indirect impacts resulting from land disturbances apply to archaeological resources are beyond the scope of this assessment. No further consideration to archaeological resources is provided in this report and recommendations regarding archaeological potential should be prepared by a professional archaeologist licensed with the MHSTCI.



6.2 ASSESSMENT OF IMPACTS

The residence on the property at 4243 Sixth Line demonstrates CHVI as a representative Queen Anne farm dwelling, and retains a historical connection to the Biggar family, early settlers in the Township, who farmed the property until the late 20th century. Accordingly, the assessment of potential impacts is limited to the residence of 4243 Sixth Line. Impacts are defined by Infosheet #5.

The R-Plan is to be registered on title for the property and will not result in any adverse direct or indirect impacts to the residence at 4243 Sixth Line. The residence is to remain in situ. No physical changes are anticipated to the property as a result of the R-Plan implementation. While the residence will be isolated from its former property, historically the property has been severed and sold over time. This includes land for the construction of the 407 Express Toll Route to the north and the redevelopment and expansion of Sixth Line to allow the road to pass over the highway. This road development altered the original front yard and the property's traditional access and circulation patterns. The residence will be also isolated from the milk house and cold storage and store, but these are later agricultural related structures that do not directly relate to the late 19th century residence. The milk house and cold storage and store were connected to farm operations related to the former barn and outbuildings. The destruction of the 19th century barn and outbuildings resulted in a loss of historical connection with the residence and milk house. Thus, there will be no isolation impacts to the residence.

The 2017 CHER did not identify any key views, therefore there will be no obstruction of views. There already have been changes to the land use of the property through the *North Oakville Master Plan* and the North Oakville Zoning By-law 2009-189. Within the North Oakville Master Plan, the property is designated within an Employment Area/District referred to as "land designed to accommodate development of predominantly employment generating uses including a wide range of industrial and office development (Town of Oakville 2008: 9).



7.0 MITIGATION AND CONSERVATION STRATEGIES

7.1 MITIGATION FOR DIRECT AND INDIRECT IMPACTS

Where impacts are anticipated to heritage resources, mitigation measures are required to avoid or reduce the effects of the impacts. Guidance for mitigation measures is defined in the MHSTCI Infosheet #5 Heritage Impact Assessments and Conservation Plans as follows:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanisms

Given that implementation of the R-Plan will apply designation to only the portion of the property containing the residence, potential future relocation of the tower within the non-designated lands will not require an additional HIA.

7.2 CONSERVATION STRATEGIES

While not anticipated as part of the proposed R-Plan application, it is understood that Bell Mobility intends to dispose of the property in the future. Given the surrounding environment, it is likely that the property would be purchased for redevelopment, which will require a Heritage Impact Assessment (HIA) to assess the impacts of any proposed development on the identified heritage attributes of the property.

In the absence of detailed development plans, it is premature to determine how development might approach the retention or removal of remaining buildings or foundation ruins on the property. Given that, a high-level discussion of conservation strategies and the merits of retaining the existing elements has been provided, to guide Bell Mobility and the Town in future decision-making for the property.

As the house demonstrates CHVI as a representative Queen Anne farmhouse, future development plans should consider retention of the house and integration within any proposed redevelopment. Depending on the specifics of the development, this may involve relocation of the residence. Relocation may be appropriate given that the house does not demonstrate strong contextual value due to the changes within the property and surrounding landscape. Proposals to relocate the building should be prefaced by a structural assessment to determine that the building can withstand relocation, and an HIA or conservation



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plan to identify the required repair, restoration, and rehabilitation required for the house before, during and after relocation.

While the barn foundations could be conserved *in situ* as a ruin in a park setting, this approach has limited potential to conserve the former CHVI of the barn. The foundation ruins would indicate that a barn once stood on the site, but would not accurately convey the size, scale, and range of uses that were part of its agricultural, and specifically, dairy operations in the property's history, nor would it accurately convey the historical associations of the property unless the foundation ruins were retained in relationship to the house. The *Preliminary General Assessment of Building After Fire*, prepared by Stantec in 2020 (see Appendix E), determined the barn walls to be severely affected by the fire. Some sections have already collapsed due to lack of support. Conserving the barns *in situ* would be a safety hazard. Documentation and salvage of the barn foundation ruins would be appropriate, given the changes that have already occurred on the property. Salvaged stone and bricks could be integrated into entry gates, walled fencing, benches or park fixtures within a new development. It would be important for comprehensive commemoration to accompany the new features within the new development, with commemorative panels or plaques containing historic photographs of the barn and house.



8.0 RECOMMENDATIONS

- No impacts are identified on the house as a result of the proposed R-Plan. As development may occur on or adjacent to the designated property in the future, the following is recommended: Work with the Town of Oakville and future property developers to develop a disposition strategy for the property that requires the conservation and commemoration of the house and historical values of the property, including:
 - A Heritage Impact Assessment (HIA) assessing impacts of the proposed development on the heritage attributes of the property
 - Retention, repair, and rehabilitation of the Queen Anne house to integrate it into future development
 - Preparation of a conservation plan if relocation of the house is proposed
 - Submission of a notice of demolition for removal of barn foundation ruins
 - Documentation and salvage of the barn foundation ruins
 - Incorporation of salvaged material into features of the new development where possible, including entry gates, walled fences, raised garden beds, park furniture, commemorative devices etc.
 - Development of commemorative and interpretive material (complete with historical photographs) to articulate the historical significance of the property, its association with the Biggar family, and the former agricultural use of the property.
- To provide for the retention of historic information, copies of this report should be deposited with a local repository of historic material. Therefore, it is recommended that this report be deposited by Bell Mobility at the following locations:

Oakville Public Library
120 Navy Street
Oakville, ON, L6J 2Z4

Heritage Oakville Municipal Advisory Committee
1225 Trafalgar Road
Oakville, ON, L6H 0H3



Closure
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9.0 CLOSURE

This report has been prepared for the sole benefit of Bell Mobility, and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

STANTEC CONSULTING LTD.

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APPENDIX A:

References

APPENDIX A – REFERENCES

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APPENDIX B:

Summary of Qualifications

Meaghan Rivard is Stantec's Senior Heritage Consultant with experience in the identification, evaluation, and documentation of heritage resources as well as expertise in the environmental assessment process as it pertains to heritage resources. Ms. Rivard is a member of the Canadian Association of Heritage Professionals and works across disciplines in a variety of settings from municipal conservation planning to transportation infrastructure and environmental assessments. Ms. Rivard has experience managing and executing all aspects of Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Photographic Documentations, and Heritage Conservation Plans. She has assessed more than 2,500 properties as part of windshield surveys and worked under various classed environmental assessments. In addition to EA related work, Meaghan continues to be actively involved in the assessment of individual properties. Here she utilizes knowledge in the identification, evaluation, and documentation of heritage resources alongside expertise in the assessment of proposed change and preparation of options to mitigate negative impacts on heritage resources. Meaghan is focused on regulatory satisfaction balanced with an admiration for the heritage of our province.

EDUCATION

M.A. (Public) History, Western University, London, Ontario, 2009

B.A. History - Honours with Distinction, Brock University, St. Catharines, Ontario, 2008

MEMBERSHIPS

Member, Canadian Association of Heritage Professionals

PROJECT EXPERIENCE

Heritage Planning and Design

Sault Ste. Marie Canal, Conservation and Rehabilitation Project, Sault Ste. Marie, Ontario (Task Manager, Heritage Consultant)

South Kitchener District Park, Kitchener, Ontario (Task Manager, Heritage Consultant)

Horst House, Town of Elmira, Waterloo, Ontario (Task Manager and Heritage Consultant)

Filsinger Park Improvement Project, Kitchener, Ontario (Task Manager, Heritage Consultant)

St. Thomas Heritage Conservation District Study, St. Thomas, Ontario (Senior Heritage Consultant)

Kincardine Heritage Conservation District Study (Project Manager, Heritage Consultant)

Bloor Street West Heritage Conservation District Study, Toronto, Ontario (Project Manager)

St. Clair HCD Plan Update, Hamilton, Ontario (Project Manager and Quality Reviewer)

Bridge Master Plan, Hamilton, Ontario (Task Manager, Heritage Consultant)

TTC College Station Expansion, Toronto, Ontario (Task Manager and Heritage Consultant)

Whitney Block, Toronto, Ontario (Project Manager)

Stouffville Grade Separations and Scarborough Junction, Toronto, Ontario (Task Manager and Heritage Consultant)

Heritage Building Energy Audits, Multiple Locations - Region of Waterloo, Ontario (Heritage Reviewer)

Elora Mill Site, Elora, Ontario (Heritage Reviewer)

Erindale Village Dam, Mississauga, Ontario
(Project Manager and Heritage Consultant)

Heritage Building Condition Assessments, North
Pickering, Ontario (Heritage Reviewer)

Lily Lake Heritage Impact Assessment (Project
Manager and Heritage Consultant)

Victoria Park Development, London, Ontario (Task
Manager, Heritage Consultant)

Clarence Street Tower Proposed Development,
London, Ontario (Heritage Consultant)

Coleraine Drive, Caledon, Ontario (Project
Manager, Heritage Consultant)

Talbot Street Tower, London, Ontario (Task
Manager, Heritage Consultant)

Alberton Road House, Hamilton, Ontario (Heritage
Consultant, Project Manager)

CPR Station Heritage Conservation Plan, Owen
Sound, Ontario (Project Manager, Heritage
Consultant)

Sir Adam Beck I, Niagara, Ontario (Project
Manager and Senior Heritage Consultant)

London Psychiatric Hospital*, London, Ontario
(Cultural Heritage Specialist)

Wellington Road HIA, Ontario

3800 Colonel Talbot Road, Ontario

2012 Oxford Street, London, Ontario (Quality
Review and Heritage Consultant)

2093 Gordon Street, Guelph, Ontario (Quality
Review and Heritage Consultant)

32-40 York Street London, London, Ontario (Task
Manager, Heritage Consultant)

Niagara Parks Commission Generating Stations,
Ontario (Project Manager, Quality Review, and
Heritage Consultant)

Caledon CHIS, Caledon, Ontario

1148 Byron Baseline Road, London, Ontario
(Project Manager and Cultural Heritage Specialist)

123 Queens Avenue, London, London, Ontario
(Project Manager and Cultural Heritage Specialist)

Bowmanville Post Office, Ontario (Quality Review
and Heritage Consultant)

265 St. David Street, Ontario (Project Manager
and Cultural Heritage Specialist)

Baseline/Wellington Development, London,
Ontario (Quality Review and Heritage Consultant)

230 North Center Road, London, Ontario (Quality
Review and Heritage Consultant)

Floral Clock Cultural Heritage Evaluation Report
and HIA, Niagara, Ontario (Quality Review and
Heritage Consultant)

Thunder Bay GS, Thunder Bay, Ontario (Project
Manager and Cultural Heritage Specialist)

Nanticoke Generating Station Particulate Capture
Improvement Project, Nanticoke, Ontario (Project
Manager and Cultural Heritage Specialist)

* denotes projects completed with other firms

Ragged Chute, New Liskard, Ontario (Project Manager and Heritage Consultant)

Fox House*, Milton, Ontario (Project Manager and Cultural Heritage Specialist)

Featherstone House*, Milton, Ontario (Project Manager and Cultural Heritage Specialist)

Bowes House*, Milton, Ontario (Project Manager and Cultural Heritage Specialist)

Patterson House*, Milton, Ontario (Project Manager and Cultural Heritage Specialist)

Beaty House*, Milton, Ontario (Project Manager and Cultural Heritage Specialist)

Woodbine Residence*, Toronto, Ontario (Cultural Heritage Specialist)

Archival Research and Interpretive Plans for Heritage/Archaeological Sites

Canadian Baseball Hall of Fame and Museum, Friends of Labatt Park*, London, Ontario, 2009

Museum London, Former Archival and Teaching Museum, Regional Mental Health & Western University*, London, Ontario, 2009

The William Harvey Project*, London, Ontario, 2009

19th Hop Industry in Middlesex County Research Project*, London, Ontario, 2009

The Oil Springs Social History Project*, Lambton County, Ontario (Fairbank Fellow), 2009

Saskatchewan Military Heritage Project*, Saskatchewan, Ontario (Cultural Heritage Specialist), 2013

Environmental Assessment

West London Dyke EA, London, Ontario (Task Manager, Heritage Consultant)

Beaver Creek EA, Waterloo, Ontario (Task Manager, Heritage Consultant)

Courtneypark Drive EA, Mississauga, Ontario (Heritage Consultant)

Peel Watermain Main Street, Brampton, Ontario (Cultural Heritage Specialist)

Innovation Drive, Ottawa, Ontario (Task Manager, Heritage Consultant)

Hamilton Bridge Master Plan - CHERs, Hamilton, Ontario (Heritage Consultant)

North Grenville Master Plan EA, North Grenville, Ontario (Heritage Consultant)

Chapel Hill EA, Ottawa, Ontario (Task Manager, Heritage Consultant)

Woodbine Residence*, Toronto, Ontario (Cultural Heritage Specialist)

White Lake Narrows Bridge, White River, Ontario (Task Manager, Heritage Consultant)

Prairie River Bridge, Thunder Bay, Ontario (Task Manager, Heritage Consultant)

26 Northumberland Street Ayr, Ayr, Ontario

** denotes projects completed with other firms*

Kaministiquia River Bridge, Thunder Bay, Ontario
(Task Manager, Heritage Consultant)

Joshua Creek Culvert, Oakville, Ontario (Task
Manager, Heritage Consultant)

Highbury Avenue CN Overpass, London, Ontario
(Task Manager, Heritage Consultant)

Hamilton Bridge Master Plan, Hamilton, Ontario
(Task Manager, Heritage Consultant)

Old Orchard Sewage Storage Facility*, Grimsby,
Ontario (Project Manager, Heritage Consultant)

Simpson Lake Quarry, Township of Addington
Highlands, County of Lennox and Addington,
Ontario (Heritage Consultant)

Weber Street Widening, Waterloo, Ontario
(Heritage Consultant)

Little Long Lac Mining District, Greenstone,
Ontario (Task Manager, Heritage Consultant)

Teeterville Dam Heritage Memo, Ontario

Lakeshore Secondary Plan CHER - Lighthouse
Cove, Ontario (Project Manager and Cultural
Heritage Specialist)

Industrial Development

Deloro Mine Site*, Deloro, Ontario (Cultural
Heritage Specialist), 2011 - 2012

Pine Street Distribution Station, Timmins, Ontario
(Task Manager and Cultural Heritage Specialist)

Strathroy Transformer Station Area Office*,
Strathroy, Ontario (Project Manager and Cultural
Heritage Specialist)

Toronto Transformer Station*, Niagara Falls,
Ontario (Cultural Heritage Specialist)

Goderich Transformer Station, Goderich, Ontario
(Cultural Heritage Specialist)

Kirkland Lake Operations Centre*, Kirkland Lake,
Ontario (Project Manager and Cultural Heritage
Specialist)

Wind Power

White Pines Wind Project, Ontario (Cultural
Heritage Specialist)

Amherst Island Wind Farm - 74MW, Amherst
Island, Ontario (Cultural Heritage Specialist)

Strong Breeze Wind Project, Ontario (Task
Manager, Heritage Consultant)

Summerhaven Wind Energy Centre, Haldimand
County, Ontario (Cultural Heritage Specialist)

Cedar Point Wind Power Project*, Lambton
County, Ontario (Task Manager and Cultural
Heritage Specialist)

Goshen Wind Energy Centre*, Huron County,
Ontario (Cultural Heritage Specialist)

Jericho Wind Energy Centre*, Lambton County,
Ontario (Cultural Heritage Specialist)

Twenty Two Degrees Wind Farm*, Huron County,
Ontario (Cultural Heritage Specialist)

** denotes projects completed with other firms*

Meaghan Rivard MA, CAHP

Senior Heritage Consultant

Fairview Wind Project, Clearview Township,
Simcoe County, Ontario (Heritage Consultant)

Adelaide Wind Power Project*, Middlesex County,
Ontario (Cultural Heritage Specialist)

Power

Barlow Solar Energy Centre Project, Ontario (Task
Manager, Heritage Consultant)

Lake Simcoe Regional Airport Solar Project,
Ontario (Task Manager, Heritage Consultant)

Pendleton Solar Energy Centre, Ontario (Task
Manager, Heritage Consultant)

Windsor Solar Project, Windsor, Ontario (Project
Manager, Heritage Consultant)

Southgate Solar SP, Southgate, Ontario (Project
Manager, Heritage Consultant)

** denotes projects completed with other firms*

Lashia Jones is a Cultural Heritage Specialist and member of Stantec's Environmental Services Team, with experience in identifying, evaluating and planning for cultural heritage resources. Ms. Jones is a member of the Canadian Association of Heritage Professionals, and has a Master's Degree in Canadian Studies from Carleton University, specializing in Heritage Conservation. Ms. Jones has worked for both public and private sector clients, providing a variety of cultural heritage services including heritage impact assessments, cultural heritage evaluations, inventories of cultural heritage resources, heritage conservation districts, heritage master plans, conservation plans and cultural heritage bridge evaluations. Ms. Jones is well versed with local, provincial and national tools for the identification, evaluation and planning best practices for cultural heritage resources, including the Ontario Heritage Act, Provincial Policy Statement, Planning Act, Environmental Assessment Act, Ontario Heritage Tool Kit, Standards and Guidelines for the Conservation of Provincial Heritage Properties and the Standards and Guidelines for the Conservation of Historic Places in Canada. Lashia's role on various project types has given her experience in public engagement and consultation, constructive dialogue with clients, heritage committees, local councils and multi-disciplinary project teams.

EDUCATION

Bachelor of Arts (Honours), Cultural Anthropology / English Literature, University of Toronto, Ontario, 2009

Master of Arts, Canadian Studies (Heritage Conservation Specialty), Carleton University, Ottawa, Ontario, 2012

MEMBERSHIPS

Member, Canadian Association of Heritage Professionals, 2014-present

PROJECT EXPERIENCE

Heritage Planning

Downtown St. Thomas Heritage Conservation District Study , St. Thomas, Ontario (Cultural Heritage Specialist)

Kincardine Heritage Conservation District Study, Kincardine , Ontario, Canada (Cultural Heritage Specialist), 2019

Strategic Conservation Plan Niagara Power Generating Station , Niagara Falls, Ontario (Cultural Heritage Specialist), 2019

Strategic Conservation Plan Sir Adam Beck II Generating Station , Niagara Falls, Ontario, Canada (Cultural Heritage Specialist), 2018-2019

Downtown St. Thomas Heritage Conservation District Plan, St. Thomas, Ontario (Cultural Heritage Specialist; Project Manager)

St. Clair Heritage Conservation District Plan Update, Hamilton, Ontario (Cultural Heritage Specialist)

St. George-Grosvenor Heritage Conservation District Study, London, London, Ontario (Cultural Heritage Specialist), 2016

Strategic Conservation Plan, Nanticoke Generating Station, Nanticoke, Ontario (Cultural Heritage Specialist)

Conservation Plan, 1664 Huron Road, Kitchener, Kitchener, Ontario (Cultural Heritage Specialist)

Bloor West Village Heritage Conservation District Study, Toronto, Ontario (Cultural Heritage Specialist)

Heritage Conservation Districts*, Various

Cultural Heritage Plans / Management Plans*, Various

Cultural Heritage Evaluation Report, King George School*, Hamilton, Ontario (Heritage Specialist)

Cultural Heritage Evaluation Report, 91 John Street South*, Hamilton, Ontario (Heritage Specialist)

Burlington Heights Heritage Lands Management Plan*, Hamilton, Ontario (Heritage Researcher/Heritage Specialist)

Cultural Heritage Evaluation Report, 140 Locke Street South*, Hamilton, Ontario (Heritage Specialist)

Whitehern Landscape Conservation Management Plan*, Hamilton, Ontario (Heritage Specialist)

Pipeline Survey

Cultural Heritage Assessment Report, Greenstone Pipeline, Greenstone, Ontario

Cultural Heritage Assessment Report, Dawn Dover Pipeline, Lambton County, Ontario

Heritage/Archaeological Resource Impact Assessments

Cultural Heritage Screening Report, Metrolinx Stouffville Corridor, Toronto and Markham, Ontario (Cultural Heritage Specialist)

Heritage Impact Assessment, 1664 Huron Road,, Kitchener, Ontario (Cultural Heritage Specialist)

Heritage Impact Assessment, former residence, Erin, Ontario

Cultural Heritage Evaluation Report, Nanticoke Generating Station, Nanticoke, Ontario (Cultural Heritage Specialist)

Cultural Heritage Evaluation Report, Lambton Generating Station, Township of St. Clair, Ontario (Cultural Heritage Specialist)

Heritage Impact Assessment, 36-40 York Street, London, Ontario (Cultural Heritage Specialist)

Heritage Impact Assessment, 23 Queen's Park Crescent, Toronto, Ontario (Cultural Heritage Specialist)

Heritage Impact Assessments/ Cultural Heritage Assessments*, Various

Heritage Impact Assessment for Piers 5-8 West Harbour*, Hamilton, Ontario (Heritage Planner)

Heritage Impact Assessment for Residential Properties and Proposed Quarry Expansion*, Hamilton, Ontario (Heritage Specialist)

Cultural Heritage Evaluation Report and Heritage Impact Assessment for the Former Gibson School*, Ontario (Heritage Specialist)

Heritage Bridges

Cultural Heritage Evaluation Report, Victoria Street Pedestrian Bridge, Township of Centre Wellington, Township of Centre Wellington, Ontario (Cultural Heritage Specialist)

* denotes projects completed with other firms

Cultural Heritage Evaluation Report, Riverside Bridge, London, Ontario (Cultural Heritage Specialist)

Bridge Design Guidelines , Township of Centre Wellington, Ontario (Cultural Heritage Specialist)

24 Cultural Heritage Bridge Evaluation Reports, City of Hamilton, Hamilton, Ontario (Cultural Heritage Specialist)

Big Otter Creek Bridge Cultural Heritage Evaluation Report, Tillsonburg, Ontario (Cultural Heritage Specialist)

Heritage Impact Assessment, Victoria Street Pedestrian Bridge, Township of Centre Wellington, Ontario (Cultural Heritage Specialist)

Heritage Bridge Evaluations*, Various

Heritage/Archaeological Resource Sections for Environmental Impact Assessments

Heritage Impact Assessment, West London Dyke, London, Ontario (Cultural Heritage Specialist)

Heritage Impact Assessment, Beaver Creek, Waterloo, Ontario

Cultural Heritage Assessment Report, Belle River, Belle River, Ontario (Cultural Heritage Specialist)

Amherstburg Cultural Heritage Assessment Report, Amherstburg, Ontario (Cultural Heritage Specialist)

COMMUNITY INVOLVEMENT

Member, Board of Directors, London Heritage Council (LHC), London, Ontario, Canada 2016-present

PRESENTATIONS

Heritage Conservation and Urban Design: Challenges, Successes and Balances. *Ontario Professional Planners Institute (OPPI) Annual Conference*, 2015.

Integrating Heritage and Planning: Exploring the Value of Older Neighbourhoods. *Ontario Professional Planners Institute (OPPI) Annual Conference*, 2017.

Industrial Heritage Districts and Harnessing Energy: Examples from Ontario. *National Trust for Canada Annual Conference*, 2015.

The Designating By-law: A Make-or-Break Tool. *National Trust for Canada Annual Conference* , 2018.

Rockway Centre: A Case Study of Balancing the Needs of an Older Adult Community and Heritage Conservation in Kitchener. *Heritage Canada Annual Conference*, 2013.

* denotes projects completed with other firms

Laura brings over eight years of experience in the promotion and preservation of history through education, public interaction, building conservation and museums. She has conducted in-depth research on heritage properties at cultural and governmental institutions, performed detailed oral history interviews, participated, and coordinated in heritage assessments, including cultural heritage evaluation reports, provincial significance reports, municipal heritage designation reports, and other heritage impact assessments.

Laura's experience in research and coordination of various tasks and events with a strong focus on client relations makes her a great addition to the Stantec team.

EDUCATION

Master of Arts, Public History, The University of Western Ontario, London, Ontario, 2014

Bachelor of Arts, History Degree, University of Guelph, Guelph, Ontario, 2012

MEMBERSHIPS

Intern Member, Canadian Association of Heritage Professionals

PROJECT EXPERIENCE

Heritage Planning

Bloor West Village, Toronto, Ontario (Report Writer)

Wolfe Street Tower Proposed Development, London, Ontario (Report Writer)

Downtown St. Thomas, St. Thomas , Ontario (Report Writer)

32, 36, 40 York Street Proposed Development, London, Ontario (Report Writer)

Salem Secondary Growth Development Plan, Barrie , Ontario (Report Writer)

144 Brock Street, 442-448 George Street North, and 450 George Street North Proposed Development, Peterborough, Ontario (Report Writer)

Carlsbad Land Assembly, Ottawa , Ontario (Report Writer)

9770 Keele Street, Vaughan, Ontario (Report Writer)

St. Clair Neighbourhood, Hamilton, Ontario (Report Writer)

2591 Bradley Avenue, London, Ontario (Report Writer)

Dufferin Sanitary Trunk Sewer System Improvements at G. Ross Lord Reservoir, Toronto , Ontario (Report Writer)

Heart Lake Road Corridor, Brampton , Ontario (Report Writer)

185-205 Derry Road West, Mississauga, Ontario (Report Writer)

Thomasfield Homes Subdivision, Erin, Ontario (Report Writer)

Portland Common, Toronto, Ontario (Report Writer)

Floral Clock, Niagara-on-the Lake, Ontario (Report Writer)

2093 Gordon Street, Guelph , Ontario (Report Writer)

2187 Gordon Street, Guelph , Ontario (Report Writer)

4243 Sixth Line, Oakville, Ontario (Report Writer)

Lower Doon and Homer Watson Park, Kitchener , Ontario (Report Writer)

Brookside Youth Detention Centre, Cobourg, Ontario (Report Writer)

Peterborough Courts, Peterborough, Ontario (Report Writer)

Locust Hill School, Markham, Ontario (Report Writer)

Penetanguishene Mental Health Centre, Penetanguishene, Ontario (Report Writer)

Downtown Kincardine, Kincardine, Ontario (Report Writer)

Altona Heritage Commemoration Study, Pickering, Ontario (Report Writer)

Heritage Planning Best Practices Review, Halifax, Nova Scotia (Report Writer)

Bowmanville Post Office, Clarington, Ontario (Report Writer)

Edwardsburgh Landbank, Edwardsburgh/Cardinal, Ontario (Report Writer)

Highway and Transportation

Stouffville Corridor Grade, City of Markham and City of Toronto, Ontario (Report Writer)

Bridge over the North Penetangore River, Kincardine, Ontario (Report Writer)

Bridge over Highway 401 West, at Watson Road, Puslinch Township, Ontario (Report Writer)

Bridge over Big Otter Creek, Tillsonburg, Ontario (Report Writer)

Culvert on Gully Creek, Municipality of Centre Wellington, Ontario (Report Writer)

Victoria Street Pedestrian Bridge, Township of Centre of Wellington, Ontario (Report Writer)

Lincolnville GO Station Improvements, Municipality of Whitchurch-Stouffville, Ontario (Report Writer)

Square One Drive Extension, Mississauga, Ontario (Report Writer)

Colonel Talbot Pumping Station, London, Ontario (Report Writing)

Bridges across the City of Hamilton, Hamilton, Ontario (Report Writer)

Halton North Truck Inspection Station, Town of Halton Hills, Town of Milton, Regional Municipality of Halton, and County of Wellington, Ontario (Report Writer)

1350 Courtice Road, Municipality of Clarington, Ontario (Report Writer)

Highway 401 Eastern Bridges and Culverts,
Northumberland County, Ontario (Report Writer)

Bridges No. 2, 3, and 13, Blue Mountains, Ontario
(Report Writer)

Bowmanville Rail Expansion - Thornton-CP Grade
Separation, Durham Region, Ontario (Report
Writer)

Des Newman Boulevard, Whitby, Ontario (Report
Writer)

Roseville Underpass, Township of North Dumfries,
Ontario (Report Writer)

Thorndale Bridge, County of Middlesex, Ontario
(Report Writer)

Bramalea Road from Queen Street to South City
Limit, Hamilton, Ontario (Report Writer)

Little Current Swing Bridge, Town of the
Northeastern Manitoulin and the Islands, Ontario
(Report Writer)

Pipeline Survey

Pipeline to Serve Fenelon Falls, Municipality of
Durham and City of Kawartha Lakes, Ontario
(Report Writer)

Pipeline to Serve Seaton Lands, Durham Region,
Ontario (Report Writer)

Pipeline Dawn to Dover, Panhandle
Reinforcement, , Lambton County and Municipality
of Chatham-Kent, Ontario (Report Writer)

Pipeline to Serve Southern Bruce County,
Counties of Bruce, and Grey , Ontario (Report
Writer)

Pipeline to Serve the Whitney Block, Toronto,
Ontario (Report Writer)

Pipeline to Serve Greenstone, Municipality of
Greenstone, Ontario (Cultural Heritage Specialist)

Pipeline to Kingsville Expansion, Essex County,
Ontario (Report Writer)

NPS Don River Replacement and Supply,
Toronto, Ontario (Report Writer)

Pipeline to Serve Chatham-Kent, Municipality of
Chatham-Kent, Ontario (Report Writer)

Pipeline to Serve Sarnia, Sarnia , Ontario (Report
Writer)

Pipeline to Serve Clarence-Rockland, , Clarence-
Rockland, Ontario (Report Writer)

Georgian Sands Pipeline, Township of
Springwater, Ontario (Report Writer)

Windsor Pipeline Replacement, Essex County and
Municipality of Chatham-Kent, Ontario (Report
Writer)

Sarnia Pipeline, Lambton County, Ontario (Report
Writer)

Kirkwall-Hamilton Pipeline, Hamilton, Ontario
(Report Writer)

Renewable Energy, Solar

Pendleton Solar Energy Centre, Township of Alfred and Plantagenet, Ontario (Cultural Heritage Specialist)

Barlow Solar Energy Centre, Township of Stormont, Ontario (Culture Heritage Specialist)

Lake Simcoe Regional Airport Solar Project, Township of Oro-Medonte, Ontario (Cultural Heritage Specialist)

Sky One Solar Project, Township of Ryerson, Ontario (Report Writer)

Renewable Energy, Wind

Strong Breeze Wind Project, Municipality of Dutton-Dunwich, Ontario (Report Writer)

Industrial Buildings

Nanticoke Generating Station, Haldimand County, Ontario (Report Writer)

Lambton Generating Station, Lambton County, Ontario (Report Writer)

Sir Adam Beck 1 Generating Station, Niagara-on-the-Lake, Ontario (Report Writer)

Thunder Bay Generating Station, Thunder Bay, Ontario (Report Writer)

Canadian Niagara Power, Ontario Power, and Toronto Power Generating Stations, City of Niagara Falls, Ontario (Report Writer)

Landscape Architecture

Cliff Street Cooling and Heating Plant, Ottawa Ontario, Ottawa, Ontario (Cultural Heritage Specialist)

Rehabilitation of the West Sector and Bank Street Valley, Ottawa, Ontario (Report Writer)

West Employment Lands, Waterloo, Ontario (Report Writer)

South Drive Accessibility Improvements, Ottawa, Ontario (Report Writer)

Peel Manor Health Care Facility (Report Writer)

Environmental Assessment

Stormwater Runoff Quality Control & Investigation of Basement Flooding: Area 35 and 37, Toronto, Ontario (Report Writer)

Silver Lake and Laurel Creek, Waterloo, Ontario (Report Writer)

Living Arts Drive, Mississauga, Ontario (Report Writer)

Upper Little River Watershed, County of Essex, Ontario (Report Writer)

Bramalea Road Improvements, Brampton, Ontario (Report Writer)

Orangeville Water Supply, Orangeville, Ontario (Report Writer)

Baffinland Culture, Resources and Land Use, Baffin Island, Nunavut (Report Writer)

Laura Walter MA, BA

Cultural Heritage Specialist

Colonel Talbot Pumping Station, London, Ontario
(Report Writer)

Newcastle Urban Area, Regional Municipality of
Durham, Ontario (Report Writer)

APPENDIX C:

Historical Photographs



Photo 1: Residence, ca. 1900s (Source: Trafalgar Township Historical Society. *Glencare Farm Built 1898*. TTJBT000402)



Photo 2: Bank Barn ca. 1900s (Source: Trafalgar Township Historical Society. *Glencare Farm Barn*. TTJBT000403)



Photo 3: Cutting Hay, ca. 1900s (Source: Trafalgar Township Historical Society. *Farming Photos Small Size*. TTJBT000449)



Photo 4: Filling silo with corn, ca. 1900s (Source: Trafalgar Township Historical Society. *Farming Photos Small Size*. TTJBT000449)



Photo 5: Prize Herd Sample, ca. 1900s (Source: Trafalgar Township Historical Society. *Farming Photos Small Size*. TTJBT000449)



Photo 6: Moving hay, ca. 1900s (Source: Trafalgar Township Historical Society. *Farming Photos Small Size 2*. TTJBT000450)



Photo 7: Painting Pump House, ca. 1900s (Source: Trafalgar Township Historical Society, *Farming Photos Small Size 2*. TTJBT000450)



Photo 8: Michael, Albert, Wilbert and Harold Biggar ca. 1918-1920 (Source: Trafalgar Township Historical Society, *Four Generations: Michael, Albert, Wilbert, Harold Biggar*. TTJBT000464)



Photo 9: Michael and Clara Biggar ca. 1910s (Source: Trafalgar Township Historical Society, *Clara Biggar with Her Grandpa, Michael Biggar*. TTJBT000447)



Photo 10: Hettie and Harold Biggar 1917 (Source: Trafalgar Township Historical Society, 1917. Hettie (Munn) Biggar with Grandson, Harold. TTJBT000410)



Photo 11: The Biggar Family ca. 1930s (Source: Trafalgar Township Historical Society, *The Biggar Family of Glenclare Farm*. TTJBT000419)



Photo 12: Wilbert and Harold Biggar Binding Hay ca. 1930s (Source: Trafalgar Township Historical Society, *Binding Hay at Glenclare*. TTJBT000486)



Photo 13: Wilbert and Ethel Biggar ca. 1940-1950s (Source: Trafalgar Township Historical Society. *Ethel and Wilbert Biggar Going to Reeve's Convention*. TTJBT000432)



Photo 14: Hettie Biggar and Jane Desdamona ca. 1930s (Source: Trafalgar Township Historical Society. *Sisters Hettie & Jennie Munn*. TTJBT000409)



Photo 15: Harold, Lois, and Ethel Biggar ca. 1920s (Source: Trafalgar Township Historical Society. *Harold and Lois with Mother Ethel (Conover) Biggar*. TTJBT000428)



Photo 16: Wilbert and Hettie Biggar with Cousin Ceicl Reid ca. 1930s (Source: Trafalgar Township Historical Society. *Wilbert and Hettie Biggar, Cousin Cecil Reid*. TTJBT000423)



Photo 17: Lois, Martha, and Kathryn Biggar ca 1934 (Source: Trafalgar Township Historical Society. *Lois, Martha, Kathryn Biggar at Glencare Farm*. TTJBT000474)



Photo 18: Albert, and Wilbert Biggar ca. 1900-1920 (Source: Trafalgar Township Historical Society. *Albert, Wilbert and Clara Biggar at Glencare Farm*. TTJBT000477)



Photo 19: Sleighing on Biggar Farm ca. 1910s. (Source: Trafalgar Township Historical Society. *Sleighbg on the Biggar Farm at 6th Line, Trafalgar*. TTJBT000472)



Photo 20: Wilbert and Clara Biggar ca. 1910-20s (Source: Trafalgar Township Historical Society. *Wilbert and Clara Biggar*. TTJBT000414)



Photo 21: Sleighing on Biggar Farm ca. 1900-1920 (Source: Trafalgar Township Historical Society. *Sleighbg on the Biggar Farm at 6th Line, Trafalgar*. TTJBT000472)



Photo 22: Glencare Farm Truck ca. 1930s-1940s (Source: Trafalgar Township Historical Society. *Glencare Farm Truck*. TTJBT000476)



Photo 23: Albert Anson Biggar 1882-1883 (Source: Trafalgar Township Historical Society. *Albert Anson Biggar*. TTJBT000482)



Photo 24: Team leveling on farm ca. 1900-1910 (Source: Trafalgar Township Historical Society. *Team Levelling Field at Glenclare Farm*. TTJBT000485)

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Photo 25: Michael Biggar on Farm ca. 1900-1910s. (Source: Trafalgar Township Historical Society. *Michael Lafey Biggar, Winter Rig.* TTJBT000413)

Photo 26: Michael and Wilbert Biggar ca. 1888-1890 (Source: Trafalgar Township Historical Society. *Michael and Grandson Wilbert Biggar.* TTJBT000473)



Photo 27: Wilbert and Ethel family on Biggar Farm ca. 1930s (Source: Trafalgar Township Historical Society. *The Family of Ethel and Wilbert Biggar.* TTJBT000433)

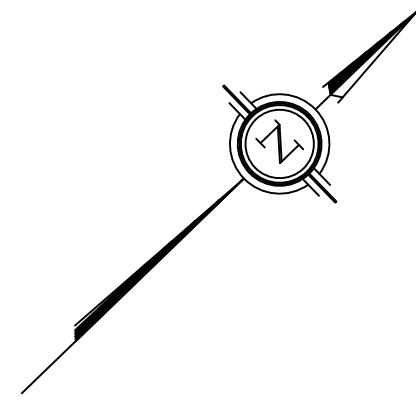


Photo 28: Albert and Hettie Biggar with children ca. 1890s (Source: Trafalgar Township Historical Society. *Albert and Hettie Biggar with Children, Clara and Wilbert.* TTJBT000404)

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APPENDIX D:

Registered Plan



SCHEDULE			
PART	PART OF LOT	CONCESSION	PART OF PIN
1	15	2	2429-0012 (LT)
2	15	2	2429-0012 (LT)
3	15	2	2429-0012 (LT)
4	15	2	2429-0012 (LT)
5	15	2	2429-0012 (LT)
6	15	2	2429-0012 (LT)
7	15	2	2429-0012 (LT)

PLAN OF SURVEY OF
PART OF LOT 15
CONCESSION 2
NORTH OF DUNDAS STREET
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
Scale 1:1500

Stantec Geomatics Ltd.

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND	
□	DENOTES
■	FOUND MONUMENTS
□	SET MONUMENTS
■	IRON BAR
■	STANDARD IRON BAR
■	SHORT STANDARD IRON BAR
■	WITNESS
■	PROPERTY IDENTIFICATION NUMBER
■	SET
■	MEASURED
N.D.S.	NORTH OF DUNDAS STREET
P	PLAN 20R-10389
P1	PLAN 20R-11420
P2	PLAN 20R-20122
P3	PLAN 20R-20271
P4	PLAN EX-150
D1	INST. NO. 783769
F	FIELD NOTE by SEXTON MCKAY LIMITED, O.L.S.
U	DATED FEBRUARY 9th, 1994
OU	ORIGIN UNKNOWN
752	W.H. CARR, O.L.S.
750	CUNNINGHAM MCCONNELL LIMITED, O.L.S.
188	SAXTON MCKAY LIMITED, O.L.S.
MMG	MINISTRY OF GOVERNMENT SERVICES
MMW	MMM GEOMATICS ONTARIO LIMITED, O.L.S.

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE
COMBINED SCALE FACTOR OF 0.999700047.

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS FROM MONUMENT A TO B, SHOWN HEREON, HAVING A BEARING OF N45°49'20" REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

P, P1 & F - COMPARISONS SHOWN ARE WITH ASTRONOMIC BEARINGS ON UNDERLYING PLANS

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING
THE CAN-NET VIRTUAL REFERENCE STATION NETWORK:
UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
(A)	4816905.969	600678.067
(B)	4817041.004	600817.034


COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE

DATE _____ JEREMY C.E. MATTHEWS
ONTARIO LAND SURVEYOR


Stantec
Stantec Geomatics Ltd.
 CANADA LANDS SURVEYORS
 ONTARIO LAND SURVEYORS
 171 QUEENS AVENUE, SUITE 400
 LONDON, ONTARIO, N6A 5J7
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stantec.com

DRAWN: LC/DL	CHECKED: JM	DATE: AUG 24 2021	PROJECT No.: 160940563
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DRAWN: LC/DL	CHECKED: JM	DATE: AUG 24 2021	PROJECT No.: 160940563
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APPENDIX E:

Structural Assessment 2020



Preliminary General Assessment of Building After Fire

August 25, 2020

Prepared for:



Bell – W0034 - 4243 6th Line, Oakville ON

Prepared by:

Stantec Consulting Ltd.

Ref. N: 158600423-317_W0034_ES-001-00

Sign-off Sheet

This document entitled “preliminary general assessment of building after fire” was prepared by Stantec Consulting Ltd. (“Stantec”) for the account of Bell (the “Client”). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec’s professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Juan Quintero, P.Eng, PEO N. 100079833

Reviewed by _____
(signature)

Emile Aghaby P.Eng, PEO N. 100523590

REVISION AND PUBLICATION REGISTER		
Revision N°	Date	Modification and/or Publication Details
00	2020-08-25	Preliminary general assessment report

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August 25, 2020

1.0 INTRODUCTION

1.1 MANDATE AND OBJECTIVE

Due to a fire incident affecting a 19th century barn and two (2) adjacent silos owned by Bell, our firm was engaged to provide the following services:

- ▶ Conducting a preliminary site visit for general assessment and mapping of the damages on the specific buildings indicated above;
- ▶ Preparing a preliminary report of the findings, including comments/recommendations for the mitigation of safety risk due to the possible collapse and falling material of the buildings affected by fire;
- ▶ Providing a general course of action to our client prior to determining the technical requirements for repairing/restoring the barn building. As informed by Bell, there were preliminary discussions to designate the barn building as of cultural heritage value or interest.

1.2 LIMITATIONS OF THE ASSESSMENT AND EXCLUDED SERVICES

The following are the lists of excluded services and limitations of this preliminary general assessment; however, Stantec can provide these additional services upon request:

Limitations:

- ▶ Our assessment is based on visual observation from ground level only of the existing condition. The site visit does not include climbing and/or the usage of mechanical lifts for closer access;
- ▶ Drawings/records of the buildings were not provided by the client.

Excluded services:

- ▶ Research and collection of drawings/records from the building department's archives;
- ▶ Material testing and geotechnical investigation;
- ▶ Structural analysis to verify existing elements and structural design of shoring, repairs and restoration;
- ▶ Cost estimate of contingency measures and/or building restoration.

1.3 DESCRIPTION OF BUILDINGS

The Biggar Farm inventory report (available online), prepared by Laurie Smith Heritage Consulting describes the barn building as follows: "A Gambrel style bank barn is located at the north-eastern portion of the property. Built in the late 19th c. it is a large T shaped, two storey building made of vertical board and batten, a gambrel and side gable intersecting roof line and large wooden sliding doors on upper north level. It is built on a stone foundation, with areas of cinderblock, and has multiple window openings with brick voussoirs and single wooden doors".



PRELIMINARY GENERAL ASSESSMENT

August 25, 2020

The two (2) silos are located beside the North/East side of the barn building. These structures are regular cylindrical silos made of pre-cast interlocked staves, c/w exterior steel hoops as horizontal reinforcement.



PRELIMINARY GENERAL ASSESSMENT

August 25, 2020

2.0 PROJECT INPUT

2.1 DOCUMENT

- ▶ Inventory report, 4243 6th Line, Biggar Farm, prepared by Laurie Smith Heritage Consulting;
- ▶ Assessment procedure of fire damaged structures, Johns (1986).

2.2 SITE VISIT

The site was visited on July 21, 2020.



August 25, 2020

3.0 ASSESSMENT OF THE DAMAGES

We have included in Appendix A, some of the photos taken during the site visit, showing the condition of the barn and the two (2) silos after the fire incident. We have also included a plan of the site with the reference number of each photo indicating the approximate location and direction from where the photos were taken, for cross matching.

The following is a summary of our findings during the site visit:

- ▶ The wooden part of the barn building, including roof, siding, floor and structure of the second story was completely burned beyond the possibility of repair;
- ▶ The ground floor perimetral walls of the barn were severely affected, including the complete collapse of some segments due to the disintegration of the mortar (see photo 20). The sections of the wall above the window/door's openings are in poor condition, some of them had already collapsed due to lack of support, since the wooden lintels were significantly affected or even completely burned (see photo 21);
- ▶ The two (2) silos are presenting some staining on the upper sections of the pre-cast staves (see photo 19). The metal roof of the South/East silo collapsed. The other silo did not have a roof as shown in a Google Maps image prior to the fire. All other metal attachments, such as side flashings/covers seemed to have been affected as well. Two (2) of the horizontal steel hoops were loose (see photo 22); this may have been a pre-existing condition.



August 25, 2020

4.0 SAFETY MEASURES

The following recommendations for safety risk mitigation are based on our site visit and engineering judgement:

- ▶ The property is protected with a chain link fence and there is a locked gate at the driveway entrance, which in our opinion, provides effective separation from the public. We recommend placing signs indicating the risk of collapse and possible falling objects for additional public awareness;
- ▶ Considering the presence of loose materials and debris on the top portion of the perimetral stone wall, during the clean up and debris removal activities, we recommend maintaining a safe distance of at least 2.0 m from it. Additionally, all loose material within approximately 0.5 m from the top of the stone wall must be carefully removed, unless a decision is made to shore the wall and openings, which may be impractical in this case;
- ▶ Apart from loose steel hoops and signs of normal deterioration, the two (2) silos appeared to be in acceptable condition, without cracks or deformation of the pre-cast staves. However, access to the interior must be restricted due to the loose metal debris from the roofs. We recommend removing all debris from the roofs without delay, due to the risk of it being blown off in case of heavy wind. We also recommend contracting a complete maintenance inspection to ensure the structural integrity of the silos, particularly, if it is decided not to proceed with demolition.



August 25, 2020

5.0 ASSESSMENT PROCEDURE

The following flowcharts for the barn building, and the two (2) silos are site specific adaptations of the assessment procedure for fire damaged structures by Jones (1986) which is included in the Appendix B for reference:

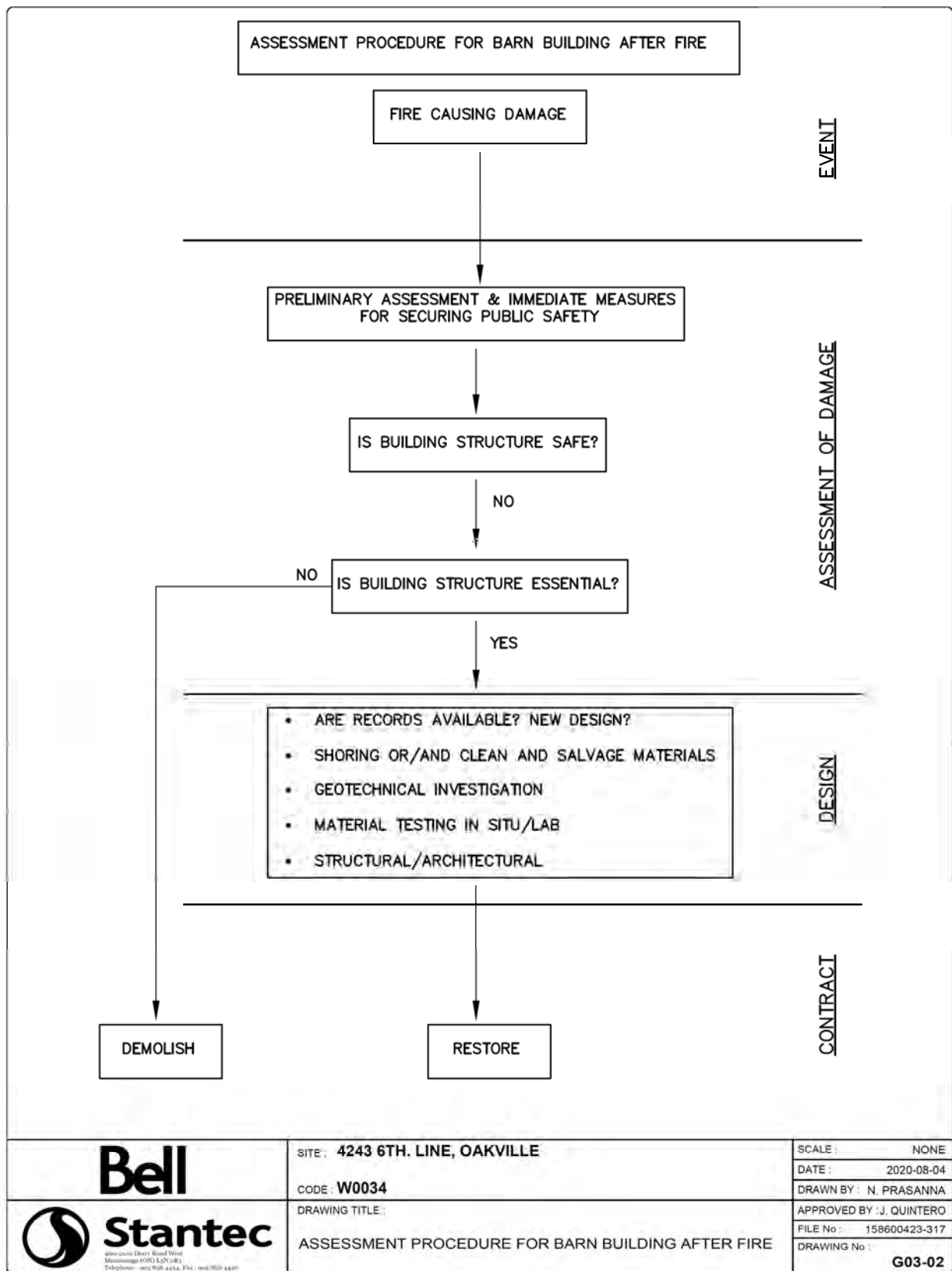
5.1 BARN BUILDING

A critical element that must be considered in order to determine the design and construction scope of work for the restoration of the remaining stone walls is the value of the building. Stakeholders would need to “weigh-in” on whether the building is deemed to be essential. e.g., possible designation as a cultural heritage value or interest. In the event, the building is deemed to be essential, it must be determined what element of the building is of value, for instance, architectural design or physical material or another element of the structure.



PRELIMINARY GENERAL ASSESSMENT

August 25, 2020

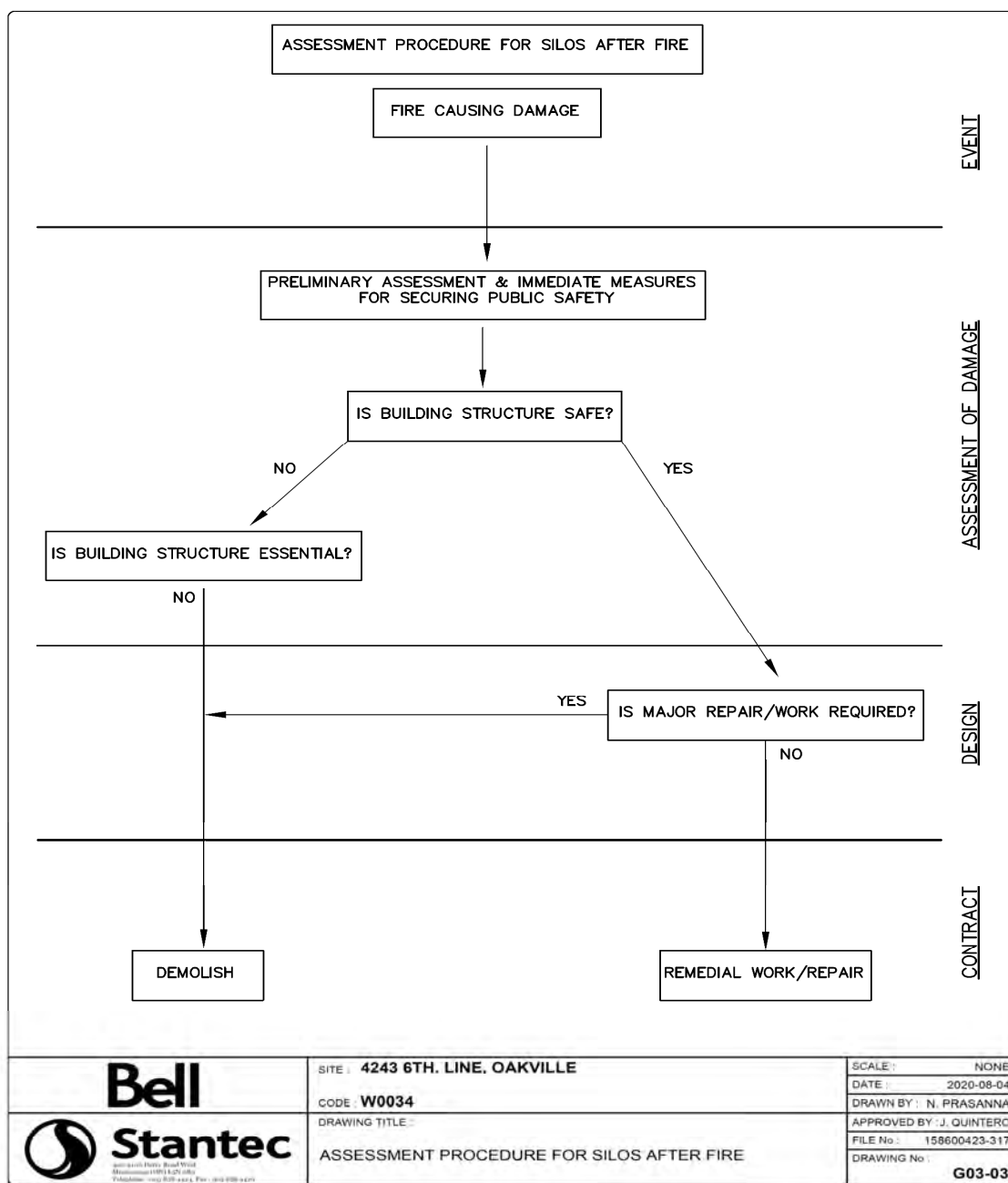


PRELIMINARY GENERAL ASSESSMENT

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5.2 SILOS

As indicated in section 4.0, given that the silos are not in operation, we consider that its condition acceptable. However, our site review was limited as such, we recommend engaging a specialized contractor to perform a maintenance inspection, for complete assurance, and to determine the extent of repairs, if required.



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6.0 CONCLUSIONS

- ▶ The objective of a building assessment after a fire incident is to determine whether the building could be refurbished or demolished and replaced. The process and methodology to be employed in achieving this objective depends on, firstly, the severity of the damage and secondly, the importance of the structure. These two (2) factors must be considered together when deciding the extent of the effort and resources to be put into each course of action. For this reason, it is our opinion that the relevant parties or stakeholders must decide on the importance of the building before proceeding further;
- ▶ In the specific case of loose material on the top of the perimetral stone wall of the barn building, in section 4.0, we recommend the removal of the top 0.5 m approximately due to safety reasons. Also, it must be decided if the material is expected to be cleaned, salvaged and stored, or just disregarded;
- ▶ With respect to the two (2) silos, as indicated in section 4.0, the silos appear to be in acceptable structural condition; however, we recommend removing all the loose metal attachments and, contracting a regular maintenance inspection for complete assurance.



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Appendix A SITE PLAN & PHOTOS



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Photo 1 – Barn – East Side Exterior



Photo 2 – Barn – NE Corner Exterior



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Photo 3 – Barn & Silos – NE Side Exterior



Photo 4 – Barn – SE Corner Interior



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Photo 5 – Barn – South Side Interior



Photo 6 – Barn – SW Side - Interior



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Photo 7 – Barn – West Side Interior



Photo 8 – Barn – South Side Exterior



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Photo 9 – Barn – South Side Exterior



Photo 10 – Barn – North Side Exterior



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Photo 11 – Barn – NW Corner Exterior



Photo 12 – Barn – NW Side Exterior



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Photo 13 – Barn – West Side Exterior



Photo 14 – Barn – SW Side Exterior



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Photo 15 – Barn – SW Side Exterior



Photo 16 – Barn – SW Corner Exterior



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Photo 17 – Barn – NE Side Exterior



Photo 18 – Barn – North Side Exterior



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Photo 19 – West Silo - Staining



Photo 20 – Barn – NE Wall Section



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Photo 21 – Barn – South Side Opening Condition



Photo 22 – East Silo – Steel Hoop Loose



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Photo 23 – Barn - Prior Condition (AB 2015, by Laurie Smith Heritage Consulting)



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Appendix B REFERENCE DOCUMENT



PRELIMINARY GENERAL ASSESSMENT

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