



August 29, 2017

APPENDIX B

HERITAGE IMPACT ASSESSMENT

**191 & 205 Burnhamthorpe Road East
Town of Oakville, Ontario**

Submitted to:

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REPORT



Report Number: 1784557-R01

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Executive Summary

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

In July 2017, DG Farms Burnhamthorpe Inc. retained Golder Associates Ltd. to carry out a Heritage Impact Assessment (HIA) for the properties at 191 and 205 Burnhamthorpe Road East in the Town of Oakville, Ontario. 191 Burnhamthorpe Road East is a nine-acre property listed on the Town's *Heritage Register* and includes a one-and-a-half storey brick residence built in 1952, a large timber frame barn and wing constructed between 1905 and 1937, and late 20th century sheds, garages and silos. 205 Burnhamthorpe Road East is a one-acre property with a two-storey brick house. Both properties are adjacent to the west boundary of 273 Burnhamthorpe Road East, a protected property designated under Part IV of the *Ontario Heritage Act*.

DG Farms intends to demolish all structures 191 and 205 Burnhamthorpe Road East and develop the property for residential housing. Since the property 191 Burnhamthorpe Road East is listed on the Town's *Heritage Register* and both properties are adjacent to a protected heritage property, the Town of Oakville requires a Heritage Impact Assessment (HIA) as part of the development application.

This HIA concludes that:

- ***191 Burnhamthorpe Road East is not of cultural heritage value or interest;***
- ***205 Burnhamthorpe Road East is not of cultural heritage value or interest; and,***
- ***Residential development of 191 and 205 Burnhamthorpe Road East will not adversely impact the adjacent protected heritage property at 273 Burnhamthorpe Road East.***

In keeping with Golder's corporate goals to promote environmental sustainability, it is recommended that:

- ***All recyclable materials in the pre-1938 connected barn at 191 Burnhamthorpe Road East be salvaged for general re-use off site.***



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Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ontario Ministry of Tourism, Culture, and Sport and Town of Oakville, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by DG Farms Burnhamthorpe Inc. (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

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Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.



Table of Contents

1.0 INTRODUCTION.....	1
2.0 SCOPE AND METHOD	3
3.0 POLICY FRAMEWORK.....	4
3.1 Federal and International Heritage Policies	4
3.2 The Ontario <i>Planning Act</i> and <i>Provincial Policy Statement</i>	4
3.3 The <i>Ontario Heritage Act</i> and <i>Ontario Regulation 9/06</i>	6
3.3.1 Provincial Heritage Conservation Guidance.....	7
3.4 Town of Oakville Heritage Policies	8
3.4.1 Official Plan.....	8
3.4.2 <i>North Oakville East Secondary Plan</i>	9
4.0 GEOGRAPHIC & HISTORICAL CONTEXT	10
4.1 Geographic Context.....	10
5.0 EXISTING CONDITIONS	16
5.1 Setting	16
5.1.1 191 and 205 Burnhamthorpe Road East.....	16
5.2 Built Environment.....	21
5.2.1 273 Burnhamthorpe Road East.....	21
5.2.2 191 Burnhamthorpe Road East.....	22
5.2.2.1 The House	22
5.2.2.2 The Principal Barn	25
5.2.2.2.1 Exterior.....	25
5.2.2.2.2 Interior	31
5.2.2.3 Outbuildings.....	35
5.2.2.4 Silos and Grain Truck scale.....	38
6.0 STRUCTURAL HISTORY.....	40
7.0 HERITAGE & PHYSICAL INTEGRITY.....	41
7.1 Physical Condition	42
7.2 Assessment of Heritage Integrity.....	41



HIA - 191 & 205 BURNHAMTHORPE ROAD EAST

8.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST	42
8.1 Evaluation Results	45
9.0 IMPACT ASSESSMENT	45
9.1 Proposed Development	45
9.2 Potential Adverse Impacts	45
9.3 Results of Impact Assessment.....	46
10.0 CONSIDERATION OF ALTERNATIVES, MITIGATION AND CONSERVATION OPTIONS	47
11.0 SUMMARY STATEMENT & RECOMMENDATIONS	47
12.0 REFERENCES.....	48

TABLES

Table 1: Heritage Integrity Analysis Connected Barn at 191 Burnhamthorpe Road East.....	41
Table 2: O. Reg. 9/06 Evaluation.	43
Table 3: Assessment of Direct & Indirect Impacts Resulting from Proposed Development of the Study Area on 273 Burnhamthorpe Road East.....	46

FIGURES

Figure 1: Location Plan	2
Figure 2: Federal, provincial and municipal policies and guidance relevant to heritage conservation and development in the Study Area.....	4
Figure 3: 1877 Illustrated Historical Atlas of Halton County Map	14
Figure 4: 1938 Topographic Map	15
Image 1. The Study Area	16
Figure 5: Spatial arrangement of the Study Area	17
Image 2. View northwest into the Study Area.....	18
Image 3. Roadscape south of the Study Area, view northeast.....	18
Image 4. View of the complex of agricultural buildings and field to the southwest, facing north.....	19
Image 5. Tree-lined gravel driveway and large front lawn in the south portion of the Study Area, view facing northwest.....	19
Image 6. The house at 205 Burnhamthorpe Road East, view facing north.	20
Image 7. Silt fencing along the east edge of the Study Area, view facing northwest.....	20
Image 8. Gothic Revival style house at 273 Burnhamthorpe Road East, view north.....	22
Image 9. Agricultural buildings at 273 Burnhamthorpe Road East, view east from the Study Area.	22
Image 10. Southeast elevation.....	23



HIA - 191 & 205 BURNHAMTHORPE ROAD EAST

Image 11. Northwest elevation.....	23
Image 12. Southwest elevation.....	24
Image 13. Northeast elevation.....	24
Image 14. Metal double hung windows, with rowlock brick sill on the back of the house.....	25
Image 15. Southeast (front) elevation of the barn main block, view northwest.....	26
Image 16. Northeast elevations of the main and rear block and northwest elevation of the main block.....	26
Image 17. Northwest elevations of the main block and rear block and northeast elevation of the rear block.....	27
Image 18. Southwest elevations of the rear block (left of image) and main block (right of image) of the barn.....	27
Image 19. Southeast elevation of the rear block.....	28
Image 20. Person door on the front of the barn, view northwest.....	28
Image 21. Wooden frame windows with concrete sills on southeast elevation of the barn, view northwest.....	29
Image 22. Closed in doors on second level; windows, double doors and the cathead on the top level of the front elevation of the barn.....	29
Image 23. North elevation sliding doors, view east.....	30
Image 24. south elevation sliding door, view north.....	30
Image 25. Ground floor southern section of the barn, view south.....	31
Image 26. Second floor southern section of the barn, view south.....	32
Image 27. Detail of beam joinery in the barn.....	32
Image 28. Detail of beam joinery in the barn with visible treenails.....	33
Image 29. Ground floor eastern storage area in the northern section of the barn, view east.....	33
Image 30. Ground floor central area in the northern section of the barn, view south.....	34
Image 31. Wagon lift assembly in the northern section of the barn.....	34
Image 32. Grain silo in the northern section of the barn, view north.....	35
Image 33. Large drive shed, built in 1984, view west.....	36
Image 34. Smaller drive shed, built in the 1960s, view southwest.....	36
Image 35. Garage, built in the 1960s, view southwest.....	37
Image 36. Prefabricated frame structure, built in the 1960s, view south.....	37
Image 37. Silo complex with two smaller grain bins on the left, three hopper tanks in a line in the centre and the largest grain bin on the right, view southwest.....	38
Image 38. The largest grain bin in in the rear on the left with two hopper tanks and two shed structures in front of it. The largest hopper tank is in the centre with space for trucks to pass under, and one of the southern grain bins is on the right, view northeast.....	39
Image 39. Grain truck weighing platform, view northeast.....	39



APPENDICES

APPENDIX A

Abstract Index Records for Trafalgar Township

APPENDIX B

Development Concept

APPENDIX C

Author Qualifications



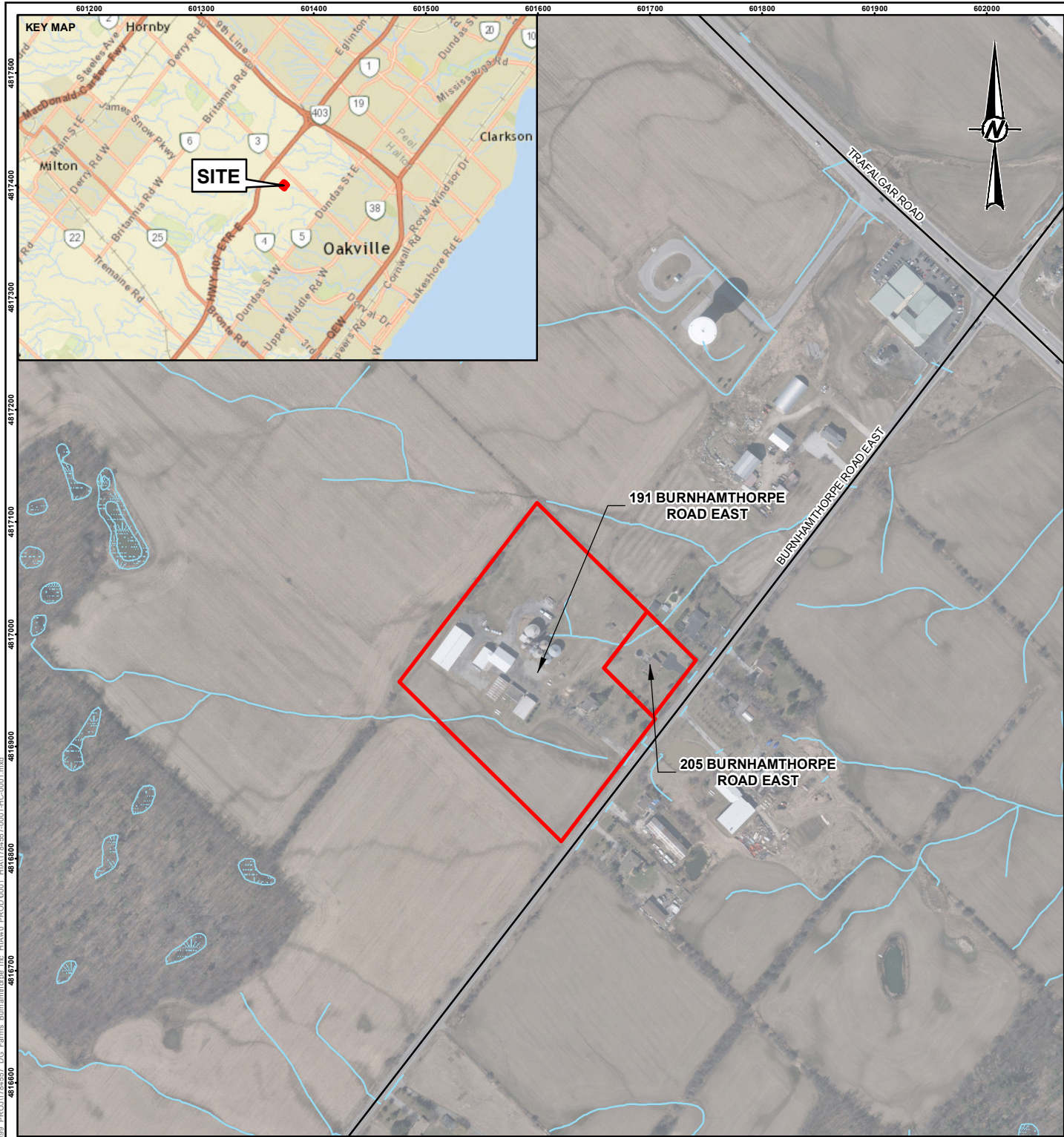
1.0 INTRODUCTION

In July 2017, DG Farms Burnhamthorpe Inc. (DG Farms) retained Golder Associates Ltd. (Golder) to carry out a Heritage Impact Assessment (HIA) for the properties at 191 and 205 Burnhamthorpe Road East in the Town of Oakville, Ontario (the Study Area) (Figure 1). 191 Burnhamthorpe Road East is a nine acre property listed on the Town's *Heritage Register* as a 'low priority level' cultural heritage landscape (Smith n.d.), and includes a one-and-a-half storey brick residence built in 1952, a large timber frame barn and wing constructed between 1905 and 1937, and late 20th century sheds, garages and silos. 205 Burnhamthorpe Road East is a one acre property with a two storey brick residence. Both properties are adjacent to the west boundary of 273 Burnhamthorpe Road East, a protected property designated under Part IV of the *Ontario Heritage Act*.

DG Farms intends to demolish all structures at 191 and 205 Burnhamthorpe Road East and develop the property for residential housing. Since 191 Burnhamthorpe Road East is listed and both properties are adjacent to a protected heritage property, the Town of Oakville requires a Heritage Impact Assessment (HIA) as part of the development application.

Following guidelines provided in the Ministry of Tourism, Culture, and Sport's (MTCS) and the Town's *Development Application Guidelines: Heritage Impact Assessments*, this document provides:

- A background on the purpose and requirements of a HIA and the methods used to investigate and evaluate cultural heritage resources in the Study Area;
- An overview of the Study Area's geographic and historical context;
- An inventory and evaluation of built and landscape elements in the Study Area for cultural heritage value or interest (CHVI) using the criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*;
- A description of the proposed development and an assessment of potential adverse impacts; and,
- Recommendations for future action.



LEGEND

- STUDY AREA
- ROADWAY
- WATERCOURSE
- WETLAND



REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE — TOWN OF OAKVILLE.
2. LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2014
3. SERVICE LAYER CREDITS: TOWN OF OAKVILLE
SOURCES: ESRI, HERE, DELORME, USGS, INTERMAP, INCREMENT P, NRCAN, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), ESRI KOREA, ESRI (THAILAND), MAPMYINDIA, NGCC, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
4. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

CLIENT
DG FARMS BURNHAMTHORPE INC.

PROJECT
HERITAGE IMPACT ASSESSMENT
191 AND 205 BURNHAMTHORPE ROAD, OAKVILLE, ONTARIO

TITLE
LOCATION PLAN

CONSULTANT



YYYY-MM-DD	2017-08-09
DESIGNED	---
PREPARED	BR
REVIEWED	HCC
APPROVED	---

PROJECT NO.
1784557

CONTROL
0001

REV.
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FIGURE
1

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 25mm



2.0 SCOPE AND METHOD

To undertake this HIA, Golder:

- Reviewed applicable municipal heritage policies and consulted Town planners responsible for heritage;
- Reviewed archival and published documents relevant to the Study Area;
- Conducted field investigations to document and identify any heritage attributes within the Study Area, and to understand the wider built and landscape context;
- Evaluated the property for Cultural Heritage Value or Interest (CHVI) using the criteria prescribed in *O. Reg. 9/06*; and,
- Assessed the impact of the proposed development on identified heritage attributes using relevant federal, provincial, and municipal cultural heritage policy and conservation guidelines.

A wide range of primary and published sources, including historic maps, land registry and census data, municipal government documents, and newspaper and research articles were compiled to chart the land use history of the Study Area. Golder also consulted Kristen Flood, Heritage Planner with Planning Services for the Town of Oakville on May 8 and 9, 2017 and discussed the status of the property as listed on the heritage register, possible mitigation measures and any further steps needed as part of a demolition permit.

Field investigations were conducted by Allison Nott on April 12, 2017 and included accessing and photographing the Study Area, recording the structural elements using a Canadian Inventory of Historic Buildings Recording Form, and documenting adjacent properties from a public rights-of-way.

From this data and consultation with Town heritage planner the Study Area was evaluated under *O. Reg. 9/06*. The potential options for preservation, rehabilitation, and restoration were then evaluated for adverse impacts on identified heritage attributes using the criteria provided in the *MTCS Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating and determining impacts and conservation treatments for cultural heritage resources were also consulted, including:

- *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014)
- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);
- *The Evaluation of Historic Buildings* (Kalman 1979); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).



3.0 POLICY FRAMEWORK

The Study Area is subject to a number of Provincial and municipal heritage planning and policy regimes, as well as guidance developed at the federal level (Figure 2). Although these have varying levels of priority, all are considered for decision-making in the cultural heritage environment. The relevant guidance, legislation, and policies are described below.

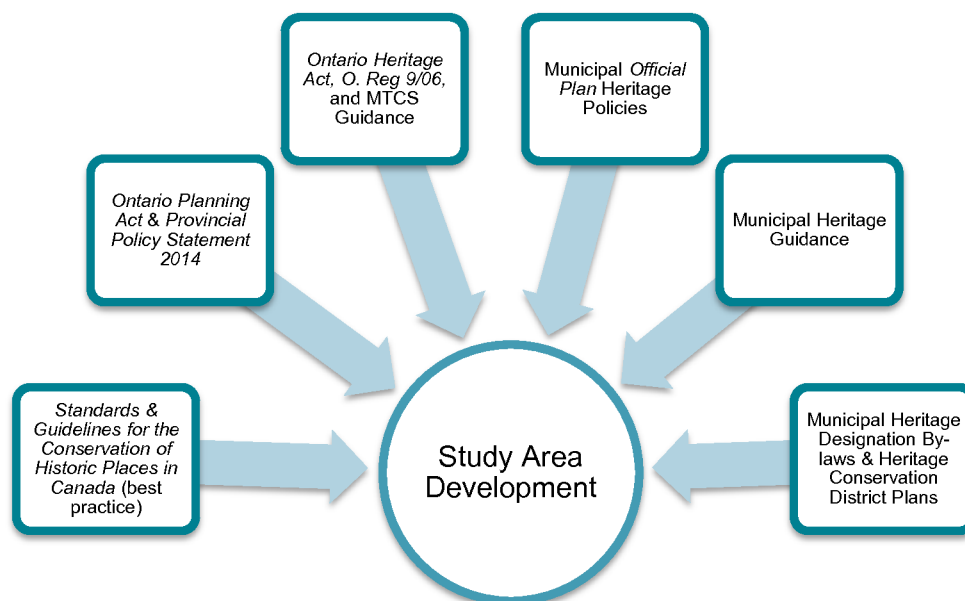


Figure 2: Federal, provincial and municipal policies and guidance relevant to heritage conservation and development in the Study Area.

3.1 Federal and International Heritage Policies

No federal heritage policies apply to the Study Area, although many of the Provincial and municipal policies detailed below align in approach to that of Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010). This document, drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)* and the 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*, defines three conservation treatments—preservation, rehabilitation, and restoration—and outlines the process, standards, and guidelines to meet the objectives for each treatment on a range of cultural heritage resources.

3.2 The Ontario *Planning Act* and *Provincial Policy Statement*

The Ontario *Planning Act* and associated *Provincial Policy Statement, 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest, and PPS 2014 further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social



well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of the PPS 2014:

- Section 2.6.1 – 'Significant built heritage resources and significant heritage landscapes shall be conserved'; and,
- Section 2.6.3 – 'Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.'

PPS 2014 defines *significant* resources as those 'determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people', and *conserved* as 'the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value of interest is retained under the *Ontario Heritage Act*.' Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
- **Cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).
- **Heritage attribute:** the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites.



For municipalities, PPS 2014 is implemented through an 'official plan', which may outline further heritage policies (see Section 3.4).

3.3 The Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act* (OHA). Under Part III of the OHA, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties, and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the OHA enables council to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the OHA is guided by *Ontario Regulation 9/06* (O. Reg. 9/06), which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 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 **historic 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.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the OHA.

Designated properties, which are formally described¹ and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk. At a secondary level, a municipality may 'list' a property on the register

¹ Heritage attributes as defined in the OHA differs slightly from the PPS 2014 definition, and 'means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest'.



to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The Town maintains a *Heritage Register* that includes:

- Individual properties designated under Part IV of the *OHA*;
- Heritage Conservation Districts designated under Part V of the *OHA*; and,
- Listed properties of potential CHVI.

At the Town, like most municipalities, planning staff and municipal heritage committees report to Council on issues pertaining to the *OHA*. If these individuals or bodies are absent in a municipality, the Province may assume responsibility.

3.3.1 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document also provides 'best practice' approaches for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application.

To advise municipalities, organizations, and individuals on heritage protection and conservation, the Province, through the MTCS, has also developed a series of products called the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MTCS 2005) defines a HIA as:

- 'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Heritage Resources in the Land Use Planning Process also advises that the following direct and indirect adverse impacts be considered when assessing the effects of a proposed development on a cultural heritage resource:

- Direct impacts
 - *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
 - *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; or



- 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.

If adverse impacts are identified, the MTCS guidance suggests that mitigation be achieved through:

- Alternative development approaches;
- Isolating development and the 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 in-fill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

Determining the optimal conservation or mitigation strategy is further guided by the MTCS Eight guiding principles in the conservation of historic properties (2012), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

Finally, the MTCS *Heritage Resources in the Land Use Planning Process* advises how to organize the sections of a HIA, although municipalities may also draft their own terms of reference, such as the Town's *Development Application Guidelines: Heritage Impact Assessment* (2006).

3.4 Town of Oakville Heritage Policies

3.4.1 Official Plan

The Town's Official Plan, or *Livable Oakville Plan*, adopted in 2009 and last consolidated in February 2015, informs decisions on issues such as future land use, physical development, growth, and change within the Town limits until 2031. Section 5 of the *Livable Oakville Plan* addresses the goals and policies for 'cultural heritage resources', which are defined in the glossary (Section 29.5) as 'buildings, structures and properties designated or listed under the OHA, significant built heritage resources, and significant cultural heritage landscapes as defined and



interpreted by the applicable Provincial Policy Statement.’ The *Livable Oakville Plan* sections relevant to this HIA are outlined below and have been considered in Section 8.0 of this HIA.

The Town’s general objectives for heritage are to:

- ‘safeguard and protect cultural heritage resources through use of available tools to designate heritage resources and ensure that all new development and site alteration conserve cultural heritage resources and areas of cultural heritage significance; and,
- encourage the development of a Town-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive economic, environmental, and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous community (Section 5.1.1).’

These objectives are further articulated for heritage conservation in many subsections of Section 5.3, primarily:

- Sec. 5.3.1 - The Town shall encourage the preservation and continued use of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms;
- Sec. 5.3.3 - Significant cultural heritage resources shall be conserved, and may be integrated into new development; and,
- Sec. 5.3.5 - The Town may impose, as a condition of any development approvals, the implementation of appropriate conservation, restoration or mitigation measures to ensure the preservation of any affected cultural heritage resources.

Cultural heritage is also addressed in other sections of the *Livable Oakville Plan*. In Section 6.4.2 there is the statement that ‘New development should contribute to the creation of a cohesive streetscape by improving the visibility and prominence of and access to unique natural, heritage, and built features’, and the role architectural conservation can play in environmental stewardship is covered in Section 10.6.1, where it states that ‘conserving heritage resources, which contributes to sustainability by reducing landfill and lessening the demand for energy and resources needed for new construction.’

3.4.2 North Oakville East Secondary Plan

191 Burnhamthorpe Road East falls within the North Oakville East Secondary Plan area, for which there are additional heritage conservation policies. The overall objective for this area is to, ‘encourage, where appropriate and feasible, the incorporation of cultural heritage resources, including their adaptive reuse, as part of the development of North Oakville East’ (Section 7.2.3.7). ‘Integration’ is covered in further detail in Section 7.4.14.3, where it specifies that the Town shall ‘encourage the use or adaptive reuse of cultural heritage resources, or key components of such resources, whenever possible as part of the new development in situ, or on an alternate site’, and may ‘take additional steps to recognize the heritage of North Oakville East including:

- The use of interpretative plaques and displays; and,
- Provision of incentives to encourage the retention of cultural heritage resources such as the establishment of an area of publicly owned land for their relocation.



This is further supported under Section 7.5.4 'General Design Guidelines', which states that 'the incorporation of cultural heritage resources into the community, including their use and adaptive reuse, shall be encouraged.'

4.0 GEOGRAPHIC & HISTORICAL CONTEXT

4.1 Geographic Context

The Study Area is located in southwestern Ontario, approximately 8.5 km northwest of the Lake Ontario shoreline and within the Peel Plain physiographic region (Chapman and Putnam 1984: 67). The principal watersheds close to the Study Area are a branch of the East Sixteen Mile Creek, approximately 1.5 km west, and Morrison Creek, approximately 1.8 km east of the Study Area.

The Study Area is between the City of Burlington and City Mississauga, and the Town of Milton. It is approximately 5.5 km northwest of downtown Oakville. The historic hamlet of Gloenorchy was approximately 2.5 km southwest of the Study Area and the historic hamlet of Sniders Corners was approximately 3.5 km northeast of the Study Area. Burnhamthorpe Road East is to the south of the Study Area, Trafalgar Road is to the east, Highway 407 is to the north and Sixth Line is to the west.

The landscape surrounding the Study Area follows a rural settlement pattern with fields oriented to the lot and concession lines; the field grid is occasionally interrupted by natural features such as intermittent watercourses. Much of the surrounding area consists of fields and woodlots, however urban and suburban developments are encroaching on the area. The Study Area is a square parcel approximately 10 acres in size. It is flat and consists of lawn, gravel vehicle surfaces and agricultural fields.

4.2 Historical Context

4.2.1 Halton County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The Study Area was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the Study Area was originally part of Halton County and Trafalgar Township, which extended as far east as Winston Churchill Boulevard, now within the City of Mississauga.

Halton County was named for Major William Halton, secretary for Lieutenant-Governor of Upper Canada Francis Gore (two terms: 1806-1811 & 1815-1817) (Rayburn 1997:148). In 1816, Halton County was separated from Gore District and united with Wentworth County until separated again in 1853. Halton included the townships of Esquesing, Nassagaweya, Nelson, and Trafalgar, and in 1857 the towns of Oakville and Milton were added to the County Council (Walker and Miles 1877).

Halton Region replaced the former Halton County on January 1, 1974, and now includes Oakville, Milton, and Halton Hills, with the municipal seat residing in Oakville. This reorganization included moving the boundary of Halton Region to the west side of Ninth Line.



4.2.2 Township of Trafalgar

In 1793, prior to formal surveys of the area, the future Dundas Street was proposed as a military road linking Lake Ontario, Lake Erie, and Lake Huron, and as a route to encourage settlement throughout southwestern Ontario. The Trafalgar Township portion of the road was partially cleared by 1800, and the township named 'Township 2' and 'Alexander Township'. It was later renamed to honour Admiral Horatio Nelson's posthumous victory over the French fleet at the Battle of Trafalgar on October 21, 1805 (Walker and Miles 1877).

The same year, following Treaty 13A between the Crown and the Mississauga Nation (Morris 1943), the area north of Dundas Street was opened for township survey, which Samuel S. Wilmot undertook until 1806. Using Dundas Street as a baseline, Wilmot used the Single Front Survey system where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981:77-93), and marked out four concessions south of Dundas Street (SDS) and two to the north (NDS). The NDS concession lines were oriented south to north with the side roads crossing the township from west to east, while for the SDS, the concession lines were oriented north to south (McIlwraith 1999:54; Unterman McPhail Associates 2010:6).

The original 'Old Survey' was settled quickly, but it was not until after 1818 that the remainder of the Township had been purchased from the Mississaugas and a 'New Survey' could divide the land north of the 2nd concession NDS (Unterman McPhail Associates 2010:6). For the portion of the Township north of Lower Baseline Road, Wilmot changed the survey to the double-front system, with concession lines oriented roughly north-south and numbered west to east, and lots running roughly east-west and numbered north to south. In the double-front system only the concession roads were surveyed and their width specified at 66 feet (20 m) wide. Between these and side roads were five lots of 200 acres (80 ha.), each 30 chains wide and 66.7 chains deep. These lots were then divided in half to provide land grants of 100 acres, all of which had road access (Schott 1981; McIlwraith 1999).

In addition to clearing five acres, fencing-in their lots, and building a house, the Township's initial settlers were required to clear the trees from the road allowance abutting their property and improve the road surface. The unoccupied Clergy Reserves laid out along Dundas Street were under no such obligations, and when left undeveloped hampered settlement and trade. Once the government relocated the Clergy Reserves off Dundas Street, growth could accelerate so that by 1817, the township had a population of 548 and boasted four taverns, four sawmills, and one grist mill. Three years later, the Township's first post office opened and regular stage coach service was available (Walker and Miles 1877; TTHS 2016). The 1841 Trafalgar census enumerated 790 homes inhabited and 4,495 residents, most of whom were of British and French origin, or were immigrants from Ireland and the United States.

In 1846 the 'Corn Laws' that had protected domestic wheat production in Britain were repealed, opening the market to Canadian farmers. Ontario soon benefited from a boom in demand, and the increased capital allowed many farmers to replace their original wood dwellings with more substantial houses built in brick or stone, a trend that continued throughout the remainder of the 19th century. In Halton County alone, 75% of settlers had replaced their early log cabins with more substantial brick, stone, or first-class frame dwellings by 1881 (Ontario Agricultural Commission 1881:178). However, by this time a wheat blight had forced farmers in Trafalgar Township—as elsewhere in southern Ontario—to diversify by keeping livestock or dairy herds and planting mixed crops and orchards. General pasturage now represented the majority of land use, followed by cultivation of hay and fall wheat (Ontario Agricultural Commission 1881:185-186).



HIA - 191 & 205 BURNHAMTHORPE ROAD EAST

Situated on the shores of Lake Ontario at the mouth of Sixteen Mile Creek, the Town of Oakville was established in 1827 when the land in the area was purchased at auction by Colonel William Chisholm. Following his purchase, Col. Chisholm immediately commenced the construction of Oakville Harbour, which was completed in 1830. Incorporated as a town in 1857, Oakville boasted numerous schools and a number of industrial, social and merchant institutions during the late 19th century.

The predominately rural settlement pattern changed significantly after 1950. A population boom, combined with availability and affordability of motor vehicles along with improved roads, allowed for suburbs to expand on the shore of Lake Ontario from Toronto to Hamilton. In 1951, Trafalgar Township had a population of 8,118 yet within a decade the number of residents had almost quadrupled to 31,743. Concurrently, urbanization spread north from Lake Ontario to Dundas Street so that by the mid-1990s most of the land south of Dundas Street has been fully developed.

Urban growth continued during the last decades of the 20th century and accelerated during first decade of the 21st century. Oakville expanded from 144,738 inhabitants in 2001 to 165,613 in 2006, and by 2011 had reached 182,520; today the population numbers 193,832.

4.2.3 Study Area

The Study Area presently located at Municipal Number 191 Burnhamthorpe Road East is legally described as PT LT 14, CON 2 Trafalgar, North of Dundas Street, as in 832592 Except PT 1, 20R7060, in the Town of Oakville. 205 Burnhamthorpe Road East is PT LT 14, CON 2 Trafalgar, North of Dundas Street, Part 1, 20R7060, T/W 623469; Oakville/Trafalgar.

Wilmot's 1806 survey map of Trafalgar Township indicates the property originally fell within the southeastern half of Lot 14, Concession 2 NDS (Old Survey). To trace the occupational history of this lot, title abstract index records, census records, commercial directory records, and historical sketches were consulted, and a summary of the abstract index records for the southeast half of Lot 14, Concession 2 NDS, Trafalgar Township is provided in Appendix A.

The Crown Patent for all 200 acres of Lot 14, Concession 2 NDS was granted to Solomon Vrooman in 1804. After 15 years, Solomon sold all 200 acres to Samuel Street and James Keeley in 1819, and both parties jointly owned the property until 1834, when the southeasterly 100 acres including the Study Area was sold to Samuel C. Kenney. Assessment roll records for Trafalgar Township from the early 19th century indicate that Mr. Kenney had been clearing the property as early as 1827.

Immediately following his acquisition, Kenney subdivided the property, selling a 40-acre front parcel to Peter Adamson. It is unclear whether Adamson ever resided on the lot, as assessment roll records were unavailable between 1835 and 1838. By 1840, all 100 acres located on the southeast portion of Lot 14, Concession 2 NDS had been purchased by Daniel McDuffe, who was listed as a resident in the 1839 assessment roll.

Daniel McDuffe was born on May 23, 1812 in Sussex, New Jersey, USA, the son of Neal and Sarah McDuffe. He married Rachel Snider in Trafalgar, Ontario in 1840, and the couple had seven children together: Eliza Anne, Peter, David Snider, Sarah Elizabeth, Jemima A., James Appelbe, and Rachel. The Personal Schedules of the 1851 and 1861 Canada Censuses, and assessment roll records for Trafalgar Township indicate that the family resided in a single storey frame house constructed sometime between 1845 and 1850. Increases in the property value from £109 in 1845 to \$2,400 in 1860 suggest that additional improvements, such as the construction of

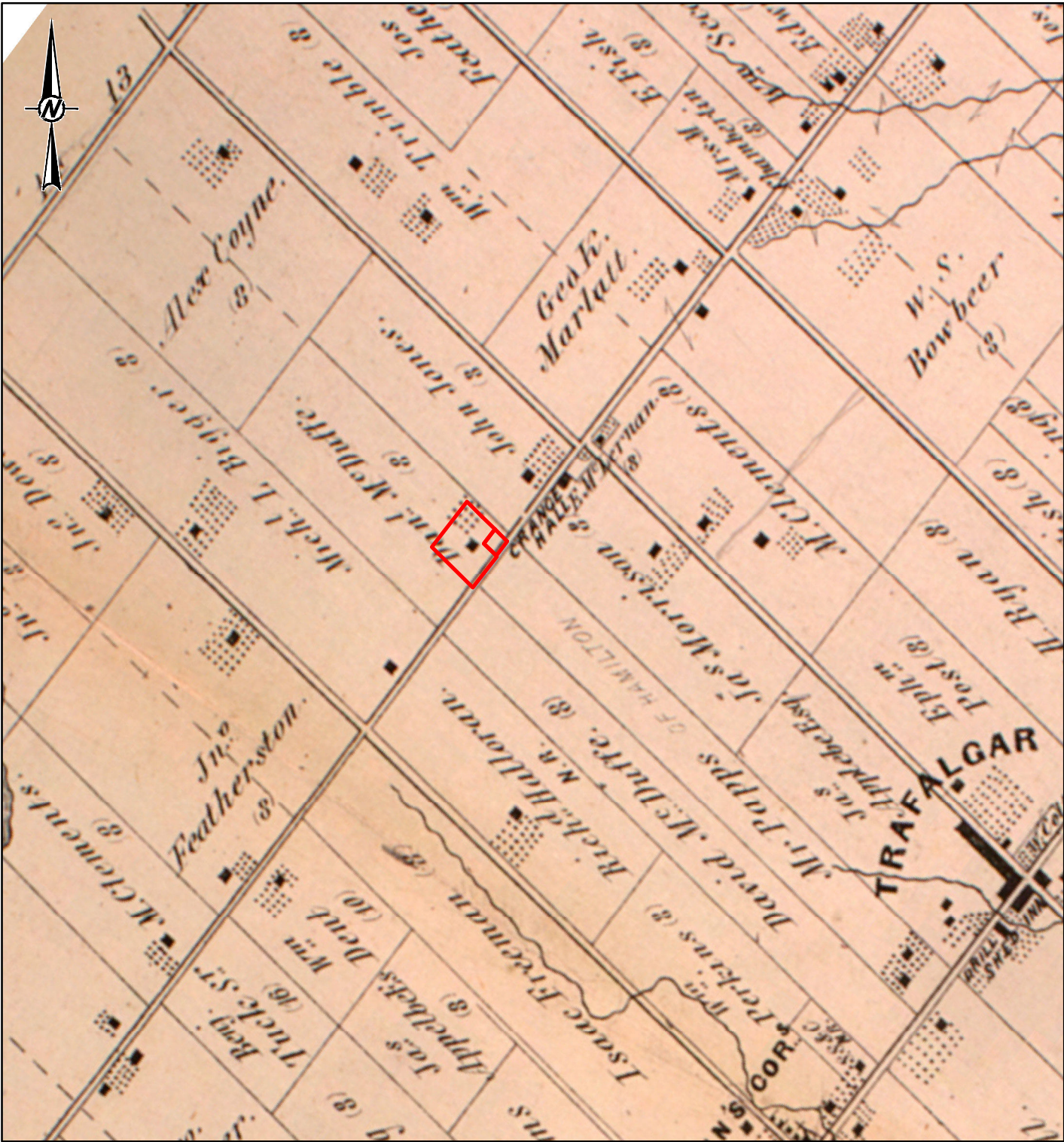


HIA - 191 & 205 BURNHAMTHORPE ROAD EAST


several outbuildings and clearing of fields, were likely made during this time period. This hypothesis is supported by *Schedule 3 – Return of Public Institutions, Real Estate, Vehicles and Implements* of the 1871 Canada Census, which indicates that Daniel McDuffe owned one dwelling house and five barns or stables. The 1877 map of Trafalgar Township contained in the *Illustrated Historical Atlas of Halton County* suggests that these structures were on the southeast portion of the lot, where a farm complex and orchard are depicted (Figure 3). Subsequent increases in the property value from \$2,800 in 1877 to \$3,700 in 1888, in addition to three mortgages taken out on the property in 1898, 1901, and 1915, suggest that additional improvements were made in the late 19th century and early 20th century.

Daniel McDuffe died in 1900 and buried as a 'Gentleman' in Munn's Cemetery (Smith n.d.:32-4), but members of the McDuffe family continued to reside on the southeastern half of Lot 14, Concession 2 NDS until 1926, when the property was granted to Robert Parton, who in turn immediately granted it to Norman Campbell. The property was subsequently sold to Wilbert H. Biggar and his sister, Clara A. Biggar, in 1937. Wilbert continued to farm GlenClare Farm and granted the Study Area property and adjacent farmland to his son Harold. Harold's son Norman farmed the study area and fields to the north until his retirement.

Wilbert Henry Biggar was born on Glenclare Farm on Lot 15, Concession 2 NDS, Trafalgar Township in 1887, the second son of Albert and Hettie (née Munn) Biggar (Trafalgar Township Historical Society n.d.). He married Ethel Mary Conover in 1916, and the couple had at least five children together: Harold, Clare, Russell, Martha, and Kathryn. Wilbert was elected Trafalgar Reeve on Halton County Council, serving from at least 1946 to 1950, and was President of the Oakville Dairy. In 1968, the Biggar family subdivided their 100 acre portion of Lot 14, granting 90 acres to George Edward Harris, and the remaining 10 acres of the Study Area to Isabel Marion Biggar. The one acre lot for 205 Burnhamthorpe Road East was severed from 191 Burnhamthorpe Road East in the mid-1980s and granted to Norman Biggar. The property's original farmhouse, which had been moved in the 1960s, was demolished around 2009 (Smith n.d.).



LEGEND

 STUDY AREA



REFERENCE(S)
1. 1877 ILLUSTRATED HISTORICAL ATLAS OF HALTON COUNTY MAP.
4. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

CLIENT
DG FARMS BURNHAMTHORPE INC.

PROJECT
HERITAGE IMPACT ASSESSMENT
191 AND 205 BURNHAMTHORPE ROAD, OAKVILLE, ONTARIO

TITLE
1877 ILLUSTRATED HISTORICAL ATLAS OF HALTON COUNTY MAP

CONSULTANT

YYYY-MM-DD 2017-08-09

DESIGNED

PREPARED

BR

REVIEWED

HCC

APPROVED



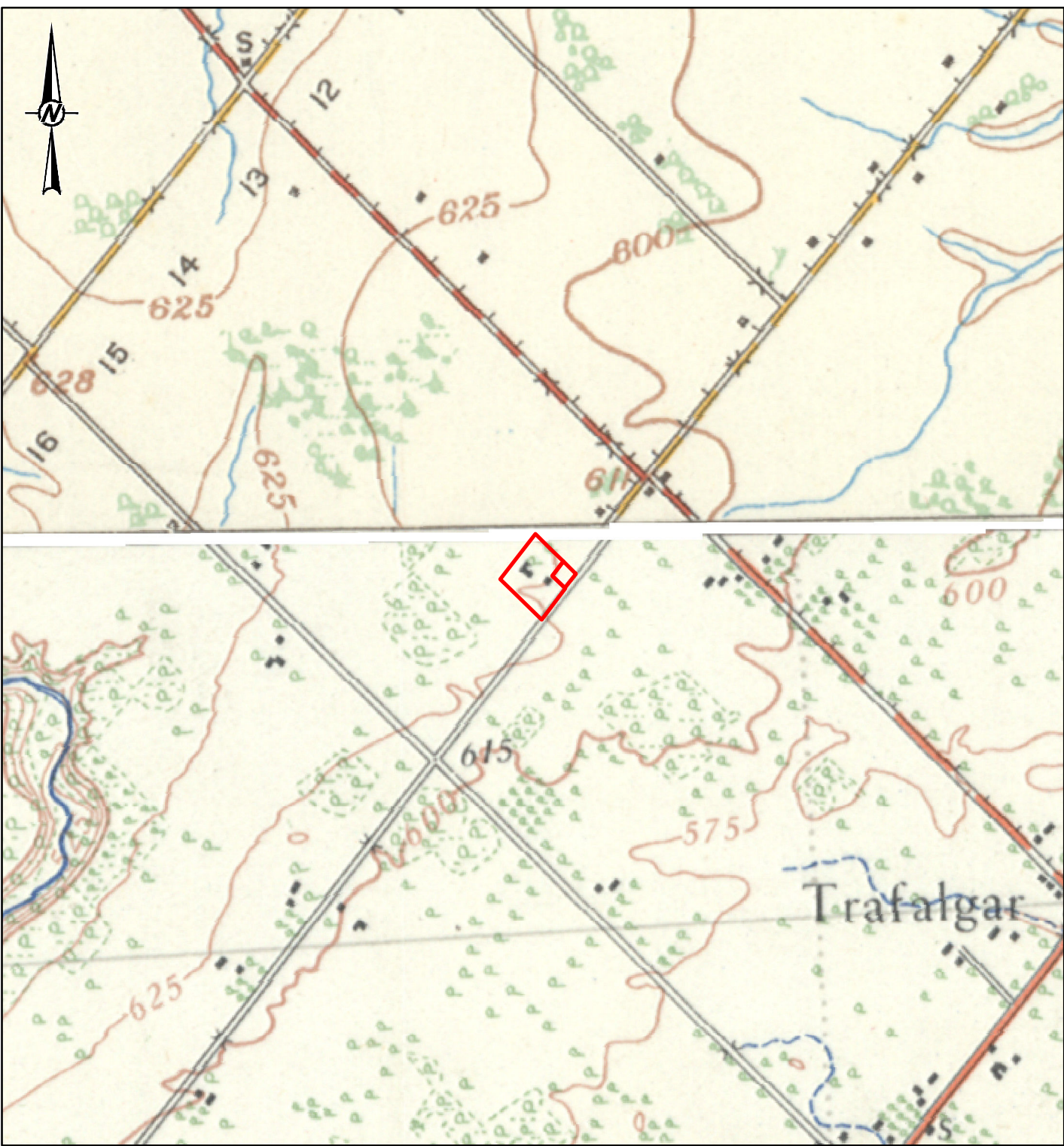
PROJECT NO.
1784557

CONTROL
0001


REV.
A

FIGURE
3

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 25mm



LEGEND

 STUDY AREA



REFERENCE(S)

1. BRAMPTON, ONTARIO. 1:63,360. MAP SHEET 030M12, [ED. 8], 1938; HAMILTON, ONTARIO. 1:63,360. MAP SHEET 030M05, [ED. 6], 1938;
HISTORICAL TOPOGRAPHIC MAPS OF CANADA - 1:63,360. GEOGRAPHICAL SECTION, GENERAL STAFF, DEPARTMENT OF NATIONAL DEFENCE OTTAWA ONTARIO, CANADA. MAPPING BRANCH, DEPARTMENT OF ENERGY, MINES AND RESOURCES OTTAWA ONTARIO, CANADA
2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

CLIENT
DG FARMS BURNHAMTHORPE INC.

PROJECT
HERITAGE IMPACT ASSESSMENT
191 AND 205 BURNHAMTHORPE ROAD, OAKVILLE, ONTARIO

TITLE
1938 TOPOGRAPHIC MAP

CONSULTANT	YYYY-MM-DD	2017-08-09
	DESIGNED	----
	PREPARED	BR
	REVIEWED	HCC
	APPROVED	----



PROJECT NO. 1784557	CONTROL 0001	REV. A	FIGURE 4
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Path: N:\ActiveSpatial\INDOG_Farms_Burnhamthorpe\Inst191_205_Burnhamthorpe\Inst191_205_Burnhamthorpe_10s_HIAMD_PROD\0001_HIAM1784557_0001_HC-0004.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM 25mm



5.0 EXISTING CONDITIONS

The elements described in the following sections are illustrated in Figure 5.

5.1 Setting

5.1.1 191 and 205 Burnhamthorpe Road East

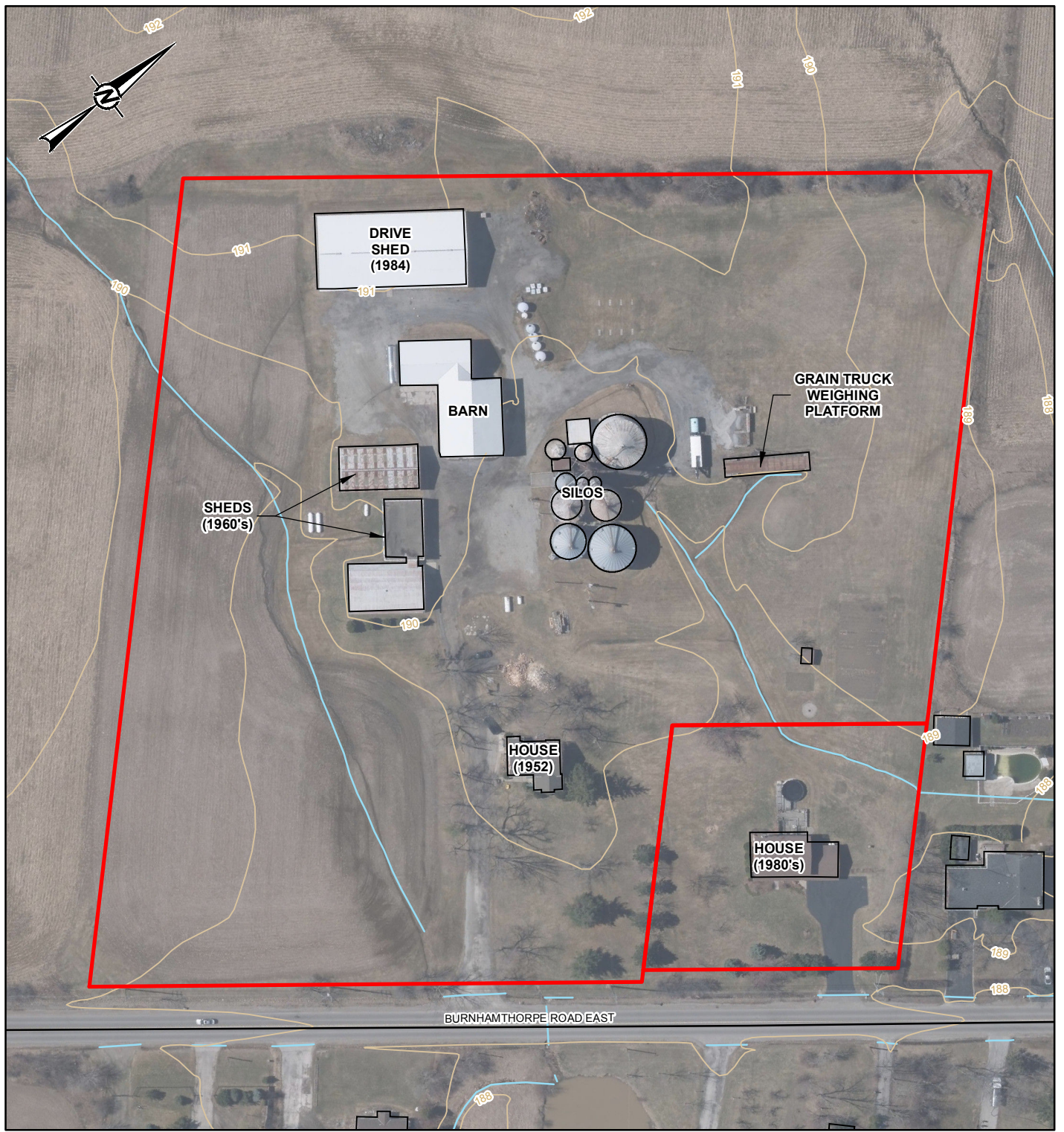
The Study Area and its immediate surroundings can be characterized as rural agricultural (Image 1). The topography is generally flat and views into and out from the property are open and clear (Image 2). The property is on the north side of Burnhamthorpe Road East. The road is a paved two lane rural roadway with narrow gravel shoulders and is lined by a shallow grass covered ditch along the front of the Study Area (Image 3). A low mound with a line of trees on it separates the ditch from the fields.

191 Burnhamthorpe Road East includes a storey-and-a-half house, large connected barn, a complex of four other agricultural buildings, a group of silos and a grain truck weighing platform (Image 4). This property has a large area of lawn and long crushed gravel laneway that extends past the house (Image 5). 205 Burnhamthorpe Road East includes a two storey brick house and large lawn (Image 6).

The large property to the west of the Study Area appears to be in early stages of redevelopment, it has been cleared and is separated from the Study Area by silt fencing (Image 7). Three properties are adjacent to the Study Area on the east side. 273 Burnhamthorpe Road East is a designated heritage property, and the furthest east along Burnhamthorpe Road East, but part of this property touches the eastern boundary of the Study Area. It is a large agricultural property with a complex of agricultural buildings and a small field between the buildings and the Study Area. Another smaller residential property at 215 Burnhamthorpe Road East is enclosed by the Study Area and 273 Burnhamthorpe Road East. 215 Burnhamthorpe Road East is a one acre lot with a one storey brick house and large shed.



Image 1. The Study Area



LEGEND

- STUDY AREA
- ROADWAY
- TOPOGRAPHIC CONTOUR, metres
- WATERCOURSE



REFERENCE(S)

1. BRAMPTON, ONTARIO. 1:63,360. MAP SHEET 030M12, [ED. 8], 1938; HAMILTON, ONTARIO. 1:63,360. MAP SHEET 030M05, [ED. 6], 1938; HISTORICAL TOPOGRAPHIC MAPS OF CANADA - 1:63,360. GEOGRAPHICAL SECTION, GENERAL STAFF, DEPARTMENT OF NATIONAL DEFENCE OTTAWA ONTARIO, CANADA. MAPPING BRANCH, DEPARTMENT OF ENERGY, MINES AND RESOURCES OTTAWA ONTARIO, CANADA
2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17 VERTICAL DATUM: CGVD28

CLIENT

DG FARMS BURNHAMTHORPE INC.

PROJECT

HERITAGE IMPACT ASSESSMENT
191 AND 205 BURNHAMTHORPE ROAD, OAKVILLE, ONTARIO

TITLE

SPATIAL ARRANGEMENT OF THE STUDY AREA

CONSULTANT



YYYY-MM-DD 2017-08-10

DESIGNED ---

PREPARED BR

REVIEWED HCC

APPROVED ---

PROJECT NO.
1784557

CONTROL
0001

REV.
A

FIGURE
5



HIA - 191 & 205 BURNHAMTHORPE ROAD EAST



Image 2. View northwest into the Study Area.



Image 3. Roadscape south of the Study Area, view northeast.



Image 4. View of the complex of agricultural buildings and field to the southwest, facing north.



Image 5. Tree-lined gravel driveway and large front lawn in the south portion of the Study Area, view facing northwest.



HIA - 191 & 205 BURNHAMTHORPE ROAD EAST



Image 6. The house at 205 Burnhamthorpe Road East, view facing north.



Image 7. Silt fencing along the east edge of the Study Area, view facing northwest.



5.2 Built Environment

5.2.1 273 Burnhamthorpe Road East

273 Burnhamthorpe Road East is adjacent to the back half of the Study Area on the east side. This protected heritage property is designated under Part IV of the *Ontario Heritage Act*. The Statement of CHVI for the property included on the *Town of Oakville Heritage Register* provides the following description and heritage attributes:

In 1841, the original 200-acre farm was purchased from the Crown by Evan E. Jones and his wife Ellenor. It is likely that the rear portion of the farmhouse was constructed before 1851, under Evan's ownership. Upon Evan's death in 1857, son John inherited the south 100 acres of the farm and lived there as a bachelor most of his life. The front portion of the existing farmhouse was likely constructed in the 1870s. After John's death, the property was sold to the Campbell family who farmed the land.

The 1-1/2-storey frame house was built with influences from the Gothic Revival Style and has a simple intersecting gable roof with a small front gable containing an arched window, typical of the building's style. The symmetrical front façade and the overall form of the house are also characteristic of the Gothic Revival style. The building's original horizontal wood siding remains underneath contemporary cladding. The rear portion of the house is thought to be older, built around 1850 (Town of Oakville n.d.: 2).

This property has design or physical value for its 19th century farmhouse. It has historical or associative value for its associations with the Jones and Campbell families and with the agricultural development of Trafalgar Township. The property has contextual value as one of the remaining farmhouses in the area and it supports the rural character of Burnhamthorpe Road East and the surrounding area. This property has been functionally linked to its surroundings for over a century and plays a role in the surrounding agricultural landscape (By-Law 2013-080).

This property contains the farm house, two barn structures, a drive shed and a Quonset hut style prefabricated corrugated metal building (Images 8 and 9).

Heritage attributes of this house include:

- The 1 ½ storey scale and massing;
- Overall form of the house;
- Symmetrical front facade;
- Limestone material in the foundation;
- Original wood siding (under contemporary cladding);
- Intersecting gable roof with small front gable;
- Arched window in the front gable; and
- The veranda.



Image 8. Gothic Revival style house at 273 Burnhamthorpe Road East, view north.



Image 9. Agricultural buildings at 273 Burnhamthorpe Road East, view east from the Study Area.

5.2.2 191 Burnhamthorpe Road East

The Study Area built environment includes a single-storey farmhouse, connected barn, three garage/shed buildings south of the connected barn, a large drive shed, nine silos and a grain truck weighing platform.

5.2.2.1 The House

The farm house is a red brick, storey-and-a-half structure with a concrete foundation. It has a gabled front wing (Image 10) and rear shed dormer (Image 11). It has a central front entrance with sidelights, and an open porch of poured concrete (Image 12). Covering the roof is clay tile style metal sheeting, and the gables are clad in horizontal siding (Image 13). Fenestration is symmetrical only on the south, or front façade, but in general the windows are one-over-one double hung with rowlock brick sills (Image 14). The house is known to have been constructed in 1952 and its style can be described as 'Minimal Traditional' (Hubka 2013: 58).



HIA - 191 & 205 BURNHAMTHORPE ROAD EAST



Image 10. Southeast elevation.



Image 11. Northwest elevation.



HIA - 191 & 205 BURNHAMTHORPE ROAD EAST



Image 12. Southwest elevation.



Image 13. Northeast elevation.



Image 14. Metal double hung windows with rowlock brick sill on the back of the house.

5.2.2.2 Connected Barn

5.2.2.2.1 Exterior

The principal structure in the farm complex is a connected barn with two structures forming an L-shaped plan. Both sections are rectangular and stand on poured concrete foundations with lower walls constructed of 'rock face' concrete masonry units (CMUs). The larger main block is oriented along a northwest/southeast axis while the smaller side wing is joined to the back end wall of the main block on a northeast/southwest axis. The upper timber-frame sections are clad in board and batten and both have medium pitch gable roofs with projecting eaves (Images 15 - 19).

The main block is a two-and-a-half storey structure and the concrete block foundation walls extend thirteen courses or the full height of the ground floor. The ground floor of the southeast (front) elevation has a central single-leaf Dutch door in timber with a concrete lintel (Image 20). Four windows with concrete sills and lintels are on this elevation, two on either side of the door (Image 21). The northeast elevation has three windows, the northwest elevation has one window and the southwest elevation has five windows all on the ground floor. Windows are horizontally oriented with two panes of glass in wood frames with a central muntin. The windows do not open.

The second level in the southeast end wall (front) has two hay doors that have been covered in exterior cladding boards. The wood frame around the openings remains on the front of the barn (Image 22). The top level on the southeast elevation includes two square windows with four panes separated by muntins. The top level also



HIA - 191 & 205 BURNHAMTHORPE ROAD EAST

includes a double door on hinges angled to fit beneath the gable roof. A short timber cathead projects from between the double doors just under the peak of the roof (Image 22).

The ground floor on the southwest elevation of the barn has two doors, a single leaf door and a small sliding door; both are close to where the main block and rear block join.

The rear block is a one-and-a-half storey structure with a poured concrete foundation topped with three courses of 'rock face' CMUs. A single-leaf door is on the east end wall and large sliding doors are on both north and south façades (Images 23 - 24). A window on the northwest elevation near the roofline consists of a single pane of plastic (Image 17). Overall, the connected barn is typical of the Central Ontario Barn type (Ennals 1972: 256).



Image 15. Southeast (front) elevation of the barn main block, view northwest.



Image 16. Northeast elevations of the main and rear block and northwest elevation of the main block.



Image 17. Northwest elevations of the main block and rear block and northeast elevation of the rear block.



Image 18. Southwest elevations of the rear block (left of image) and main block (right of image) of the barn.



Image 19. Southeast elevation of the rear block.



Image 20. Person door on the front of the barn, view northwest.



Image 21. Wooden frame windows with concrete sills on southeast elevation of the barn, view northwest.

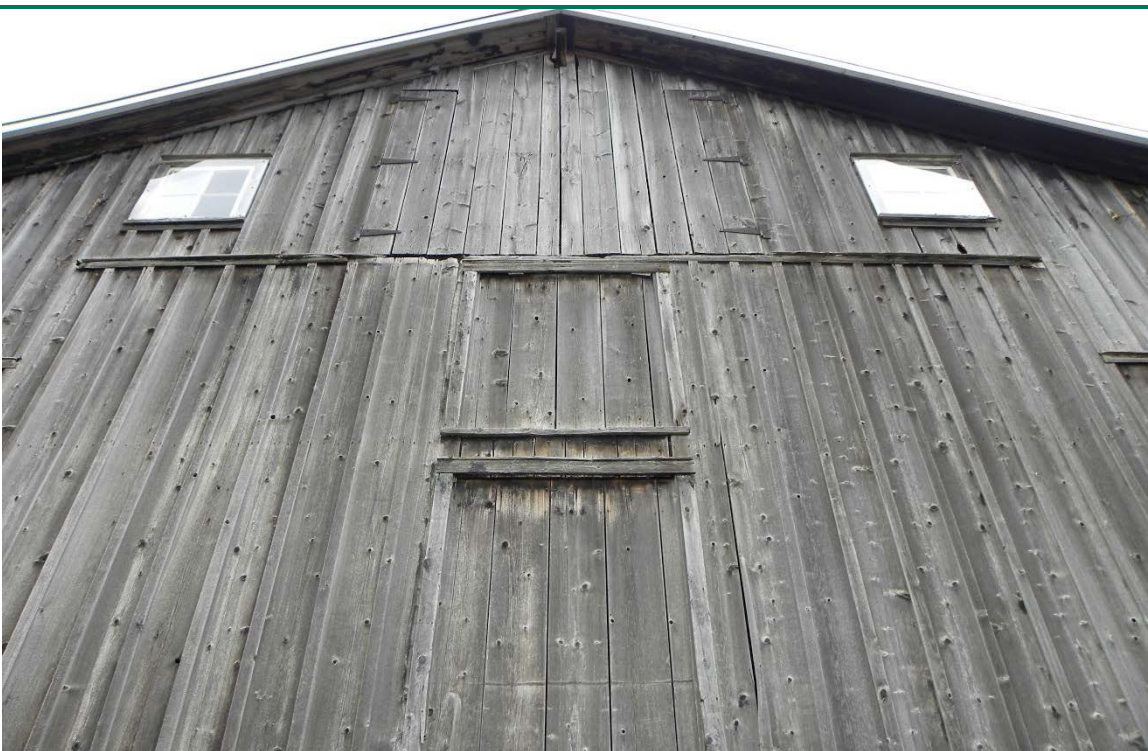


Image 22. Closed in doors on second level; windows, double doors and the cathead on the top level of the front elevation of the barn.



Image 23. North elevation sliding doors, view east.



Image 24. south elevation sliding door, view north.



5.2.2.2 Interior

Both the main block and rear block of the barn are timber frame, with rows of squared log posts supporting a plate at the top of the wall and halfway up the slope of the roof (Image 25 - 26). Girts morticed to the posts and pinned with treenails form each bent and, like the plates, are supported by cross-braces (Images 27 and 28).

The main block ground floor is an open plan with 13 large wooden posts supporting the second floor. The floor is concrete, cracked and uneven. The northeast corner of this area is walled off with a cistern inside that collects rainwater from the barn roof. Where visible, nails in the barn construction appear to be wire drawn types. A set of pull-down wood stairs go up to the second floor (Image 25).

The second floor of the main block is a large open space with ten large wooden posts supporting the roof. The floor is wooden floorboards oriented across the width of the barn (northeast/southwest) (Image 26).

The rear block ground floor is connected to the main block through a single leaf door in the northwest wall of the main block. This block of the barn is divided into three approximately equal sections. The northeast section is a storage area with a second floor or hayloft above it (Image 29). The central section is an open area between the two large exterior sliding doors on the northwest and southeast walls of the rear block that extends the full height of the barn that includes a wagon lift (Image 30 - 31). The southwest section is an octagonal wooden grain silo that extends the full height of the barn (Image 32).

The wagon lift consists of two large timbers parallel to each other across the width of the barn. These timbers support two wooden winches, one larger than the other (Images 31 – 32). According to Norman Biggar a platform on the floor would have been hooked up to the winches and a wagon driven in and parked on the platform could be raised to the second level.



Image 25. Ground floor southern section of the barn, view south.



Image 26. Second floor southern section of the barn, view south.



Image 27. Detail of beam joinery in the barn.



Image 28. Detail of beam joinery in the barn with visible treenails.

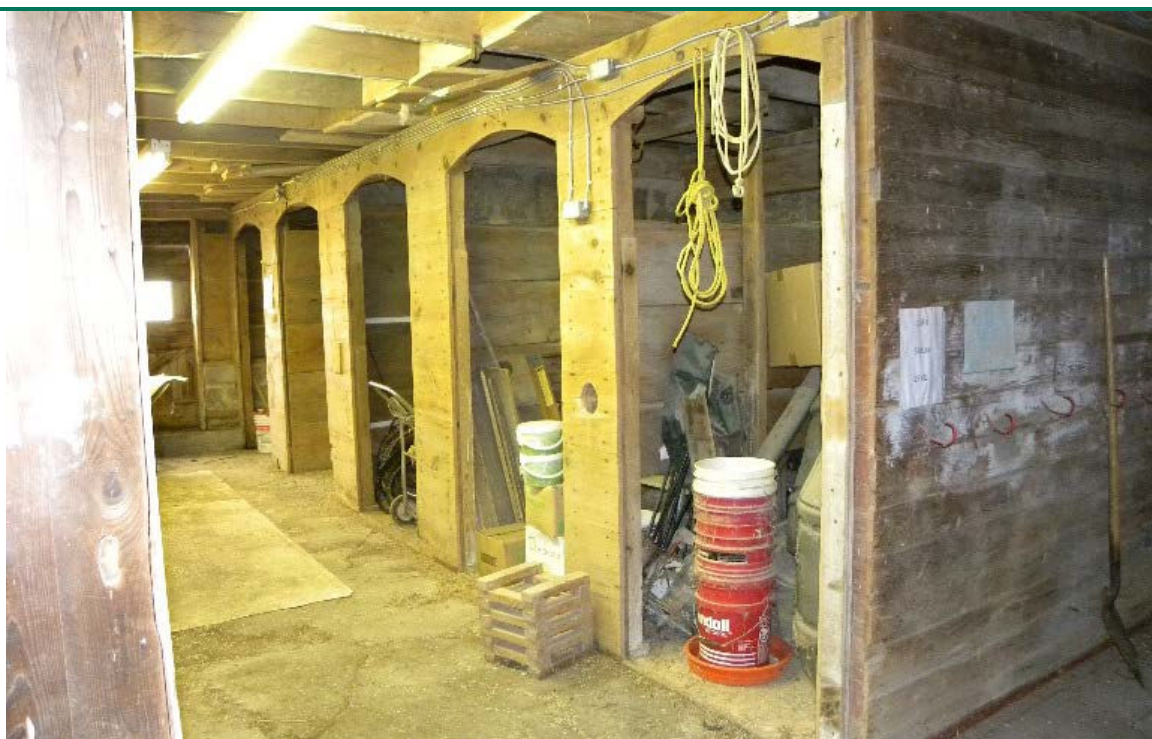


Image 29. Ground floor eastern storage area in the northern section of the barn, view east.



Image 30. Ground floor central area in the northern section of the barn, view south.

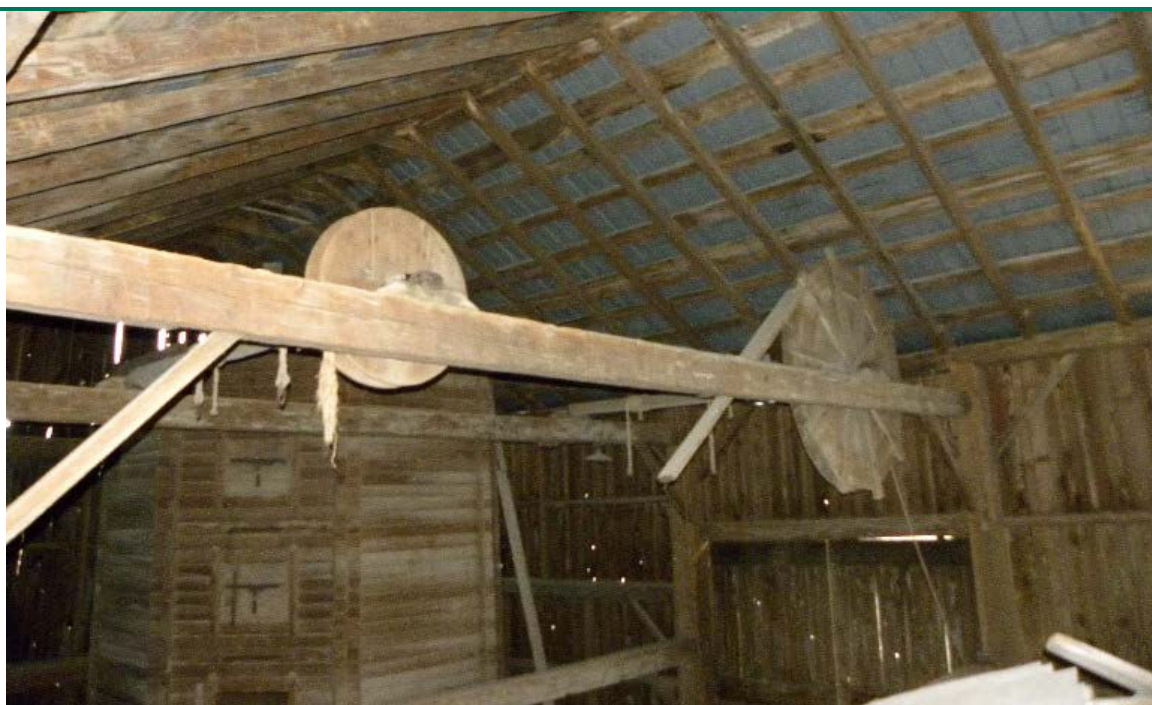


Image 31. Wagon lift assembly in the northern section of the barn.



Image 32. Grain silo in the northern section of the barn, view north.

5.2.2.3 Outbuildings

Analysis of the outbuildings was limited to photo documentation and basic description. These structures date from the 1960s and 1984. The northernmost building is a large drive shed clad in sheet metal siding and roof built in 1984. The drive shed is north of the main barn and three smaller buildings are south of the main barn. The three smaller structures consists of a sheet metal clad timber frame drive shed, a concrete block garage with a flat roof and sheet metal siding and a prefabricated frame and metal clad shed structure (Images 33 - 36). The garage and prefabricated structure are connected with a short breezeway.



Image 33. Large drive shed, built in 1984, view west.



Image 34. Smaller drive shed, built in the 1960s, view southwest.



Image 35. Garage, built in the 1960s, view southwest.



Image 36. Prefabricated frame structure, built in the 1960s, view south.



5.2.2.4 Silos and Grain Truck scale

A complex of silos with a drive through passage for loading trucks is near the centre of the property. This complex consists of five grain bins, five hopper tanks and two shed structures (Images 37 and 38). The silos are corrugated metal with conical roofs. The largest silo/grain bin is the furthest north with a small shed beside it. Four smaller grain bins are on the south side of the silo complex and the five hopper tanks are in the centre of the complex.

This complex of grain silos is associated with a grain truck weighing scale. This scale (Image 39) is northeast of the silos and in line with the drive through passage between the silos. The scale is a metal structure in a depression in the ground. The scale has a driving surface even with the ground for the trucks to drive on. Large concrete blocks serve as retaining walls to support the scale.



Image 37. Silo complex with two smaller grain bins on the left, three hopper tanks in a line in the centre and the largest grain bin on the right, view southwest.



Image 38. The largest grain bin in the rear on the left with two hopper tanks and two shed structures in front of it. The largest hopper tank is in the centre with space for trucks to pass under, and one of the southern grain bins is on the right, view northeast.



Image 39. Grain truck weighing platform, view northeast.



6.0 STRUCTURAL HISTORY

The Study Area property was being used as a farm since around the middle of the 19th century but the structures on the property are all from the 20th century. The history of the structures on the property through oral history with the property owner and historic research are as follows and are mapped on Figure 5:

Early-20th Century

c.1905-1937: Construction of connected barn at 191 Burnhamthorpe Road East. Based on oral history provided by the property owner, the foundation construction, and historic topographic maps (Figure 4), the connected barn can be dated to between 1905 and 1937. Norman Biggar reported that the barn predates 1937 when his parents acquired the property, but the foundation in 'rock face' CMUs places the date of construction around 1905. Although hollow concrete blocks or CMUs were first patented in the 1850s, they were not mass produced until 1900, when the formula for Portland cement was standardized and Harmon S. Palmer had patented a block making machine. S.B. Newberry, writing in 1906, claimed that 'Concrete blocks were practically unknown in 1900, but it is probably safe to say that at the present moment more than a thousand companies and individuals are engaged in their manufacture in the United States' (Simpson 1989:109).

Mid-20th Century

1952: Construction of the farm house standing at 191 Burnhamthorpe Road East.

1960s: Construction of the silos and the three southern outbuildings at 191 Burnhamthorpe Road East.

1968: Division and severance of 90 acres from 191 Burnhamthorpe Road East, leaving the remaining 10 acres in the Study Area.

Late-20th Century

1984: Construction of the large drive shed near the north boundary of 191 Burnhamthorpe Road East.

1985: Severance of the lot at 205 Burnhamthorpe Road East from 191 Burnhamthorpe Road East. The house was likely built at this time.

c.2009-2013: Demolition of the original farmhouse. It is unknown when this house was originally constructed.



7.0 HERITAGE & PHYSICAL INTEGRITY

7.1 Heritage Integrity

The property 191 Burnhamthorpe Road East is listed on the Town of Oakville Heritage Register with potential CHVI 'for its historic farmstead, including barns and outbuildings, historically associated with the agricultural development of Trafalgar Township' (Town of Oakville n.d: 75). However, it has been recognized that 'its heritage value will depend on the integrity of the property' (Smith n.d.:32-9).

The concept of 'heritage integrity' is closely linked to ideas about preservation and authenticity, rather than structural condition. In this context heritage integrity refers to the literal definition of 'wholeness' or 'honesty' of a historic place, and is measured by understanding how much of its historic, social, spatial, aesthetic or contextual value survives (Historic England 2008:45; Historic Scotland 2007:18).

Unlike structural integrity, heritage integrity can prove difficult to quantify, in part because there are no widely accepted criteria. The MTCS *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006) stresses the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06*, yet does not provide specific guidelines for how this should be carried out. Similarly, Kalman's *Evaluation of Historic Buildings* includes 'integrity' as a criterion, yet offers only general statements to determine overall integrity under the sub-elements of 'Site', 'Alterations', and 'Condition'. Research commissioned by Historic England in 2004, however, proposed a method for determining levels of change in conservation areas (The Conservation Studio 2004) that also has utility for evaluating the integrity of individual structures.

Since only the connected barn dates to the historic occupation of the farm, Kalman's and the Historic England approaches to measuring heritage integrity have been combined, and the results presented in Table 1.

Table 1: Heritage Integrity Analysis Connected Barn at 191 Burnhamthorpe Road East.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Site location	Original	None	100	Very Good	Original site
Footprint	L-shaped	Two connected barns. The front barn was built first and the rear added later.	100	Very Good	The front barn was built first, its rear wall is part of the wall of the rear barn. The matching 'rock face' CMUs and cladding indicate that the rear barn was built shortly after the main barn.
Walls	Wood, board and batten	Good condition, very few boards missing	95	Very good	No comment
Foundation	Poured concrete and 'rock face' CMUs	Some repointing and some damaged blocks. Spalling visible on some blocks	90%	Very Good	Substantially intact.
Exterior doors	Wood	Hay doors on the second level on the front of the barn are blocked with cladding boards.	90%	Very Good	No comment



HIA - 191 & 205 BURNHAMTHORPE ROAD EAST

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Windows	Glass with wood frame	The windows in the ground floor appear to be replacements.	10%	Poor	The two windows near the roof on the front elevation may be original, all others appear to be replacements.
Roof	Sheet metal roofing material. Wood roof frame	The roofing material appears relatively new.	40%	Fair	The timber roof framing appears to be original. Strapping and the metal roofing material has been replaced.
Interior plan	Unknown	Addition of grain silo in the rear barn, addition of a cistern in the main barn.	75%	Good	The interior plan appears to have evolved over time. The large spaces have remained fundamentally unchanged, smaller divisions have undergone alterations based on use.
Interior features (e.g., stairs, doors)	Wood stairs, wood partitions in rear barn, concrete floor, wood wagon lift, wood silo,	The wood wagon lift and concrete floor is probably original. The wood partitions, wood silo and stairs are all more recent additions.	50%	Fair	The floor is in poor condition. The wagon lift components are in good condition, minus the ropes which have been removed. Other interior features were all added and removed over time as the use of the barn changed.
Landscape features	Unknown	Addition of new buildings in 1952, the 1960s and 1984. Property severed in 1968.	25%	Poor	The property has evolved over time, with the addition of new buildings/structures and changes in agricultural practice. Only the barn remains from the early 20 th century phase of the farm. The rest of the landscape reflects the mid and late 20 th century phases of the farm.
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			67.5%	Good	Rating of Good is based on original element survival rate of between 50-75%

7.2 Physical Condition

The structures in the Study Area appear to be in good physical condition based on superficial inspection, and there are no significant signs of deterioration to the house, barn, outbuildings or silos. Parts of the CMU foundation walls of the barn have cracks and some blocks are damaged. Considering the age of the structure this is expected. The barn appears to have been fairly well maintained.



8.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

Using the results of the historical research, municipal consultation, and field investigations, the property at 191 Burnhamthorpe Road East was evaluated to determine if it met the criteria for cultural heritage value or interest (CHVI) as prescribed in O. Reg. 9/06. The results of the evaluation are provided in Table 2. 205 Burnhamthorpe Road East was not included in this evaluation in accordance with the MTCS 'rule of thumb' that properties with structures less than 40 years old have lower potential to be considered of CHVI.

Table 2: O. Reg. 9/06 Evaluation.

	Criteria	Evaluation	Rationale
Physical or Design Value	<i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	Does not meet criterion	<p>House: The house was built using common materials and construction methods, and there are no significant heritage features related to its style, type, or expression.</p> <p>Connected Barn: The barn is a timber frame structure with gable roof and 'rock face' CMU foundation. Its design was common in Ontario from the late 19th to early 20th centuries. The use of 'rock face' CMUs for foundations was common from approximately 1905 into the 1930s. The barn has a high level of integrity but is the only remnant of the early 20th century farm on the property. There is no evidence that this barn is rare, unique, representative, or an early example of its type.</p> <p>Post 1960 Outbuildings and Silos: These functional structures are made from common materials, lumber, concrete and sheet metal. They are not representative, rare, unique or early examples of their type.</p> <p>Setting: The landscape of the farm is a common spatial arrangement with a house in front and complex of agricultural buildings behind. The layout of the farm structures met the needs of the farm and were arranged efficiently but there is no evidence that this is historically significant or unusual. Most of this spatial arrangement occurred in the middle to late 20th century, with little of the earlier farm remaining on the landscape. The barn is a remnant of the early 20th century farm, and all traces of the 19th century farm have been removed.</p>
	<i>Displays a high degree of craftsmanship or artistic merit.</i>	Does not meet Criterion	<p>House: There is no evidence that the house displays a high degree of craftsmanship or artistic merit.</p> <p>Barn: There is no evidence that the barn displays a high degree of craftsmanship or artistic merit.</p> <p>Outbuildings and Silos: There is no evidence that the outbuildings or silos display a high degree of craftsmanship or artistic merit.</p> <p>Setting: There is no designed component to the landscape that displays a high degree of craftsmanship or artistic merit.</p>
	<i>Demonstrates a high degree of technical or scientific achievement.</i>	Does not meet Criterion	<p>House: There is no evidence that the house demonstrates a high degree of technical or scientific achievement.</p> <p>Barn: There is no evidence that the barn demonstrates a high degree of technical or scientific achievement.</p> <p>Outbuildings and Silos: There is no evidence that the outbuildings or silos demonstrate a high degree of technical or scientific achievement.</p> <p>Setting: There is no evidence that the landscape demonstrates a high degree of technical or scientific achievement.</p>
Historical or	<i>Has direct associations with a theme, event, belief, person, activity, organization, or</i>	Does not meet Criterion	<p>Structures and Setting: There is no evidence that this property or any of its structures have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p> <p>Although the property was originally associated with 'Gentleman' Daniel McDuffe, the CMU foundation of the connected barn indicates it was constructed after</p>



HIA - 191 & 205 BURNHAMTHORPE ROAD EAST

	Criteria	Evaluation	Rationale
	<i>institution that is significant to a community.</i>		<p>McDuffe's death in 1900. For the later period, Wilbert Biggar (elected Trafalgar Reeve on Halton County Council from 1946 to 1950 and President of the Oakville Dairy) owned the property but was born and lived at Glenclore Farm on Lot 15, Concession 2 NDS, and only part owner of the Study Area. Therefore, there is no historically significant connection between Wilbert Biggar and the Study Area.</p> <p>Smith's (n.d.) preliminary evaluation suggested that the property may meet this criterion as it is directly associated with a theme of early 20th century farming in Trafalgar Township, but only the connected barn relates to this theme, and it is unrelated to the later period house and outbuildings. Later in her evaluation, Smith indicates that the 'McDuffe farm may have heritage value as a representative of a 19th century [emphasis added] farmstead and because of its historical association with 19th century farming in Oakville', but Golder's investigation found that the earliest element of the property —the connected barn— dates after 1900.</p>
	<i>Yields, or has the potential to yield information that contributes to an understanding of a community or culture.</i>	Does not meet Criterion	Structures and Setting: Further study of this property or any of its structures is unlikely to contribute greater understanding of a community or culture.
	<i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	Does not meet Criterion	Structures and Setting: This property is not associated with any significant architect, artist, builder, designer or theorist.
Contextual Value	<i>Is important in defining, maintaining or supporting the character of an area.</i>	Does not meet Criterion	Structures and Setting: As per the MTCS <i>Standards & Guidelines</i> (2014:17), the property is not in, nor support or maintain, an area with a 'unique or definable character' or 'distinctive sense of identity'.
	<i>Is physically, functionally, visually or historically linked to its surroundings.</i>	Does not meet Criterion	<p>Structures and Setting: The MTCS <i>Standards & Guidelines</i> (2014:17) advises that 'to satisfy this criterion, a property needs to have a relationship to its broader context that is important to understand the meaning of the property and or its context.' The Study Area does not have a relationship to its broader context since the spatial arrangement of buildings on the property is focused inwards towards the space between the buildings, and there are no physical, functional or visual links between the farm complex and the surrounding area. Additionally, the property is not historically linked to its surroundings in any significant way.</p> <p>In Smith's (n.d.) preliminary evaluation, she suggested that the property 'may be part of a larger agricultural landscape along Burnhamthorpe Road' but this landscape has not been identified as significant by the Town, and the integrity of this broader context has changed through the later 20th century by suburban estate lot (such as at 205 Burnhamthorpe Road East) and commercial land use, as well as infrastructure construction, such as the nearby water tower.</p>
	<i>Is a landmark.</i>	Does not meet Criterion	Structures and Setting: This property is not a landmark and does not contain landmark structures. The property is not near an intersection where the structures would be visible from many directions, and the agricultural structures on the property do not stand out, nor are they highly visible. The barn and other buildings have muted colours and are set well back from the road.



8.1 Evaluation Results

The preceding evaluation has determined that the Study Area is not of CHVI since it does not meet any criteria of *O. Reg. 9/06* and does not have any heritage attributes that would be deemed *significant* as per PPS 2014. Therefore, a Statement of CHVI has not been prepared.

9.0 IMPACT ASSESSMENT

9.1 Proposed Development

DG Farms is proposing a suburban residential development that will involve demolition of all structures in the Study Area. The development proposal is for approximately 100 units comprised of two and three storey townhouses (Appendix B).

9.2 Potential Adverse Impacts

Following direction provided in the MTCS *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* and Town of Oakville *Development application guidelines Heritage impact assessment*, the proposed development of the Study Area was assessed for seven direct or indirect impacts. However, since the Study Area itself was determined not to be of CHVI, assessment for adverse impacts was limited to the adjacent protected heritage property at 273 Burnhamthorpe Road East. Other potential direct impacts associated with the undertaking have also been considered. Historic structures are susceptible to damage from vibration caused by earthmoving equipment and increased heavy vehicle travel in the immediate vicinity. There is no standard approach or threshold for assessing construction or traffic vibration impact to historic buildings, but works within 60 m of a historic building is generally accepted to require precondition surveys, regular monitoring of the structures for visible signs of vibration damage, and traffic or construction separation (Carman *et al.* 2012:31). Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MTCS guidance identifies types of impact, it does not advise on how to describe the magnitude or severity. Likewise, impact assessment guidelines produced at the federal level lack clear advice to illustrate the extent of each impact. In the absence of a Canadian source of guidance, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges: Volume 11*, HA 208/07 (2007) ² is used here:

- Major – Change to key historic elements, such that the resource is totally altered and/or comprehensive changes to the setting.
- Moderate – Change to many key historic building elements, such that the resource is significantly modified.
- Minor – Change to key historic buildings, such that it is significantly modified.
- Negligible – Slight changes to historic building elements or setting that hardly affect it.
- No impact – No change to fabric or setting.

² This guidance provides a method for heritage impact assessments of road and bridge projects in both urban and rural contexts, and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted as best practice by agencies and groups across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (Kalman 2014), New Zealand Transport Agency (2015), all of which post-date publication of the Ontario MTCS guidance.



HIA - 191 & 205 BURNHAMTHORPE ROAD EAST

An assessment of impacts resulting from the proposed development in the Study Area is presented in Table 3.

Table 3: Assessment of Direct & Indirect Impacts Resulting from Proposed Development of the Study Area on 273 Burnhamthorpe Road East.

Criteria	Assessment	Rationale
<i>Destruction</i> of any, or part of any, significant heritage attributes, or features;	No impact.	The distance between the Study Area lot boundary and the nearest barn on 273 Burnhamthorpe Road East is approximately 140 m, and over 200 m between the Study Area lot boundary and the historic house at 273 Burnhamthorpe Road East. The proposed development is limited to the Study Area and there is no risk of vibration damage to any heritage attributes of 273 Burnhamthorpe Road East.
<i>Alteration</i> that is not sympathetic or is incompatible, with the historic fabric and appearance.	No impact.	None of the heritage attributes of 273 Burnhamthorpe Road East will be altered by proposed development of the Study Area.
<i>Shadows</i> created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden	No impact.	Shadows created by the proposed development will not alter the appearance of heritage attributes at 273 Burnhamthorpe Road East given their distance from the Study Area.
<i>Isolation</i> of a heritage attribute from its surrounding environment, context or a significant relationship	No impact.	The proposed future redevelopment of the Study Area will not isolate any heritage attributes of the house at 273 Burnhamthorpe Road East from its surrounding environment, context or a significant relationship.
<i>Direct or indirect obstruction</i> of significant views or vistas within, from, or of built and natural features	No impact.	The proposed future redevelopment of the Study Area will not obstruct significant views within, from or of the heritage attributes of 273 Burnhamthorpe Road East.
<i>A change in land use</i> such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces	No impact.	The proposed future development of the Study Area will change the land use from agricultural to residential. However this is not expected to adversely impact the heritage attributes of 273 Burnhamthorpe Road East.
<i>Land disturbances</i> such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.	No impact.	No specific development plan has been created for the Study Area. However a field over 100 m wide that appears to be drained separates the Study Area from the nearest buildings on 273 Burnhamthorpe Road East. Therefore, the risk of land disturbance impacting the heritage attributes of 273 Burnhamthorpe Road East is very low to nonexistent.

9.3 Results of Impact Assessment

This assessment has determined that the proposed development:

- ***Will not directly or indirectly impact any heritage attributes of the adjacent protected heritage property at 273 Burnhamthorpe Road East.***

The heritage attributes of this property are associated with the Gothic Revival house, a structure over 200 metres from the Study Area.



10.0 CONSIDERATION OF ALTERNATIVES, MITIGATION AND CONSERVATION OPTIONS

Since the property was determined not to be of CHVI under *O. Reg. 9/06*, the conservation options for on-site retention or relocation have not been considered. Additionally, a program of systematic salvage or demolition monitoring is not necessary. However, in keeping with Golder's corporate policy to encourage sustainable development, the preferred option is to salvage all recyclable building materials on the property and limit the amount of material to be deposited in a landfill.

11.0 SUMMARY STATEMENT & RECOMMENDATIONS

The Study Area includes a property with a storey-and-a-half, Minimal Traditional style brick farmhouse built in 1952, a board-and-batten clad connected barn from the early 20th century, a set of outbuildings from the 1960s, a drive shed dating to 1984 and a series of metal silos. The Study Area also includes a property with a two-storey brick house built in the 1980s.

This HIA determined that these properties and the buildings do not meet any criteria of *O. Reg. 9/06* and therefore are not of cultural heritage value or interest. The buildings on both properties are constructed in common materials and methods, and the farm complex has undergone significant change over the 20th century, with only a connected barn surviving from the early 20th century. The construction and type of this barn was common for the period in which it was built.

Golder has also concluded that development proposed for the Study Area will not adversely impact 273 Burnhamthorpe Road East given the distance between the Study Area and the heritage attributes of the protected heritage property.

Based on the rigorous archival research, documentation, and analysis conducted for this report, Golder recommends that:

- ***The Town of Oakville remove 191 Burnhamthorpe Road East from the Heritage Register;***
- ***No further monitoring or documentation be required prior to demolition of buildings in the Study Area; and,***
- ***All recyclable building materials on the property be salvaged, and resold or donated for general re-use.***



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HIA - 191 & 205 BURNHAMTHORPE ROAD EAST

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Department of National Defence

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Report Signature Page

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APPENDIX A

Abstract Index Records for Trafalgar Township



APPENDIX A
HIA - 191 Burnhamthorpe Road East

Lot 14, Concession 2 North of Dundas Street, Trafalgar Township

Number	Instrument	Date of Instrument	Registered	From	To	Acres	Consideration	Description
	Patent	23 Nov 1804	--	Crown	Solomon Vrooman	200		All
896B	B & Sale	28 Jul 1819	31 Jul 1823	Solomon Vrooman & wife	Samuel Street & James Keeley in Trust	200		All
881H	B & Sale	9 Jun 1834	18 Jul 1834	Samuel Street & James Keeley in Trust	Samuel C. Kenney	100		SEly 1/2
882H	B & Sale	17 Jul 1834	18 Jul 1834	Samuel C. Kenney	Hon Peter Adamson	100		Front part
532P	B & Sale	4 May 1840	24 Feb 1846	Samuel C. Kenney	Daniel McDuffie	100		Front 1/2
70468	Deed	2 May 1840	23 Mar 1898	Hon Peter Adamson	Samuel C. Kenney	40		Front part [illegible]
7053	Mortgage	1 Apr 1898	22 Apr 1898	James Appelbe McDuffe	Daniel McDuffe	100		Front 1/2 [illegible]
7066	Deed	[illegible]	22 Apr 1898	Daniel McDuffe [illegible]	James Appelbe McDuffe	100		Front 1/2 [illegible]
7727	Mortgage	24 Jul 1901	24 Jul 1901	James Appelbe McDuffe & wife	John McDonald	100		Front 1/2
7728	Discharge of Mortgage	--	--	[illegible] & Charles Hall executors of the last will and testament of Daniel McDuffe, deceased	James Appelbe McDuffe	100		[illegible]
[illegible]	Mortgage	4 Feb 1915	11 Feb 1915	James A McDuffe & wife	Alexandre Porter	100		Front 1/2 [illegible]
11625	Discharge of Mortgage	1 Feb 1915	19 Feb 1915	Janet MacDonald Widow, administrator of estate of John MacDonald deceased	James Appelbe McDuffe	--		Mortgage 7727
18631	Agreement to Purchase	18 Jan 1926	9 Mar 1926	Frances Amarilla McDuffe, widow and [illegible] McDuffe	Robert Parton	100		Sly 1/2
15690	Mortgage	[illegible] Apr 1926	[illegible] May 1926	Robert Parton	Frances A McDuffe	100		Front 1/2
15691	Grant	1 Apr 1926	[illegible] May 1926	Gerald Milton McDuffe [illegible]	Robert Parton	100		[illegible]
15692	Grant	1 Apr 1926	6 May 1926	Robert Parton	Norman Campbell	100	\$2	Front 1/2
18684	Grant	29 Apr 1937	31 Jul 1941	Norman C. Campbell & wife	Wilbert H. Biggar & Anna A. Biggar as joint tenants	100	\$2,150	Front 1/2, subject to mortgage
26775	Mortgage	11 Jul 1952	30 Jul 1952	Wilbert H. Biggar widower, Anna A Biggar, and Harold Biggar as 3rd part	Majorie A. Gable, widow	100		Front 1/2



APPENDIX A

HIA - 191 Burnhamthorpe Road East

50664	Grant	15 May 1956	17 May 1956	Wilbert H. Biggar and Ana A Biggar	Harold Conover Biggar	100	\$12,000	Front 1/2 [illegible] subject to mortgage
50668	Mortgage	15 May 1956	17 May 1956	Harold Conover Biggar & wife	Wilbert H. Biggar	100		Front 1/2 [illegible]
90711	Discharge of Mortgage	12 Aug 1958	5 Dec 1958	Wilbert H. Biggar	Harold Conover Biggar	--		Mortgage 50668
90712	Discharge of Mortgage	12Aug 1958	5 Dec 1958	Majorie Williamson	Wilbert H. Biggar	--		Mortgage 26775
90713	Mortgage	1 Jun 1958	5 Dec 1958	Harold Conover Biggar & wife	Majorie Williamson	100	\$5,000	Front 1/2 [illegible]
258388	Grant	18 Oct 1968	30 Oct 1968	Harold Biggar and wife	Isabel Marion Biggar	10	\$2	PT Lot 14. 10 acres [illegible]
258544	Grant [illegible]	10 Oct 1968	31 Oct 1968	Harold Biggar and wife	George Edward Harris	90	\$2	Pt Lot 14. 90 acres [illegible]
[illegible]	Mortgage	22 Aug 1969	31 Oct 1969	George Edward Harris [illegible]	Harold Biggar	90		Pt Lot 14. 90 acres [illegible]
[illegible]	Notice of Application for First Registrations for Application [illegible]	1 Dec 1972	6 Dec 1972	[illegible] notice that George Edward Harris of the town of Mississauga in the County of Peel [illegible] has made an application to be registered under the Land Titles Act as the owner in fee simple		--		Pt Lot 14 and another lot designated as Parts 1, 2, 3, 4 and 5 [illegible] on this attached front together with right-of-way in 174907 [illegible] to right of way [illegible] 2653. [illegible]
[illegible]	Notice of Application to Appl. No 3 Halton 73	[illegible] Jan 1973	22 Apr 1973	[illegible] notice that George Edward Harris of the town of Mississauga in the County of Peel [illegible] has made an application to be registered under the Land Titles Act as the owner in fee simple		--		PL Lot 14 and another lot designated as Par 1, 2, 3, 4 and 5 in the attached [illegible] right-of-way as in 174907 over part [illegible] to right of way easement as in 26531 over said part 5.
359663	Certificate of First Registration as Owner Parcel 14-1 section T-213	24 Apr 1973	24 Apr 1973	This to certify that on the 24 day of April 1973. George Edward Harris of the Town of Mississauga in the County of Peel to uses was under the above act registered Land Titles at Milton as owner		--		PL Lot 14 and another lot designated as Par 1, 2, 3, 4 and 5 on attached print Halton-20 Land Tittles Division [illegible] together R of W [illegible]
20R-7060	R-Plan	--	20 06 83	--	--	--		Pt. 1 & 2 Re: 258388
623469	Grant	--	31 07 85	Biggar, Isabel M.	Biggar, Norman H. Biggar, Sandra L. as JT	--		Part SE 1/2 desc. as Part 1 on 20R-7060. Together with Right of Way.
624268	Grant	--	13 08 85	Biggar, Isabel M.	The Corporation of the Town of Oakville	--		Pt. SE1/2 lot des. Pt 2 on 20R-7060. Reserving right over.
832592	Transfer	--	94 12 14	Biggar, Isabel Marion	Biggar, Harold Biggar, Isabel Marion JT	--		Part (10.0 acres) (258388)

[https://golderassociates.sharepoint.com/sites/16283g/deliverables/final/1784557-r01 29aug2017 korsiak 191 burnhamthorpe rd oakville hia-appendix a.docx](https://golderassociates.sharepoint.com/sites/16283g/deliverables/final/1784557-r01%2029aug2017%20korsiak%20191%20burnhamthorpe%20rd%20oakville%20hia-appendix%20a.docx)

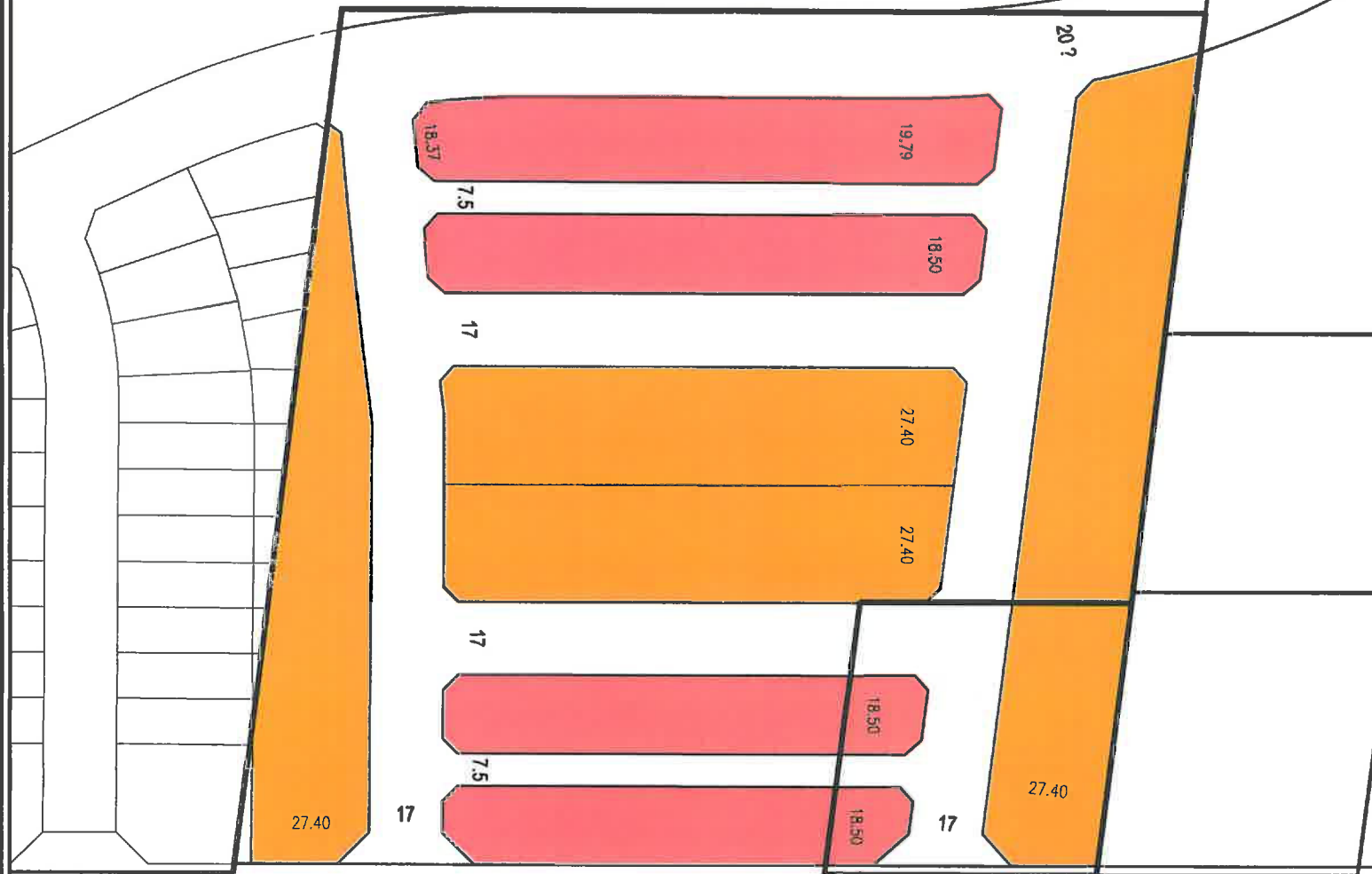


APPENDIX B

Development Concept

Biggar Concept 1

- Street Townhouses
- Lane Based Townhouses



BURNHAMTHORPE ROAD

Scale - 1:1500

July 11, 2017



KORSIAK Urban Planning
 108-277 Lakeshore Road East
 Oakville, Ontario L6L 3J8
 T: 905.232-0227
 info@korsiak.com



APPENDIX C

Author Qualifications



Education

Master of Urban and Regional Planning, Queen's University, Kingston, Ontario, 2015

Master of Maritime Archaeology, Flinders University of South Australia, Adelaide, South Australia, 2008

Certificate, Museum Management and Curatorship, Sir Sanford Fleming College, Peterborough, Ontario, 2004

Bachelor of Arts Archaeology (Honours), Wilfred Laurier University, Waterloo, Ontario, 2002

Certifications

Ontario Applied Research Archaeology Licence, R1062, 2015

Open Water Scuba Diver (PADI) 2006

Advanced Open Water Scuba Diver (PADI) 2007

NAS Level 3 Certificate in Foreshore and Underwater Archaeology

Restricted SCUBA Diver (30m) Diver Certification Board of Canada 2015

Languages

English – Fluent

Golder Associates Ltd.

Career Summary

Benjamin Holthof (MPI, MMA, CAHP) is a Cultural Heritage Specialist in the Ottawa/Kingston offices for Golder Associates Ltd. Ben has experience in conducting cultural heritage screens, evaluations of cultural heritage value or interest, heritage impact assessments, strategic planning, heritage planning, cultural landscape assessment and documentation of cultural heritage resources and cultural landscapes. He is experienced in museum collections management, exhibit development and public interpretation. Ben is a maritime archaeologist having worked on terrestrial and underwater sites. He currently serves as President of the not-for-profit organization Preserve Our Wrecks Kingston.

Employment History (from 2009)

Golder Associates Ltd. – Ottawa/Kingston, Ontario

Cultural Heritage Specialist (2014-present)

Ben is a Cultural Heritage Specialist. Conducting cultural heritage screens, cultural heritage evaluations, heritage impact assessments, strategic planning, heritage conservation planning, research, report production and writing for cultural heritage projects.

Abacus Archaeology/Past Recovery Archaeological Services Inc. – Kingston/Perth, Ontario

Archaeology Field Technician (2013 & 2014)

Ben worked on a crew conducting archaeological field work, including stage 2, 3 and 4 surveys. This involved field walking, test pits and excavation of prehistoric and historic period sites in Ontario. Record site features in the field through drawing, photography and total station. Collect and organize field data.

Marine Museum of the Great Lakes at Kingston – Kingston, Ontario

Registrar/Curator (2009-2012)

Ben was responsible for the management and development of extensive artefact, archival and bibliographic collections. He assisted the museum with strategic planning, goal and objective development. He created an Interpretive Plan and long range interpretive goals for the museum. He developed wrote and implemented museum policy and procedure. As curator Ben was responsible for supervision of staff and volunteers. He planned and created exhibits and other Museum interpretation, conducted research for museum and for client projects.

Project Experience (Golder Associates)

Principle investigator and author of a Heritage Impact Assessment for proposed wind farm in a section of North Stormont Township. This study involved conducting a screen of the township for known cultural heritage resources, consultation with local planners about known and potential heritage sites, background research, a site visit to document potential cultural heritage resources and an evaluation and assessment of heritage sites and potential impacts the proposed wind farm could have on the sites. The research conducted was summarized and written up in a detailed illustrated report.

**EDP Renewables
Nation Rise Wind Farm
REA Application
Heritage Impact
Assessment**

North Stormont, Ontario



King's Landing Wharf Cultural Heritage Evaluation Report North Bay, Ontario	Principal investigator and author of a Cultural Heritage Evaluation Report for the City of North Bay on the King's Landing Wharf in the City of North Bay, Ontario. This report involved documenting the wharf and surrounding landscape and evaluating it and several nearby features against Ontario Regulation 9/06 and production of a report.
Highway 400/4th Line Underpass Cultural Heritage Evaluation Report Town of Innisfil, Ontario	Conducted research for, photographically documented, evaluated and prepared the report of a Cultural Heritage Evaluation Report for the Highway 400/4 th Line underpass, utilizing the evaluation criteria for heritage bridges developed by the Ministry of Transportation.
Norris Whitney Bridge Cultural Heritage Evaluation Report Belleville, Ontario	Principal investigator and author of a Cultural Heritage Evaluation Report on the Norris Whitney Bridge between the City of Belleville and Prince Edward County for the Ministry of Transportation. Tasks involved background research, field investigation and documentation of the bridge, description of the bridge and evaluation of the bridge using the Heritage Bridge Guidelines evaluation criteria, and production of a report.
Kingston Medical Campus Heritage Impact Statement Kingston, Ontario	Ben documented and conducted research on Baxter's Nose a large boulder in a field proposed for redevelopment as employment lands. The boulder is a landmark with cultural heritage value. This project then assessed the impact of the proposed development on the heritage value of the boulder and of adjacent heritage properties.
Burnett Lands Cultural Heritage Evaluation Report Nepean, City of Ottawa Ontario	Ben conducted research into and wrote a cultural heritage evaluation report for a farm in Nepean. This CHER involved background research into the property, a site visit to document the property and the structures on it, an assessment of the architectural values of the house and farm buildings and evaluation of the property against Ontario Regulation 9/06 to determine cultural heritage value or interest in the site.
Fairtree SPS Heritage Screen Markham, Ontario	Principal investigator and author of a cultural heritage screening report identifying known and potential cultural heritage resources for an Environmental Assessment for a sewer upgrade. Tasks involved research into heritage registers and secondary sources to look for cultural heritage resources in the study area.
Cultural Heritage Overview Region of Peel Sanitary Forcemain upgrade Derry Road Mississauga, Ontario	Ben conducted research into known and potential cultural heritage resources and heritage policy that may have affected the Region of Peel Sanitary Forcemain sewer upgrades along Derry Road in Mississauga. This involved identification of potential areas of concern adjacent to known properties designated under Part IV of the <i>Ontario Heritage Act</i> , potential properties with cultural heritage value (over 40 years old) and properties in the Meadowvale Heritage Conservation District designated under Part V of the <i>Ontario Heritage Act</i> .
Duchesnay Creek Bridge Heritage Impact Assessment North Bay, Ontario	Principal investigator and author of a report assessing the impact replacement of the Duchesnay Creek Bridge will have on the cultural heritage values of the site identified for the Ministry of Transportation for the Heritage Bridge List.
Duchesnay Creek Bridge Cultural Heritage Documentation Report North Bay, Ontario	Author and researcher of a documentation report documenting the Duchesnay Creek Bridge near North Bay Ontario. This bridge is on the Ontario Heritage Bridge List. This project involved research into the history of the bridge and the bridges construction, photo documentation of the bridge in an illustrated describing the bridge.

Professional Affiliations

Member of the Canadian Association of Heritage Professionals

**Education**

*Ph.D., War Studies
Programme (Military History
& Architecture), Royal
Military College of Canada,
Kingston, Ontario, 2013*

*M.A., Historical
Archaeology, Department of
Anthropology, Memorial
University, St. John's,
Newfoundland, 2004*

*Combined Honours B.A.
(with distinction),
Department of Sociology &
Anthropology/ and
Department of Archaeology
& Classics, Wilfrid Laurier
University, Waterloo,
Ontario, 2000*

Certifications

*Canadian Association of
Heritage Professionals
(CAHP)*

*Ministry of Transport
Ontario RAQs-approved for
Archaeology/Heritage*

*Province of Ontario Licence
to Conduct Archaeological
Fieldwork, Professional
Class, No. P327.*

*ICOMOS Canada
Professional Member*

*ICOFORT Associate
Member*

*Parks Canada Research
Permits, 2002-2012, 2015-
2016*

*Certificate in Project
Management, Department
of Continuing Studies,
Dalhousie University, 2014*

Languages

English – Fluent

Golder Associates Ltd.**HENRY CARY, Ph.D., CAHP****Cultural Heritage Specialist / Archaeologist**

Dr. Henry Cary has over 15 years of public and private-sector experience directing cultural heritage and archaeological projects in Canadian urban, rural, Arctic and Sub-Arctic environments. He specialises in the historic architecture and cultural landscapes of North America, including industrial and military heritage. In addition to providing heritage evaluations, impact assessments, documentation reports, and conservation and management plans for a wide range of clients and resources, Dr. Cary is skilled in the analysis, digital survey and mapping, and other documentation of complex, multi-component properties, structures, and landscapes. Prior to joining Golder, Dr. Cary was an archaeologist and cultural resource management specialist for Parks Canada, notably for the Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit. He has also served as Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site and consultant for private-sector and research projects in Newfoundland and Labrador, Nova Scotia, Ontario, Alberta, British Columbia, the Republic of South Africa, Italy, and France. Henry is a member of the Canadian Association of Heritage Professionals (CAHP) and ICOMOS Canada, Adjunct Professor in the Department of Anthropology at Saint Mary's University, and Lecturer in the Department of Anthropology at Mount Allison University.

Employment History**Golder Associates Ltd.**

Cultural Heritage Specialist / Archaeologist (2015–present)

Saint Mary's University – Halifax, Nova Scotia

Adjunct Professor, Department of Anthropology (2014–present)

Mount Allison University – Sackville, New Brunswick

Lecturer, Department of Anthropology (2016-present)

CH2M HILL – Calgary, Alberta

Archaeology Field Manager (2014–2015)

Town of Lunenburg – Lunenburg, Nova Scotia

Heritage Manager, Corporate Services (2012–2014)

Parks Canada Agency – Inuvik, Northwest Territories

Field Unit Archaeologist/Historian, Western Arctic Field Unit (2009–2012)

Parks Canada Agency – Cornwall, Ontario

Project Archaeologist, Ontario Service Centre (2002–2009)

**Ground Truth Archaeology/ Past Recovery Archaeological Services/
Cataraqui Archaeological Research Foundation – Kingston, Ontario**
Archaeological survey and mapping services (part-time) (2005–2009)

Memorial University – St. John's, Newfoundland

Project Director, Hoffnungsthal Archaeology Project (2000–2004)

Parks Canada Agency – Cornwall, Ontario

Assistant Archaeologist, Ontario Service Centre (1998, 1999)



PROJECT EXPERIENCE

**Heritage Impact
Assessment – Former
Brantford Public Utilities
Commission Water
Treatment Complex**
City of Brantford, ON

Principal investigator, task manager, and author of a heritage impact assessment for the large and sophisticated Brantford water treatment complex, constructed in phases between 1889 and the late 20th century. Reporting included photogrammetric recording, determining the structural sequence, application of Ontario heritage evaluation criteria to a multi-component industrial site, and coordinating archival research and reporting with junior staff.

**Highways 7A & 26
Cultural Heritage
Screening**
Regional Municipality of
Durham, ON

Principal investigator, task manager, and author of a technical memorandum to identify potential heritage properties and cultural heritage landscapes in the study areas surrounding highway culverts. Reporting application of Ministry of Tourism, Culture and Sport cultural heritage screening checklist, consultation with local municipal planners, and developing a new screening report template. As a result of this deliverable, the memorandum format is now being implemented as the appropriate scope and deliverable for all future MTO culvert replacement projects.

**Structural Walls Policy
Development for the
Corporation of the City
of Cambridge**
City of Cambridge, ON

Principal investigator, task manager, and author of a technical memorandum assessing the heritage potential of structural walls in the City of Cambridge inventory and recommending conservation measures to support the City of Cambridge Asset Management Plan. Complete this assignment required background historical and heritage policy research, imagery-based evaluation, GIS analysis and mapping, and producing a detailed report with practical and cost-effective suggestions to manage the City's historic structural walls.

**Heritage Impact
Assessment – 64 Main
Street West, Downtown
Heritage Character Zone**
City of Hamilton, ON

Principal investigator, task manager, and author of a heritage impact assessment for a high rise development in the City of Hamilton Downtown Heritage Character Zone. Reporting included field investigations, determining the impact of the development on adjacent listed and designated properties, providing extensive design guidance to ensure the proposed development was compatible with the heritage character zone design guidelines, and coordinating archival research and reporting with junior staff.

**Heritage Impact
Assessment – 10489
Islington Avenue,
Nashville-Kleinburg
Heritage Conservation
District**
City of Vaughan, ON

Principal investigator, task manager, and author of a heritage impact assessment for proposed alterations to an early 20th century residence and store and construction of a new residential and commercial building in the Nashville-Kleinburg Heritage Conservation District. Reporting included field investigations, research on historic views and vistas, determining the impact of the proposed development on the integrity of the existing structures and objectives of the HCD, providing extensive design guidance to ensure the alterations and new development conformed to the HCD plan and guidelines, and coordinating archival research and reporting with junior staff.

**Heritage Impact
Assessment – Victoria
Square Boulevard**
City of Markham, ON

Principal investigator and task manager for a heritage impact assessment of a 2.74-km long road improvement project within residential development and a historic hamlet. Reporting included application of Ontario heritage evaluation criteria, determining the impact of the proposed development on 30 known and designated heritage properties and the cultural heritage landscape of the hamlet, and coordinating archival research, mapping, and field investigations with junior staff.



RESUMÉ

HENRY C. CARY, PHD, CAHP

**Heritage Impact
Assessment – 7714
Yonge Street, Thornhill
Heritage Conservation
District**
City of Vaughan, ON

Principal investigator, task manager, and author of a heritage impact assessment for proposed alterations to a mid-19th century Gothic Revival house in the Thornhill Heritage Conservation District. Reporting included field investigations, determining the structural sequence, application of Ontario heritage evaluation criteria, determining the impact of the proposed alterations on the integrity of the structure and objectives of the HCD, and coordinating archival research and reporting with junior staff.

**Heritage Impact
Assessment – The
Anglican Church of St.
Thomas Parsonage**
City of Hamilton, ON

Principal investigator, task manager, and author of a heritage impact assessment for a circa 1870 Anglican Parsonage at 18 West Avenue South. Reporting included photogrammetry, floor plan and interior documentation, staff training on field recording methods, coordinating archival research and reporting with junior staff, and assessment of potential impact on the adjacent municipally designated Church of St. Thomas.

**Heritage Impact
Assessment –
TransCanada Pipelines
Vaughan Mainline
Extension**
City of Vaughan, ON

Principal investigator and task manager for a heritage impact assessment of the 12-km long pipeline project west of Kleinburg. Reporting included field investigations of 13 heritage properties, application of Ontario heritage evaluation criteria, coordinating archival research and reporting with junior staff, and securing approvals from the Ministry of Tourism, Culture and Sport.

**Heritage Documentation
Report – 347 Charlton
Avenue West**
City of Hamilton, ON

Principal investigator, task manager, and author of a heritage documentation report for an early 20th century dwelling in downtown Hamilton. Reporting included producing measured drawings of the property and exterior and interior of the house, staff training on digital and analogue field recording methods, coordinating archival research and reporting with junior staff, and drafting recommendations for artifact curation and re-use.

**Heritage Impact
Assessment –
Residential
Development Adjacent
to the Power Glen
Heritage Conservation
District**
City of St. Catharines, ON

Principal investigator, task manager, and author of a heritage impact assessment for residential development of a large lot adjacent to the Power Glen Heritage Conservation District, a historic community associated with early industry in St. Catharines. The heritage impact assessment required evaluation of 20th century structures on the property and an assessment of potential impact on the properties within the heritage conservation district.

**Heritage Conservation
Plan – 41 Dundas Street
East**
Town of Oakville, ON

Author and task manager of a heritage conservation plan to guide rehabilitation of a mid-19th century brick farmhouse now surrounded by residential development. The conservation plan made a series of actionable recommendations supported by historic and conservation best practice research, measured drawings, and an implementation schedule.

**Heritage Impact
Assessment &
Documentation Report –
The Sawdon Building**
Town of Whitby, ON

Principal investigator, task manager, and author of a heritage impact assessment and subsequent documentation report prior to commercial development of 244 Brock Street South in downtown Whitby. The heritage impact assessment required evaluation of a former early 20th century coal shed and an assessment of potential impact on two proposed heritage conservation districts. The documentation report included producing measured drawings of the property and exterior and interior of the structure, and drafting text and images for a commemorative panel.



ADDITIONAL PROFESSIONAL MEMBERSHIPS

Association for Industrial Archaeology
Chartered Institute for Archaeologists (Affiliate)
Construction History Society
Council for British Archaeology
Council for Northeast Historical Archaeology
Fortress Study Group
Landscape Survey Group
Society for Post-Medieval Archaeology
Society for the Study of Architecture in Canada
Vernacular Architecture Forum
Vernacular Architecture Group

As a global, employee-owned organisation with over 50 years of experience, Golder Associates is driven by our purpose to engineer earth's development while preserving earth's integrity. We deliver solutions that help our clients achieve their sustainable development goals by providing a wide range of independent consulting, design and construction services in our specialist areas of earth, environment and energy.

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