

CULTURAL HERITAGE **STUDY**

Part of Lots 12 & 14, Concession 3
Melancthon Township

Date:

May 2017

Prepared for:

Strada Aggregates Inc.

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1.0 Introduction

MHBC has been retained by Strada Aggregates Inc. to prepare a Cultural Heritage Study related to the potential expansion of their current aggregate extraction operations in the Township of Melancthon. In order to facilitate the proposal, Strada Aggregates is applying for a Class 'A' Licence (Category 3 – Pit Above Water) under the *Aggregate Resources Act* and an Official Plan Amendment and Zoning By-law Amendment under the *Planning Act*.

The subject lands are comprised of two parcels of land located on the east side of 4th Line, approximately 1.8 kilometres north of County Road 17 and south of Side Road 15 (see **Figure 1**). The two parcels have an area of approximately 60 hectares (150 acres). The larger parcel, which is the northern parcel and legally described as Lot 14, Concession 3 (the "Prince property"), is 40 hectares (100 acres) in size. The smaller parcel located to the south and legally described as Lot 12, Concession 3 (the "Bonnefield property"), is approximately 20 hectares (50 acres) in size. One larger parcel of land separates the two parcels and currently accommodates the existing Strada Aggregates operation known as Melancthon Pit #1 (Licence #129167). Melancthon Pit #2 (Licence #625155) is located immediately to the south of the Bonnefield property.

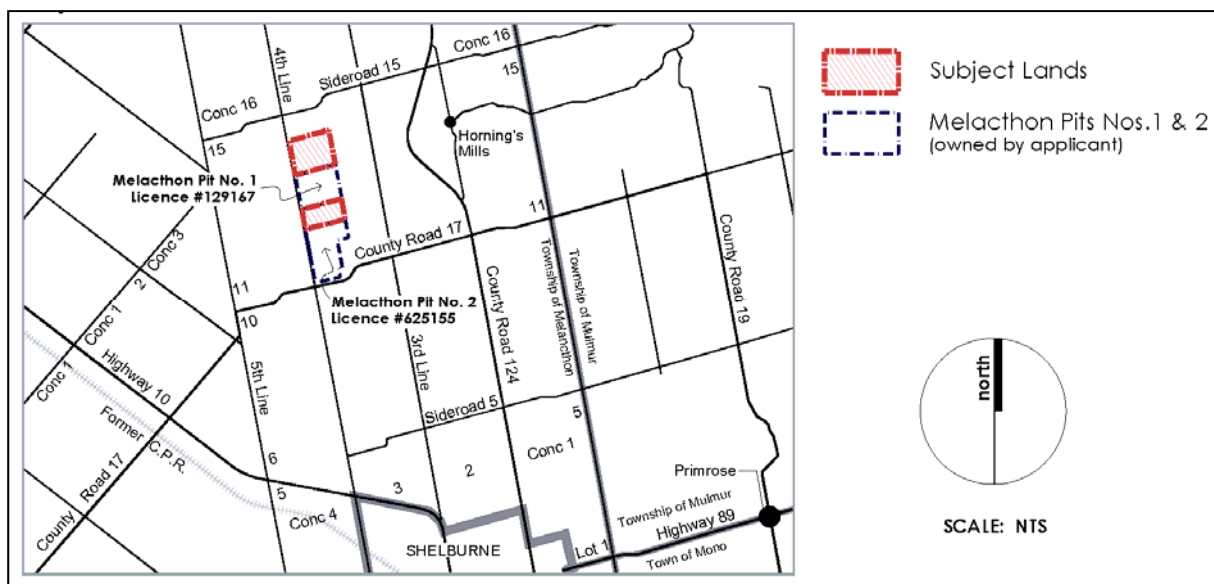


Figure 1 - Locational context

This Cultural Heritage Study has been prepared in order to determine if any cultural heritage resources are present on the subject lands, as well the potential for impacts as a result of the proposed site development. The preparation of the report has been guided by the policies contained within the Township of Melancthon Official Plan, as well as applicable guidance from the Ministry of Tourism, Culture and Sport.

2.0 Policy context

The preparation of this report has been informed by the requirements of various legislative and policy documents, as follows.

2.1 The Planning Act

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of the *Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

2.2 The Provincial Policy Statement (PPS)

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Significant: e) in regard to cultural heritage and archaeology, resources that have been 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.

Built heritage resource: means 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 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 landscape: means 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 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).

Conserved: means 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 or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

The subject site or built features on the subject site are not considered to be a *protected heritage property* under the consideration of the PPS, as they are not designated under any part of the *Ontario Heritage Act* or subject to conservation easement, and have not been identified by provincial, federal or UNESCO bodies.

2.3 The Township of Melancthon Official Plan

The current Township of Melancthon Official Plan adopted by Township of Melancthon Council in August 2014, and is the in-force Official Plan. Section 2.0 of the Official Plan contains the vision statement and planning objectives of the Township, and Section 2.2.6 specifically addresses cultural heritage resource objectives. The objectives relate to the conservation of significant

cultural and built heritage buildings and structures, prevention of demolition or inappropriate alteration of cultural heritage resources, and ensuring that all significant cultural heritage resources are managed in a manner which perpetuates their use while maintaining their value.

Section 3.8 of the Official Plan provides additional specific policies related to cultural heritage resources. This section echoes the language found in the PPS that significant built heritage resources and significant cultural heritage landscapes shall be conserved. A number of methods by which Council may achieve this policy are listed, including utilizing available resources from the Ministry of Tourism, Culture and Sport to assist in determination of significant built and cultural heritage resources, and requiring development proponents to prepare studies assessing impacts for proposals in areas having known or potential heritage resources. Section 3.8.d contains the Province's criteria found in Ontario Regulation 9/06, and notes that the information will be used to determine cultural heritage value or interest.

The Official Plan further lists application requirements in Section 7.13, and it is indicated that a Cultural Heritage Study may be required to support a development application.

Accordingly, the purpose of a Cultural Heritage Study is to identify the level of significance of cultural heritage resources on or near the subject site, and provide recommendations for the conservation of the cultural heritage resources.

2.4 Ministry of Tourism, Culture and Sport

The Province has published several resources containing information related to cultural heritage resources, and compiled the information into the Ontario Heritage Toolkit. This compilation is a collection of documents authored by the Province (Ministry of Tourism, Culture and Sport), that provide guidance related to a variety of cultural heritage planning matters. The documents contained within the Heritage Resources in the Land Use Planning Process compilation have specifically been referenced in the preparation of this report.

3.0 **Property background and history**

This section contains an overview of the site history and development, and provides a context for the description and evaluation of cultural heritage resources contained later in this report.

3.1 **Background history**

The subject lands are located within a physiographic region identified as the Dundalk Till Plain (Chapman and Putnam 1984:130-133) that has been characterized as the “roof” of peninsular Ontario with elevations from 1400 to 1750 feet above sea level. Distinguished by a fluted till plain with poorly drained lands and swampy areas, the original tree cover on better drained areas resulted in beech, maple and birch growth, with the occasional outcrop of willow flats. The poor drainage conditions caused the original surveyor to record the Melancthon Township area as being “all swamp”, together with a perception that this was the meanest land ever surveyed (Chapman and Putnam, 1984).

Melancthon Township was later surveyed in two parts: the original survey conducted by surveyor Hugh Black in 1825 and a revised survey by Charles Rankin in 1830. The “old survey” comprised the first four concessions of the Township, generally oriented north-south with ten square lots of 100 acres contained within a rectangular land block formed by the concession and side-roads. The Rankin or “new survey” was generally re-oriented northwest southeast towards the Toronto Line surveyed in 1848. This resulted in ten rectangular lots contained within a square configuration bounded by concession and side-roads.

The subject lands are located within the area covered by the ‘Old Survey’, as shown in the *Illustrated Historical Atlas of the County of Grey* (see **Figure 2** below)

3.2 **Site history**

Mapping from the 1880 *Illustrated Historical Atlas of Grey County* shows no buildings or structures located on the subject lands, and no ownership information is provided. Based on this information and the architectural style of the house located on the northern (Prince) property, it would likely have been constructed between 1880 and 1900. The Gothic Cottage style house was most popular between the 1860s and 1880s, and as no building is evident from the 1880 Historical Atlas, it is reasonable to assume a construction date in the late 1880s.



Figure 2 – Excerpt from Historical Atlas of Grey County

A review of more recent aerial photographs was undertaken in order to determine the site features present in later decades on the subject lands. The 1954 set of aerial photographs undertaken by Hunting Survey Corporation on behalf of the Province of Ontario are of good quality and show the site features quite well. An excerpt from the compilation covering this portion of Melancthon Township is shown below as **Figure 3**.

Based on a review of the information, it is apparent that there are no structures located on the southern (Bonfield) property which suggests that the property was used in conjunction with

the surrounding agricultural operations. Field divisions are also shown in a pattern similar to which exists today. Regarding the northern (Garner) property, a cluster of buildings is located amongst a group of trees in a similar location as found today. Field divisions are also evident. The plantation located at the rear of the property has not yet been planted.



Figure 3 – Excerpt from 1954 aerial photograph

4.0 Description of site and surrounding features

The purpose of this section is to describe the current features contained within the subject site, as well as review any adjacent and nearby heritage features.

4.1 Onsite built heritage features

The subject lands presently contain a mix of agricultural and residential buildings which show the evolution of the lands over the decades since they were first cleared for settlement. Neither property is listed on the Township of Melancthon's municipal Heritage Register or designated under the *Ontario Heritage Act*.

4.1.1 437101 4th Line

The southern (Bonneyfield) property contains a residential dwelling set back from 4th Line and accessed by a driveway located south of the dwelling. Several low rise outbuildings are located to the rear of the house. The majority of the property is utilized for agricultural purposes.



Photos 1 & 2 – Views of the building cluster from the south and north (MHBC, 2016).

Residential buildings

The residential dwelling on the subject property is a raised bungalow structure. The building features a cross gable roof and a dormer at the front of the building, facing 4th Line. The house appears to date from the mid-late 20th century.

The main elevation of the building addresses 4th Line, with the majority of windows also facing this direction. A door is located in the centre of the elevation, with windows on either side of the door and corresponding to the basement and main floor of the house.

The rear (easterly) elevation of the home also features a door that is accessed from a deck on the upper level of the home. Windows are located on either side of the door and only on the upper level of the building. The rear elevation also features a storage building located immediately adjacent to the main dwelling.

The northern and southern elevations of the dwelling feature the ends of the gable and do not contain any windows.



Photos 3 & 4 – Views of the front (west) and rear (east) elevations of the residential dwelling (MHBC, 2016).

Outbuildings

Northeast of the house is an assemblage of small single-storey outbuildings that are used for storage purposes. They are clad in wood and steel.



Photos 5 & 6 – Views of the outbuildings from the west and east (MHBC, 2016).

4.1.2 437213 4th Line

The northern (Prince) property contains a residential dwelling and related agricultural buildings set within a treed area located near 4th Line. The property is accessed by a looped driveway that encircles the house on three sides and passes between the house and outbuildings. The balance of the property is utilized for agricultural purposes, consisting of cropland and pasture areas.



Photos 7 & 8 – Views of the house from the west (4th Line) and of the building cluster from the south (MHBC, 2016).

Residential buildings

The residential dwelling on the subject property is a one-and-one-half storey structure with a cross gable roof. The original structure is T-shaped, and features an addition located on the east side. The house is representative of the Ontario Gothic Revival Cottage style of architecture, which was popular in the second half of the 19th century, particularly for rural dwellings.

The west elevation features a symmetrical façade with a central entrance door and windows on either side. Above the entrance is a steeply pitched centre gable with wooden bargeboard. A rounded arched window is located in the centre gable. Coloured brick detailing is found above the arched window, in the corners of the elevation, and in a band across the second storey. The windows and door are contemporary replacements.



Photos 7 & 8 – Front elevation and brick detail at upper level (MHBC, 2016).

The south elevation includes a side gable section that features two arched windows on the upper storey. In the gable there is a decorative painted diamond brick pattern, painted striping, and painted brick hoods over the upper windows. The main floor has a replacement picture window. The rear wing of the house features a side entrance from a single storey addition.



Photos 9 & 10 – Photos of the south elevation of the house (MHBC, 2016).

The east (rear) elevation of the house features an east-facing gable with a window on the half storey. There is a single storey lean-to addition at the rear of the house, with a woodpile along the east wall. The one storey east elevation projects beyond this section. Decorative brickwork is contained along the rear portion of the main house.



Photos 11 & 12 – Photos of the east elevation of the house (MHBC, 2016).

The north elevation features an arch window and a small square window on the first storey, and three rounded arched windows in the upper storey. Two windows are located on the main house and one in the gable of the rear wing. An interior brick chimney is located in the centre of the gable, and a newer metal chimney is located on the rear wing. The lean-to brick addition at the rear features one rectangular window. The same painted brick quoins, window hoods and diamond pattern in the gable are found on this elevation.



Photos 13 & 14 – Photos of the north elevation of the house (MHBC, 2016).

Barn and outbuildings

Northeast of the house is a barn complex that has continued to evolve over the years as evident from the various additions and lean-to structures. Portions of the barn feature rubble stone foundation and other portions are concrete block. Wall cladding is a mixture of ribbed steel siding and wood planks. The barn has several window and door openings on all sides. Clapboard siding is missing in several locations. Portions of the barn complex appear to be used for storage and also for livestock. Some of the area around the barn complex is also used by livestock.





Photos 15 - 18 – Photos of the barn exterior (MHBC, 2016).

The property contains several other outbuildings from various eras, including silos, storage buildings and a small shed within a pasture. The buildings are generally in poor condition.



Photos 19 – 22 – Photos of the recent workshop and two vehicle garage (MHBC, 2016).

4.2 Landscape setting and context

The subject lands are situated in an agricultural area that has continued to evolve in the decades since this portion of Melancthon Township was originally settled. The surrounding area is characterized by farm-related and non-farm-related dwellings, agricultural buildings, and aggregate extraction operations. **Figure 4** (below) provides the current site context.



Figure 4 – 2015 aerial photograph showing subject sites and surrounding context (source: MHBC)

4.2.1 437101 4th Line

The house is situated on a rise of land and accessed from a driveway that extends east and north from 4th Line. The driveway extends to the rear of the house, providing additional parking and access to the outbuildings. A tree line has been established to the north of the house since 1954, likely when the home was constructed.

The field pattern surrounding the buildings has remained similar to that which existed in the mid-20th century. There are hedgerows between the field divisions. Fencing is located around the perimeter of the property, and berms are provided adjacent to the abutting aggregate operation.



Photos 23 - 26 – Photos of the agricultural field pattern and plantation areas (MHBC, 2016).

4.2.2 437213 4th Line

The house is situated along a tree-lined driveway with entrance posts, and is surrounded by trees that are a mix of coniferous and deciduous varieties. In addition to the house previously described, the property contains a barn complex and several smaller outbuildings. There are two lanes that enter the property north and south of the house, and they connect together to form a loop connecting the buildings. It appears that the driveway configuration has been modified over

the years as farm needs have evolved, but it is difficult to discern if the current configuration was in place when the 1954 aerial photos were taken due to surrounding vegetation.



Photos 27 & 28 – Photos of the two driveway access points to 4th Line (MHBC, 2016)

The 1954 aerial photo (see **Figure 3**) shows that at that time, the property was cultivated with several different crops. There did not appear to be established fencerows between the fields, except at the borders of the property. Field divisions are quite different as compared to those which exist today (see **Figure __**). In the later 20th century, a plantation was established in the southeast corner of the property and it exists today.

The field pattern surrounding the farm buildings has been modified in the past, and the agricultural lands have mostly been consolidated into one large field. Fences exist along the perimeter of the lands, and a hedgerow extends east from the barn complex. Berms are located along the property line adjacent to the abutting aggregate operation.





Photos 29 - 32 – Photos of the agricultural field pattern and plantation areas (MHBC, 2016).

4.3 Nearby properties listed on Township of Melancthon Heritage Register

As part of the background research conducted for this project, a search was undertaken of the municipal, provincial and federal heritage properties database in order to understand if any nearby properties are identified. The search consisted of Heritage Conservation Districts, *Ontario Heritage Act* property designations (Part 4 and 5), provincially owned heritage properties and National Historic Sites.

Adjacent designated properties

There are no properties designated under Part IV or Part V of the *Ontario Heritage Act* located adjacent or near (within 500 metres) of the subject lands.

Adjacent listed properties

There are no properties located within 500 metres that are listed on the Township's non-designated property register.

5.0

Identification of the significance of onsite cultural heritage resources

This section of the report reviews the various attributes of the subject properties and includes an identification of the significance of any cultural heritage resources present.

5.1 Built heritage features

The property at 437213 4th Line contains a remnant farmstead that had its beginnings in the late 19th century. The property contains a one-and-one-half storey house that is representative of the Ontario Gothic Revival Cottage style of architecture, as well as a barn complex, and additional outbuildings of varied construction eras.

The house has design or physical value because it is a representative example of an Ontario Gothic Revival Cottage style of architecture. This style of architecture was popular in rural areas in the 19th century, and there are many examples in the surrounding countryside. The house features several notable design features, including brick window hoods, rounded arch windows, brick quoins on the corners of the house, and a diamond-shaped decorative brick feature on several facades. The house is associated with the theme of early agricultural settlement in the Township of Melancthon. In addition, the house retains its historic and physical relationship to 4th Line, and is connected to the road via two driveways. The house appears to be in good condition and is proposed to be retained as part of the redevelopment of the property. Potential uses for the house include residential uses and/or a site office for the aggregate operation.

The barn complex has some design value because it is representative of an early agricultural building within the Township of Melancthon. However, the barn does not feature any notable architectural features that would distinguish it from other buildings in the area, and it has been modified significantly through more recent additions and repurposing. The barn has some associative value because it, like the house is associated with the early agricultural settlement of the area. The barn retains some context to the house and surrounding lands. The condition of the barn complex is generally poor, and it is proposed to be removed as part of the redevelopment of the property.

The property located at 437101 4th Line has buildings of a more recent construction and is not considered to have cultural heritage value.

5.2 Cultural Heritage Landscape evaluation

Cultural heritage landscapes are defined in the PPS as:

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 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).

Cultural heritage landscapes may be characterised by three types:

- *Designed landscapes: those which have been intentionally designed e.g. a planned garden or in a more urban setting, a downtown square.*
- *Evolved landscapes: those which have evolved through the use by people and whose activities have directly shaped the landscape or area. This can include a 'continuing' landscape where human activities and uses are still on-going or evolving e.g. residential neighbourhood or mainstreet; or in a 'relict' landscape, where even though an evolutionary process may have come to an end, the landscape remains historically significant e.g. an abandoned mine site or settlement area.*
- *Associative landscapes: those with powerful religious, artistic or cultural associations of the natural element, as well as with material cultural evidence e.g. a sacred site within a natural environment or a historic battlefield.*

The Township of Melancthon Official Plan contains policies regarding the identification of cultural heritage landscapes, which echo the PPS direction that significant cultural heritage landscapes will be conserved. The Township has not identified any specific cultural heritage landscapes.

The subject lands contain features associated with a typical rural agricultural area. Both properties can be considered evolved landscapes in that they have continued to be altered to suit the needs of the owners of the properties. In determining whether an area is a significant cultural heritage landscape, three additional criteria should be met: cultural heritage value or interest; community value; and historical integrity. The property at 437213 4th Line retains some cultural heritage value associated with its agricultural past, but the property is not demonstrated to be valued by the community and several built heritage aspects of the property lack historic integrity. The property at 437101 4th Line does not contain cultural heritage resources and has not been identified as being valued by the community. Neither property is a significant cultural heritage landscape.

5.3 Summary of heritage character

The farm 'core' associated with 437213 4th Line retains some elements that demonstrate the connection to its 19th century agricultural history, such as:

- the architectural style of the house, which is an example of the Ontario Gothic Revival Cottage, representative of mid-to-late 19th century farm dwellings;
- the orientation of the house to the road;
- the barn complex and livestock areas located behind the house (low integrity), and;
- the tree-lined lane leading into the property.

The property at 437101 4th Line is not considered to be a cultural heritage resource.

6.0 Conservation recommendations

The purpose of this section of the report is to provide an overview of the proposed development of the subject lands, list potential impacts to resources, and provide recommendations related to the conservation of the onsite resources.

6.1 Proposed development

The proposed development consists of the development of the majority of the subject lands for aggregate extraction purposes. Extraction in the proposed pit will commence at the southern limit of the Bonnefield property (identified as "Phase 4" on the Operational Plan) and proceed in a northerly direction towards Pit #1. Extraction in Phase 5 will commence at the southern limit of the Prince property, through the common boundary with Pit #1. Extraction of Phase 5-7 will proceed in a northerly direction towards the northern limit of the Prince property. The proposed pit will be rehabilitated back to an agricultural condition in accordance with the Provincial Policy Statement. The proposed rehabilitation of the subject lands will include soil preparation, soil conditioning and final implementation phases which including final grading, deep ripping, replacement of topsoil, stone picking and the planting of crops.

The house and immediately surrounding area on the Prince property will be retained, including the existing driveway access points, tree-lined driveway, and yard area surrounding the house. An excerpt from the site plans showing the house and extraction limit is below.

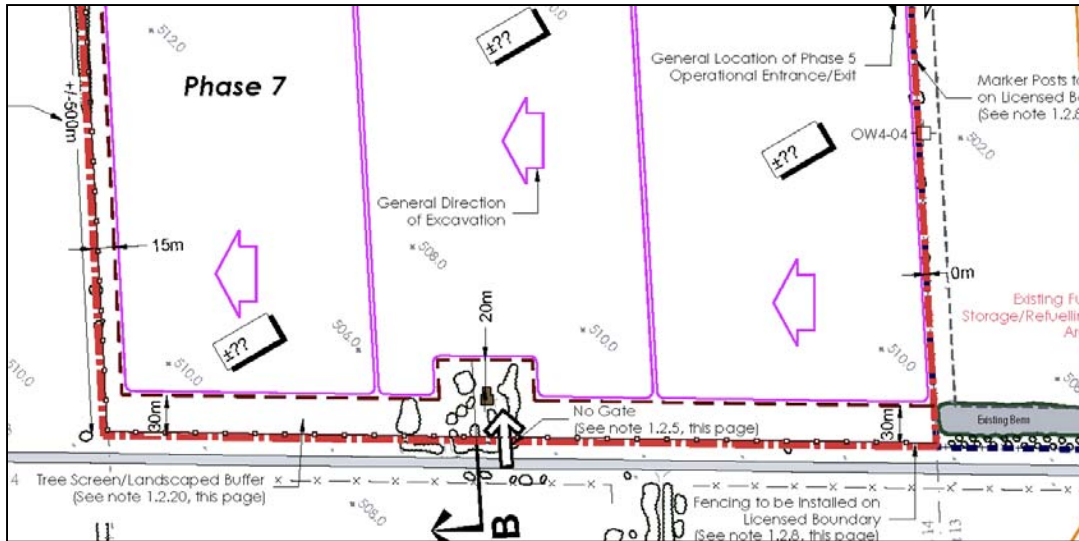


Figure 5 – Operational Plan excerpt showing proposed setback from house.

The above figure shows that the house, driveway, vegetation and yard area will be retained in the area immediately surrounding the house. The setback from the rear of the house will be 20 metres from the extraction limit for the property. No extraction-related activities are proposed between the house and 4th Line.

In order to provide additional context for the house, the rehabilitation of the site will create an expanded yard area on the three sides of the house adjacent to extraction operations. The increased setback will provide approximately 20 m from the rear of the house to the start of the slope down to the agricultural lands. The additional space around the house will provide an increased yard area, and assist in ensuring a viable after-use for the dwelling post-extraction.

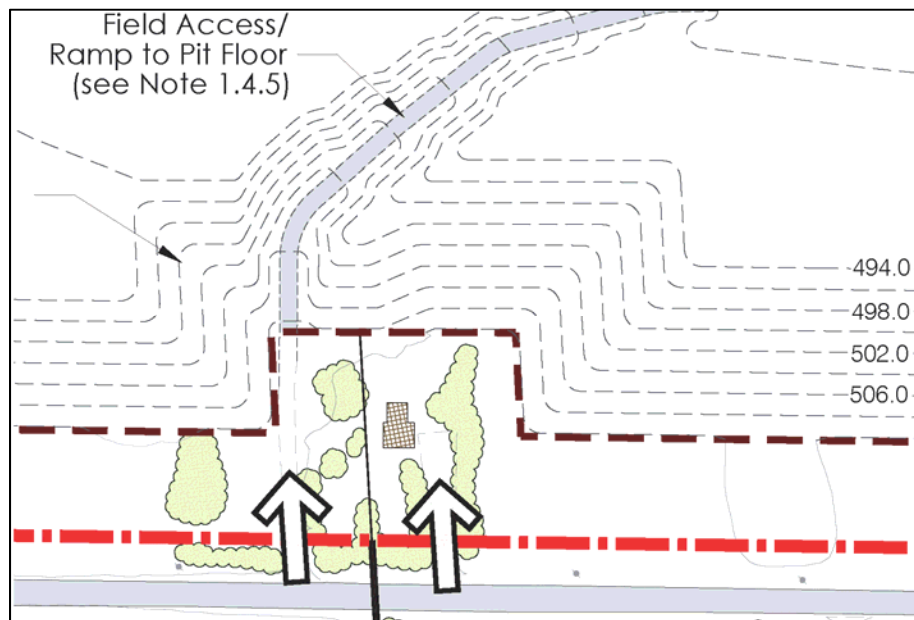


Figure 6 – Final site rehabilitation and house / yard context.

6.2 Potential impacts to heritage resources

There are no direct impacts to the house structure on the Prince property as a result of the proposed development, as the house is being retained in situ. There is a change to the context around the house because of the change proposed for the areas towards the rear of the property. This change continues the evolution of the property that has been ongoing for many decades.

The barn complex and outbuildings are proposed to be removed through the aggregate extraction operation. The barn complex and outbuildings are considered to have low cultural heritage value and is in generally poor condition.

The Bonnefield property is not considered to have cultural heritage value.

6.3 Conservation recommendations

In order to help ensure that the applicable cultural heritage resources are appropriately conserved, the following recommendations are made:

- The potential for the use of the barn and outbuildings as salvage materials should be explored. This could occur as part of onsite activities or through other means.
- A conservation plan for the house is recommended to be prepared in order to ensure that the heritage attributes of the house are retained. It is recommended that this occur at the commencement of site operations on the Prince property.
- Site rehabilitation as shown in **Figure 6** is recommended in order to provide additional context and yard area surrounding the house. This will assist in a viable long-term after-use for the house.

7.0 Conclusions

This Cultural Heritage Survey has provided a summary of the background research and historical development of the subject lands, known as 437101 4th Line and 437213 4th Line. The report includes an identification of the cultural heritage resources present on the subject lands, as well as recommendations for the conservation of the cultural heritage resources onsite.

The proposed development of the subject lands includes an aggregate resource extraction operation that will function as an extension to the adjacent Strada Aggregates operations. The operation will occupy the majority of the subject site, and is planned to operate above the water table. Rehabilitation will be to an agricultural after-use.

The existing one-and-one-half storey Ontario Gothic Revival Cottage farmhouse on the northern (Prince) property will be retained as part of the development, and will remain occupied for as long as possible. The tree-lined driveway, roadside vegetation and a yard space around the house will also be retained in order to provide context for the dwelling. The barn located on the Prince property is proposed to be dismantled. All buildings located on the southern (Bonfield) property will be removed or dismantled.

In order to ensure that the cultural heritage resources onsite are conserved, the following recommendations are made:

- The potential for the use of the barn and outbuildings as salvage materials should be explored. This could occur as part of onsite activities or through other means.
- A conservation plan for the house is recommended to be prepared in order to ensure that the heritage attributes of the house are retained. It is recommended that this occur at the commencement of site operations on the Prince property.
- Site rehabilitation as shown in **Figure 6** is recommended in order to provide additional context and yard area surrounding the house. This will assist in a viable long-term after-use for the house.

Respectfully submitted,



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MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E