



FINAL REPORT

Heritage Impact Assessment

5916 Trafalgar Road North, Town of Erin, part of Lot 26, Concession 7, former Township of Erin, Wellington County, Ontario

Submitted to:

Briarwood Developments Group

Hillsburgh Heights Inc.
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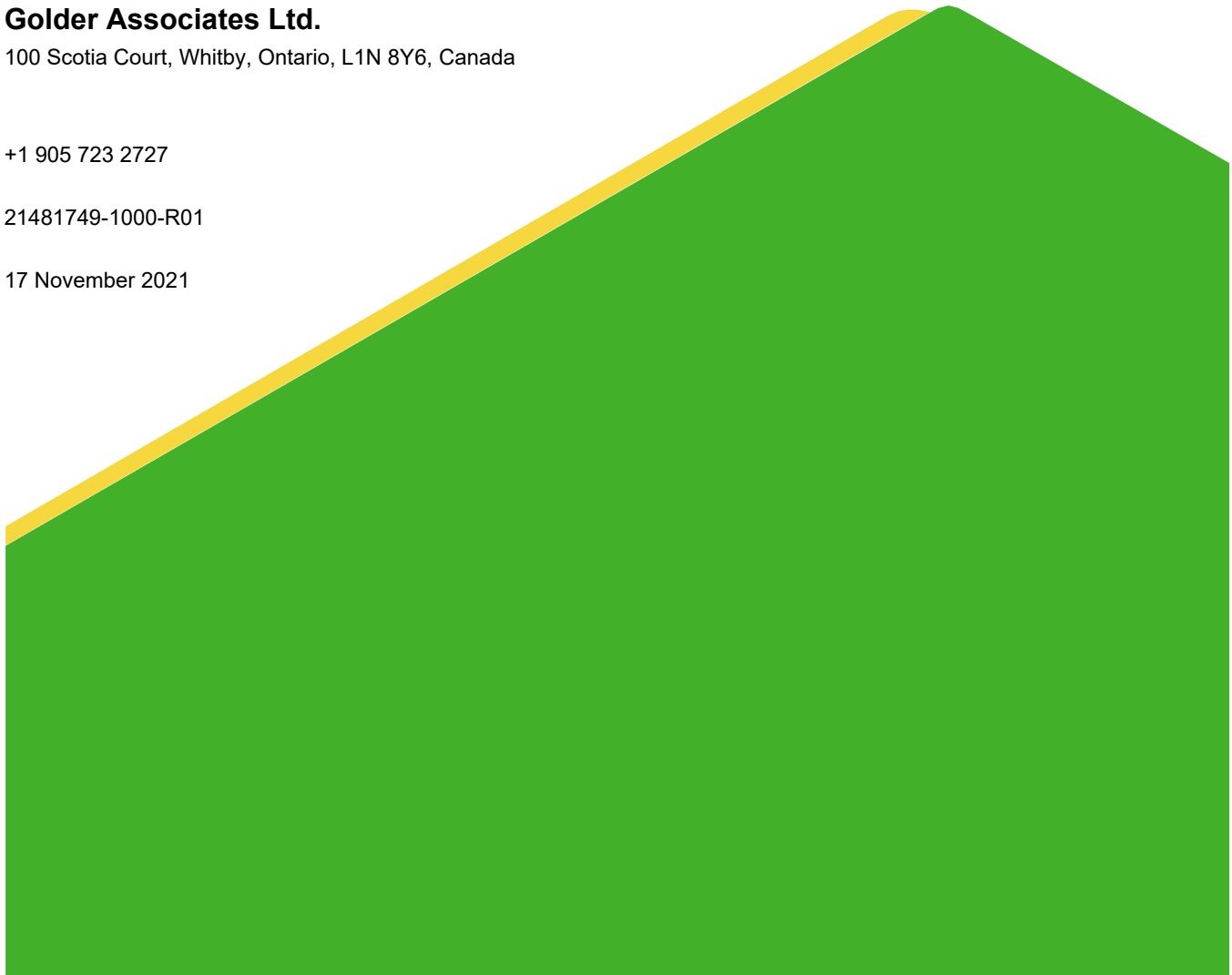
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Executive Summary

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 September 2021, Briarwood Developments Group retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 5916 Trafalgar Road North (the property) in the Town of Erin, Wellington County, Ontario. Covering 47.2 hectares, the property is listed (not designated) on the Town of Erin's *Municipal Register of Cultural Heritage Resources*. The property includes a late nineteenth century one-and-a-half-storey polychromatic brick farmhouse with fieldstone foundation and rear wing, a twentieth century Southern Ontario Bank barn (referred to as the large barn) and a smaller barn constructed in 1967 on nineteenth-century foundations. The property also includes a wooden driveshed and a concrete grain silo.

Briarwood Developments Group intends to develop the property for a residential subdivision. This will include retention of the farmhouse on a reduced lot within the proposed development. The large barn, small barn, driveshed and grain silo will be demolished. As the property is listed under Section 27 of the *Ontario Heritage Act*, the Town of Erin (Town) requires an HIA as a condition of the development application.

Following guidelines provided by the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI), as well as the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to new development, describes the property's geographic and historical context, inventories the property's built and landscape features, and evaluates the property using the criteria prescribed in *Ontario Regulation 9/06*. Based on this understanding of the property, it assesses the potential impacts of the proposed development and recommends future action.

From the results of historical research, field investigations, and architectural analysis, Golder concluded that:

- The Farmhouse was built between c.1877 and 1891 in an Ontario Gothic Revival Cottage style, the rear wing appears to be contemporary to the main block.
- The large barn was built using timber frame construction (with salvaged timbers likely from the original barn) on a concrete foundation in 1911.
- The small barn's foundations were constructed in the nineteenth century and were likely from the original barn, the upper level of the small barn was added in 1967.
- The driveshed was likely constructed in the early twentieth century given its concrete foundation.
- The grain silo was likely constructed in the first half of the twentieth century and reflects the evolution of farming needs.

From these results and detailed evaluation, Golder determined that the property:

- **Meets four of nine criteria of *Ontario Regulation 9/06* and therefore has cultural heritage value or interest (CHVI)**

Impact assessment then determined that without mitigation the proposed development will result in:

- Potential major negative impact to the nineteenth century farm landscape, the Farmhouse, large barn, small barn, grain silo and driveshed from demolition of these structures and land disturbances.

While Option 2 is preferred from a heritage perspective and will provide the least impact on the identified heritage attributes, adaptive reuse of the farm buildings is challenging given that they were purpose built for farming and may prove difficult to compatibly integrate into a modern residential subdivision.

Discussions with the client have determined that Option 3 which involves retention and rehabilitation of the farmhouse in situ, is financially viable and is supported by the developer. As illustrated on the Draft Plan, the layout of the subdivision lotting is such that the vista from Trafalgar Road North to the farmhouse is maintained and access is also provided from an internal street.

To achieve Options 2 or 3 will require the following short-term, medium-term, and long-term actions:

Short-term Conservation Actions (Planning & Pre-construction Phase)

- compile a Heritage Building Protection Plan (HBBP) to stabilize and conserve the Farmhouse and/or the large barn, small barn, driveshed, and concrete silo in their current location before construction of the surrounding development begins. This should be completed by an engineer or architect with demonstrated experience working with historical structures.
- continue use of the Farmhouse and/or the large barn, small barn, driveshed, and concrete silo until the proposed development is initiated; if this is not feasible, include measures in the HBBP to mothball the structures until they can be actively used.
- Establish a regular inspection and monitoring protocol until the proposed development is initiated.
- Prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the structures prior to initiation of the surrounding development.
- Prepare a Documentation and Salvage Plan for the large barn, small barn, driveshed and concrete silo and consider how the salvaged items will be incorporated into the development (Option 3 only)

Medium-term Conservation Actions (Construction Phase)

- Implement site control and communication
 - Clearly mark on project mapping the location of the Farmhouse and/or large barn, small barn, driveshed, and grain silo and communicate this to project personnel prior to mobilization.
 - Where possible prevent heavy equipment traffic from being routed in the vicinity of the structure(s) to minimize potential effects from vibration.
- Create physical buffers
 - Erect temporary fencing or physical barriers around the structure(s) and any landscape heritage attributes (i.e., the treelined driveway) to prevent accidental collision with the structure
- Manage fugitive dust emissions
 - Draft a fugitive dust emissions plan following practices outlined in the *Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources* (2017).

- Monitor construction within a 10-m zone around the structure(s) for vibration exceedance. This monitoring zone should be communicated to all site personnel.
 - Continuous ground vibration monitoring should be carried out near the foundation of the structure(s) during construction. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (i.e., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
- Implement Documentation and Salvage Plan (Option 3 only)
 - Salvage items identified in the Documentation and Salvage Plan
 - Safely store salvaged items until they can be incorporated into the development
 - Incorporate salvaged items into the development

Long-term Conservation Actions

- Designate the reduced property with the Farmhouse and/or large barn, small barn, driveshed and grain silo under Part IV of the *Ontario Heritage Act* as a cultural heritage landscape.
- Officially name the Farmhouse “The McMurchy Farmhouse” and install a commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the building.

Study Limitations

Golder has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments, and purpose described to Golder by Briarwood Developments Group (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.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

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.

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APPENDICES

APPENDIX A

Preliminary Development Plan for 5916 Trafalgar Road North, October 5, 2021

1.0 INTRODUCTION

In September 2021, Briarwood Developments Group (Briarwood) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 5916 Trafalgar Road North (the property) in the Town of Erin, Regional Wellington County, Ontario (Figure 1). Covering 47.2 hectares, the property is listed (not designated) on the Town of Erin *Municipal Register of Cultural Heritage Resources*. The property includes a late nineteenth century one-and-a-half-storey polychromatic brick farmhouse with fieldstone foundation with a rear wing, a twentieth century Southern Ontario Bank barn, a smaller barn, a driveshed and a grain silo.

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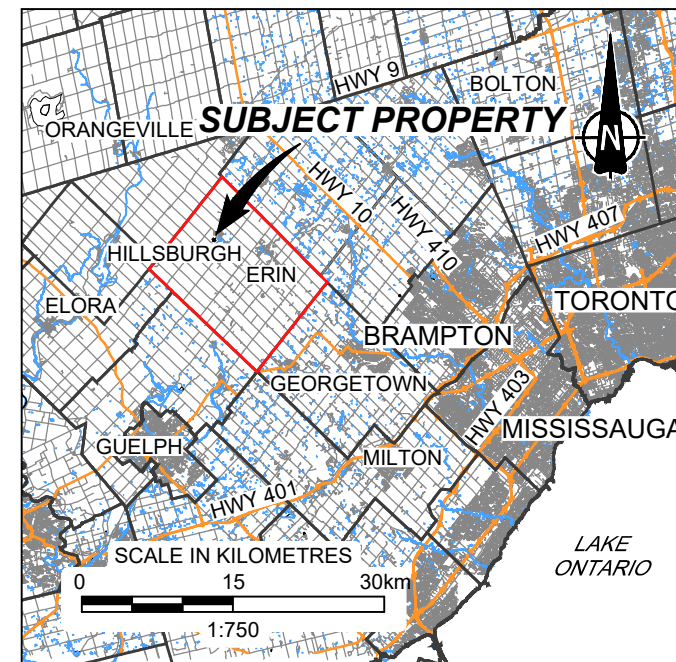
- outlines the study's objectives and scope, and the methods used to investigate and evaluate cultural heritage resources on the property
- summarizes the international, federal, provincial, and municipal heritage policies relevant to integrating new development with built heritage resources and cultural heritage landscapes
- describes the property's geographic and historical context
- inventories the built elements and setting of the property, and discusses the structural history, architectural influences, integrity, and the physical conditions
- evaluates the property using the criteria for cultural heritage value or interest prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*
- describes the proposed works and assesses potential negative direct and indirect impacts, and
- recommends future action.



AERIAL IMAGERY (BING IMAGERY)



INSET A (2002)



KEY PLAN

LEGEND

- APPROXIMATE SUBJECT PROPERTY
- TOWN OF ERIN BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- ERIN** TOWNSHIP/MUNICIPALITY

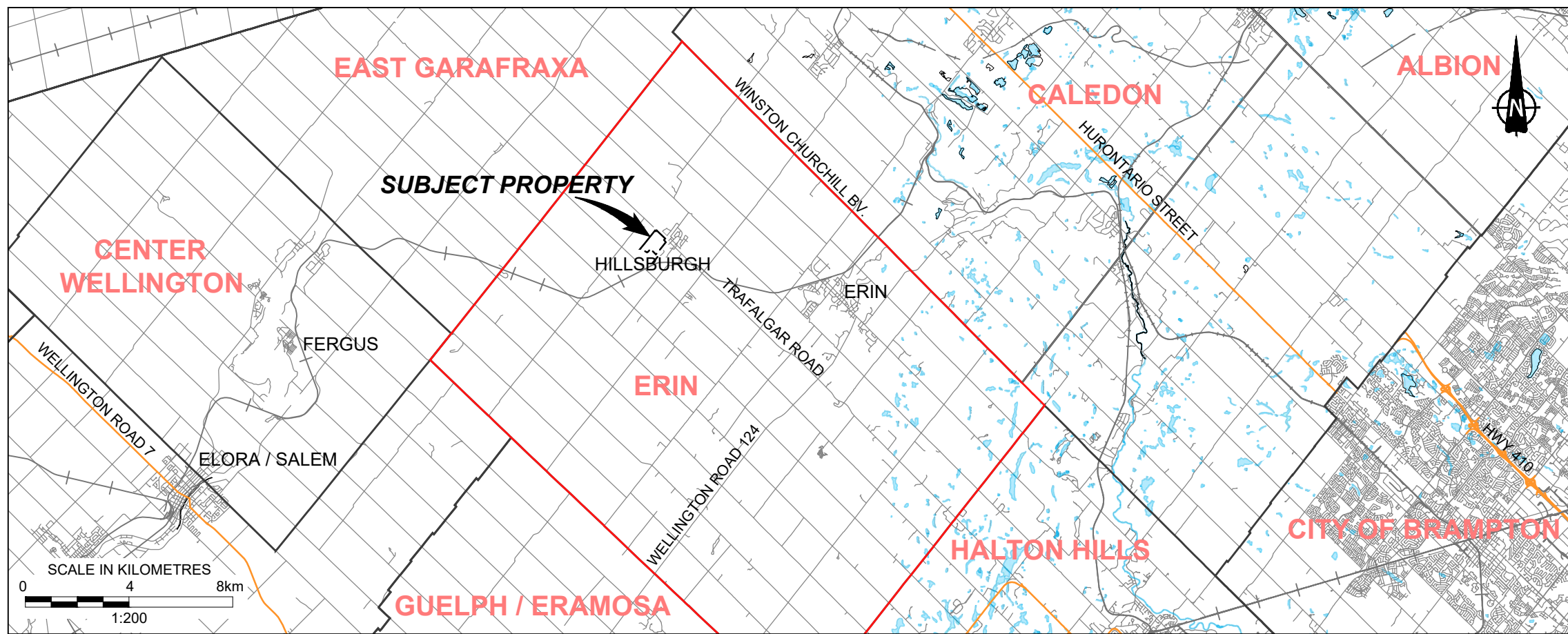
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 ALL LOCATIONS ARE APPROXIMATE.



REGIONAL MAP

PROJECT	HERITAGE IMPACT ASSESSMENT 5196 TRAFALGAR ROAD NORTH HILLSBURGH URBAN AREA TOWN OF ERIN, ONTARIO		
TITLE	LOCATION PLAN		
	PROJECT No.	21481749	FILE No. 21481749-1000-R01001
	SCALE	AS SHOWN	REV. 0
	CADD	AM	Oct 28/21
CHECK			FIGURE 1

2.0 OBJECTIVES, SCOPE, AND METHOD

The objectives of this HIA were to:

- understand the property's land use history, construction and architectural types, and degree of change through time
- determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in *O. Reg. 9/06*
- determine if the proposed development will negatively impact the property's CHVI and heritage attributes, if identified
- consider alternatives to avoid or reduce the identified impacts
- recommend mitigation or conservation measures, if required

To meet these objectives, Golder followed the typical process to investigate a property, evaluate its significance, assess impacts to the properties' CHVI and heritage attributes, and mitigate any adverse effects (Figure 2). This included the tasks to:

- consult municipal heritage staff (Section 2.1)
- review applicable international, provincial and municipal heritage policies and guidance (Section 3.0)
- trace the property's history through documentary records and mapping (Section 4.2.4)
- conduct field investigations to document existing conditions on the property (Section 5.0)
- analyse the structural history, integrity, and described the overall physical condition of the property's built elements (Sections 5.3, 5.4, and 5.5)
- evaluate the property using the criteria prescribed in *O. Reg. 9/06* in combination with provincial and municipal guidance (Section 6.0).
- assess the impacts from the proposed development using international, provincial, and municipal guidance (Section 7.0)
- develop recommendations for future action based on provincial guidance (Section 7.4).

Due to access restrictions resulting from the COVID-19 pandemic, all information was compiled from online sources, Golder's reference library and previous reports, and reports and other data provided by the Town of Erin. This included primary and secondary sources such as historical county and topographical maps, aerial imagery, Abstract Index Books, Census records, historical directories, and data uploaded to Ancestry.ca (APPENDIX A).

Cultural Heritage Specialist Alisha Mohammed conducted field investigations of the property on 12 October 2021, which included accessing the interior of the farmhouse and taking digital photographs. The property was also documented used the *Canadian Inventory of Historic Buildings* (Parks Canada 1980) recording form.

Several widely recognized manuals related to determining impacts and conservation approaches to built heritage resources and cultural heritage landscapes were also consulted, including:

- *Ontario Heritage Tool Kit* (5 volumes) and *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Heritage Identification & Evaluation Process* (MHSTCI 2006; 2014)
- *The Evaluation of Historic Buildings and Heritage Planning: Principles and Process* (Kalman 1979; Kalman & Létourneau 2020)
- *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)
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001)

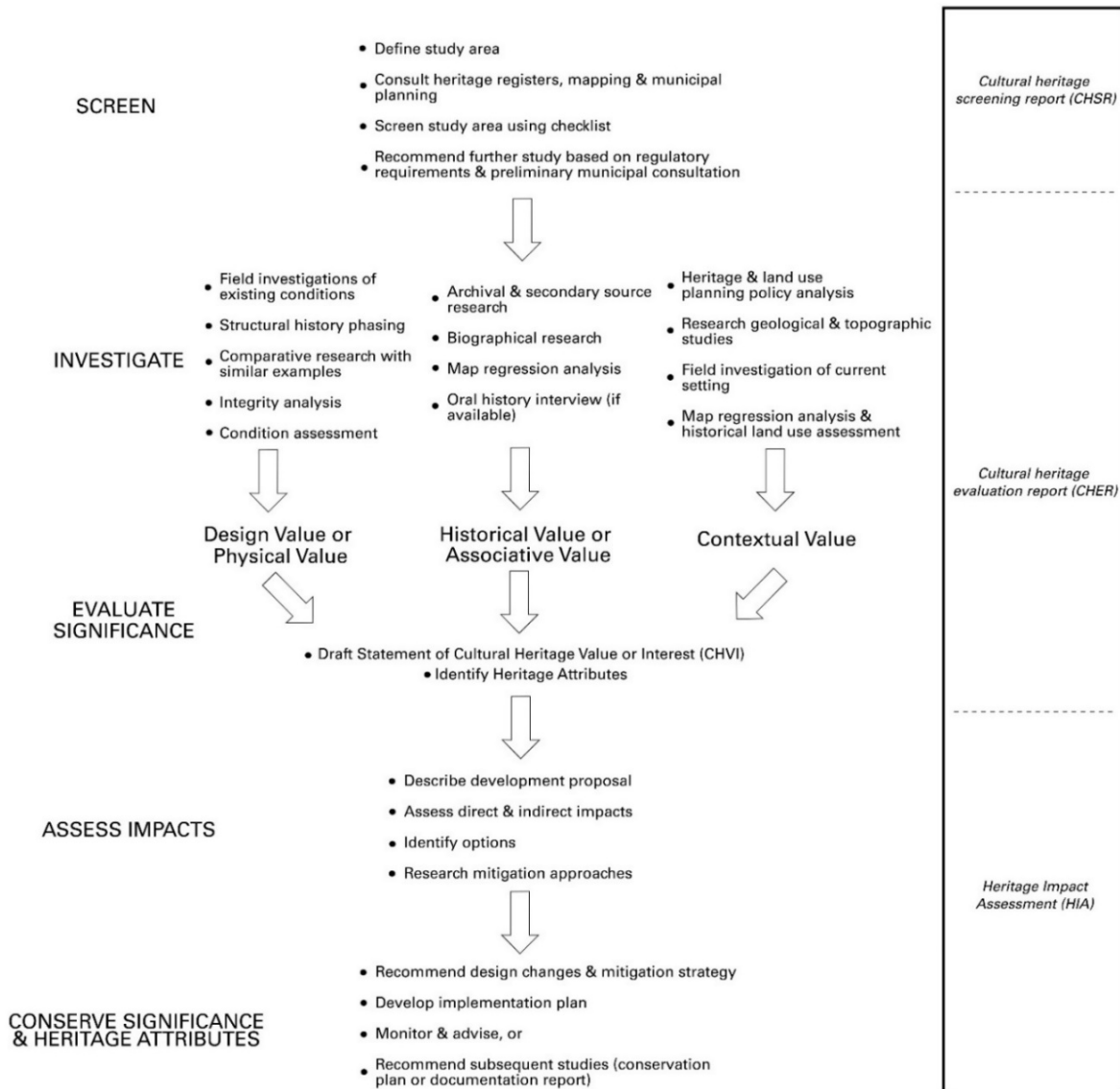


Figure 2: Typical process to investigate a property, evaluate its significance, assess impacts to its CHVI and heritage attributes, and mitigate any adverse effects.

2.1 Record of Engagement

Table 1 summarizes the results of engagement undertaken for this HIA.

Table 1: Results of engagement

Contact	Date & Type of Communication	Response
Councillor Jamie Cheyne, Heritage Committee Member, Town of Erin	Email request on October 19, 2021 seeking input on any information the Town may have on file for the property and any direction for the HIA.	Email reply on October 19, 2021 providing: <ul style="list-style-type: none"> ▪ The property is on the Heritage Register but is not a designated property. ▪ There is no prior heritage property information. ▪ Some information included in the Centennial History Book written in 1967 includes: the farm was purchased by Donald McMurchy in 1855 from Alexander Grant and the farm remained in the same family until recent years (as of 1967), the large barn was built in 1911 and a smaller barn was built in 1963. ▪ The house is rated medium-high on the Town's heritage rating schedule.
Zachary Prince, RPP, MCIP, Senior Planner, Planning and Development Department, Wellington County	Email request on October 20, 2021 seeking whether the Wellington County maintains a heritage register or has any information on file for the property.	Email reply on October 21, 2021 identifying the County does not maintain a heritage register, but that heritage resource policies are included in the Wellington County Official Plan.
Tanjot Bal, MCIP, RPP, Senior Planner, Town of Erin	Email request on October 22, 2021 seeking input on any information the Town may have on file for the property and any direction for the HIA.	Email reply on October 27, 2021 identifying the Town has no further information on the heritage building and noting the HIA will be peer-reviewed.

3.0 POLICY FRAMEWORK

Management of cultural heritage is guided by provincial and municipal legislation and planning policy regimes, as well as advice developed at the federal and international levels. These policies have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

3.1 International & Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; CHP *Standards and Guidelines*). This document was drafted in response to international and national agreements such as which was 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*), 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*, and Australia ICOMOS *Charter for Places of Cultural Significance* (*Burra Charter*, updated 2013). The latter is important for pioneering "values based" evaluation and management, an approach central to Canadian federal, provincial and territorial legislation as well as policies for identifying and conserving cultural heritage. The CHP *Standards and Guidelines* define three conservation treatments — preservation, rehabilitation, and restoration— and outline the process and required and best practice actions relevant to each treatment.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide "best practice" approaches for all historic assets (ICOMOS 2011).

3.2 Provincial Heritage Policies

3.2.1 *Planning Act and Provincial Policy Statement*

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement 2020* (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of "features of significant architectural, cultural, historical, archaeological or scientific interest" are a "matter of provincial interest" and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources "provide important environmental, economic, and social benefits", and that "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*" supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources and significant cultural heritage landscapes* shall be conserved.
- 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.

Each of the italicised terms is defined in Section 6.0 of PPS 2020, and those relevant to this report are provided below:

- **Adjacent lands:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.
- **Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
- **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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- **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 Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
- **Heritage attributes:** 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, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., 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.
- **Significant:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Importantly, the definition for *significant* includes a caveat that “criteria for determining significance...are established by the Province”, and that “while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.” The criteria for significance established by the Province as well as the need for evaluation is outlined in the following section.

3.2.2 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For Provincially owned and administered heritage properties, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory under Part III of the *OHA* 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* (or *significance* under PPS 2020) is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. *O. Reg. 9/06* has three categories of absolute or non-ranked criteria, each with three sub-criteria:

- 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.

A property needs to meet only one criterion of *O. Reg. 9/06* to be considered for designation under Part IV of the *OHA*. If found to meet one or more criterion, the property’s CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property’s cultural heritage significance, and a list of its heritage attributes. In the *OHA* heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property¹; therefore, in most cases a property’s CHVI applies to the entire land parcel, not just individual buildings or structures.

¹ The OHA definition “heritage attributes 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.”

Once a municipal council decides to designate a property, it is recognized through a by-law and added to a “Register” maintained by the municipal clerk (*OHA*, Section 27[1]). Under Section 27 (1.2) of the *OHA*, a municipality may also “list” a property on the Register if “the municipality believes [it] to be of cultural heritage value or interest”. Once listed, a property owner “shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice” (*OHA*, Section 27[3]).

The Town has listed the subject property under Section 27(1.2).

3.2.3 Provincial Heritage Guidance

For provincial properties, heritage planning must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI *Standards and Guidelines*). Though not applicable to private or municipal projects, the MHSTCI *Standards and Guidelines* provides “best practice” approaches for evaluating cultural heritage resources and assessing impacts not under provincial jurisdiction. For heritage impact assessments, *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (MHSTCI *Info Bulletin 3*, 2017) of the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* advises on the contents and possible strategies.

To advise municipalities, organizations, and individuals on heritage protection and conservation, the Province, through the MHSTCI, has developed a series of guidance products. One used primarily for EAs is the MHSTCI *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (2016). This checklist provides a screening tool for a study area to identify all the known or recognized cultural heritage resources, commemorative plaques, cemeteries, Canadian Heritage River watersheds, properties with structures 40 or more years old, or potential cultural heritage landscapes. If known or potential cultural heritage resources are identified, the MHSTCI *Checklist* then advises whether further investigation as part of a Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA) is necessary.

Further guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2006) provides an outline for the contents of an HIA, which it defines as:

is a study to determine if any cultural heritage 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 heritage 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 provides advice on how to organize the sections of an HIA, although municipalities may draft their own terms of reference.

Determining the optimal conservation strategy where an impact is identified is further guided by the MHSTCI *Eight Guiding Principles in the Conservation of Historic Properties* (2007):

- 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
- 8) **Maintenance** – historic places should be continually maintained

The *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MHSTCI advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), while recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7).

3.3 Municipal Heritage Policies

3.3.1 Wellington County

Wellington County Official Plan was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999, came into effect on May 6, 1999 and was last updated on August 15, 2019. Section 4.1.1 of the *Wellington County Official Plan* identify that local councils may designate properties in accordance with the *Ontario Heritage Act* using the criteria for determining cultural heritage value or interest from Ontario Regulation 9/06. Other relevant policies include:

3.3.2 Ontario Heritage Act

Under the Ontario Heritage Act, a local Council may pass by-laws to:

- a) Designate individual properties of cultural heritage value or interest, in accordance with the criteria set out in Ontario Regulation 9/06. Such a by-law shall include a description of the property and a statement of cultural heritage value or interest and description of the heritage attributes;

3.3.3 Policy Direction

- a) significant built heritage resources and significant cultural heritage landscapes shall be conserved. Conserved means the identification, protection, use and/or management of cultural heritage and archeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment in accordance with Section 4.6.7.

3.3.4 Heritage Impact Assessment and Conservation Plan

A heritage impact assessment and conservation plan may be required to determine if any significant cultural heritage resources are impacted by a development proposal.

A heritage impact assessment is a study to determine if any significant cultural heritage resources are impacted by a development proposal, whether the impacts can be mitigated, and by what means. A heritage impact assessment will generally be required to contain:

- a) Historical research, site analysis and evaluation
- b) Identification of the significance and heritage attributes of the cultural heritage resources

- c) Description of the proposed development or site alteration
- d) Assessment of development or site alteration impact
- e) Consideration of alternatives, mitigation and conservation methods. Methods to minimize or avoid a negative impact on a significant cultural heritage resource include, but are not limited to:
 - i) alternative development approaches
 - ii) isolating development and site alteration from significant built and natural features and vistas
 - iii) design guidelines that harmonize mass, setback, setting, and materials
 - iv) limiting height and density
 - v) allowing only compatible infill and additions
 - vi) reversible alterations
 - vii) buffer zones, and
 - viii) site plan control
- f) Implementation and monitoring
- g) Summary statement and conservation recommendations

A conservation plan provides details as to how a cultural heritage resource can be conserved, and will generally be required to contain:

- a) identification of the conservation principles appropriate for the type of cultural heritage resource being conserved
- b) Analysis of the cultural heritage resource
- c) Recommendations for conservation measures and interventions, short or long term maintenance programs, implementation, and the qualifications of anyone responsible for the conservation work
- d) Schedule for conservation work, inspection, maintenance, costing, and phasing
- e) Monitoring of the cultural heritage resource.

3.3.5 Town of Erin

3.3.5.1 Official Plan

The Town's *Official Plan*, last consolidated in October 2021, informs decisions on issues such as future land use, transportation, infrastructure and community improvement within the Town's limits. The property is located in the Hillsburgh Urban Area, but outside of the built boundary. The land use schedule identifies the property is designated as future development and residential.

Section 3.3 of the *Official Plan* outlines the goal and policies for cultural heritage resources, with the latter defined as:

- a) A property or area of historic value or interest, possessing one of the following attributes:
 - i) an example of the Town's past social, cultural, political, technological or physical development;

- ii) a representative example of the work of an outstanding local, national or international personality;
 - iii) a property associated with a person who has made a significant contribution to the social, cultural, political, economic, technological or physical development of the Town, County, Province or Country;
 - iv) a property which dates from an early period in the Town's development.
- b) A property or area of architectural value or interest, possessing one of the following attributes:
- i) a representative example of a method of construction which was used during a certain time period or is rarely used today;
 - ii) a representative example of an architectural style, design or period of building;
 - iii) an important Town landmark;
 - iv) a work of substantial engineering merit;
 - v) a property which makes an important contribution to the urban composition or streetscape of which it forms a part.
- c) A property or area recognized by the Province as being archaeologically significant.
- d) An area in which the presence of properties collectively represent a certain aspect of the development or cultural landscape of the Town, or which collectively are considered significant to the community as a result of their location or setting.

Relevant cultural heritage policies include:

3.3.6 Ontario Heritage Act

Pursuant to the requirements of The Ontario Heritage Act, Council of the Corporation of the Town of Erin may pass by-laws to designate individual properties of historic, architectural or archaeological significance to the community. Such by-laws shall include a description of the property and a statement of the reasons for designation.

Council may pass by-laws providing for the acquisition by purchase, lease, or otherwise, of any property, or part thereof, designated under Part IV of The Ontario Heritage Act upon such terms and conditions as Council may consider necessary.

In addition, Council may pass by-laws under The Ontario Heritage Act to designate a Heritage Conservation District or Districts in order to protect the heritage resources of an area. Such by-laws shall be based on a study identifying the cultural heritage value or interest heritage resources of the area which may include:

- a) An area associated with a particular aspect, era or event in the history of the development of the municipality; or
- b) An area characterized by a style of architecture, design, construction or ambience which is considered architecturally or historically significant; or
- c) An area considered unique or otherwise significant to the community as a result of location or setting; or
- d) An area characterized by a group of buildings which are not architecturally or historically significant individually but are when considered collectively.

3.3.7 Heritage Conservation Easements/Covenants

The Town may enter into an easement agreement or covenant, pursuant to Section 37 of The Ontario Heritage Act, with the owner of any real property and register such easement or covenant against the real property in the land registry office for the purpose of:

- a) Conserving, protecting and preserving the heritage features of the property;
- b) Preventing any demolition, construction, alteration, remodeling or any other action which would adversely affect the heritage features of the property; and
- c) Establishing criteria for the approval of any development affecting the heritage property.

3.3.8 Other Legislative Authority

Pursuant to The Planning Act, The Municipal Act or other relevant legislation, the Town may pass by-laws for the following purposes:

- a) To ensure the protection of heritage features;
- b) To regulate development so that it is sympathetic in height, bulk, location and character to heritage resources; and
- c) To control demolition of heritage buildings or structures in a defined area.

4.0 GEOGRAPHIC & HISTORICAL CONTEXT

4.1 Geographic Context

The property is situated within the Peel Plain physiographic region near its western boundary with the South Slope physiographic region. Chapman and Putnam (1984:174) describe the Peel Plain as:

... a level-to-undulating tract of clay soils covering 300 square miles across the central portions of the Regional Municipalities of York, Peel, and Halton. The general elevation is from 500 to 750 feet a.s.l. and there is a gradual and fairly uniform slope toward Lake Ontario. Across this plain the Credit, Humber, Don, and Rouge Rivers have cut deep valleys, as have other streams such as the Bronte, Oakville, and Etobicoke Creeks

Encompassing over 775 square kilometres of York, Peel and Halton regions, the Peel Plain is mainly flat except for some rolling hills and a steady slope towards Lake Ontario. Originally the Peel Plain had extensive hardwood forest of sugar maple, beech, white oak, hickory, basswood and white pine (Chapman and Putnam 1984).

Soils of the Peel Plain are categorized as Class 1 and considered some of the best in the province for agriculture though the lack of aquifers in the area and rapid evaporation of the clay have often been problematic for farmers managing their water supplies.

In reference to political boundaries, the property is in the Town of Erin, in the Wellington County, approximately 350 m from the heart of the community of Hillsburgh. The property is located on the west side of Trafalgar Road North, approximately 150 m north of Upper Canada Drive and 600 m south of Side Road 27

4.2 Historical Context

4.2.1 Indigenous Regional History

The earliest evidence of human activity in the Great Lakes area can be traced back approximately 11,000 years. These first arrivals, known as Paleo People, moved into Ontario as the last of the glaciers retreated northward (10,950 to 9,950 B.P.). The limited available evidence suggests that Paleo People were highly mobile hunters and gatherers relying on migratory caribou, small game, fish and wild plants found in the sub-arctic environment. Their sites have been located along the former shores of glacial lakes such as Lake Algonquin and along the north shore of present-day Lake Ontario. The end of the Paleo Period was heralded by numerous technological and cultural innovations that appeared throughout the subsequent Archaic Period. These innovations may be best explained in relation to the dynamic nature of the post-glacial environment and region-wide population increases.

During the succeeding Archaic Period (9,950 to 2,900 B.P.), the environment of southern Ontario became more temperate, yielding larger areas suitable for human inhabitation. Archaic groups were also hunter-gatherers, yet their tool kit was more varied, reflecting a greater reliance on local food resources instead of high mobility. In the Middle to Late Archaic Periods, extensive trade networks developed and included copper from the north shore of Lake Superior among other exotic items.

The appearance of cemeteries during the Late Archaic Period has been interpreted as a response to increased population densities and competition between local groups for access to resources. These cemeteries are often located on heights of well-drained sandy/gravel soils adjacent to major watercourses.

The Woodland Period (2,900 to 350 B.P.) is distinguished by the introduction of ceramics into southern Ontario. Extensive trade networks continued through the early part of this period and Early Woodland populations in Ontario appear to have been heavily influenced by groups to the south, particularly the Adena people of the Ohio Valley. The Late Woodland Period is widely accepted as the beginning of agricultural life ways in south-central

Ontario. Researchers have suggested that a warming trend during this time may have encouraged the spread of maize into southern Ontario, providing a greater number of frost-free days (Stothers and Yarnell 1977). The first agricultural villages in southern Ontario date to the 10th century C.E. and, unlike the riverine base camps of previous periods, were located upland on well-drained sandy soils.

The property is located within part of the Mississauga Tract subject to the Ajetance Purchase (Treaty 19) ceded to the British by the Anishinaabe peoples on the 28th of October, 1818 for £522 and 10 shillings annually. Treaty 19 was the “Second Purchase” involving the Tract of which the “First Purchase” or “Mississauga Purchase” of 1805 allowed the British Crown to acquire over 74,000 acres of land in southern Peel County. Treaty 19 transferred an additional 648,000 acres of the Tract to the British who in 1819 surveyed the area and divided it into the townships of Toronto, Chinguacousy, Caledon, Albion, Erin and Toronto Gore (PAMA 2014).

4.2.2 Erin Township & Erin Village

The property is within the former Erin Township of the Wellington County, originally between the Townships of Eramosa to the west and Garafraxa to the north in the Wellington County, the Township of Esquesing in the County of Halton to the south and the Townships of Caledon and Chinguachousy in the County of Peel to the east. The survey of the southern part of Erin Township started in 1819, by Deputy Surveyor Charles Kennedy of Esquesing Township and Donald Black of Eramosa Township. In 1820 the northern part of the township was surveyed, and the township was named Erin after the poetic name for Ireland, *Ierne*, mentioned by the Greek geographer Strabo (Rayburn, 1997: 112).

The first European settlers were primarily children of Loyalists, soldiers who served during the War of 1812 and immigrants from England, Scotland, and Ireland (Smith, 1846: 55-56). Jesse Middleton’s *The Province of Ontario: A History: 1615-1927* records that the first patents were granted to Abraham Nelles, Lots 2, 5 and 8 in Concession 1 and Lot 3, in Concession 4 (Middleton, 1927:651). However, George and Nathaniel Roszell came in November 1820, settling on Lot 1, Concession 7 and may have been the first European settlers (Town of Erin, n.d.). John Chambers acquired Lot 19, Concession 1 in 1822 (Middleton, 1927: 651). By 1839, a post-office had opened under the name of “Macmillan’s Mills” and by 1840 a good portion of the Township was settled. Community centres included: Hillsburgh and Mimosa. In 1851, the name of the post-office village was changed from “Macmillan’s Mills” to Erinsville.

In 1841, Erin Township had a population of 1368, by 1850 the population had increased to 3055 and there were 15,400 acres of land being actively cultivated (Erin, n.d.). By the end of the nineteenth century, there were seven community centres including: Hillsburgh, Crewsons Corners, Ballinafad, Brisbane, Ospringe, Cedar Valley and Orton. The Credit Valley Railway Line constructed in 1879 passed through Orton with a station on the Garafraxa Township side.

Erinsville was incorporated as a village in 1880 and may have taken the name Erin Village at that time. Erin Township and Erin Village remained largely rural and agricultural throughout the nineteenth and twentieth centuries. In 1998 Erin Township was amalgamated with Erin Village to form the Town of Erin.

4.2.3 Hillsburgh

Hillsburgh was a post office village located on the Grand River on part of Lots 22 to 25, Concession VII and VIII, Erin Township. It was founded in the 1840s when a tavern was built on Hiram Hill’s property (Rayburn, 1997: 158). His son, Nazareth, built the first sawmill in the area before 1850 and a post office was named in 1851 (Rayburn, 1997: 158). Registered plans of subdivision for this village date from 1857-1862. The village contained two grist mills, a woollen factory, a foundry, and tannery. It was also a station stop on the Canadian Pacific Railway. By the mid-nineteenth century the village became an important market town for grains harvested from the local farms. This grain was then sent to larger settlements to the south such as Oakville and Toronto.

4.2.4 Property History

The property was originally within Lot 26, Concession 7 Erin Township. The Abstract Index records that Matthew Crooks received the patent for the 200-acre lot from the Crown on June 24, 1823 (WLRO Patent). On September 20, 1822, the lot was sold to William Crooks (WLRO Instrument No. 110). Samuel Street then acquired the lot through a Sherriff's Deed on May 4, 1840 (WLRO Instrument No. 898).

After Street passed away the trustees of his estate sold the lot to Donald McMurchy (or MacMurchy) on May 18, 1854 (WLRO Instrument No. 6749). The 1851 Census records for Erin Township have not survived (Library and Archives Canada, 2021), however, the 1861 *Tremaine Map of Wellington County* by George R. Tremaine (Figure 3, records Donald McMurchie [sic] as the owner of three-quarters of the Lot 26, Concession 7.

The 1861 Census records Donald McMurchy as a 33-year-old farmer from Scotland and a member of the Church of Scotland living with his family in a one-storey log house (Library and Archives Canada, 2021). His wife Mary McMurchy is identified as 33-years old, born in Upper Canada and a member of the Church of England. Their children include Rose (4) and John (1).

The 1871 Census identified Donald McMurchy's continued profession as a farmer and three additional children, Mary (8), Norman (5) and John (8 months). The 1871 Census Return, Schedule 4- Return of Cultivated Land, of Field Products and of Plants and Fruits confirms the McMurchy family lived on Lot 26, Concession 7 and that 120 of the 150 acres had been improved. On January 14, 1874 Donald McMurchy sold 50 acres of the south west half of Lot 26 to Angus McMurchy (WLRO Instrument No.2578), however, this appears be a late registration of the sale as the 1861 *Tremaine's Map of Wellington County* identifies the south west half of Lot 26 belonging to Angus McMurchie [sic]. The 1881 Census records list Donald and Mary's youngest child Charles (7).

According to a historical account of Erin Township published by the Town of Erin, the farmhouse on the property was constructed in 1875, at a cost of \$1500 (Erin, n.d.). The 1877 *Illustrated Historical Atlas of Wellington County* (Figure 3) labels D. McMurchie [sic] as owning all 200 acres of Lot 26, Concession 7 which may reflect an error as there are no land transactions in the land registry records to indicate that Donald McMurchy purchased back the 50 acres of Lot 26 that he sold to Angus McMurchy. The map also records a dwelling footprint on the west side of the lot along present-day 6th Line belonging to Angus McMurchy but does not record one along present-day Trafalgar Road North. As such, the historical maps make it difficult to confirm the Town of Erin's publication that suggests the farmhouse was constructed in 1875.

The 1891 Census records list that the McMurchy family lived in a two-storey brick dwelling. Based on the census records and historical mapping the dwelling on the subject property was constructed sometime between c.1877 and 1891. The property remained in the McMurchy family, passing to son, Charles W. McMurchy through a will on October 27, 1903 (WLRO Instrument No. 10963 and 11070) following Donald McMurchy's death. The 1906 *Illustrated Historical Atlas of the Wellington County* by Historical Atlas Publishing Co. (Figure 4) records the east half of Lot 26 belonging to Charles McMurchy and the part of the west half of Lot 26 that includes the subject property belonging to Donald (presumably Jr.) McMurchy. A dwelling footprint is illustrated in the approximate location of the current farmhouse.

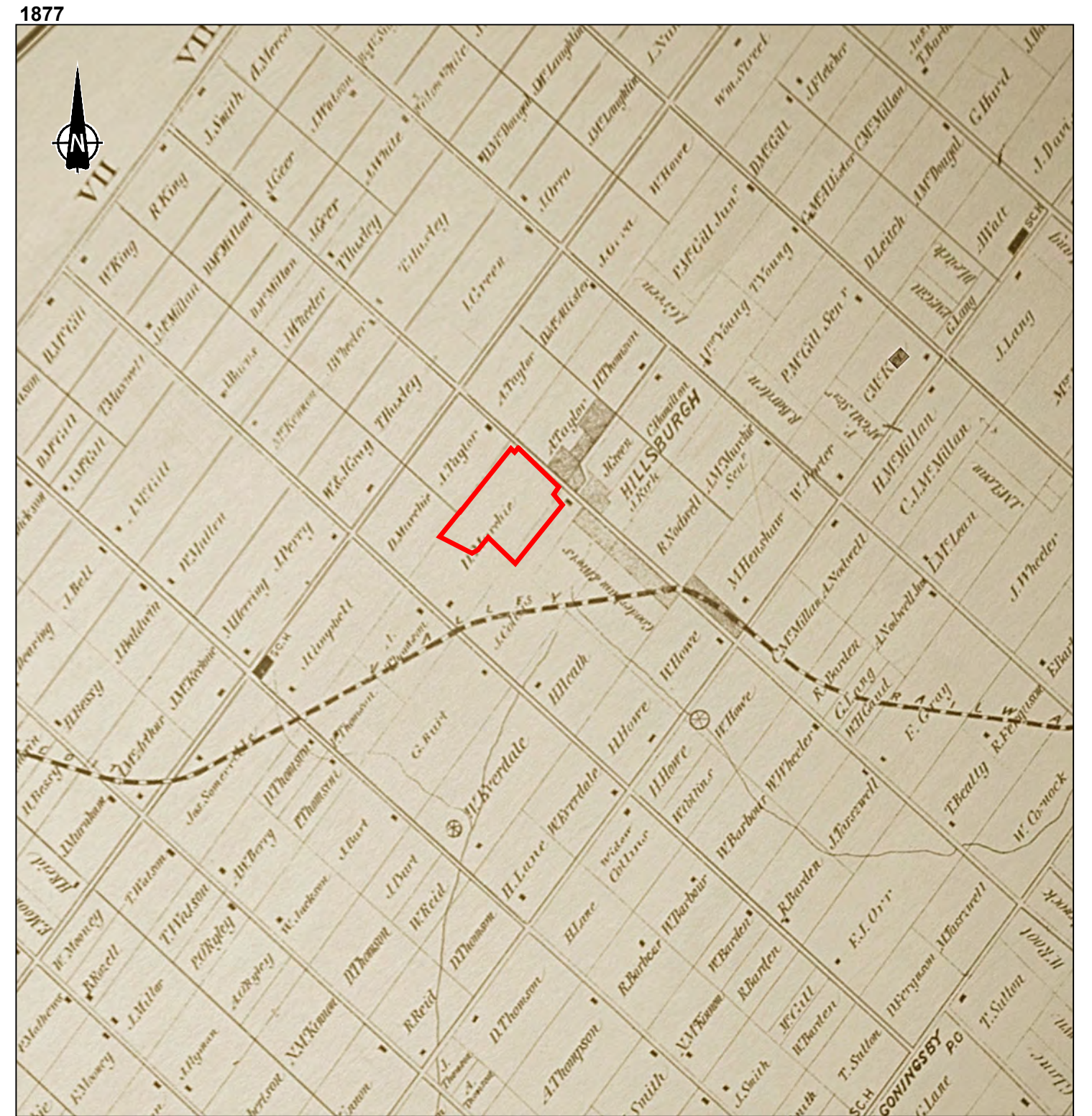
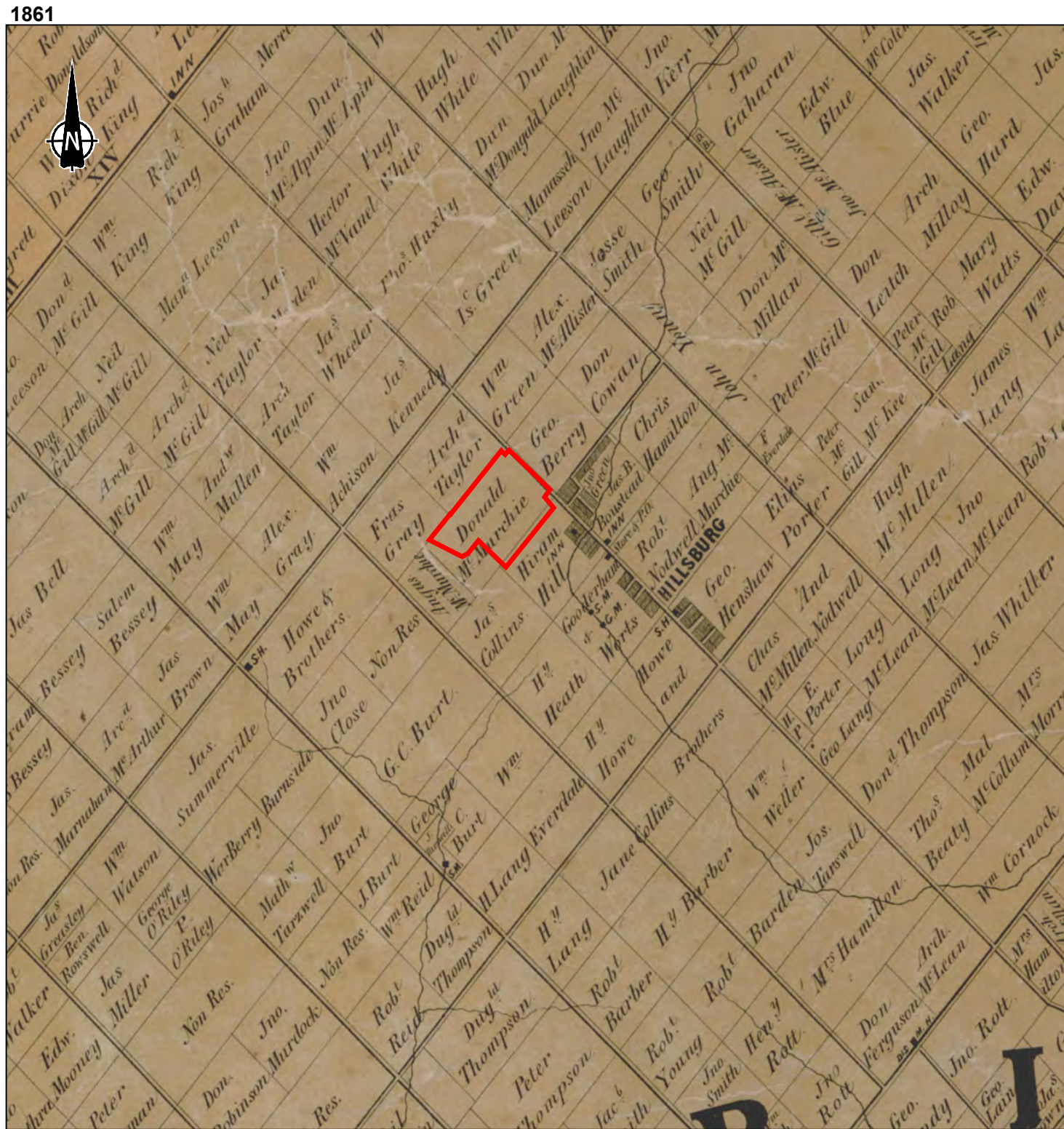
According to the *Centennial History, 1842-1976: Erin Township and Erin Village*, the large barn on the property was constructed in 1911 (Erin Centennial Committee, 1967: 68). The 1911 Census records list Charles McMurchy as a 38-year-old farmer living with his wife Fanny (37), their four children, Donald Peter (3), Norman [sic] Bruce (2), Helen Margaret (6) and Olive Beatrice (2) and a servant, Hough Kirton (19) (Library and Archives Canada, 2021). The 1921 Census records lists the McMurchy family living in a brick dwelling with six rooms.

The 1937 topographic map, Orangeville Sheet (Figure 4), depicts the footprints of the farmhouse and the large barn on the subject property. There is no footprint in the location of the small barn on the subject property. The *Centennial History, 1842-1976: Erin Township and Erin Village* indicates the smaller barn was constructed in 1963, but on older foundations (Erin Centennial Committee, 1967: 68-69). The rubblestone foundation of the smaller barn suggests the foundation dates to the nineteenth century. These foundations are likely from the original barn. The timber beams from this barn were likely used to construct the large barn on the concrete foundation c.1911. The land registry records do not record a land transaction, but the Centennial History Book for Erin Township suggests that the farm was taken over by Donald (Jr) in the 1940s. The *1954 Air Photos of Southern Ontario* (Figure 5) clearly show the outline of the farmhouse, large barn, and the footprint of the small barn. It also shows a distinct laneway extending from the large barn almost to the west property line of the subject property.

The estate was transferred to Donald Robert MacMurphy [sic], Charles Harvey MacMurphy [sic] and Mary Louise MacMurphy [sic] on October 24, 1996 (WLRO Instrument No. RO76763). The property remained in the MacMurphy family until it was sold to Maria D'Angelo and Pasquale D'Angelo on January 30, 2004 (WLRO Instrument No. WC52334).

4.2.5 Summary of Key Findings

- The MacMurphy (MacMurphy or MacMurchie) family occupied the property from 1854 to 2004
 - The 1861 Census indicates that Donald MacMurphy and family were residing in a one-storey log house
 - The 1891 Census indicates that Donald MacMurphy and family were residing in a two-storey brick house.
 - The present house was constructed between c.1877 and 1891.
- According to the Centennial History book for Erin Township written in 1967:
 - The large barn was constructed in 1911.
 - A smaller barn was constructed in 1963 on nineteenth century foundations.



LEGEND

▬ APPROXIMATE SUBJECT PROPERTY

REFERENCE

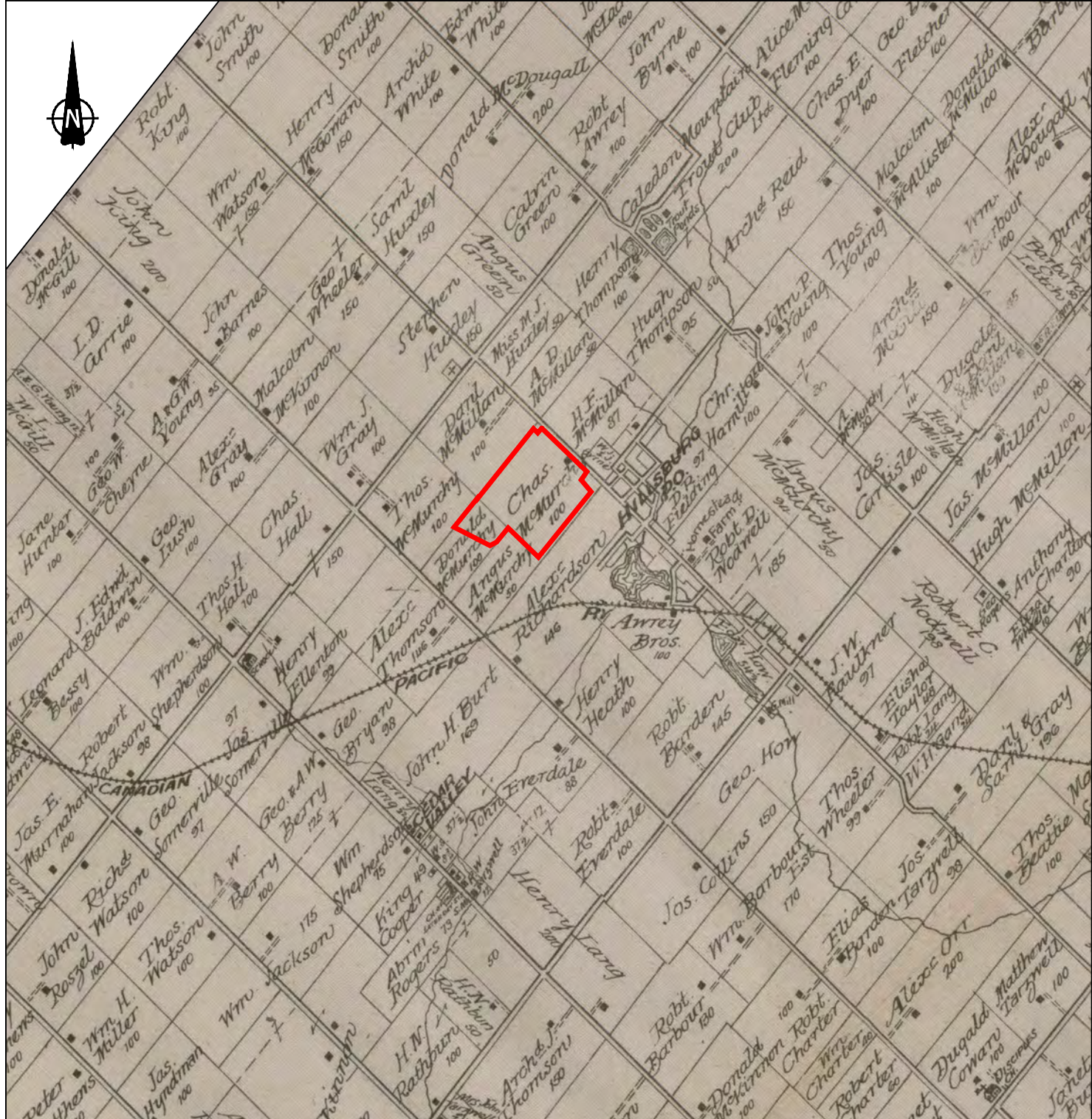
DRAWING BASED ON
 1861 HISTORICAL COUNTY MAP OF WELLINGTON COUNTY PUBLISHED BY LESLIE & WHELOCK.
 1877 WELLINGTON COUNTY ILLUSTRATED HISTORICAL ATLAS, PUBLISHED BY WALKER & MILES, ERIN TOWNSHIP.

NOTES

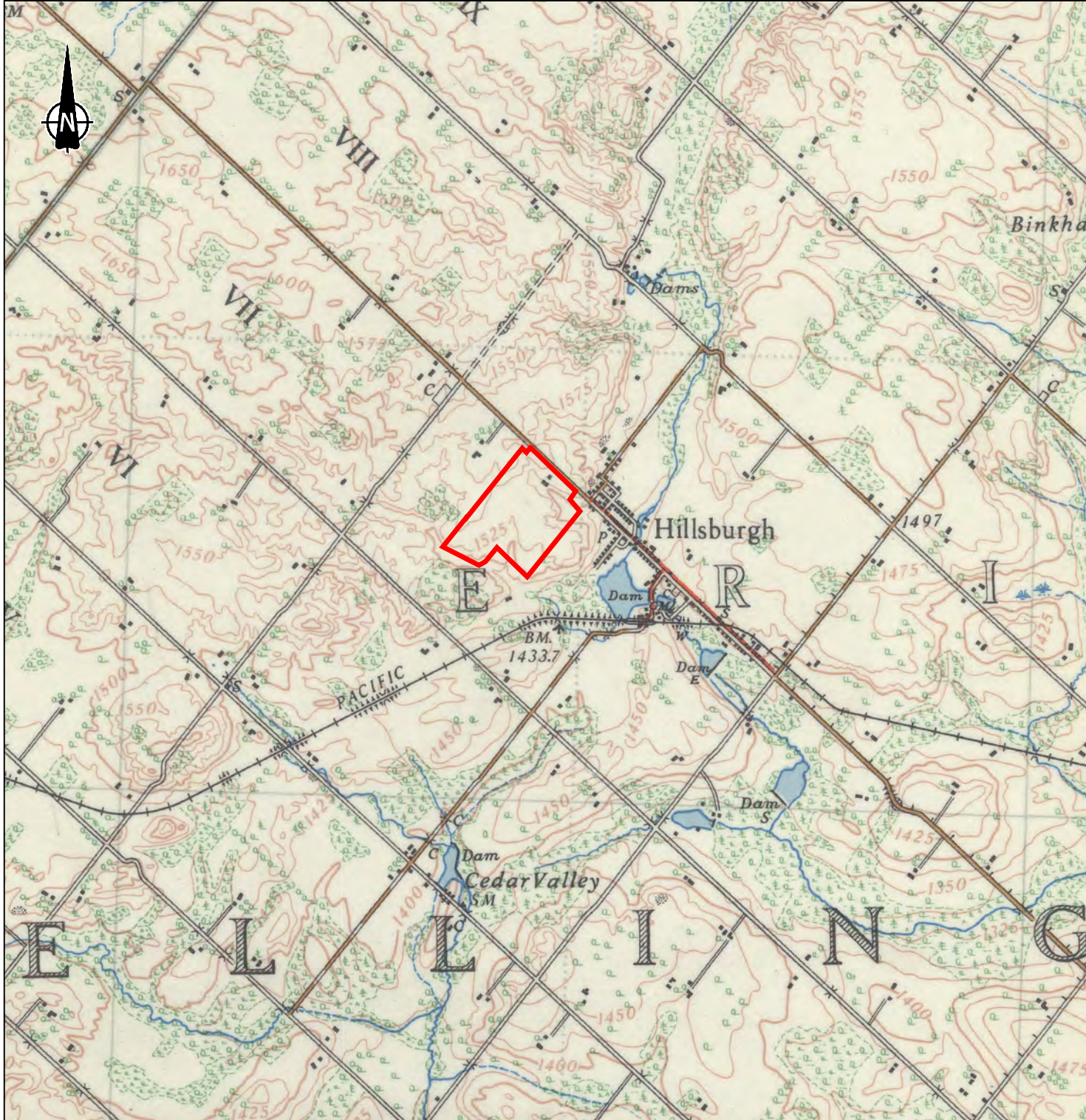
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT		HERITAGE IMPACT ASSESSMENT 5196 TRAFALGAR ROAD NORTH HILLSBURGH URBAN AREA TOWN OF ERIN, ONTARIO	
TITLE		SUBJECT PROPERTY OVERLAID ON 19th CENTURY HISTORICAL MAPS	
	PROJECT No.	21481749	FILE No. 21481749-1000-R01003
	CADD	AM/DCH	Nov 17/21
	CHECK	J. G. G.	
SCALE		NTS REV. 0	
FIGURE 3			

1906



1937



LEGEND

— APPROXIMATE SUBJECT PROPERTY

REFERENCE

DRAWING BASED ON

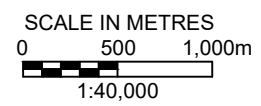
1906 WELLINGTON COUNTY ILLUSTRATED HISTORICAL ATLAS, PUBLISHED BY HISTORICAL ATLAS PUB. CO.

1937 TOPOGRAPHIC MAP, SHEET No. O40P16, ORANGEVILLE.

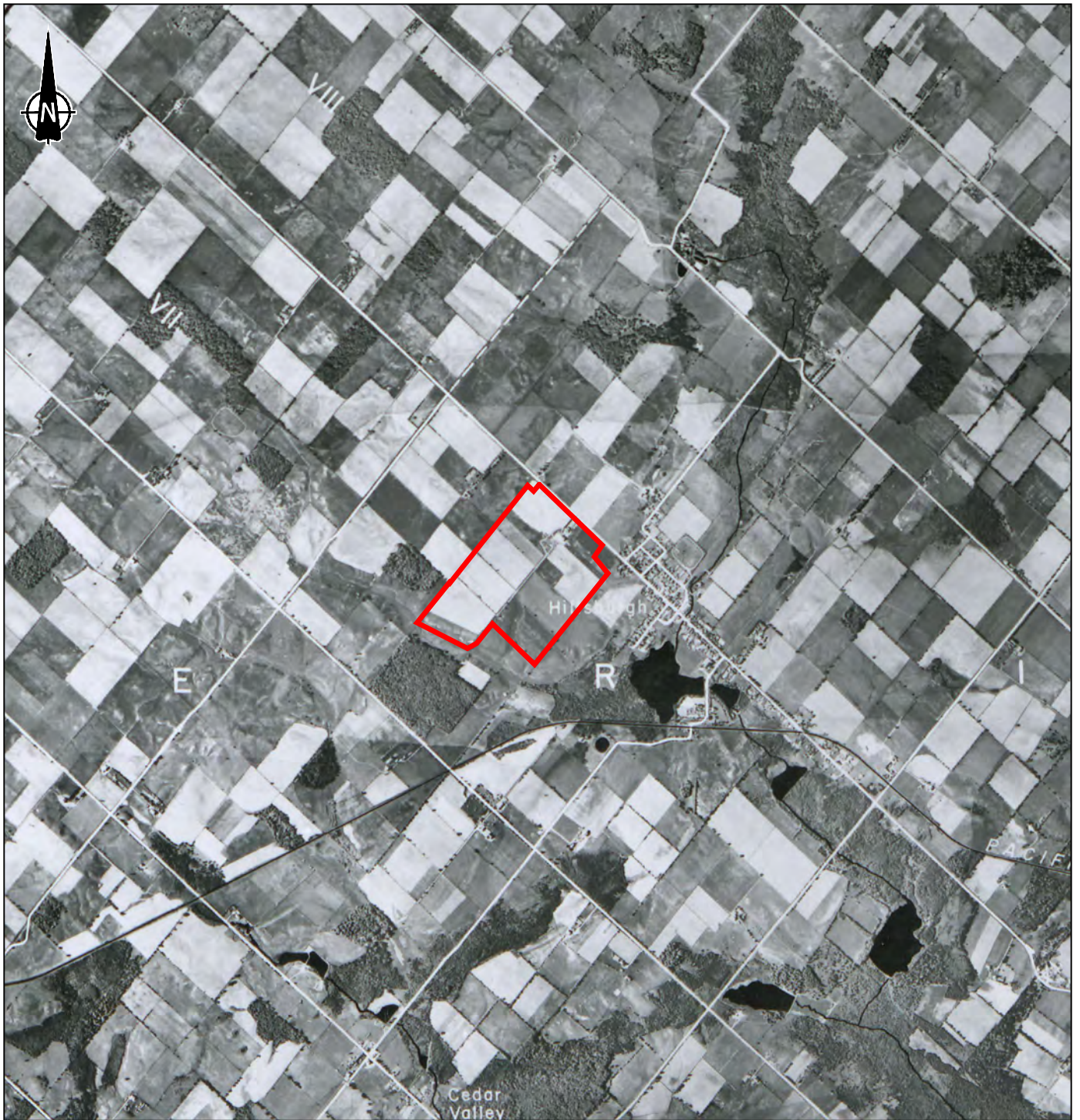
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THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

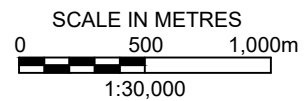


PROJECT		HERITAGE IMPACT ASSESSMENT 5196 TRAFALGAR ROAD NORTH HILLSBURGH URBAN AREA TOWN OF ERIN, ONTARIO					
TITLE		SUBJECT PROPERTY OVERLAID ON 20th CENTURY HISTORICAL MAPS					
PROJECT No.	21481749	FILE No.	21481749-1000-R01004				
	CADD		AM/DCH	Nov 17/21	SCALE	AS SHOWN	REV.
CHECK				FIGURE 4			
GOLDER MEMBER OF WSP							



LEGEND

 APPROXIMATE SUBJECT PROPERTY



REFERENCE


DRAWING BASED ON

1954 AERIAL PHOTOGRAPHY, 437801

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT	HERITAGE IMPACT ASSESSMENT 5196 TRAFALGAR ROAD NORTH HILLSBURGH URBAN AREA TOWN OF ERIN, ONTARIO		
TITLE	SUBJECT PROPERTY OVERLAID ON 1954 AERIAL PHOTOGRAPHY		
	PROJECT No.	21481749	FILE No21481749-1000-R01005
	CADD	AM	Nov 17/21
	CHECK	<i>[Signature]</i>	
SCALE		AS SHOWN	REV.
			FIGURE 5



LEGEND

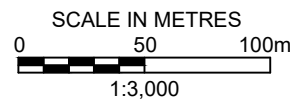
 APPROXIMATE SUBJECT PROPERTY

REFERENCE

DRAWING BASED ON 2002 AERIAL PHOTOGRAPHY PROVIDED BY BASE SOLUTIONS; AND BING IMAGERY AS OF OCTOBER 28, 2021 (IMAGE DATE UNKNOWN).

NOTES

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PROJECT		HERITAGE IMPACT ASSESSMENT 5196 TRAFALGAR ROAD NORTH HILLSBURGH URBAN AREA TOWN OF ERIN, ONTARIO	
TITLE		SUBJECT PROPERTY OVERLAID ON 2002 AERIAL PHOTOGRAPHY	
PROJECT No.		21481749	FILE No21481749-1000-R01006
CADD		AM	Nov 17/21
CHECK		<i>A. G. 11/17/21</i>	
SCALE		AS SHOWN	REV.
		FIGURE 6	



5.0 EXISTING CONDITIONS

5.1 Setting

The general character of the property's surroundings is varied. Residential subdivisions on large estate lots are located to the south and east, while to the north and west are rural agricultural properties (Figure 7-Figure 9).

Overall, the topography consists of soft peaked rolling hills. The property exhibits a variety of deciduous and coniferous trees of varying ages and species. Some remaining deciduous trees line the gravel driveway, and there is a concentration of conifers immediately north of the dwelling and front yard which provides a wind barrier. Coniferous and deciduous trees also line the agricultural fields, providing wind and visual barriers.

The property is located on the west side of Trafalgar Road North (Wellington Road 24) and is situated approximately 150 m north of Upper Canada Drive and 600 m south of Side Road 27. The front façade of the farmhouse is oriented towards Trafalgar Road North and sits approximately 13 m from the road.

The land use on the property is agricultural and the farmhouse is occupied by a tenant. Trafalgar Road North is a two lane (one in each direction) road that runs north south with wide gravel shoulders. The east side of the road is lined with wood telephone poles and connecting cables. Access to the property is achieved via a straight driveway that extends west from Trafalgar Road North. Views into the property are clear looking west from Trafalgar Road North immediately across from the farmhouse, but views looking north and south from further away from the farmhouse are fully to partially obscured by trees and the topography of the landscape.



Figure 7: View facing south from Trafalgar Road North at property to the residential development to its south.



Figure 8: View facing north from Trafalgar Road North showing agricultural fields to the north of the property



Figure 9: View facing west from Trafalgar Road North looking down tree-line driveway.

5.2 Built Environment

The built environment includes the farmhouse, the large barn, and a smaller barn. Each structure on the property is described in the following subsections.

5.2.1 Farmhouse

The farmhouse is a single detached-three bay one-and-a-half storey Ontario Gothic Revival Cottage farmhouse with a T-shaped plan built in load bearing brick masonry. It is composed of a side gable with central gable peak main block with a two-storey rear wing extending from the main block's west wall. There are two additions to the farmhouse, a single storey addition that extends from the north corner of the main block and rear wing and a two-storey addition that extends from the south corner of the main block and rear wing. The main block, rear wing and additions are described individually in the following subsections.



Figure 10: Front or east façade of the Farmhouse



Figure 11: North façade of the Farmhouse's main block



Figure 12: The south façade of the farmhouse main block



Figure 13: East wall of the one-storey addition



Figure 14: West façade of the rear wing and two-storey addition.

5.2.1.1 Main Block and Rear Wing

5.2.1.1.1 Exterior

The three-bay one-and-a-half storey main block and rear has a T-plan oriented west-east with a slightly projecting bay on the east façade (Figure 15-Figure 21). Its foundation is tooled rectangular stone which consists of large generally square shaped stones on the east façade and varied sizes on the other façades of the main block and the rear wing. Its load-bearing walls are red-brick laid in a running bond on the east façade and common bond on the north, south and west façades and the rear wing. Buff brick quoining is at all the corners as well as buff brick decorative band below the eaves of the east façade and buff brick lintels. All the window openings are also supported by tooled stone sills.

The medium cross-gable roof is covered in asphalt shingle and the projecting eave and verges have a moulded wood soffit, moulded fascia, and plain frieze. The gable peaks on the east façade and rear wing have decorative bargeboard and a finial at the peak. A brick chimney is located on the rear wing's roof.

Fenestration is symmetrical on the east, north and south façades. On the east façade, the main entrance is centrally located under a small, covered porch. The main entrance consists of an aluminum storm door flanked by two moulded side panels and sidelights, and a transom window. The front door is slightly recessed and is described in Section 5.2.1.1.2.1 of this report. The front porch consists of an asphalt clad shed roof with dentil frieze supported by moulded wood columns upon a stone and concrete base and enclosed with a wood railing. A lancet arched window opening with a wood window is located in the gable peak and two segmentally arched window openings are located on either side of the front entrance (one on each side). The segmentally arched window openings contain two-over-two double hung sash wood windows and one has a wood storm window and the other an aluminum storm window. Window openings on the north and south façades are also segmentally arched with two-over-two double hung sash windows, some of which also have wood storm windows and others aluminum storm windows. There are no window or door openings on the west façade of the main block as most of this elevation is covered by the additions.

The fenestration pattern on the west side of the rear wing was asymmetrically arranged with two windows on the second level and one on the first. One of the window openings on the second level has been bricked in, but the stone sill and brick lintel remain. The window opening on the first level is segmentally arched with a two-over-two double hung sash window and the window opening on the second level consists of a rectangular opening with a two-over-two double hung sash window and an aluminum storm window. The only other window opening on the rear wing is the lancet arched window in the gable peak on the north side which includes a wood-framed window.



Figure 15: Tooled stone foundation and running bond brick on the east façade



Figure 16: Stone foundation and common bond brick on south elevation.



Figure 17: Front entrance with covered front porch



Figure 18: Gable peak on east façade



Figure 19: Two-over-two double hung sash window with wood storm door on east façade



Figure 20: The west side of the rear wing.



Figure 21: The lancet window on the north side of the rear wing

5.2.1.1.2 Interior

Overall, the main block of the farmhouse is one room deep with a central hall plan and has first, second and basement levels.

5.2.1.1.2.1 First Level: Main Block

The first level of the main block is divided into two rooms with a central passage (vestibule) (Figure 22-Figure 30). The front door is slightly recessed with moulded wood paneling in between the exterior door and interior door openings. The interior door opening contains a moulded wood paneled door with two arched windows, wood paneled sidelights and a transom, some of which contain coloured and patterned glass. The main entrance opens into the central hall which has vinyl tile floors and a staircase leading to the second level. The central hall leads to the south front room, the north front room and provides access to the kitchen in the rear wing. The walls of the vestibule are wallpapered and include deep wood baseboard and thick moulded door surrounds with four paneled wood doors. The staircase consists of a moulded wood newel post, and delicate moulded wood spindles.

The north front room is accessed via a single-leaf four-paneled door from the vestibule. The floors of the north front room appear to be original pine floors and the walls are wallpapered. Deep wood baseboards are throughout the room and thick wood moulding surrounds the door and window openings. Wood paneling extends to the floor under all the window openings.

The south front room is accessed via a single-leaf four-paneled door from the vestibule. The floors of the south front room are carpeted, and the walls are painted. Tall wood baseboards are located throughout the room and thick wood moulding surrounds the door and window openings. Underneath the window openings wood paneling extends to the floor.



Figure 22: Wood paneling between exterior door and interior door.



Figure 23: View of the front entrance including wood paneled door and interior transom and sidelights with coloured and patterned glass



Figure 24: Vestibule (centre), entrance to south front room (left), stairs to second level (centre left), entrance to kitchen in rear wing (centre right), entrance to north front room (right)



Figure 25: Staircase newel post and spindles



Figure 26: North front room, looking north



Figure 27: Pine wood floors in north front room



Figure 28: Four paneled door in north front room



Figure 29: South front room, facing east



Figure 30: Wood window surround and paneling in south front room (also representative of paneling in north front room)

5.2.1.1.2.2 *First Level: Rear Wing*

The first level of the rear wing can be accessed from the front vestibule or a side entrance through the addition on the north side of the farmhouse. The first level of the rear wing consists of a kitchen off of which is a bathroom and bedroom/office (Figure 31-Figure 36). The kitchen also provides access to a laundry room and the garage in the north addition.

The kitchen is a large room with vinyl floors, wood paneling, and thick moulded window and door surrounds. What would have originally been an exterior window opens into the side vestibule in the north side addition. The kitchen cabinets and sink appear to date back to the 1950s or 1960s and consist of simple stained plywood doors with chrome pulls and a laminate countertop. The door to the side vestibule consists of a wood door with an “X” patterned paneling on the bottom and divided into nine lites on the top.

Paneling continues in the small bathroom that is located on the west end of the rear wing which is accessed via a five paneled wood door. The small bedroom or office consists of pine wood floors, tall wood baseboards and thick wood moulding around the doors and window. A four paneled door provides access to the north front room.



Figure 31: Kitchen in the rear wing, towards west



Figure 32: Kitchen in rear wing, entrance to north addition (left), entrance to bedroom/office (centre), entrance to vestibule (right)



Figure 33: Kitchen Cabinets on north wall



Figure 34: Bathroom on first level



Figure 35: Flooring in rear bedroom/office



Figure 36: Bedroom/office in rear wing, looking towards door to north front room

5.2.1.1.2.3 *Second Level: Main Block and Rear Wing*

Access to the second level is via a single flight of straight stairs. The staircase from the first level vestibule opens to a landing hall at the second level which provides access to a bathroom and six bedrooms. The floor of the landing consists of painted wood floors and the walls are wallpapered. Simple wood baseboards adorn all the walls, and the wood moulding surrounds the door and window openings. At the east end of the landing hall is the lancet window, the very peak of which contains red patterned glass.

At the west end of the landing an opening leads to a small hallway off of which is a bathroom flanked by two bedrooms, one of which provides access to the rear staircase. The door to the bathroom is accessed through a four paneled door and includes vinyl flooring and has green tiles, the finishes in the bathroom appear to date from the 1940s or 1950s. The southwest bedroom provides access to the rear stairs, has wood floors, and contains a window opening with a simple and thin moulded surround. The northwest bedroom is carpeted and contains a closet and the lancet window opening on that is on the north side of the rear wing.

The other four bedrooms are accessed from the landing hall, with two on the north and two on the south all retaining a four-paneled wood door each. Three of the bedrooms have painted wood floors and one is carpeted but all have simple wood baseboards and wood moulding around the window and door openings. Three of the bedrooms also have closets, two of which are clearly not original to the construction of the farmhouse. The middle bedroom on the south side of the farmhouse provides access through a short door to the second level of the south addition.



Figure 37: The Second level hall landing, looking east



Figure 38: Interior of lancet window on east façade, not coloured and patterned glass in lancet peak



Figure 39: Second level hall landing, looking west



Figure 40: Second level bathroom



Figure 41: West most bedroom that provides access to the rear staircase



Figure 42: Rear staircase



Figure 43: Bedroom on northwest corner of the farmhouse, note the four paneled door



Figure 44: Middle bedroom on the north side of the farmhouse.



Figure 45: Bedroom at the northeast corner of the farmhouse



Figure 46: Middle bedroom on the south side of the farmhouse, note short door that provides access to the second level of the south addition (left)



Figure 47: Bedroom on the southeast corner of the farmhouse

5.2.1.1.2.4 Basement

The entrance to the basement beneath the main block and rear wing of the farmhouse is by a single flight of straight wood stairs from a doorway in the kitchen or a set of stone steps accessed by a door on the south addition. The basement is unfinished with a poured concrete floor; the floor joists are not exposed and most of the foundation walls are parged and whitewashed.



Figure 48: The door from the kitchen, view from the basement stairs



Figure 49: Stone steps from the entrance off the south addition



Figure 50: Basement, looking south



Figure 51: Wood support column

5.2.1.2 North Addition

The one-storey north addition has an L-shaped footprint, a medium sloped gable roof with asphalt shingles and extends from the north side of the rear wing. At least part of the addition has a fieldstone foundation, the foundation for the remainder of the addition is unknown as it is covered by horizontal vinyl siding. The foundation is shallow as there is no interior basement or crawl space. The load bearing walls are of frame construction.

The west elevation of the north addition is the primary elevation and includes a garage door, a regular door and a six-over-six double hung sash window. There are no window or door openings on the east elevation and the north elevation has two small window openings, one in six divided lite window in the gable peak and one six divided lite window asymmetrically placed underneath.

The interior of the north addition is largely unfinished. The brick of the north side of the rear addition is left exposed and the other walls consists of unfinished wood framing and insulation. Wood floors are covered with several area rugs.



Figure 52: West elevation of the north addition



Figure 53: Six over six double hung wood sash window on the west elevation of the north addition



Figure 54: West elevation of the north addition



Figure 55: North elevation of the north addition



Figure 56: Interior of north addition, entrance to interior of farmhouse (left behind fridge)



Figure 57: Interior of north addition, facing north

5.2.1.3 South Addition

The two-storey south addition has a rectangular footprint with a shed roof clad in asphalt (Figure 58-Figure 62). The foundation is clad in angel stone and the first and second storeys are clad in horizontal wood siding. A wood shingle clad pent roof divides the first and second storeys.

The south elevation is the main elevation and consists of a central side door entrance with a wood paneled door and aluminum storm door accessed via a set of concrete steps with decorative metal railing. The side door is flanked by two horizontally oriented rectangular windows with modern window inserts. On this elevation a wood paneled door also provides access to the basement. The second storey on the south elevation contains two horizontally oriented rectangular windows with modern window inserts.

The west elevation of the south addition contains a horizontally oriented window opening on the first storey and a vertically oriented rectangular window opening on the second storey, both of which contain modern window inserts.



Figure 58: The south elevation of the south addition, note entrance to basement (Right)



Figure 59: The south and west elevation of the south addition



Figure 60: View of the first floor inside the south addition, facing east from the door



Figure 61: View of the first floor inside the south addition, facing west from the door



Figure 62: View of the second floor, inside the south addition, facing east

5.2.2 Driveshed

The single storey two-bay driveshed is currently being used as a garage and storage space (Figure 63-Figure 70). It has vertical board walls on timber-frame construction with an asphalt clad medium gable roof. It sits on a concrete foundation.

On the south façade is a large garage door and a large vertical board sliding door that provides access to each bay, as well as a small window opening with a six divided light window and a vertical board door

There are no window or door openings on the north façade. Diamond shaped windows are located in each gable end on the west and east façades and a window opening with a six divided lite window is also located on the east façade.

The framing involves squared log posts capped by a top plate with drop tie-beams morticed to the posts and pinned with treenails to form the end wall and bent which, like the plates, are supported by cross-braces. The posts, end girts, and plates do not show evidence of reuse and redundant mortices. The rafters are constructed with dimensional cut lumber.



Figure 63: South façade of the driveshed



Figure 64: The sliding door entrance on the south façade of the driveshed



Figure 65: North façade of the driveshed



Figure 66: East elevation of the driveshed



Figure 67: West elevation of the driveshed



Figure 68: Interior of driveshed, facing west



Figure 69: Dimension cut rafters



Figure 70: Interior of the driveshed with drop tie-beam, hand-hewn posts, and plates

5.2.3 Large Barn and Grain Silo

The large barn is located approximately 110 m from the right of way and is west of the farmhouse on the property. It is immediately surrounded by grassed areas and by cultivated agricultural fields (Figure 71-Figure 82).

The barn retains a bank on the east façade. The foundation consists of concrete block which is parged in some places with more concrete. The upper floor is clad with vertical boards and the medium gable roof is clad in metal.

Most of the original stone foundation has been replaced with a mixture of concrete and corrugated metal cladding. Vertical pine boards enclose all the exterior elevations and the gambrel roof line is covered in metal sheeting.

The bank leads to two large doors and a regular door that provides access to the barn's threshing floor on the east façade. This elevation also includes another door north of the grain silo which provide access to the lower level of the barn. A concrete grain silo with an octagonal roof is situated north of the large doors.

The north façade includes four window openings with eight divided lite wood windows and a large entrance enclosed with vertical boards on the lower level. The west façade has only one window opening near the north west corner of the façade. The south façade includes a large entrance that is enclosed with corrugated metal, a regular sized wood paneled door, two windows on the lower level and two on the upper level. A crumbling shed roofed addition is also attached to this façade.

The interior of the large barn is divided into two levels: a lower stable level and the threshing floor. The lower stable level is accessed by doors on the east, north and south elevations as well as internally by a wood staircase and the threshing floor is accessed through the large doors on the east elevation.

The construction method is exposed inside the large barn and demonstrates typical large timbers with evidence of hand-hewing, and mortise and tenon construction. The threshing floor is open except for a granary which is divided into several rooms for storage. Access to the interior of the lower level was not provided.



Figure 71: East elevation of the large barn



Figure 72: Large door on east elevation of the large barn



Figure 73: North elevation of large barn



Figure 74: Typical window on the north elevation of the large barn



Figure 75: West and south façades of the large barn



Figure 76: South façade of the large barn



Figure 77: Lower level of the south façade of the large barn



Figure 78: Interior of the large barn, note the extra mortises in the hand-hewn beams



Figure 79: View of the timber frame construction



Figure 80: View of threshing floor inside the large barn



Figure 81: View of the roof rafters inside the large barn



Figure 82: View inside the granary in the large barn

5.2.4 Small Barn

The small barn is located west behind the large barn (Figure 83). It has a rectangular footprint, with a medium sloped gable roof that is clad in metal sheeting. Sitting on a nineteenth century field stone foundation with large stone quoins, the upper level is clad in metal siding. Six-paned wood windows are located in the stone foundation and modern windows are located in the upper level.



Figure 83: Small Barn

5.3 Structural History & Analysis

Three development phases could be identified from the property's structural evidence. Each phase is described below with an architectural analysis of the fabric representing each phase.

5.3.1 Phase 1: Donald McMurchy Family, 1854 to 1900s

This phase represents the construction of the Farmhouse.

The Farmhouse is constructed in the Gothic Revival style, dated in Ontario to between 1830 and 1900 (Blumenson 1990: 37) and specifically the Ontario Gothic Revival Cottage style. The Ontario Gothic Revival Cottage style is generally noted by some key identifiers: one- to one-and-a-half storeys, symmetrical facade, steeply pitched side gable roof with central gable peak, decorative bargeboard along roofline or in gable end; lancet or arched window in the gable end; transom and/or sidelights around the central door; rectangular or segmentally arched window openings with multi-paned sash windows and decorative window lintels; quoining and stone sills. Common adaptations could include front porches with elaborate woodwork details, symmetrical chimneys, a finial, bay windows and window shutters. These characteristics are seen on the main block and rear wing, specifically, the east facade displays the typical three-bay width, the central entrance, gable peak with lancet window, front porch with woodwork details, buff brick quoining and buff brick banding details.

The farmhouse dates from between c.1877 and 1891 and the rear wing appears to be contemporary to the main block.

The stone foundation on which the small barn sits was likely constructed during the mid-nineteenth century for the first barn build on the subject property.

5.3.2 Phase 2: Charles McMurphy Family, 1900s-1940s

This phase includes construction of the driveshed, large barn, and the concrete grain silo.

Determining the date of construction for the driveshed is difficult, as historical maps typically only recorded dwelling locations. The driveshed features drop tie-beams, which are tie-beams that are mortised into the posts below the plates, and these have been documented in Pennsylvania barns dating to after 1870-80 (Huber 2017:162). Another post-1880 construction feature are the dimensional cut rafters. The lack of redundant mortices in all visible hand-hewn components indicates the driveshed was likely not composed of salvaged material. The foundation is also poured concrete which typically dates to the turn of the twentieth century and beyond. Based on the combination of original hand-hewn components, the dimensional cut rafters, and the concrete foundation, it is likely that the driveshed was reconstructed with dimensional cut rafters and a concrete foundation around 1900.

According to the Centennial History prepared for Erin Township, the large barn was constructed in 1911. Concrete blocks were introduced after 1900 which rendered stone foundations for barns unpopular (McIlwraith, 1997:180). The redundant mortices visible in the hand-hewn components and empty pin holes indicates the barn was likely composed of salvaged material. As such, while construction of the barn likely dates to 1911, the hand-hewn components were likely taken from an earlier barn that date from the nineteenth century.

Grain silos became part of Ontario agriculture about 1880, as silage reduced the incidences of sour hay and therefore bad tasting milk from cattle (McIlwraith, 1997: 187). The earliest silage containers were rectangular, lined bins inside barns. The first tower silos were built with vertical tongue-and-groove staves wrapped in iron hoops or wooden cribs (McIlwraith, 1997: 187). Some silos in the early twentieth century were constructed with clay tiles, but silos of poured concrete with steel reinforcing rods was much more common (McIlwraith, 1997: 187). As such, the concrete silo on the property was likely constructed in the first half of the twentieth century.

5.3.3 Phase 2: Donald (Jr) McMurphy Family, 1950s-2004

This phase includes construction of the north and south additions to the farmhouse.

While part of the north addition has a stone foundation and likely predates 1950, the majority of this foundation demonstrates relatively recent frame construction. Similarly, the south addition with its frame construction and use of angel stone cladding likely dates to the later half of the twentieth century.

5.4 Physical Condition

The condition assessment presented for the property in Table 2 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Please note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment.

Table 2: Physical Condition Assessment

Element	Observed Conditions
General structure	<ul style="list-style-type: none"> ■ All structures in good condition
Roof	<ul style="list-style-type: none"> ■ Roofing is in good condition for all structures
Rainwater disposal	<ul style="list-style-type: none"> ■ Farmhouse: all gutters and rainwater leaders in good condition ■ Driveshed and large barn: n/a
Walls, foundations & chimneys, exterior features	<p>Farmhouse:</p> <ul style="list-style-type: none"> ■ cracking of wall around two windows (Figure 84); otherwise in good condition <p>Driveshed and large barn are in good condition</p>
Windows & doors	<ul style="list-style-type: none"> ■ Farmhouse: windows and doors are in good condition ■ Driveshed: doors and windows are in good condition ■ Large barn: doors are in good condition; glass in some windows is broken
Internal roof structure/ceilings	<ul style="list-style-type: none"> ■ Internal roof structure/ ceilings of all structures in good condition
Floors	<ul style="list-style-type: none"> ■ Farmhouse: The floors appear to be in overall good condition ■ Driveshed: The concrete floors appear to be in overall good condition ■ Large barn: The wood floors appear to be in good condition, no weakness areas or holes were observed
Stairways, galleries, and balconies	<ul style="list-style-type: none"> ■ Farmhouse: Stairway in good condition. Veranda is in good condition. ■ Driveshed and large barn: not applicable
Interior decorations/finishes	<ul style="list-style-type: none"> ■ Farmhouse: Plasterboard, wood trim, wallpaper, paints are in overall good condition ■ Driveshed and large barn: not applicable
Fixtures & fittings	<ul style="list-style-type: none"> ■ Farmhouse: Fixtures and fittings appear to be in good working condition ■ Driveshed and large barn: not applicable
Building Services	<ul style="list-style-type: none"> ■ Farmhouse and driveshed: Services are active ■ Large barn: not applicable/unknown
Site & environment	<ul style="list-style-type: none"> ■ The property is well maintained and landscaped with no areas of standing water.
General environment	<ul style="list-style-type: none"> ■ Overall good condition



Figure 84: Evidence of cracks radiating around the first and second level windows on the north facade.

5.5 Integrity

In a heritage conservation context, the concept of integrity is linked not with structural condition, but rather to the literal definition of “wholeness” or “honesty” of a place. The MHSTCI *Heritage Identification & Evaluation Process* (2014:13) and *Ontario Heritage Tool Kit: Heritage Property Evaluation* (2006:26) both stress the importance of assessing the heritage integrity in conjunction with evaluation under *O. Reg. 9/06* yet provide no guidelines for how this should be carried out beyond referencing the *US National Park Service Bulletin 8: How to Evaluate the Integrity of a Property* (US NPS n.d.). In this latter document, integrity is defined as ‘the ability of a property to convey its significance’, so can only be judged once the significance of a place is known.

Other guidance suggests that integrity instead be measured by understanding how much of the asset is “complete” or changed from its original or “valued subsequent configuration” (English Heritage 2008:45; Kalman 2014:203). Kalman’s *Evaluation of Historic Buildings*, for example, includes a category for “Integrity” with sub-elements of “Site”, “Alterations”, and “Condition” to be determined and weighted independently from other criteria such as historical value, rather than linking them to the known significance of a place.

Kalman's approach is selected here and combined with research commissioned by Historic England (The Conservation Studio 2004), which proposed a method for determining levels of change in conservation areas that also has utility for evaluating the integrity of individual structures. The results for the property are presented in Table 3, and are considered when determining the CHVI of the property (see Section 6.0).

Table 3: Heritage Integrity Analysis for the Property

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Setting	Rural with two lane (one in each direction) roads and farmhouses, outbuilding complexes, and agricultural lands on larger lots	Area has been subject to suburban development to the immediate south and east. The original lot is largely consistent with the size of the farm from the nineteenth century.	75	Good	The suburban development south and east of the subject property has still maintained the rural character of the surrounding area given the large lots and mature trees.
Site location	Set back and facing the nearest road	Farmhouse: no alterations to site location Large barn: no alterations to site location, however, likely contains remnants of an older barn Driveshed: No alterations to site location	95	Very good	The large barn constructed in 1911 contains timbers from an older barn, it is unknown if this was front another barn on site or from another property.
Footprint	Farmhouse: T-shape Driveshed: rectangular Large barn: rectangular	Farmhouse: north and south additions Driveshed: no change Large barn: no change	70	Good	The north and south additions were likely constructed in the later half of the twentieth century and they do not obscure the original footprint.
Wall	Farmhouse: brick load bearing Driveshed: timber and dimensional frame Large barn: timber frame construction	Farmhouse: no change Driveshed: no known alterations Large barn: no known alterations	100	Very good	No additional comment
Foundation	Farmhouse: cut stone and coursed rubble Driveshed: concrete Barn: concrete	Farmhouse: no change Driveshed: no change Large barn: no change	100	Very good	Note that this rating refers to heritage integrity, not structural integrity

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Exterior doors	Farmhouse: panelled wood (front) Driveshed: vertical board and garage door	Farmhouse: likely original Driveshed: some vertical boards may have been replaced; the garage door is a likely later addition Large barn: no changes	90	Very good	No additional comment
Windows	Farmhouse: Wood Driveshed: wood Large barn: wood	Farmhouse: appears to retain all of the original wood windows and most of the wood storm windows Driveshed: retains all of the original wood windows Large barn: retains all of the original wood windows, but glass is broken in some	95	Very good	No additional comment
Roof	Farmhouse: possibly wood shingle Driveshed: possibly wood shingle Large barn: possibly wood shingle	Farmhouse: original replaced in asphalt shingle Driveshed: reclad in asphalt Large barn: reclad in metal	0	Poor	No additional comment
Chimneys	Farmhouse: one on rear wing Driveshed: n/a Large barn: n/a	Farmhouse: chimney may require some repointing	90	Very good	No additional comment
Water systems	Farmhouse: unknown, possibly copper Driveshed: n/a Large barn: unknown, possibly copper	Farmhouse: all water systems replaced Large barn: unknown	20	Poor	No additional comment

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Exterior decoration	Farmhouse: dichromatic brickwork (quoin, band, diamond, window trim; red- brick common bond on all sides Driveshed: vertical board Large barn: vertical board	Farmhouse: no changes Driveshed: no changes Large barn: no changes	100	Very good	No additional comment
Exterior additions	Farmhouse: no known additions Driveshed: no known additions Large barn: addition on south facade	Farmhouse: south and north additions Large barn: addition in severe state of disrepair, but likely no original to the barn	70	Very good	The rear wing on the farmhouse appears to be original to the farmhouse. The south and north additions to the farmhouse do obscure part of the rear wing but have not impacted the front (east) facade.
Interior plan	Farmhouse: central passage floor plan Driveshed: two- bay Large barn: open and granary	Farmhouse: no change Driveshed: no changes Large barn: no changes	100	Very good	No additional comment
Interior walls and floors	Farmhouse: unknown, probably lathe- and-plaster walls and wood strip flooring Driveshed: n/a Large barn: n/a	Farmhouse: no changes Driveshed: n/a Large barn: n/a	100	Very good	No additional comment
Interior trim	Farmhouse: tall baseboard with decorative moulding around openings Driveshed: n/a Large barn: n/a	Farmhouse: no changes Driveshed: n/a Large barn: n/a	100	Very good	No additional comment

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Interior features (e.g., stairs, doors)	Farmhouse: wood stairs, doors, fireplace	Farmhouse: no changes to wood stairs and doors, wood floors have been painted in some areas and there is no fireplace	85	Very good	No additional comments
Landscape features	Domestic yard and farmyard features such as gardens and fencing and surrounding fields	No significant alterations to domestic yard, or farmyard features and fields.	100	Very Good	The property's landscape features have not been significantly altered through the 21st century
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			81.8	Very Good	Rating of Very Good is based on original element survival rate of between 76 to 100%

5.5.1 Results

Overall, the property has a good level of integrity since its structures have experienced minor to moderate change since their original configuration.

6.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

The following evaluation provides an independent evaluation using the criteria prescribed in O. Reg. 9/06 based on the field investigations, research, and analysis conducted as part of this HIA.

6.1 Design Value or Physical Value

Criteria	Meets criterion (Yes/No)
<i>(i) Is a rare, unique, representative, or early example of a style, type, expression, material or construction method.</i>	Yes
<p>The one-and-a-half storey stone farmhouse is a representative example of an Ontario Gothic Revival Cottage. It displays the typical one-and-a-half storey height and the distinct massing which includes a central gable peak on the front facade as well as the symmetrical three-bay facade, polychromatic brick, segmentally arched and rectangular wood windows, and masonry sills.</p> <p>While the large barn on the property contains nineteenth century timbers, it was built in the early twentieth century with a concrete foundation and is therefore not a representative, rare, unique, or early example of a nineteenth century Southern Ontario Barn.</p> <p>The property also has value as a representative example of an evolved nineteenth century agricultural cultural heritage landscape. Using as a model the "Historic Ontario Farmstead Typology" developed by ERA Architects (2020), the property has typical features of an evolved historic farmstead, particularly, the nineteenth century farmhouse, large barn, small barn, agricultural fields, remnants of the tree-lined driveway and mature coniferous and deciduous trees are all typical elements of an evolved nineteenth century farm.</p>	

Criteria	Meets criterion (Yes/No)
<i>(ii) Displays a high degree of craftsmanship or artistic merit.</i>	Yes
<p>Rationale:</p> <p>In its overall composition, extensive dichromatic masonry decoration, bargeboard in the gable peak, and woodwork in the front porch, the main block and rear wing displays a high degree of craftsmanship.</p> <p>The driveshed, large barn, small barn, and grain silo do not display a high degree of craftsmanship or artistic merit. The framing is executed to a competent, but not high degree, of workmanship.</p>	

Criteria	Meets criterion (Yes/No)
<i>(iii) Demonstrates a high degree of technical or scientific achievement.</i>	No
<p>Rationale:</p> <p>As late nineteenth century and twentieth century residential and agricultural structures erected on flat areas and gentle hills, well-drained terrain, none of the property's buildings demonstrate a high degree of technical or scientific achievement.</p>	

6.2 Historical Value or Associative Value

Criteria	Meets criterion (Yes/No)
<i>(i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</i>	Yes
<p>Rationale: The property is directly associated with the McMurchy family, an early pioneering family in Erin Township. It has been passed down through the generations of the McMurchy family from 1854 to 2004. The Centennial History for Erin Township published in 1967, identified the farm as a century farm at the time for its uninterrupted family ownership. The craftsmanship of the farmhouse in its rural setting is also indicative of Donald McMurchy's success as a farmer, and therefore can be directly associated with the theme of farming that was significant to the community's development in the nineteenth century.</p> <p>The large barn, small barn and driveshed are also associated with the McMurchy family and demonstrative of evolving farming practices in the twentieth century.</p>	

Criteria	Meets criterion (Yes/No)
<i>(ii) Yields or has the potential to yield information that contributes to an understanding of a community or culture.</i>	No
<p>Rationale The property is not anticipated to yield further information or understanding of the local community or any culture.</p>	

Criteria	Meets criterion (Yes/No)
<i>(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	No
<p>Rationale: While it is unknown who was responsible for drafting and executing the form of the Farmhouse, the large barn, small barn, driveshed, and grain silo they all reflect a vernacular or very common form that is unlikely to represent the ideas of an architect, artist, builder, designer, or theorist who is significant to the community.</p>	

6.3 Contextual Value

Criteria	Meets criterion (Yes/No)
<i>(i) Is important in defining, maintaining or supporting the character of an area.</i>	Yes
<p>Rationale: While there is the suburban development south and west of the property, the character of the area is still predominantly rural and agricultural. North of the property there are large agricultural properties some of which have nineteenth century farmhouses. Very few barns remain in the landscape. As such, the property, with the nineteenth century farmhouse and the large barn are important in defining, maintaining, and supporting the character of this historically agricultural area.</p>	

Criteria	Meets criterion (Yes/No)
<i>(ii) Is physically, functionally, visually or historically linked to its surroundings.</i>	No
Rationale: The property is not physically linked to its surroundings in that it does not have a “material connection between the property and its surroundings” (MHSTCI 2014:17), nor are there important visual relationships between the property and any features in the wider context. While the farmhouse, driveshed, large barn, and small barn continue to have a functional relationship to the property’s use for agriculture, there is no functional relationship with any surrounding properties.	

Criteria	Meets criterion (Yes/No)
<i>(iii) Is a landmark.</i>	No
Rationale: The property is not a well-known marker in the community, nor used as an orientation guide or local tourist attraction. As such, there is no evidence that the property is a known landmark.	

6.4 Evaluation Results

The preceding evaluation has determined that the property:

- **Meets four of nine criteria of O. Reg. 9/06 and therefore has cultural heritage value or interest (CHVI)**

Based on this evaluation, a draft Statement of CHVI is proposed in the following section.

6.5 Statement of Cultural Heritage Value or Interest

Description of Property – 5916 Trafalgar Road North, Town of Erin

The property is located at 5916 Trafalgar Road North in the Town of Erin, Wellington County, formerly within part of Lot 26, Concession 7, in Erin Township, Wellington County. The 47.2-hectare (116 acres) property includes a century farmhouse constructed between c.1877 and 1891, a large barn constructed in 1911 with nineteenth century hand-hewn timbers, a small barn constructed in 1967 on nineteenth century foundations, a driveshed likely constructed in the early twentieth century, and a grain silo likely constructed in the first half of the twentieth century.

Statement of Cultural Heritage Value or Interest

The property has cultural heritage value or interest for its design or physical value, its historical or associative value and for its contextual value. The property has design or physical value in the one-and-a-half storey farmhouse. Built between c.1877 and 1891, the farmhouse was constructed on a fieldstone and cut stone foundation in red brick with buff brick detailing and decoration, including quoins, brick voussoirs, a frieze with a round pattern below the eaves. It has a T-shaped plan with a rectangular main block and rear wing. The east façade of the main block is symmetrically arranged in three bays with a central gable peak that slightly projects from the main wall. A central door with transom and sidelights, some of which contain coloured and patterned glass is flanked on each side by a segmentally arched window with a decorative buff brick voussoir and masonry

sill with two-over-two double hung sash windows. A wood lancet window is located in the gable peak. The farmhouse has a good level of heritage integrity as a representative example of an Ontario Gothic Revival Cottage executed with a high degree of craftsmanship in its polychromatic details, and decorative woodwork.

The property provides a representative example of an evolved historic farm cultural heritage landscape. It retains many of the elements of a nineteenth century farm landscape including the nineteenth century farmhouse, the remnants of the original barn foundations (now the small barn) and demonstrates the evolution of farming needs during the twentieth century with the large barn constructed in 1911 with a concrete foundation using nineteenth century barn timbers, likely from the original barn on the property, the twentieth century driveshed and the twentieth century concrete grain silo.

The property's historical or associative value lies in its direct association with the early pioneering McMurchy (MacMurchy/McMurchie) family and the uninterrupted ownership of the farm by the McMurchy family from 1854 to 2004. The McMurchy family was successful in their early farming endeavors and were able to replace the original log dwelling with a polychromatic Ontario Gothic Revival Cottage completed to a high degree of craftsmanship in between c.1877 and 1891. The property passed from Donald McMurchy to his son, Charles McMurchy in 1903 and then, Charles' son, Donald (Jr.) took over running of the farm in the 1940s.

The property also supports and maintains the historic agricultural landscape of the area north of the property with the nineteenth century farmhouse, large barn, remnants of the tree-lined drive, and agricultural fields.

Heritage Attributes

- The cultural heritage attributes that reflect the CHVI of the evolved nineteenth century farm cultural heritage landscape, historical/associative value and contextual value of the property includes its:
 - Approximately 47.2-hectare irregular lot comprised of agricultural fields;
 - Assembly of structures near the front (east) of the property:
 - Ontario Gothic Revival Cottage farmhouse;
 - Large Barn with grain silo;
 - Small Barn; and,
 - Driveshed.
 - Driveway with coniferous trees lining the driveway leading from Trafalgar Road North to the farmhouse and large barn; and,
 - Open area in front of the farmhouse (between Trafalgar Road North and the east façade of the farmhouse)
- The cultural heritage attributes that reflect the CHVI of the nineteenth century farmhouse as a representative example of an Ontario Gothic Revival Cottage include its:
 - One-and-a-half storey massing;
 - T-plan footprint;
 - Cross-gable roof;
 - Red-brick masonry on a fieldstone foundation in running bond on the principal (east) façade and running bond all the other walls;

-
- Symmetry of the three-bay principal (east) façade, and north and south façades of the main block;
 - Buff brick architectural detailing, including quoins, brick voussoirs and a frieze with circular forms below the eaves
 - Central front entrance including double set of transom window and sidelights, the interior of which contain some coloured and patterned glass and a wood paneled with double arched windows.
 - Lancet window in gable peak with buff brick voussoir and masonry sill;
 - Segmentally arched and rectangular window openings, buff brick voussoirs, masonry sills and two-over-two double hung sash wood windows and wood storm windows; and,
 - Projecting eaves and verges with simple soffit, fascia and frieze and a single stack brick chimney (on rear wing).
- Significant views include:
 - The unobstructed view from Trafalgar Road North towards the farmhouse.

7.0 IMPACT ASSESSMENT

7.1 Proposed Works

Briarwood Development Group is proposing to develop the property for single detached residential homes (Appendix A). To enable this design, Briarwood Development Group intends to:

- rehabilitate the farmhouse and remove the driveshed, large barn, small barn, and grain silo

Work to complete the development will also require:

- clearing, grubbing, levelling, and excavation
- heavy equipment operation
- site servicing

Temporary workspaces and laydown areas may also be required to facilitate the movement and storage of equipment necessary for construction.

Briarwood Development Group has expressed a willingness to explore moving the farmhouse if required. As this is not the preferred development option, this report examines the impact of removal of all the structures on the property.

7.2 Impact Assessment

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MHSTCI *Heritage Resources in the Land Use Planning Process* advises that the following “negative impacts” be considered:

- *Destruction* of any, or part of any, significant heritage attributes, or features²
- *Alteration* that is not sympathetic, or is incompatible, with the historic fabric and appearance³
- *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden⁴
- *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship⁵
- *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features⁶
- *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 spaces⁷
- *Land disturbances* such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource⁸

² This is used as an example of a *direct* impact in the MHSTCI *Info Bulletin 3*.

³ A *direct* impact in the MHSTCI *Info Bulletin 3*.

⁴ An *indirect* impact in the MHSTCI *Info Bulletin 3*.

⁵ An *indirect* impact in the MHSTCI *Info Bulletin 3*.

⁶ An example of a *direct* and *indirect* impact in the MHSTCI *Info Bulletin 3*. It is a *direct* impact when significant views or vistas within, from or of built and natural features are obstructed, and an *indirect* impact when “a significant view of or from the property from a key vantage point is obstructed”.

⁷ A *direct* impact in the MHSTCI *Info Bulletin 3*.

⁸ In the MHSTCI *Heritage Resources in the Land Use Planning Process* this refers only to archaeological resources but in the MHSTCI *Info Bulletin 3* this is an example of a *direct* impact to “provincial heritage property, including archaeological resources”.

Other potential impacts may also be considered such as encroachment or construction vibration (Figure 85). Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery, subsidence from utility line failures, or excessive dust (Randl 2001:3-6).

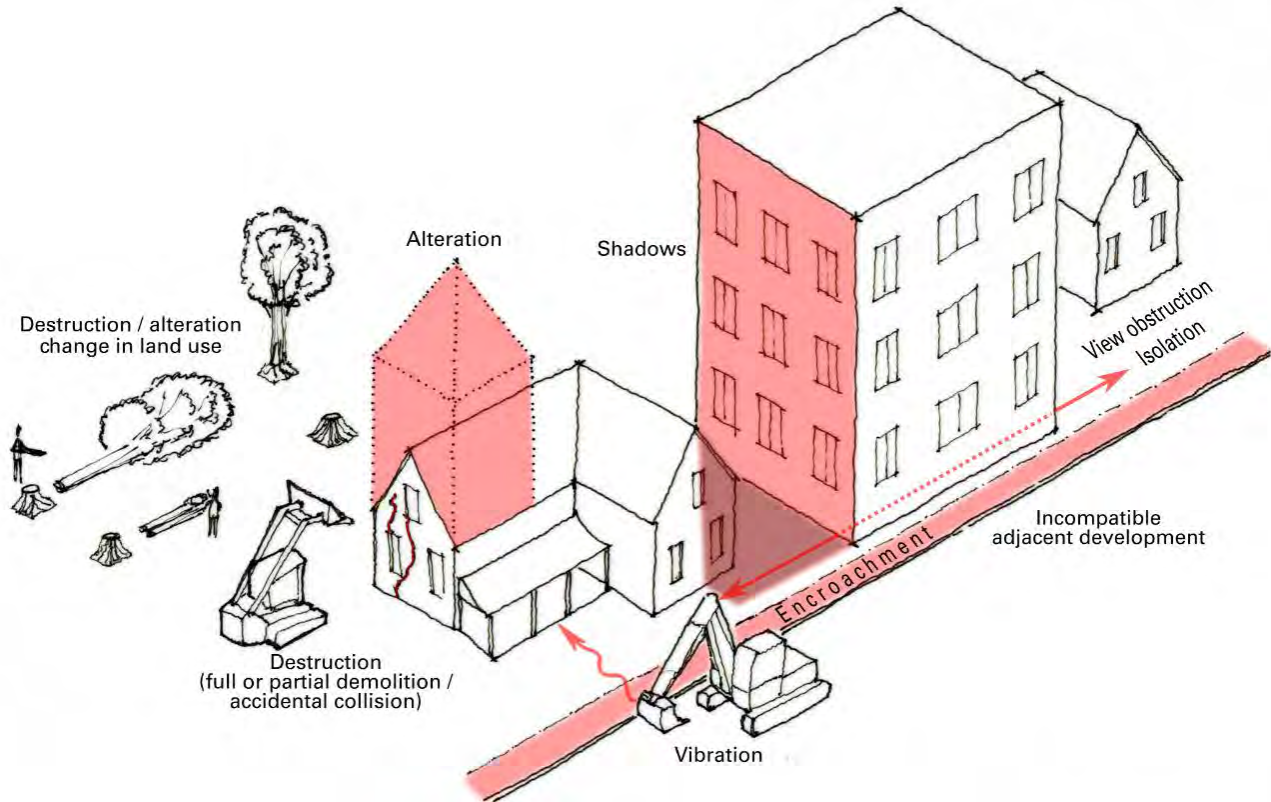


Figure 85: Examples of negative impacts.

Although the MHSTCI *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this the MHSTCI *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- **Magnitude** - amount of physical alteration or destruction that can be expected
- **Severity** - the irreversibility or reversibility of an impact
- **Duration** - the length of time an adverse impact persists
- **Frequency** - the number of times an impact can be expected
- **Range** - the spatial distribution, widespread or site specific, of an adverse impact
- **Diversity** - the number of different kinds of activities to affect a heritage resource

Since advice to describe magnitude is not included in the MHSTCI *Guideline* or any other Canadian guidance, the ranking provided in the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011: Appendix 3B) is adapted here. While developed specifically for World Heritage Sites, it is based on a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts developed for the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) (Bond & Worthing 2016:166-167) and aligns with approaches developed by other national agencies such as the Irish Environmental Protection Agency (reproduced in Kalman & Létourneau 2020:390) and New Zealand Transport Agency (2015).

The ICOMOS impact assessment ranking is:

- Major
 - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
 - Change to many key historic building elements, such that the resource is significantly modified.
 - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
 - Change to key historic building elements, such that the asset is slightly different.
 - Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
 - Slight changes to historic building elements or setting that hardly affect it.
- No impact
 - No change to fabric or setting.

An assessment of potential impacts resulting from the proposed development on the property's CHVI and heritage attributes is presented in Table 4.

Table 4: Impact assessment of the proposed development of the property

Potential negative impact	Analysis of potential impact	Summary of potential impact <i>without</i> mitigation	Summary of impact <i>with</i> mitigation
<i>Destruction of any, or part of any, significant heritage attributes, or features</i>	As currently proposed, the development includes removing the large barn, small barn, driveshed and grain silo as well as all landscape features associated with the former farm use. Without mitigation this will result in destruction of heritage attributes, a direct and major impact that is irreversible, site-specific, and will occur once over a short period of time. With mitigation, the impact on the CHVI and heritage attributes of the evolved nineteenth century farm cultural heritage landscape, the farmhouse and the bank barn could be minimized.	Major impact from demolition of most of the structures on the subject property and destruction of all the landscape heritage attributes and will occur once over a short period of time.	By implementing the mitigation measures recommended in Section 7.4, the potential direct impact from destruction of the large barn, small barn, driveshed and concrete silo will be reduced to a minor, irreversible, and site-specific impact that will occur once over a short period of time.
<i>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance</i>	As currently proposed the development will include demolition of the large barn, small barn, driveshed and concrete silo (discussed above) and will include significant alteration to the agricultural landscape. The introduction of a modern residential subdivision will result significantly alter the context of the remaining farmhouse. Without mitigation this will result in major impact that is irreversible, site specific, and will occur once over a short period of time. With minimized, the impact of the alteration could be minimized.	Major impact from alteration of the farm landscape that will be irreversible and will occur once over a short period of time.	By implementing the mitigation measures recommended in Section 7.4, the potential direct impact from alteration of the agricultural landscape will be reduced to a minor, irreversible, and site-specific impact that will occur once over a short period of time.
<i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden</i>	As currently proposed, the farmhouse will remain on a reduced sized lot in the proposed subdivision. No shadow impacts are anticipated given the farmhouse will be surrounded by single detached and townhouse dwellings.	No shadow impact.	No mitigation required.

Potential negative impact	Analysis of potential impact	Summary of potential impact <i>without</i> mitigation	Summary of impact <i>with</i> mitigation
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The proposed development will isolate the farmhouse from its current context and sever its relationship with the large barn, small barn, driveshed and grain silo. Without mitigation this will result in a direct, major impact that is irreversible, site-specific, and will occur once over a short period of time. With mitigation, the isolation impacts can be mitigated.	Major, direct, irreversible, site specific impact that will occur once over a short period of time.	By implementing the mitigation measures recommended in Section 7.4, the potential direct impact from alteration of the agricultural landscape will be reduced to no impact.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The proposed development will include retention of the farmhouse in its current location and retain the significant view from Trafalgar Road North.	No impact	No mitigation required.
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	While the property is zoned future development under the Zoning By-law (07-67), the current permitted uses are agricultural uses and a single detached dwelling. The proposed use will result in a change in land use which will impact the property's heritage attributes including the open space in front of the farmhouse, the driveway, and agricultural fields. Without mitigation measures, the change in land use will result in direct, major, irreversible, site specific impact that will persist over a long period of time.	Major, irreversible impact as the change in land use and zoning will result in removal of most of the structures and landscape features on the property.	By implementing the mitigation measures recommended in Section 7.4, the potential direct impact from change in land use will be reduced to a minor, irreversible, and site-specific impact that will persist over a long period of time.
Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.	The proposed development will retain the farmhouse in its current location and grading will be designed appropriately so that drainage patterns will not negatively impact the farmhouse.	No impact.	No mitigation required.

7.2.1 Results of Impact Assessment

The preceding assessment concludes that *without mitigation* the proposed development of the property will result in:

- potential major negative impact to the nineteenth century farm landscape, the farmhouse, large barn, small barn, grain silo and driveshed from demolition of most of these structures and land disturbances.

7.3 Consideration of Alternatives and Mitigation and Conservation Recommendations

As the property was evaluated to have CHVI and will be impacted by the proposed development, Golder has identified four possible options to reduce or avoid the negative effects. These are informed by the objectives included in the Wellington County and Town of Erin *Official Plans* and are:

- 1) “Do Nothing”: preserve and retain the property in its current form and continue the current and historic land use.
- 2) Rehabilitate the farmhouse, the large barn, small barn, driveshed, and grain silo on a reduced lot within the new development.
- 3) Rehabilitate the farmhouse on a reduced lot within the new development and salvage heritage attributes from the large barn, small barn, and driveshed.
- 4) Relocate the Farmhouse to new residential lot within the new development and rehabilitate for a new residential use and salvage heritage attributes from the large barn, small barn, and driveshed.

The advantages and disadvantages of each option are presented in the following subsections, then analysed for feasibility. It is only after an option is determined to be not feasible that the next preferred approach is considered.

7.3.1 Options Analysis

7.3.1.1 Option 1: “Do Nothing” - Preserve and retain the property in its current form and continue the current and historic land use

Applying this option, the Farmhouse, large barn, small barn, driveshed, grain silo and agricultural fields would be preserved and retained unaltered in their original location within the current parcel and continue their current and historic use.

Advantages: This is generally the most preferred of conservation options as it has the highest potential for retaining all the structure’s heritage attributes and retains evidence from all phases in the history of the property. This option also involves the least amount of planning investment, while at the same time preserving the property’s high level of heritage integrity. The property is also considered a cultural heritage landscape, and this is the only option that would conserve all the heritage attributes that specifically demonstrate the cultural heritage value or interest of the cultural heritage landscape. This would be consistent with the direction in the Wellington County’s Official Plan that built heritage resources and cultural heritage landscapes be conserved.

Disadvantages: Preservation is not a “do nothing” approach: to ensure the buildings do not suffer from rapid deterioration, repairs must be carried out and a systematic monitoring and repair program will be required for all exteriors and interiors. As identified in the MTCS *Eight Guiding Principles* (2007), maintenance is required to avoid costly conservation projects in the future. Development surrounding the property would be significantly constrained and it would be difficult to attract a future buyer for the property.

Feasibility: This option is not feasible because:

- High expense to stabilize, preserve and maintain the Farmhouse, large barn, small barn, driveshed, and grain silo

- Challenges to long-term sustainability since potential buyers would have to invest extensive funds to preserve and maintain all buildings on the property
- The property has been zoned for Future Development

7.3.1.2 **Option 2: Rehabilitate the farmhouse, the large barn, small barn, driveshed, and grain silo on a lot within the new development**

Applying this option, the lot size would be reduced to only include the farmhouse, large barn, small barn, driveshed, and grain silo. All the surrounding agricultural fields would be removed to allow for residential development.

Advantages: This option would conserve most of the property's identified heritage attributes that relate to the farmhouse and its value as a cultural heritage landscape. As outlined in the Canada's Historic Places *Standards and Guidelines*, rehabilitation and re-use can "revitalize" a historic place. Not only are structures repaired and some cases restored when adapted for new uses, they are regularly maintained and protected, and heritage attributes understood, recognized, and celebrated. Rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake. This approach would also provide an opportunity to increase understanding and appreciation of the Town's architectural heritage. While this option would require changing the proposed plan, there would still be sufficient land to create developable lots. This would be consistent with the direction in the Wellington County's *Official Plan* that that built heritage resources and cultural heritage landscapes be conserved. It would also be consistent with the Town of Erin's *Official Plan* policy to ensure development does not adversely impact identified heritage attributes.

Disadvantages: This would reduce the number of residential lots that could be created. Given the loss of the barns' purpose, serving the surrounding agricultural fields, adaptive reuse of these structures would be necessary and can be challenging and costly given they were purpose built for farming.

Feasibility: This option is feasible because:

- It sustainably conserves most of the CHVI and key heritage attributes of the Farmhouse and the cultural heritage landscape, while also enabling development of the remainder of the property
- It retains most of the buildings' embodied energy and encourages public understanding and appreciation of the Farmhouse within a contemporary setting
- It is consistent with the MHSTCI's *Guiding Principle* that encourages maintenance of a resources "original location".
- The Town has zoned this property as Future Development

7.3.1.3 **Option 3: Rehabilitate the farmhouse on a lot within the new development and salvage heritage attributes from the large barn, small barn, and driveshed**

Applying this option, the large barn, small barn driveshed and grain silo would be demolished, and the Farmhouse would be retained in its current form (main block and rear wing) and rehabilitated on a lot within the new development.

Advantages: This option would conserve all the property's identified heritage attributes that relate to the farmhouse and rehabilitation would enable continued use of the Farmhouse. Careful planning of the reduced lot

may allow for conservation of some heritage attributes such as the tree-lined driveway from Trafalgar Road North. As outlined in the Canada's Historic Places *Standards and Guidelines*, rehabilitation and re-use can “revitalize” a historic place. Not only are structures repaired and some cases restored when adapted for new uses, they are regularly maintained and protected, and heritage attributes understood, recognized, and celebrated. Rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake. This approach would also provide an opportunity to increase understanding and appreciation of the Town's architectural heritage. While this option would require changing the proposed plan, there would still be sufficient land to create developable lots. This would be consistent with the direction in the Wellington County's *Official Plan* that that built heritage resources be conserved.

Disadvantages: This would still result in removal of the heritage attributes that reflect the value of the property as an evolved farm cultural heritage landscape. While this would preserve some of the heritage attributes on the property, it is inconsistent with the Town's *Official Plan* policies that development should not result in any demolition, construction, alteration, remodeling, or any other action that would adversely affect the heritage features of the property. This would also be inconsistent with the direction in the Wellington County's *Official Plan* that that cultural heritage landscapes be conserved.

Feasibility: This option is feasible because:

- It sustainably conserves the CHVI and key heritage attributes of the Farmhouse, while also enabling full development of the property
- It retains most of the building's embodied energy (energy associated with building the structure) and encourages public understanding and appreciation of the Farmhouse within a contemporary setting
- It is consistent with the MHSTCI's *Guiding Principle* that encourages maintenance of a resources “original location”.
- The Town has zoned this property as Future Development
- It will allow for the salvage of heritage attributes from the large barn, small barn and driveshed and these attributes can be creatively reused within the new development (salvage of the grain silo is not feasible given the concrete construction)

7.3.1.4 Option 4: Relocate the farmhouse to new residential lot within the new development and rehabilitate for a new residential use and salvage heritage attributes from the large barn, small barn, and driveshed

Applying this option, the large barn, small barn driveshed and grain silo would be demolished, and the Farmhouse would be moved to a new lot within the proposed development and rehabilitated.

Advantages: While its legibility as a farmhouse would be reduced, the rehabilitated Farmhouse relocated to a new lot within the development could promote “progressive authenticity” (Jerome 2008:4), a process that conserves key heritage attributes (i.e., main block and rear wing), and ensures it retains a physical connection with its original parcel while also maintaining its visibility to the public. This approach would also provide an opportunity to increase understanding and appreciation of the Town's architectural heritage. In addition, it would enable the property to be fully developed as a new community, sustainably integrating the Farmhouse through retention of its “embodied energy”. This would be consistent with the direction in the Wellington County's *Official Plan* that built heritage resources be conserved.

Disadvantages: Relocating the Farmhouse would place the building at risk of accidental damage during the relocation operation, or total loss due to accident or unforeseen structural issues discovered during the relocation process. It is also in direct opposition to the MHSTCI *Guiding Principle* for “original location” which states that buildings should not be moved “unless there is no other means to save them since any change in site diminishes heritage value considerably”. This would still result in removal of the heritage attributes that reflect the value of the property as an evolved farm cultural heritage landscape. The prominence of the farmhouse as a local landmark would likely be reduced when surrounded by residential development. While this would preserve some of the heritage attributes on the property, it is inconsistent with the Town’s *Official Plan* policies that development should not result in any demolition, construction, alteration, remodeling, or any other action that would adversely affect the heritage features of the property. This would also be inconsistent with the direction in the Wellington County’s *Official Plan* that that cultural heritage landscapes be conserved.

Feasibility: This option is feasible because:

- It sustainably conserves the CHVI and key heritage attributes of the farmhouse, while also enabling full development of the property
- It retains most of the building’s embodied energy and encourages public understanding and appreciation of the Farmhouse within a contemporary setting
- Despite the MHSTCI *Guiding Principle* for “original location”, significant structures across North America have been frequently relocated, both historically and in the contemporary period, and under the US National Register for Historic Places this is acceptable when “a building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event” (Sprinkle 2014:174).
- The Town has zoned this property as Future Development
- It will allow for the salvage of heritage attributes from the large barn, small barn and driveshed and these attributes can be creatively reused within the new development (salvage of the grain silo is not feasible given the concrete construction)

7.4 Results of Options Analysis & Recommendations

In consideration of the Options Analysis as outlined above, it is concluded that, while from a heritage conservation perspective, Option 2 is preferred, adaptive reuse of the farm buildings is challenging given that they were purpose built for farming and may prove difficult to compatibly integrate into a modern residential subdivision.

Discussions with the client have determined that Option 3 which involves retention and rehabilitation of the farmhouse in situ, is financially viable and is supported by the developer. As illustrated on the Draft Plan, the layout of the subdivision lotting is such that the vista from Trafalgar Road North to the farmhouse is maintained and access is also provided from an internal street.

To achieve Options 2 or 3 will require the following short-term, medium-term, and long-term actions:

Short-term Conservation Actions (Planning & Pre-construction Phase)

- compile a Heritage Building Protection Plan (HBBP) to stabilize and conserve the Farmhouse and/or the large barn, small barn, driveshed, and concrete silo in their current location before construction of the surrounding development begins. This should be completed by an engineer or architect with demonstrated experience working with historical structures.

- continue use of the Farmhouse and/or the large barn, small barn, driveshed, and concrete silo until the proposed development is initiated; if this is not feasible, include measures in the HBBP to mothball the structures until they can be actively used.
- Establish a regular inspection and monitoring protocol until the proposed development is initiated.
- Prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the structures prior to initiation of the surrounding development.
- Prepare a Documentation and Salvage Plan for the large barn, small barn, driveshed and concrete silo and consider how the salvaged items will be incorporated into the development (Option 3 only)

Medium-term Conservation Actions (Construction Phase)

- Implement site control and communication
 - Clearly mark on project mapping the location of the Farmhouse and/or large barn, small barn, driveshed, and grain silo and communicate this to project personnel prior to mobilization.
 - Where possible prevent heavy equipment traffic from being routed in the vicinity of the structure(s) to minimize potential effects from vibration.
- Create physical buffers
 - Erect temporary fencing or physical barriers around the structure(s) and any landscape heritage attributes (i.e., the treelined driveway) to prevent accidental collision with the structure
- Manage fugitive dust emissions
 - Draft a fugitive dust emissions plan following practices outlined in the *Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources (2017)*.
- Monitor construction within a 10-m zone around the structure(s) for vibration exceedance. This monitoring zone should be communicated to all site personnel.
 - Continuous ground vibration monitoring should be carried out near the foundation of the structure(s) during construction. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (i.e., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
- Implement Documentation and Salvage Plan (Option 3 only)
 - Salvage items identified in the Documentation and Salvage Plan
 - Safely store salvaged items until they can be incorporated into the development
 - Incorporate salvaged items into the development

Long-term Conservation Actions

- Designate the reduced property with the Farmhouse and/or large barn, small barn, driveshed and grain silo under Part IV of the *Ontario Heritage Act* as a cultural heritage landscape.
- Officially name the Farmhouse “The McMurchy Farmhouse” and install a commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the building.

8.0 SUMMARY STATEMENT

Following applicable federal, provincial, and municipal guidance combined with analysis of research sources and field investigations, this HIA has assessed the potential impacts of the proposed development on the property. It has determined that without mitigation the proposed development will potentially result in a variety of adverse impacts ranging in magnitude from negligible to major, which are summarized in Section 7.2.1. To avoid or reduce these adverse effects, Golder has recommended that Briarwood Development Group implement the conservation or mitigation strategies, outlined in Section 7.4.

If Briarwood Development Group commits to implement these mitigation strategies, Golder recommends that the City:

- ***approve the development as amended to include these mitigation strategies and include conservation strategies as conditions of approval***

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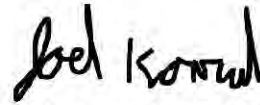
Signature Page

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

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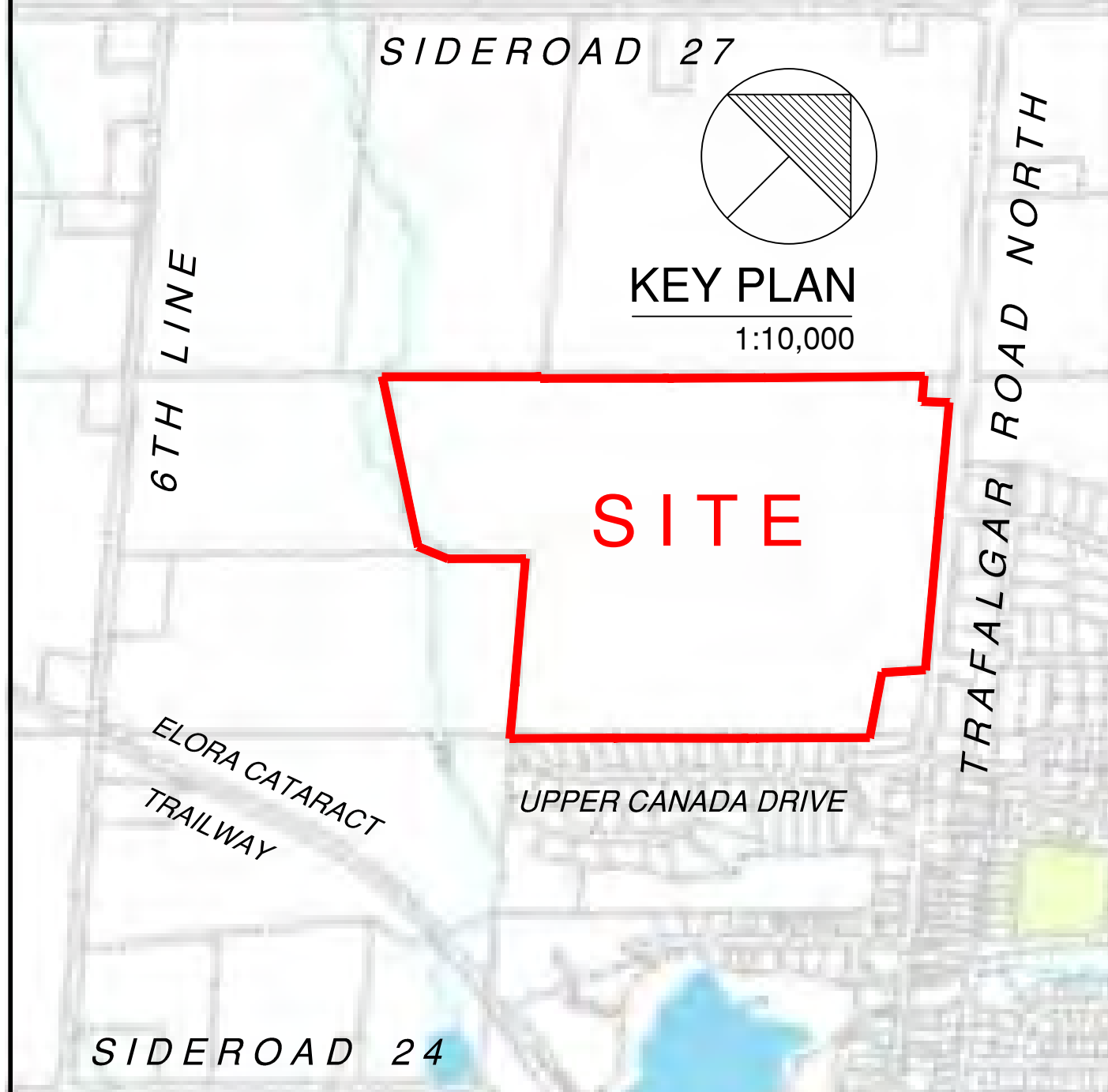
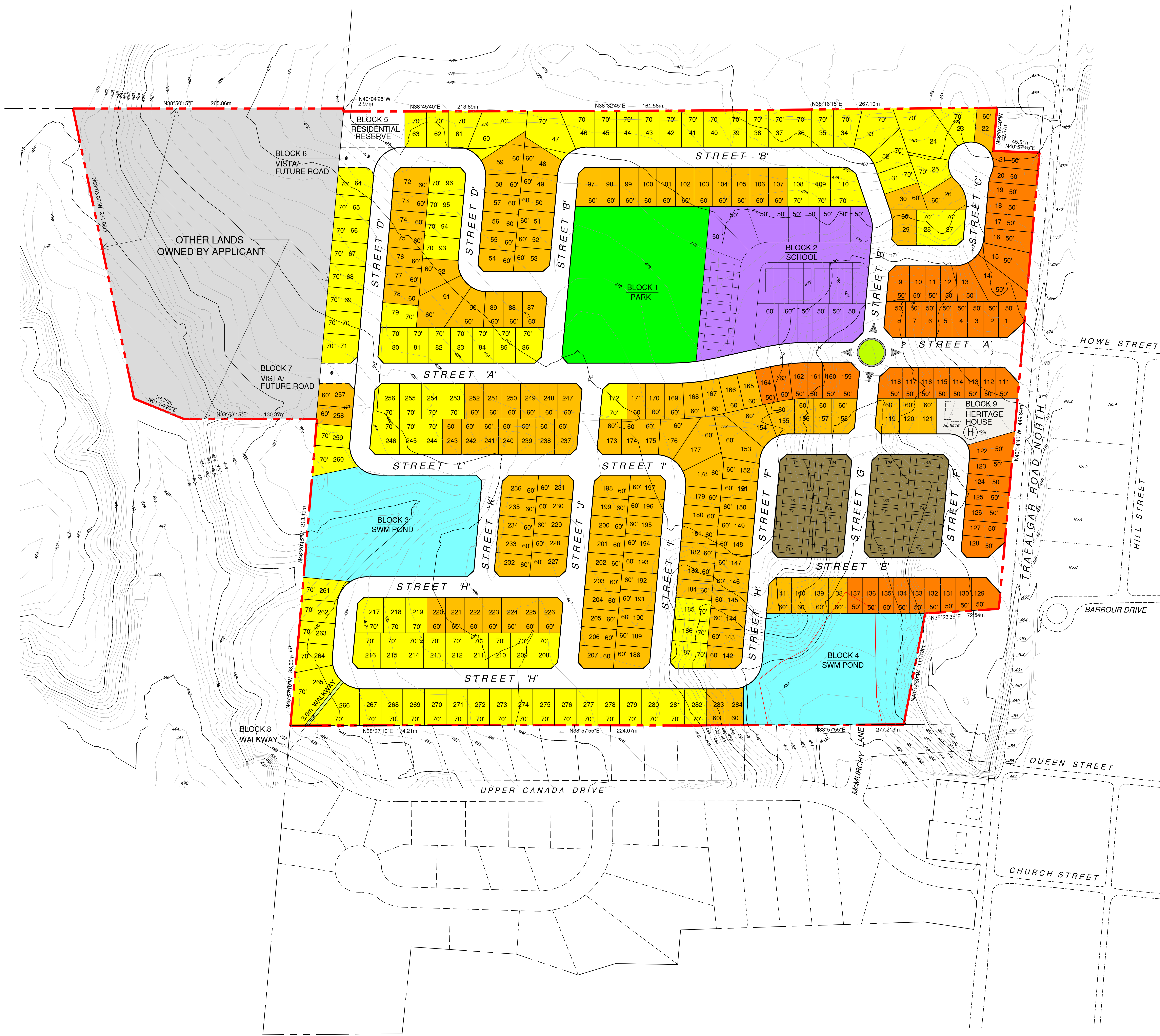
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APPENDIX A

Preliminary Development Plan for
5916 Trafalgar Road North, October
5, 2021



LOT SCHEDULE					
DESCRIPTION	TYPE	MINIMUM FRONTAGE	MINIMUM DEPTH	NUMBER OF LOTS	NUMBER OF UNITS
SINGLE DETACHED	50'	15.2m (50.0')	35.0m (114.8')	51	51
SINGLE DETACHED	60'	18.3m (60.0')	35.0m (114.8')	137	137
SINGLE DETACHED	70'	21.3m (70.0')	35.0m (114.8')	96	96
TOWNHOUSE	T	7.5m (24.6')	35.0m (114.8')	-	48
TOTAL				284	332

LAND USE	BLOCK / LOT	AREA
RESIDENTIAL	LOTS 1-284	22.25 ha. (54.99 Ac.)
PARK	BLOCK 1	2.03 ha. (5.01 Ac.)
SCHOOL	BLOCK 2	2.23 ha. (5.51 Ac.)
SWM POND	BLOCKS 3-4	3.41 ha. (8.43 Ac.)
RESIDENTIAL RESERVE	BLOCK 5	0.22 ha. (0.55 Ac.)
VISTA / FUTURE ROAD	STREETS 6-7	0.16 ha. (0.40 Ac.)
ROADS	STREETS A-L	9.79 ha. (24.18 Ac.)
WALKWAY	BLOCK 8	0.01 ha. (0.02 Ac.)
HERITAGE HOUSE	BLOCK 9	0.30 ha. (0.74 Ac.)
TOTAL		40.40 ha. (99.83 Ac.)

NOTE:
 1. R.O.W. RADII AT INTERSECTIONS:
 17.0m TO 17.0m = 5.0m
 17.0m TO 20.0m = 5.0m
 20.0m TO 20.0m = 5.0m
 20.0m TO 23.0m = 10.0m
 23.0m TO 23.0m = 10.0m
 23.0m TO 28.0m = 15.0m (DAYLIGHT TRIANGLE)
 28.0m TO 36.0m = 15.0m (DAYLIGHT TRIANGLE)
 2. MINIMUM RADII AT CENTRELINES:
 17.0m R.O.W. R = 14.0m
 20.0m R.O.W. R = 74.0m
 23.0m R.O.W. R = 145.0m

NO.	DESCRIPTION	DATE	BY

ADDITIONAL INFORMATION
 AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990 C.P. 13)
 A) AS SHOWN ON DRAFT PLAN. G) AS SHOWN ON DRAFT AND KEY PLANS.
 B) AS SHOWN ON DRAFT AND KEY PLAN. H) MUNICIPAL SERVICES TO BE PROVIDED.
 C) AS SHOWN ON KEY PLANS. I) SOIL IS CLAYEY SILT.
 D) AS SHOWN IN LAND USE SCHEDULE. J) AS SHOWN ON DRAFT PLAN.
 E) AS SHOWN ON DRAFT PLAN. K) MUNICIPAL SERVICES TO BE PROVIDED.
 F) AS SHOWN ON DRAFT PLAN. L) NONE.

OWNER'S AUTHORIZATION:
 THE UNDERSIGNED, BEING THE OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE CANDEVCON LIMITED TO ACT ON OUR BEHALF AS AGENTS AND TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
 DATE _____ HILLSBURGH HEIGHTS INC. (BRIARWOOD DEVELOPMENTS GROUP)

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING PROPERTIES ARE CORRECTLY SHOWN ON THIS PLAN.
 DATE _____ SIGNATORY
 ONTARIO LAND SURVEYORS
 COMPANY
 ADDRESS
 WEBSITE TELEPHONE

DRAFT PLAN OF SUBDIVISION
 5916 TRAFALGAR ROAD NORTH
 (PLAN 61R-9590)
 PART OF LOT 26, CONCESSION 7
 TOWN OF ERIN
 COUNTY OF WELLINGTON

CANDEVCON LIMITED
 CONSULTING ENGINEERS AND PLANNERS

TEL. (905) 794-0600 FAX (905) 794-0611
 SCALE: 1:1500 DWG. No. PL-1
 DATE: NOV., 12th 2021 PROJECT No. W21051



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