

Cultural Heritage Impact Statement

663 and 689 Lily Lake Road
City of Peterborough,
Peterborough County, Ontario



Prepared for:
Innovative Planning Solutions
150 Dunlop Street East #201
Barrie, Ontario
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160940311

September 16, 2015

Table of Contents

EXECUTIVE SUMMARY	I
PROJECT PERSONNEL	III
ACKNOWLEDGEMENTS.....	III
1.0 STUDY PURPOSE AND METHODS	1.1
2.0 SITE HISTORY	2.1
2.1 PHYSIOGRAPHY	2.1
2.2 HISTORICAL DEVELOPMENT	2.1
2.2.1 Settlement	2.1
2.2.2 Industry and Agriculture	2.2
2.2.3 Transportation	2.3
2.2.4 20 th Century	2.4
3.0 SITE DESCRIPTION	3.1
3.1 PLANNING FRAMEWORK.....	3.1
3.2 LANDSCAPE SETTING	3.1
3.3 663 LILY LAKE ROAD.....	3.6
3.4 689 LILY LAKE ROAD.....	3.21
4.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST.....	4.1
4.1 ONTARIO REGULATION 9/06.....	4.1
4.2 663 LILY LAKE ROAD.....	4.2
4.3 689 LILY LAKE ROAD.....	4.3
5.0 ASSESSMENT AND MITIGATION.....	5.1
5.1 DESCRIPTION OF THE PROPOSED UNDERTAKING.....	5.1
5.2 ASSESSMENT OF IMPACTS	5.1
5.3 MITIGATION OPTIONS	5.2
5.3.1 Retention	5.2
5.3.2 Relocation	5.3
5.3.3 Documentation and Salvage.....	5.3
6.0 RECOMMENDATIONS.....	6.1
6.1 DOCUMENTATION AND SALVAGE.....	6.1
6.2 DEPOSIT COPIES	6.1
7.0 CLOSURE.....	7.1
8.0 SOURCES	8.1

CULTURAL HERITAGE IMPACT STATEMENT

LIST OF TABLES

Table 1: Evaluation of Potential Direct Impacts	5.1
Table 2: Evaluation of Potential Indirect Impacts	5.2

LIST OF FIGURES

Figure 1: Study Area Location.....	1.2
Figure 2: Historical Map of Smith Township	2.5
Figure 3: Topographical Maps 1932 and 1939	2.6
Figure 4: 663 Lily Lake Road Peterborough, Ontario	3.3
Figure 5: 689 Lily Lake Road Peterborough, Ontario	3.4

LIST OF PLATES

Plate 1: Looking northwest at rolling fields from 663 Lily Lake Road.....	3.5
Plate 2: Looking north at rolling fields from 689 Lily Lake Road.....	3.5
Plate 3: Front façade, 663 Lily Lake Road.....	3.8
Plate 4: Rear addition	3.9
Plate 5: Hallway from the residence to rear additions including sliding door	3.9
Plate 6: Garage at rear	3.9
Plate 7: West façade	3.10
Plate 8: Verandah details.....	3.10
Plate 9: East façade showing wide eaves.....	3.11
Plate 10: East façade showing simple window trim	3.11
Plate 11: View of garage, south of the addition showing side windows and top of metal chimney stack.....	3.12
Plate 12: East façade showing brick patchwork and window	3.12
Plate 13: Kitchen inside rear addition of main residence	3.13
Plate 14: Front room of residence	3.13
Plate 15: Upstairs hallway showing wood railing and two bedrooms, along with original door trim and baseboards	3.14
Plate 16: Door trims of closet door in upstairs bedroom	3.14
Plate 17: Door knob of closet door in upstairs bedroom	3.15
Plate 18: West basement wall showing small window and heating equipment	3.15
Plate 19: North basement wall showing stone foundation.....	3.16
Plate 20: North basement wall showing exit to outside	3.16
Plate 21: Southeast view of timber bank barn showing steel roof and cupolas	3.17
Plate 22: Bank barn interior	3.17
Plate 23: East wall of barn showing large timber beams.....	3.18
Plate 24: Wood joinery inside of barn	3.18
Plate 25: Lower level of barn showing stalls.....	3.19
Plate 26: Exterior of door on south wall of barn.....	3.19
Plate 27: East view of barn and top of silo.....	3.20
Plate 28: Timber outbuilding located southwest of main residence	3.20
Plate 29: Northwest view of main residence at 689 Lily Lake Road	3.22
Plate 30: Southwest view of main residence and addition	3.23

CULTURAL HERITAGE IMPACT STATEMENT

Plate 31: Modern metal outbuilding located southeast of main residence	3.23
Plate 32: North façade	3.24
Plate 33: East façade	3.24
Plate 34: South façade with modern addition and vinyl siding on the south wall of original residence	3.25
Plate 35: East façade of modern addition showing entry door and large bay windows	3.25
Plate 36: Door and door frame along north wall, first floor inside main residence	3.26
Plate 37: Decorative ceiling detail with chandelier, first floor in main residence	3.26
Plate 38: Wood railing along stairs leading to second floor of main residence	3.27
Plate 39: Upstairs room and washroom	3.27
Plate 40: Wood beams and stone foundation in basement of main residence	3.28
Plate 41: Replacement flooring and beams in basement of main residence	3.28
Plate 42: Metal outbuilding located southeast of main residence	3.29

LIST OF APPENDICES

APPENDIX A DRAFT PLAN OF SUBDIVISION

APPENDIX B QUALIFICATIONS OF CONSULTANT

Executive Summary

Innovative Planning Solutions, on behalf of 1517050 Ontario Ltd., retained Stantec Consulting Ltd. to conduct a Cultural Heritage Impact Statement (CHIS) for the properties situated at 663 and 689 Lily Lake Road, in the City of Peterborough, formerly the Townships of Smith and Selwyn, Peterborough County, Ontario. The development of the properties for mixed-use residential purposes is proposed and Innovative Planning Solutions are preparing planning amendments in support of the Lily Lake Secondary Plan. The secondary plan proposes residential development of the study area which requires the removal of potential heritage resources. As a result, the City of Peterborough requested a CHIS be undertaken in advance of modifications to the study area. No formal heritage designation or easement was identified for the properties.

The study area is located in the northwest corner of the City of Peterborough. It is situated east of Chemong Lake, west of the Otonabee River, north of the Trans-Canada Trail, and positioned on the south side of Lily Lake Road in between Ackinson Road and Fairbairn Street. The two properties which comprise the study area are situated adjacent to each other, with 663 Lily Lake road positioned west of 689 Lily Lake Road.

663 Lily Lake Road contains nine structures, including a two-storey residence with a one and one half storey modern addition, six metal outbuildings, a timber frame barn, and a concrete silo. 689 Lily Lake Road contains two structures, including a two-storey residence with a two-storey modern addition and a modern outbuilding situated southeast of the residence. The agriculture land that is predominant throughout both properties varies between flat lands and rolling hills.

The proposed undertaking involves removal of all structures on both the properties. Following evaluation, it was determined that only 663 Lily Lake Road contained heritage resources including the residence and timber frame barn. The removal of the residence and associated agricultural building will result in the loss of all identified heritage attributes contained within the property. The change in land use will remove the association of the property with 19th and 20th century agricultural activities.

Given the direct impacts identified, mitigation strategies were discussed and recommendations made. It was determined that the level of detail contained within this report represents adequate documentation given the CHVI identified. Therefore, no further documentation is recommended. It was determined that given the number of original features contained within the residence and the timber frame construction of the barn at 663 Lily Lake Road, that salvage is a viable option to mitigate the loss of CHVI. It is recommended that salvage be undertaken by a reputable salvage company such as Legacy Vintage Building Materials and Antiques or the local Habitat for Humanity ReStore. It is further recommended that the results of the salvage be documented by a Heritage Consultant and appended to this report prior to deposit.

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In order to ensure the retention of historic information, copies of this report should be deposited with a local repository of historic material. Therefore, it is recommended that this report be deposited by the proponent at the following location:

Peterborough Public Library Main Branch
345 Aylmer Street North
Peterborough, Ontario
K9H 3V7

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

Project Personnel

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Acknowledgements

Proponent Contact:	Cameron Sellers
City of Peterborough:	Erik Hanson, M.Sc.
Ministry of Tourism, Culture and Sport:	Deborah Hossack
Ontario Heritage Trust:	Jeremy Collins Michael Sawchuck
Western University, Map and Data Library:	Brent LaRue

CULTURAL HERITAGE IMPACT STATEMENT

Study Purpose and Methods
September 16, 2015

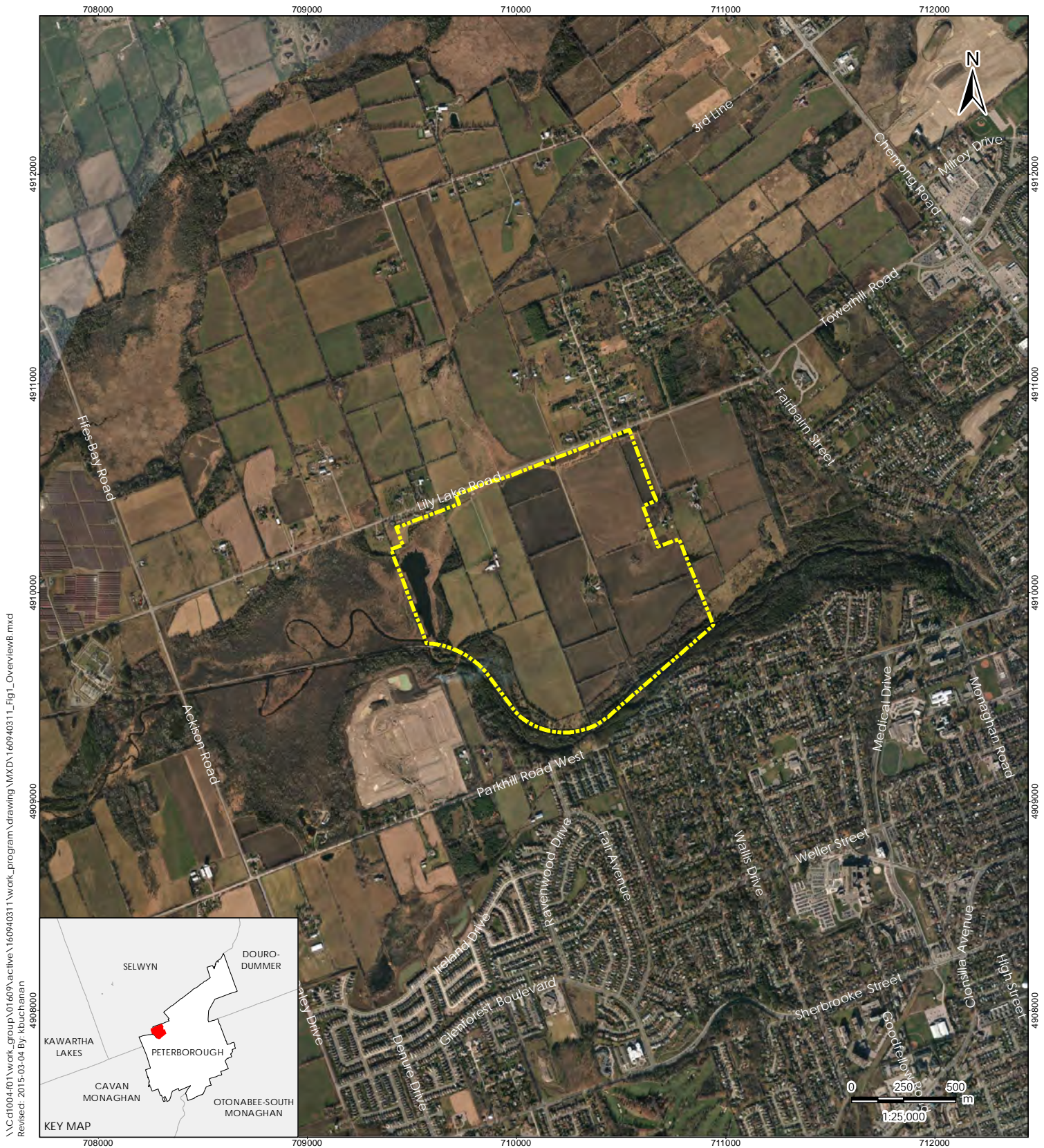
1.0 STUDY PURPOSE AND METHODS

Innovative Planning Solutions, on behalf of 1517050 Ontario Ltd. (the proponent), retained Stantec Consulting Ltd. (Stantec) to conduct a Cultural Heritage Impact Statement (CHIS) for the properties situated at 663 and 689 Lily Lake Road, in the City of Peterborough, formerly the Townships of Smith and Selwyn, Peterborough County, Ontario. The proponent is proposing development of the properties for mixed-use residential purposes and Innovative Planning Solutions are preparing planning amendments in support of the Lily Lake Secondary Plan. The secondary plan proposes residential development of the study area which may require the removal of potential heritage resources. As a result, the City of Peterborough (the City) requested a CHIS be undertaken in advance of modifications to the study area, though no formal heritage designation or easement was identified for the properties.

The study area contains two properties within the Lily Lake Planning Area, which was annexed from the former Township of Smith-Ennismore-Lakefield in 2008 to accommodate future urban expansion of the City. The study area is situated in the northwest corner of the City and contains two farmsteads each comprising a residence, barn, and various outbuildings. The structures are surrounded by agricultural fields divided by hedgerows and tree lines. The study area is positioned directly adjacent to the Trans Canada Trail which forms the southern boundary of the study area (Figure 1).

The City provided a listing of the required studies and plans to be completed in advance of planning approvals. One of the studies required was a CHIS of each property. Along with the required studies and plans, the City included generic guidelines for the preparation of a CHIS. These guidelines were used in the development of this CHIS and supplemented, where appropriate, by the Ministry of Tourism, Culture and Sport's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans in Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (MTCS, 2006) (Info Sheet #5) which uses the *Ontario Regulation 9/06* for determining criteria of cultural heritage value or interest (CHVI).

A site assessment was undertaken on February 6, 2015 by Meaghan Rivard, MA, CAHP, Heritage Specialist and James Sebele, BA, Cultural Heritage Specialist Assistant, both with Stantec. The weather conditions were clear, snowy and cold. Historical research was conducted at the Peterborough Museum and Archives, Trent Valley Archives, the Peterborough Public Library, and the Map and Data Library, at Western University in London.



Legend

Site Boundary

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Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
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3. 2011 orthoimagery © First Base Solutions, 2015.

Figure No.

1

Title

Study Area Location

2.0 SITE HISTORY

2.1 PHYSIOGRAPHY

The study area is located in the Peterborough Drumlin Field physiographic region which is characterized by the presence of many drumlins and limestone rock. The region is situated between the Oak Ridges Moraine and an area of shallow overburden on the limestone of the Gull River Formation (Chapman & Putnam 1984:169). The region sits on a rolling till plain which extends from Hastings County in the east to Simcoe County in the west and includes the drumlins south of the moraine in Northumberland County (Chapman & Putman 1984:169).

The drumlinized areas of the region generally make the land difficult for farmers as the land is stony with steep slopes and wet swampy hollows. The soil of the land is variable, with clay loam being the most dominant soil type. Clay loam is a mixture of soil that has a higher quantity of clay to minerals, which results in a soil not best suited for agricultural purposes. This is reflected in 19th century assessments of the land where nearly one-third of the acreage of the county was considered to be unprofitable for cultivation; one-fifth was to be considered first class for agricultural purposes (OAC 1881:444).

The physiography of the area influenced the way townships, concessions and lots were surveyed and, subsequently, settled. In the Peterborough Drumlin Field, the roads and farm lines make angles of 45 degrees with general trend of the drumlin axes. As a result, there are a number of triangular fields that are too small or awkward to be worked successfully (Chapman & Putnam 1984:171).

2.2 HISTORICAL DEVELOPMENT

2.2.1 Settlement

The study area is located in the former Township of Smith, later the Township of Smith-Ennismore-Lakefield, in Peterborough County, now the City of Peterborough. The study area contains two properties; 663 Lily Road which is situated on Lot 9 of Concession 1, and 689 Lily Lake Road which is situated on Lot 10 in the same concession. The following sections outline the historical development of the study area from the time of Euro-Canadian settlement to the 20th century.

The administrative history of Peterborough County began in 1798 when the Newcastle District was established. As one of the original districts of Upper Canada, it was 1841 when the district was reorganized and the Colborne District was established. Less than ten years later the Colborne District was reorganized again, creating the United Counties of Peterborough and Victoria. In 1861, the united counties were separated into individual counties (Cole 1975: 2).

Much of Peterborough County was surveyed by Provincial Land Surveyor Richard Birdsall. The survey began in 1818 with the survey of Smith Township (Poole 1867:13). The survey was completed according to the double-front survey system, a survey system popular between 1815

CULTURAL HERITAGE IMPACT STATEMENT

Site History
September 16, 2015

and 1829 (Dean 1969). This survey system resulted in rectangular blocks of land surrounded by roads divided into ten lots stacked in a two by five formation. Each 100 acre lot fronted onto a roadway increasing accesses to the properties as well as encouraging settlement through more shared labour and smaller parcels than had been used previously.

Euro-Canadian settlement in Smith Township began in 1818 with the 'Cumberland' or 'Colony' settlers; a group of English emigrants who settled along Communication Road, now Chemong Road, just east of Lily Lake Road. The settlers cleared land, built log cabins and established farms. While their presence was not insignificant, the scale of the second wave of Euro-Canadian settlement was much larger. The settlement scheme developed by Peter Robinson, which occurred largely in the early to mid-1820s, brought with it roughly 2,000 people. Equipped with tools needed for clearing and farming the land, the largely Irish group of settlers set to work quickly. With the gradual spread of the Robinson Settlers, the population of the county increased exponentially. In the time of 25 years, the population went from 1,799 in the mid-1820s to 12,589 in 1850 (Cole 1975:13). Within Smith Township more specifically, approximately 113 Robinson settlers took up settlement, mostly along Communication Road (Miles & Co. 1879:54).

When North Monaghan Township, the township south of Smith Township, was surveyed in 1818 by Richard Birdsall, a site for a future town was planned along its northern boundary. Up until 1825, the site was known as Scott's Plains and used largely for its milling capacity. However, the following year, the influx of Robinson Settlers accelerated growth in the small community (Cole 1975:13). By 1850, Peterborough was incorporated and had developed in to the economic, manufacturing, political, and administrative hub of the county (Poole 1867:13).

2.2.2 Industry and Agriculture

The physiographic region within which the study area is situated contains an abundance of forests, with a variety of tree types including pine, cedar, maple, hemlock birch and ash. With an abundance of raw materials, timber represented the first industry to take hold in the region. The county as a whole relied heavily on the forest industry to initiate and sustain early economic prosperity. Peterborough County became a major centre of the lumber trade of Upper Canada and later the Province of Ontario due to the size and quality of pine trees found in the county and the ability the settlers had to produce square timber which was easier to store and transport on ships (Cole 1975:46).

In 1880, it was reported that approximately one half of the county was covered by forests (OAC 1881:445). The lumber from the forests helped during the time of early settlement by providing lumber to build cabins and fences while also providing firewood during the winter seasons. The forest industry continued to play a large role in the development of early industry for the county. To support the forest industry, the waterways of the Otonabee River helped generate power for early mills of the area.

The timber market also became a prominent component of early industry in Smith Township. Using the power generated from the Otonabee River, settlers built many mills on the eastern border of Smith Township on the shores of the Otonabee River. One of the earliest mills of Smith

CULTURAL HERITAGE IMPACT STATEMENT

Site History
September 16, 2015

Township was a saw mill built by Jacob Brummell in 1826, located at the southern mouth of the Otonabee River. By 1870, Smith Township had eight large operational mills that supplied the township with cut lumber and other goods (Miles & Co. 1879:55).

While timber and milling were prominent features of 19th century Smith Township, the study area was, and continues to be, largely characterized by agricultural activity. Early settlers practiced sustenance farming, where a family would rely on their gardens and crops for daily nutrients. By the 1880s, Peterborough County generally, and Smith Township more specifically, had established cash crop agriculture. Popular crops, given the soil conditions, were cereals, roots, hay and wheat. As a whole the county was equally adapted to grain growing and stock raising and dairying, although the latter became significantly more prominent (OAC 1881:445). By the 20th century, dairying became a large part of the agricultural output of the county and represented approximately 40% of the total county land use by 1981 (Chapman & Putnam 1984:172).

By 1880, the electrical industry became prominent in Peterborough through the use of the Otonabee River. Locks and dams were built along the river which improved the river's potential capacity for both electricity and navigation. The creation, storing and transmission of electricity allowed Peterborough to attract and develop unique industries in the area, most notably, General Electric which built a large plant in 1891. General Electric would build Canada's first streetcar in 1894, which gave Peterborough the nickname, 'The Electric City.' The streetcar allowed residents to own a home on the edge of town while having quick and easy access to the town core (Jones 1987:37). The American Cereal Company, later known as Quaker Oats, built a factory in 1900 on the north end of Peterborough because of the readily available electrical power and the close vicinity a significant network of rail lines that reached major cities (Jones 1987:40).

2.2.3 Transportation

By the 1850s, successful agricultural practices had led to a surplus in the amount of output but the transportation of the goods was limited because of less than ideal road conditions. Roads were largely passible only through the winter, when sleighs could be used, and dry season in the summer, when the ground was hardened by the sun. The introduction of the railway provided a fast and reliable mover of goods; a concept which was met with widespread enthusiasm in Peterborough County.

The first railway built within Peterborough County was the Cobourg and Peterborough Railway, completed by 1854 (Cole 1975: 42). Although the railway suffered a series of setbacks, including annual shut downs when ice buildups compromised railway bridge integrity, this railway provided a route from Cobourg, over Rice Lake through to Peterborough and ending in Lakefield (Poole 1867: 87).

The Cobourg and Peterborough Railway was the first of a series of railway lines to be constructed in the region. In 1856, the Port Hope, Lindsay Beaverton Railway was built, providing rail transportation from Port Hope to Midland, crossing through North Monaghan Township of

CULTURAL HERITAGE IMPACT STATEMENT

Site History
September 16, 2015

Peterborough County (Cole 1975: 42). The Ontario and Quebec Railway, later the Canadian Pacific Railway, constructed a railway in 1884 that provided a route from Ottawa to Toronto, with a stop in the Town of Peterborough (Cole 1975: 42).

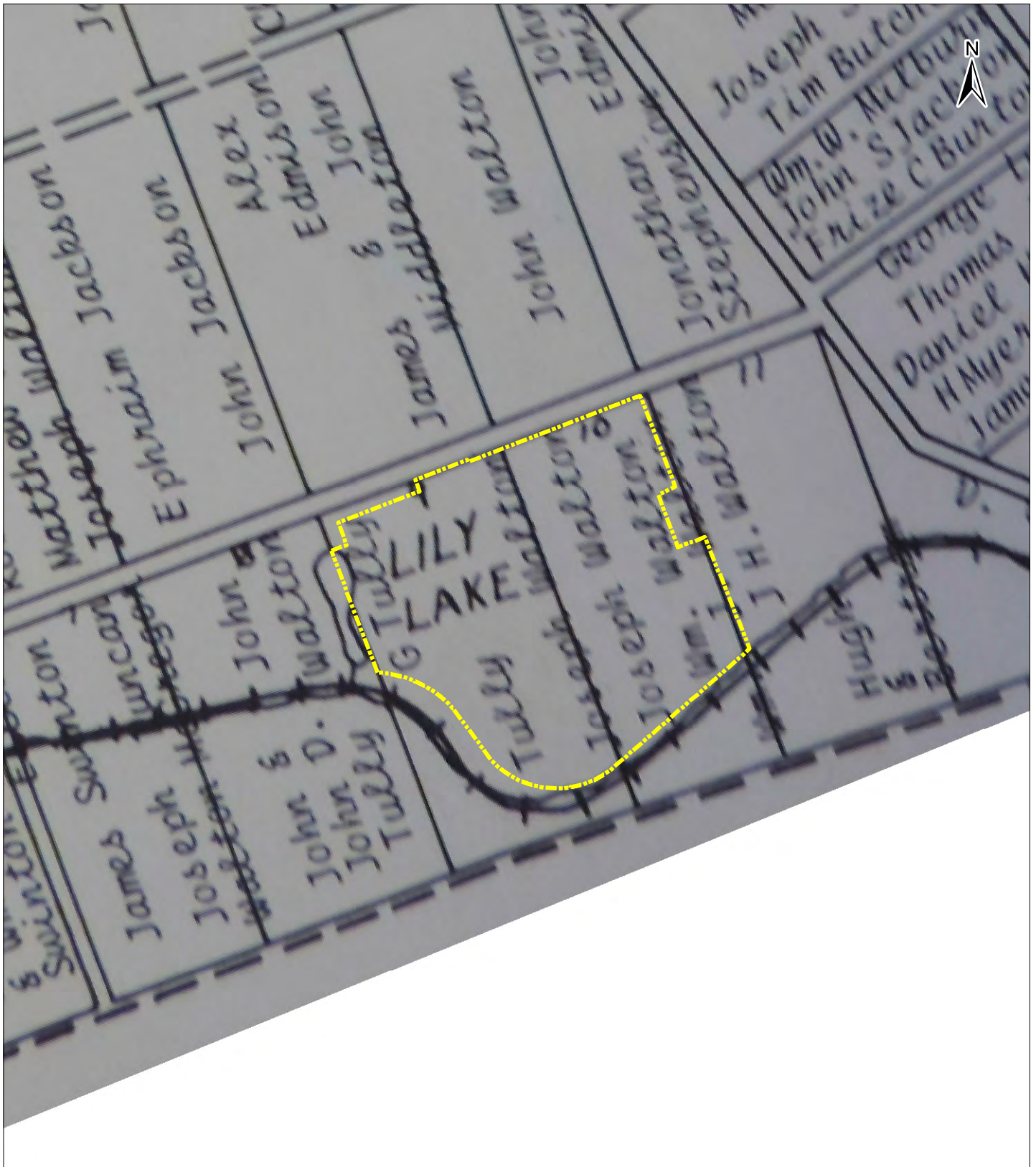
One of the many lines constructed in Peterborough County, and in close vicinity to the City of Peterborough, was the Grand Junction Rail-Road Company, later known as the Grand Junction Railway Company. The railway crossed through Concession 1 of Smith Township and forms the southern boundary of the study area. While the railway did not have a direct impact on Smith Township, as it did not have a station within its borders, it did provide a passage way from Belleville to Toronto, with a northern loop reaching the Town of Peterborough. The rail line was used for freight transportation until 1987 when it was closed. The path of the former railway is now used as a pedestrian trail and forms part of the Trans-Canada Trail.

The Town of Peterborough became a transportation hub for north-eastern Ontario with the construction of rail lines throughout Peterborough County. The Town of Peterborough became the connecting transfer point between Ottawa and Toronto and Belleville/Cobourg and Midland. In total, three rail lines were built by 1884, making Peterborough served by fast and reliable transportation in all directions.

2.2.4 20th Century

In 1905, Peterborough became an incorporated city. In the first half of the 20th century, the city would continue to grow and diversify its industries. By 1921, the city had a population of 21,000 making it the 25th largest city in Canada (Jones 1987:35). Continual growth of the City in the later half the century saw the population reach 60,000 in 1976 to nearly 80,000 in 2011. Residential development has occurred to the south and north of the city.

By contrast to the bustling city of Peterborough, Smith Township retains its largely agricultural nature. Population of the township only grew slightly throughout the century, as more people settled near Peterborough. Municipal amalgamation in 1998 created the new Township of Smith-Ennismore and in 2012 the township was renamed Selwyn, after the small hamlet located in the northern part of the township. The study area was amalgamated from the former Township of Smith-Ennismore-Lakefield by Peterborough in 2008.



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Notes

1. Historic information not to scale.
2. Produced using information from Romaine, Robert. 1875. *Peterborough Town and Ashburnham Village*. Ontario, Canada.

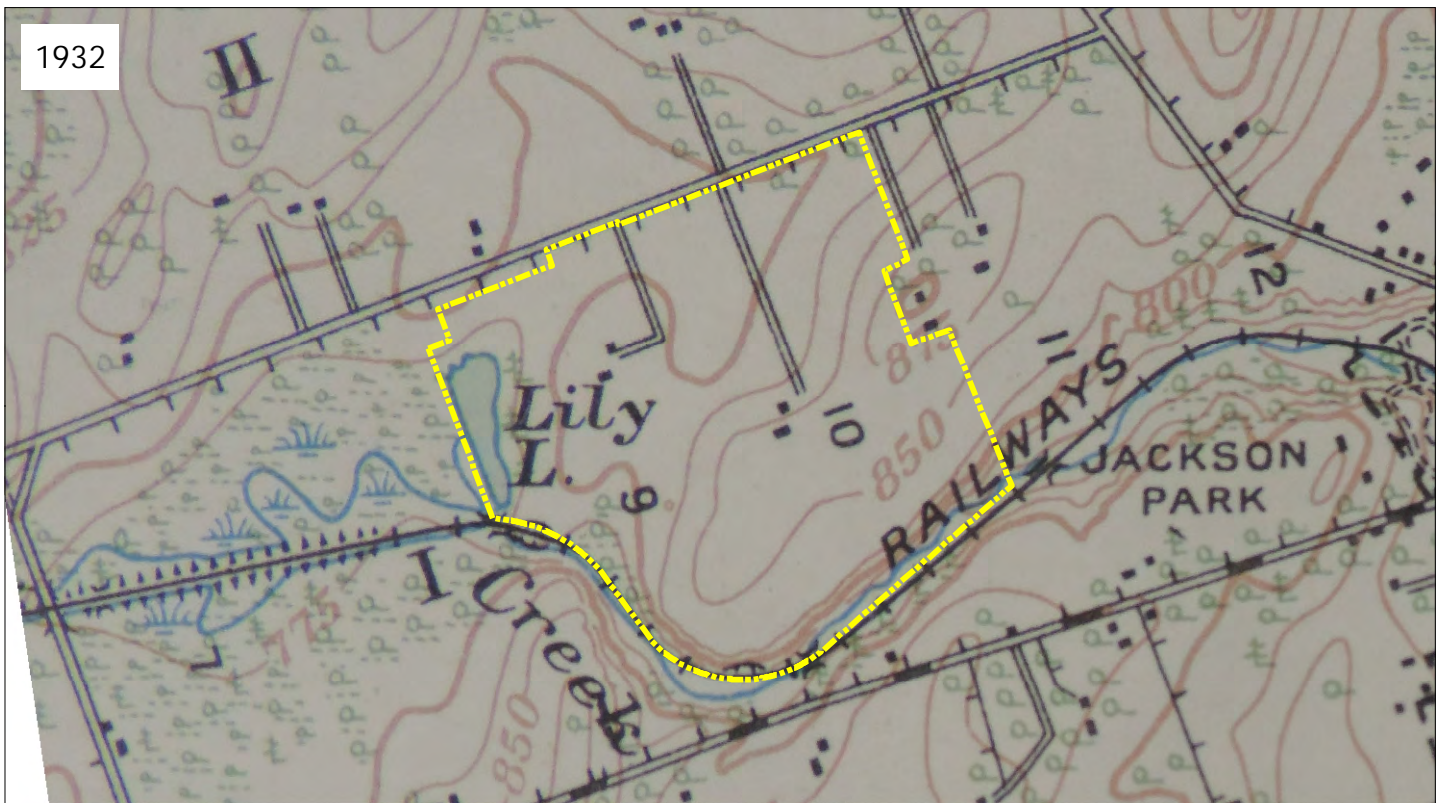
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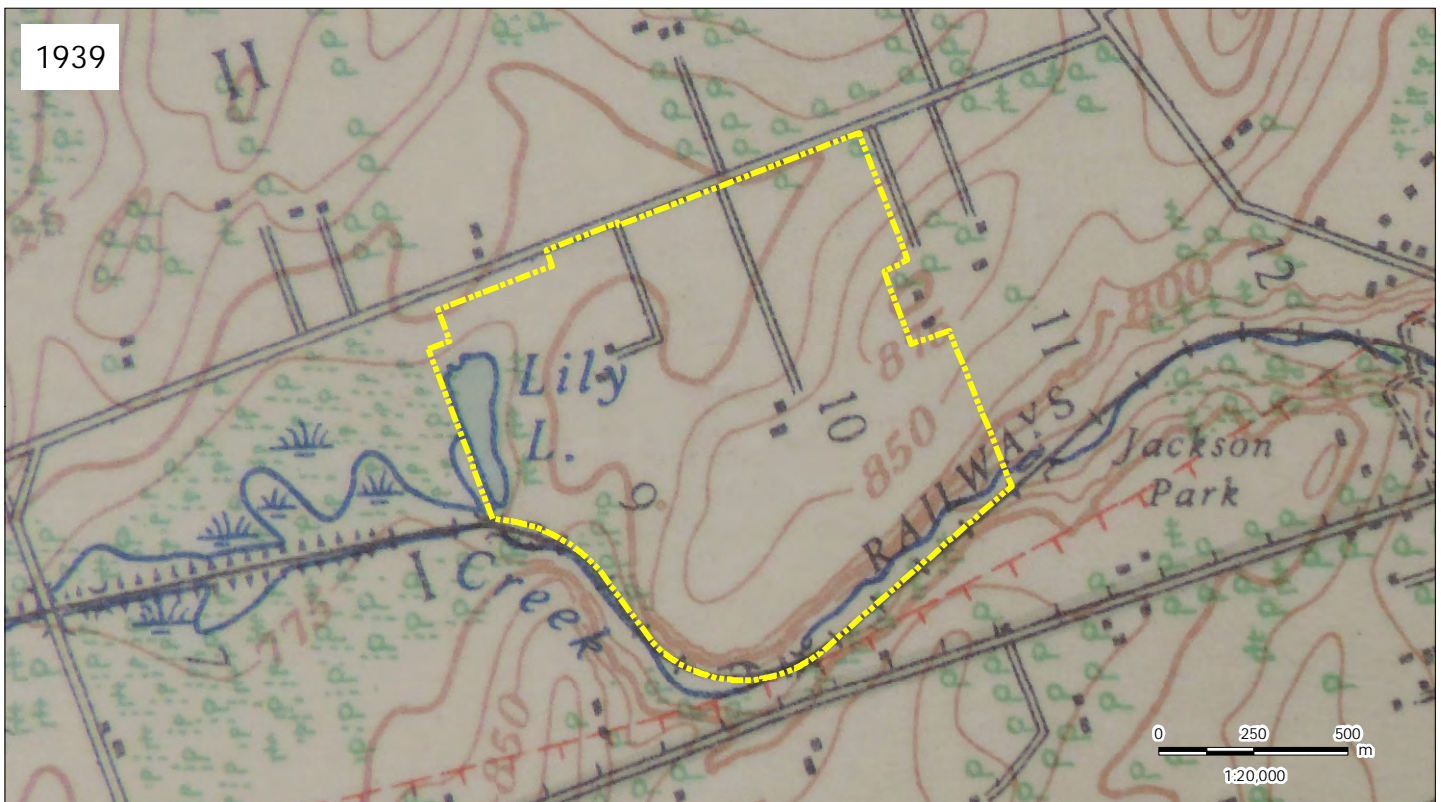
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Historical Map of
Smith Township

1932



1939



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Revised: 2015-08-31 By: kbuchanan

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1. Coordinate System: NAD 1983 UTM Zone 17N
2. Topographic maps © Natural Resources Canada, 1932 and 1939.

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3

Title

Topographic Maps
1932 and 1939

3.0 SITE DESCRIPTION

3.1 PLANNING FRAMEWORK

Stantec contacted Erik R. Hanson, Heritage Resources Coordinator with the City to determine the status of the properties. Mr. Hanson reported that neither property had been designated but had been determined to be worthy of evaluation and potential designation. Although the properties are not listed on the municipal registry of potential heritage resources, given the agricultural nature of the sites the City is interested in further evaluation of the properties. In addition, Mr. Hanson identified the Jackson Park trail as a potential cultural heritage landscape. The trail, which is located along the Trans Canada Trail, is situated south of the study area.

3.2 LANDSCAPE SETTING

The study area is located in the northwest corner of the City of Peterborough (Figure 1). It is situated east of Chemong Lake, west of the Otonabee River, north of the Trans-Canada Trail, and positioned on the south side of Lily Lake Road in between Ackinson Road and Fairbairn Street. Annexed as part of a municipal growth strategy, the study area is positioned between modern residential development and ongoing agricultural activities. A tributary of Lily Lake is situated south of the Trans-Canada Trail and leads directly into Jackson Park, located to the southeast of the study area. The two properties which comprise the study area are situated adjacent to each other with 663 Lily Lake road positioned west of 689 Lily Lake Road.

663 Lily Lake Road contains nine structures, including a two-storey residence with a one and one half storey modern addition, six metal outbuildings, a timber frame barn, and a concrete silo (Figure 4). The buildings are set back from Lily Lake Road and are accessed via a gravel driveway. The driveway passes between the residence on the east and terminates in a circle north of the barn. The residence is positioned northeast of the outbuildings and barn. The close proximity of the barns and modern outbuildings to the residence is indicative of late 19th century farming practice. The large timber barn was used to house silage when the farm was in operation. The silo is located west of the barn and is in front of a modern outbuilding to the west.

689 Lily Lake Road contains two structures, including a two-storey residence with a two-storey modern addition and a modern outbuilding situated southeast of the residence (Figure 5). The buildings are set back from Lily Lake Road and are accessed via a gravel driveway. The driveway passes between the residence and the modern outbuilding with the residence situated west of the driveway. The positioning of the residence on the property is indicative of a late 19th century farmstead.

The two neighbouring properties of 663 and 689 Lily Lake Road share the same surrounding agricultural landscape which is characterized by rolling hills, open fields under cultivation and wood lots positioned towards the rear of the property. The two residences are slightly elevated with the southern portions of the properties rolling into a lower elevation (Plate 1 and Plate 1). To the north, the landscape is similar with farmsteads situated on rolling hills. To the south of the

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015

properties, the rolling landscape contains wood lots, a park, a pedestrian trail and modern residential development.

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 Site Boundary

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Figure No.

4

Title

663 Lily Lake Road
Peterborough, Ontario

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491.0000



KEY MAP



491.0000

0 10 20 m
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Figure No.

5

Title

689 Lily Lake Road
Peterborough, Ontario

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Site Description
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Plate 1: Looking northwest at rolling fields from 663 Lily Lake Road



Plate 2: Looking north at rolling fields from 689 Lily Lake Road

Site Description
September 16, 2015

3.3 663 LILY LAKE ROAD

The residence consists of three components: the residence, the modern addition and the rear workshop outbuilding. The brick portion of the structure represents the original portion of the residence (

). The modern addition was constructed roughly 20 years ago by the children of the former owner using scrap material from surrounding farms (Plate 4). The garage addition, which can be accessed through the main residence, via the modern addition, is located south of the original residence and was also constructed by the previous owner (Plate 5 and Plate 6). The metal sheet building has a low pitched roof and is used to store agriculture equipment and machinery and also serves as a workshop.

Exterior

The original portion of the residence is a two storey, two bay, vernacular residence with a hipped roof and one chimney (**Error! Reference source not found.**). This timber frame building has a red brick exterior and was constructed between 1860 and 1870. The residence faces north and has a full-width front verandah with decorative trim and tongue and groove ceiling (Plate 7 and Plate 8). The gabled roof has dark coloured shingles and wide eaves with simple timber trim. The building sits on a stone foundation. A refurbished chimney stack on the east façade is present. The building proportions and detailing are representative of a vernacular interpretation of the Georgian style of architecture with its two bays, square floor plan, wide eaves and simple timber trim, although the residence was constructed after the popular style of construction fell out of favour in larger urban centres (**Error! Reference source not found.** and Plate 10).

The original windows are two over two double hung units with wood framing. There are simple decorative voussoirs above each window, which contributes to the vernacular style of the structure. The windows are stacked above each other on the west and south façades while on the north façade there is a door on the main floor under the eastern top window (**Error! Reference source not found.**). New patched brickwork and a modern small window are present on the east façade of the residence where the kitchen is positioned (Plate 12).

Modern Addition

The first addition, directly south of the main residence, is a one and one half storey timber structure with a central gable which suggests Gothic Revival influences although the addition was added sometime in the latter half of the 20th century (Plate 4). A small front porch is situated on the west façade of the building on the first floor along with two small modern windows under a pointed arch on the second floor. The entranceway to the addition is a contemporary sliding patio door on the west façade. The entranceway leads to a room that includes laundry facilities and access to the main residence and rear addition to the south. There is a chimney stack, made from the original brick from the main residence, on the south façade of the addition. The first floor of the addition contains a living room, kitchen and large bay windows facing east (Plate 13).

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015

Rear Workshop Outbuilding

A workshop is connected to the south of the addition. The workshop is constructed of sheet metal that is painted red. There are four windows on the east façade of the workshop along with a modern steel chimney stack (Plate 11). There are two entrances to this addition; one through the addition to the north and one to the south.

First Floor

The first floor of the main residence consists of a kitchen, dining room, living room and a washroom. There is a connecting **hallway** to the two additions to the south of the residence. Within this hallway, laundry facilities and access to outside are situated.

The **dining room** is the largest room on the first floor. The door to the main residence opens directly into the dining room (Plate 14). The dining room provides access to the **living room** to the south and to the **kitchen** and **washroom** along the east wall. North of the dining room is a hallway that leads to two stairways, one to the basement and one to the second floor. The wood railing on the stairway to the second floor is original to the main residence.

Second Floor

The second floor of the main residence consists of a hallway and four bedrooms (Plate 15). The first bedroom is located at the top of the stairs, followed by the second, third and fourth bedroom moving counter-clockwise. The second and third bedrooms have closets. The baseboards, door frames with decorative trim and hardware are all original to the main residence (Plate 16 and Plate 17)

Basement

Access to the basement is provided through the hallway on the first floor north of the dining room. The basement consists of concrete flooring, a stone foundation, two small windows, and heating and ventilation equipment (Plate 18, **Error! Reference source not found.** and Plate 20). Wood beams can be seen underneath the first floor. There is an exit on the north wall which leads directly outside.

Barn and Silo

A large timber frame bank barn and concrete silo are located southwest of the main residence. The barn sits on a stone foundation with an earth ramp on the north side providing an entranceway through the north wall. The barn has a gambrel roof composed of sheet metal on top of timber planks and two copulas on the east and south ends (Plate 21). The main floor of the barn is used to store hay (Plate 22). Hand hewn logs and timber beams are present inside the barn on the main floor (Plate 23 and Plate 24). On the east wall of the main floor there is a dairying room used to filter and bottle milk. The lower floor of the barn contains stalls used when the farm was in operation as a dairy farm (**Error! Reference source not found.**). There are two small windows and two entry points on the south wall of the barn on the lower floor (Plate 26).

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015

Additionally, there is a doorway on the north wall leading to outside. The concrete silo is located west of the barn (Plate 27).

Modern Outbuildings

There are five outbuildings located on the property. A timber outbuilding is situated southwest of the main residence (Plate 28). There are four sheet metal outbuildings located south and southwest of the main residence.



Plate 3: Front façade, 663 Lily Lake Road



CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015

Plate 4: Rear addition



Plate 5: Hallway from the residence to rear additions including sliding door



Plate 6: Garage at rear

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 7: West façade



Plate 8: Verandah details

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 9: East façade showing wide eaves



Plate 10: East façade showing simple window trim

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 11: View of garage, south of the addition showing side windows and top of metal chimney stack



Plate 12: East façade showing brick patchwork and window

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 13: Kitchen inside rear addition of main residence



Plate 14: Front room of residence

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 15: Upstairs hallway showing wood railing and two bedrooms, along with original door trim and baseboards



Plate 16: Door trims of closet door in upstairs bedroom

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 17: Door knob of closet door in upstairs bedroom



Plate 18: West basement wall showing small window and heating equipment

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 19 North basement wall showing stone foundation



Plate 20: North basement wall showing exit to outside

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 21: Southeast view of timber bank barn showing steel roof and cupolas



Plate 22: Bank barn interior

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 23: East wall of barn showing large timber beams



Plate 24: Wood joinery inside of barn

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 25: Lower level of barn showing stalls



Plate 26: Exterior of door on south wall of barn

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 27: East view of barn and top of silo



Plate 28: Timber outbuilding located southwest of main residence

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015

3.4 689 LILY LAKE ROAD

The property consists of two buildings; the residence and a modern outbuilding positioned to the southeast of the residence. The two-storey residence and was the original residence on the site (Plate 29). There is a one and one half storey addition to the south of the original residence constructed in the 20th century (Plate 30). The detailing and style of the addition is not similar to the original house which indicates that the addition was not built in the same period of the residence. Southeast of the main residence is a modern outbuilding used for storage. The outbuilding is constructed from sheet metal and has several large bay doors (Plate 31).

Residence

The original portion of the residence is a two storey, two bay, vernacular residence with a gabled roof. This timber frame building with a red brick facade was constructed between 1860 and 1870 and sits on a stone foundation. Similar to 663 Lily Lake Road, the design of the residence was influenced by a vernacular understanding of Georgian architecture.

On the north façade there are three modern windows and a small addition with a modern front door (Plate 32). The east façade of the residence is comprised mostly of brick, with some modern vinyl siding that encompasses the windows and large sliding door (). The position of the windows gives the residence its symmetry. On the west façade a modern metal chimney stack is present along with modern vinyl siding of the addition to the south of the residence. The south façade of the residence is largely covered by the modern addition including vinyl siding that has covered the original brick. The original residence is a square floor plan. The gabled roof has light coloured shingles and has wide eaves with simple modern trim.

Additions

There is a modern addition to the south of the main residence. The addition is a one and one half storey structure with steep sloping roofs (Plate 34). There is a large deck and modern windows throughout the west facade. On the east façade there are two entry doors into the modern addition along with two large bay windows (Plate 35). There is a chimney stack made from the brick of the original residence protruding from the south portion of the modern addition.

First Floor

The first floor of the main residence consists of a large **living room** and a stairway providing access to the second level. Along the north wall there is a door, with a decorative frame, to the outside (Plate 36). There is a decorative ceiling detail where a chandelier is placed (Plate 37). Access to the kitchen and modern front lobby is provided through the living room. At the northwest corner of the living room, a wood railing along the stairs leads to the second floor (Plate 38).

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015

Second Floor

The second floor of the original residence consists of a single bedroom at the top of the stairs, a large living room and one washroom (Plate 39). The stairs to the lower level are located along the east wall.

Basement

The basement of the original residence is accessed by stairs located in the modern addition. The stairs to the basement lead to two rooms, one in the original residence and one in the modern addition, that are separated by a refurbished dividing wall. The basement includes a workshop while the basement of the original residence includes a water tank and piping (Plate 40). The basement of the residence contains concrete flooring and stone walls. Modern wood beams can be seen, which indicates that the floors have been replaced (Plate 41).

Modern Outbuilding

The property contains one modern outbuilding. The metal sheet outbuilding is located southeast of the residence. The outbuilding is used for storage (Plate 42).



Plate 29: Northwest view of main residence at 689 Lily Lake Road

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 30: Southwest view of main residence and addition



Plate 31: Modern metal outbuilding located southeast of main residence

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 32: North façade



Plate 33: East façade

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 34: South façade with modern addition and vinyl siding on the south wall of original residence



Plate 35: East façade of modern addition showing entry door and large bay windows

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 36: Door and door frame along north wall, first floor inside main residence



Plate 37: Decorative ceiling detail with chandelier, first floor in main residence

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015

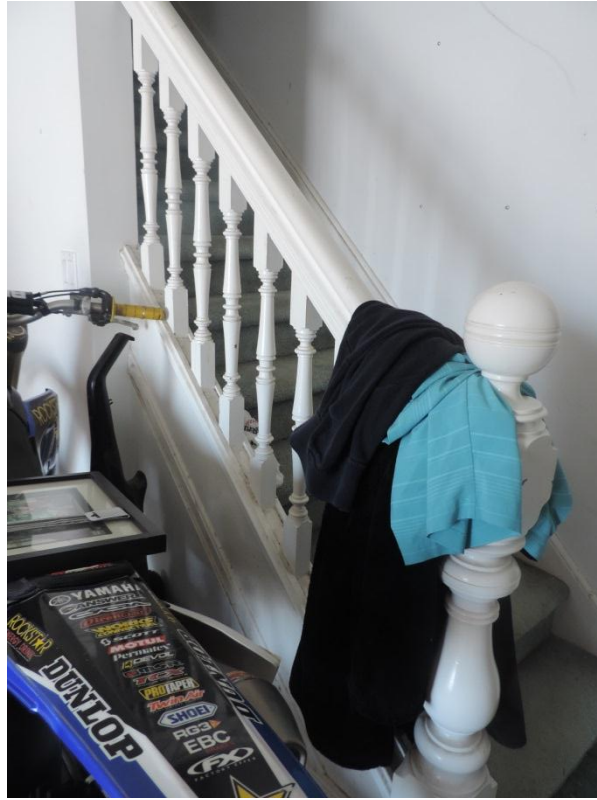


Plate 38: Wood railing along stairs leading to second floor of main residence



Plate 39: Upstairs room and washroom

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 40: Wood beams and stone foundation in basement of main residence



Plate 41: Replacement flooring and beams in basement of main residence

CULTURAL HERITAGE IMPACT STATEMENT

Site Description
September 16, 2015



Plate 42: Metal outbuilding located southeast of main residence

CULTURAL HERITAGE IMPACT STATEMENT

Evaluation of Cultural Heritage Value or Interest
September 16, 2015

4.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

4.1 ONTARIO REGULATION 9/06

The criteria for determining CHVI are defined by *Ontario Regulation 9/06* (O. Reg. 9/06). The potential heritage resource is considered both as an individual structure as well as a potential cultural heritage landscape.

In order to identify CHVI at least one of the following criteria must be met:

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

CULTURAL HERITAGE IMPACT STATEMENT

Evaluation of Cultural Heritage Value or Interest
September 16, 2015

4.2 663 LILY LAKE ROAD

Design or Physical Value

The **residence** is representative of vernacular architecture in its style and construction methods, although it is a common example of this style and typical of construction methods use in the region specifically, and the province more broadly. Therefore, the residence is determined to have some design value and satisfy O. Reg. 9/06 1.i.

The **timber frame bank barn** is representative of vernacular agricultural architecture from the mid-19th century. The design with purlin and pole rafter system void of a ridge beam is a once common but relatively rare survivor of this type of timber frame construction. Therefore the barn is determined to have design value and satisfies O. Reg. 9/06 1.ii.

Historical or Associative Value

The **residence** is not directly associated with the history of the area, nor is it considered to provide information which may contribute to an understanding of the area or demonstrate the ideas of someone considered to be of significance to the community. Therefore, the residence is not determined to have historical or associative value according to O. Reg. 9/06.

The **timber frame bank barn** is associated with 19th century agricultural activity characteristic of the surrounding area, a theme which is considered to be significant to the community. Therefore, the structure is determined to have associative value and satisfy O.Reg.9/06 2.i.

Contextual Value

Continual use of the property for agricultural purposes has contributed to the rural nature of the community and is important in supporting the agricultural character of the area originating in the 19th century. The 19th century agricultural structures contained within the property are both functionally and historically linked to the surrounding agricultural fields. Therefore, the 19th century agricultural structures are determined to have some contextual value and satisfy O.Reg.9/06 3.i and 3.ii.

Heritage Attributes

Based on the evaluation of cultural heritage value or interest, the following heritage attributes were identified in the **residence**:

- Frame construction with red brick façade;
- Two bay façade with full width front veranda including decorative details;
- Original wood railing on stairs to second floor; and
- Original trim and baseboards throughout the residence.

Based on the evaluation of cultural heritage value or interest, the following heritage attributes were identified in the **timber frame bank barn**:

CULTURAL HERITAGE IMPACT STATEMENT

Evaluation of Cultural Heritage Value or Interest
September 16, 2015

- Side gabled roofs;
- Hand adzed timber frames with wooden joinery detailing; and
- Purlin system of construction with no ridge.

Statement of Cultural Heritage Value or Interest

The property located at 663 Lily Lake Road consists of a two storey residence with a one and one half storey addition, a large timber frame bank barn, concrete silo, and modern outbuildings. The remaining original buildings date from the 1860s and are representative of vernacular design and construction methods predominant at the time. The agriculture land that is predominant throughout the property varies between flat lands and rolling hills. The agricultural buildings are associated with continued agricultural use and are contextually linked to the surrounding area.

4.3 689 LILY LAKE ROAD

Design or Physical Value

The **residence** is no longer representative of vernacular design methods as modern design and construction methods have been introduced over time which are not in keeping with the original structure. Therefore the residence is determined to not have design or physical value and does not satisfy O. Reg. 9/06 1.i, ii, and iii.

Historical or Associative Value

The **residence** does not have any historical or associative value. Therefore, the structure is determined to not have historical or associative value and does not satisfy O.Reg. 9/06 2.i, ii, or iii.

Contextual Value

Discontinued use of the property for agricultural purposes has resulted in a change of land use of the property. Consequently, the link between the property and surrounding agricultural fields does not support the character of the area. Therefore, the structures and property are determined not to have contextual value and do not satisfy O.Reg.9/06 3.i, ii, or iii.

Heritage Attributes

Cultural heritage value or interest was not identified, therefore, heritage attributes are not required.

Statement of Cultural Heritage Value or Interest

Cultural heritage value or interest was not identified, therefore, a statement of value or interest is not required.

CULTURAL HERITAGE IMPACT STATEMENT

Assessment and Mitigation
September 16, 2015

5.0 ASSESSMENT AND MITIGATION

5.1 DESCRIPTION OF THE PROPOSED UNDERTAKING

Innovative Planning Solutions is preparing planning amendments in support of the Lily Lake Secondary Plan. The secondary plan proposes residential development of the properties situated at 663 and 689 Lily Lake Road, in the City of Peterborough, Township of Selwyn, and Peterborough County. The proposed draft Plan of Subdivision proposes 1,359 residential units on full municipal servicing together with Blocks for open space and walkways. The proposed residential development encompasses all of both properties.

5.2 ASSESSMENT OF IMPACTS

The proposed undertaking involves removal of all structures on both the properties. Following evaluation, it was determined that only 663 Lily Lake Road contained heritage resources, including the residence and timber frame barn. Therefore, the assessment of impacts resulting from the proposed undertaking is limited to those identified at 663 Lily Lake Road exclusively.

The removal of the residence and associated agricultural building will result in the loss of all identified heritage attributes contained within the property. The change in land use will remove the association of the property with 19th and 20th century agricultural activities. As such, evaluation on a case by case basis for each heritage attribute was determined to be redundant as all attributes identified in Section 4.2 will be removed. Instead, the impacts of the proposed undertaking on the entire property including both heritage resources were assessed according to InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (included in the MTCs Ontario Heritage Toolkit). Table 1 and 2 summarize the findings.

Table 1: Evaluation of Potential Direct Impacts

Direct Impact	Relevance to 663 Lily Lake Road
Destruction of any, or part of any, <i>significant heritage attributes</i> or features.	Anticipated – proposed undertaking will result in loss of the residence and timber frame barn.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	Not anticipated – proposed undertaking will remove all heritage attributes that represent the CHVI of the property.

CULTURAL HERITAGE IMPACT STATEMENT

Assessment and Mitigation
September 16, 2015

Table 2: Evaluation of Potential Indirect Impacts

Indirect Impact	Relevance to 663 Lily Lake Road
Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden	None identified.
Isolation of a <i>heritage attribute</i> from its surrounding environment, context or a <i>significant</i> relationship	None identified.
Direct or indirect obstruction of <i>significant</i> views or vistas within, from, or of built and natural features	None identified.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new <i>development</i> or <i>site alteration</i> to fill in the formerly open spaces	Anticipated – proposed undertaking will alter the historic land use of the property changing it from agricultural to subdivided multi-unit residential. This will end the association of the structures on the property with their agricultural use.
Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i>	Anticipated – regrading of the property to accommodate for the development of the property will alter the historic drainage patterns. However, the impacts of the proposed undertaking on potential archaeological resources were not assessed as part of this report.

5.3 MITIGATION OPTIONS

Methods of minimizing, or avoiding, negative impacts on a cultural heritage resource range extensively, but are often applied in relation to the level of CHVI identified. Mitigation options have been prepared by a wide number of heritage organizations concerned with a variety of built features. From industrial landscapes to residential streetscapes, mitigation options should attempt to balance the loss of CHVI with the appropriate level of compensation while understanding that mitigation must always be resource specific.

5.3.1 Retention

Generally, retention *in situ* is always the preferred option when addressing any structure where CHVI has been identified, even if limited. The benefits of retaining a structure, or structures, must be balanced with site specific considerations. Not only must the level of CHVI be considered, so too must the site development plan and the context within which the structure, or structures, would be retained.

In this case, the limited amount of CHVI identified was not determined to merit retention. The land within which the heritage resources are situated was identified by the community as an area for residential development and retention of these heritage resources will significantly limit the number of residential units constructed as well as municipal services required. While redesign of a project can be considered where a significant heritage resource is identified, that is not the case on 663 Lily Lake Road as minimal significance was identified.

CULTURAL HERITAGE IMPACT STATEMENT

Assessment and Mitigation
September 16, 2015

5.3.2 Relocation

Where retention *in situ* is not feasible, relocation is often the next option considered to mitigate the loss of a heritage resource. As with retention, relocation of a structure, or structures, must be balanced with the CHVI identified. Relocation removes the resource from its contextual setting but allows for the preservation of noteworthy heritage attributes; particularly those identified to be of design or physical value (see Section 4). This is a viable option where the CHVI identified merits preservation and the integrity of the structure is determined to be sound.

In this case, it is anticipated that the residence at 663 Lily Lake Road may be considered structurally sound and withstand relocation. However, given the limited CHVI identified, it was determined that the residence and barn do not warrant relocation, particularly as each heritage attribute identified is replicated within the vicinity of the study area. In addition, other examples of the heritage resources were identified in the immediate vicinity of the property as well as throughout the province more broadly.

5.3.3 Documentation and Salvage

Detailed documentation and salvage is often the preferred mitigation strategy where retention or relocation is not feasible or warranted. Documentation creates a public record of the structure, or structures, which provides researchers and the general public with a land use history, construction details, and photographic record of the resource. Through the selective salvage of identified heritage attributes and other materials, the CVHI of the property can be retained, if in a different context. Documentation and salvage ensures that the heritage attributes are acknowledged in their current context and, where feasible, reused.

In this case, it was determined that the level of detail contained within this report represents adequate documentation for the CHVI identified. Each heritage attribute has been described and photographically documented. The barns, while early examples, are not unique and better examples of this form of construction remain within the region. Salvage through a reputable salvage company or charity would allow retention of the heritage attributes and original features, including, but not limited to the timber frame barn structures, original trim both interior and exterior, the railings, and banisters where feasible.

6.0 RECOMMENDATIONS

6.1 DOCUMENTATION AND SALVAGE

It was determined that the level of detail contained within this report represents adequate documentation given the CHVI identified. Therefore, no further documentation is recommended.

It was determined that given the number of original features contained within the residence and the timber frame construction of the barn at 663 Lily Lake Road, that salvage is a viable option to mitigate the loss of CHVI. It is recommended that salvage be undertaken by a reputable salvage company or charity such as Legacy Vintage Building Materials and Antiques.

It is further recommended that the results of the salvage be documented by a Heritage Consultant and appended to this report prior to deposit.

6.2 DEPOSIT COPIES

In order to ensure the retention of historic information, copies of this report should be deposited with a local repository of historic material. Therefore, it is recommended that this report be deposited by the proponent at the following location:

Peterborough Public Library Main Branch
345 Aylmer Street North
Peterborough, Ontario
K9H 3V7

CULTURAL HERITAGE IMPACT STATEMENT

Closure
September 16, 2015

7.0 CLOSURE

This report has been prepared for the sole benefit of the 1517050 Ontario Ltd., and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

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

Yours truly,

STANTEC CONSULTING LTD.



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CULTURAL HERITAGE IMPACT STATEMENT

Sources

September 16, 2015

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CULTURAL HERITAGE IMPACT STATEMENT

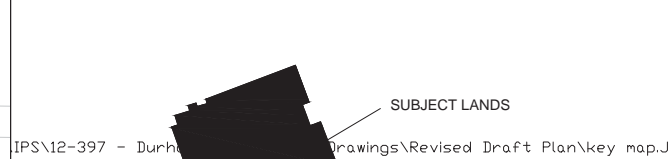
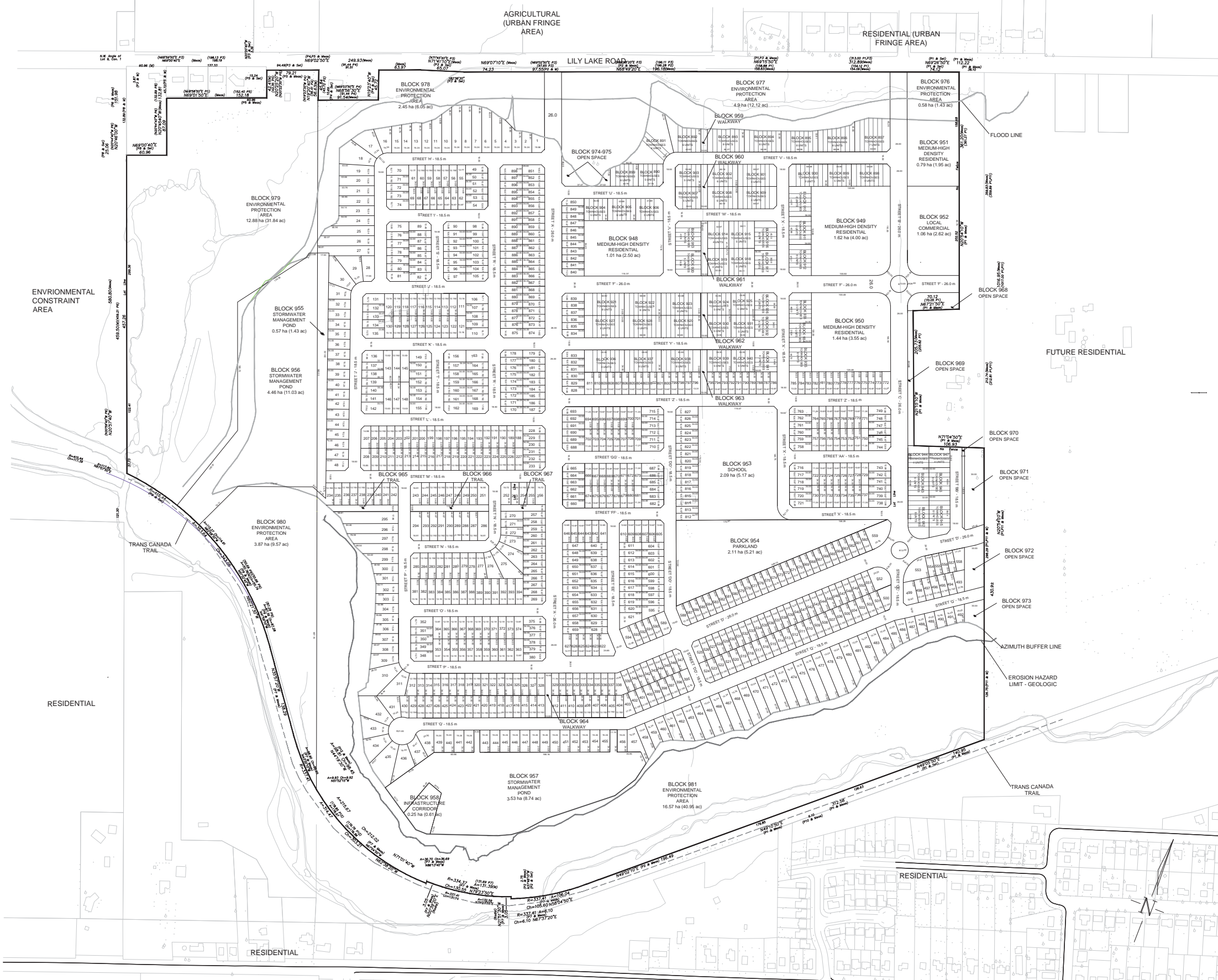
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September 16, 2015

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APPENDIX A

DRAFT PLAN OF SUBDIVISION



IPS\12-397 - Durham Building Corp. Drawings\Revised Draft Plan\key map.JPG

DRAFT PLAN OF SUBDIVISION

PART OF LOT 9 & 10, CONCESSION 1

FORMERLY IN THE GEOGRAPHIC
TOWNSHIP OF SMITH
NOW IN THE
CITY OF PETERBOROUGH
COUNTY OF PETERBOROUGH

2015

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE
THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION FOR APPROVAL.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED
AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND
CORRECTLY SHOWN.

DATE _____ DURHAM BUILDING CORPORATION

DATE _____ CRYSTAL CRANCH, OLS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON PLAN	f) SHOWN ON PLAN
b) SEE KEY PLAN	g) SHOWN ON PLAN
c) SHOWN ON PLAN	h) MUNICIPAL WATER
d) RESIDENTIAL, COMMERCIAL, PARKLAND, INSTITUTIONAL, ENVIRONMENTAL PROTECTION, STORMWATER MANAGEMENT	i) SHOWN ON PLAN
e) SHOWN ON PLAN	j) ALL MUNICIPAL SERVICES
	k) NONE

LAND USE STATISTICS

Land Use	Lot / Block No.	Area (ha.)	Units
RESIDENTIAL LOTS (TOWNHOME - 22)	899-947	10.17	359
RESIDENTIAL LOTS (35)	49-54, 62-69, 82-89, 90-105, 170-187, 228-233, 257-269, 329-347, 525-532, 553-558, 559-568, 589-621, 622-659, 660-687, 688-715, 716-743, 744-771, 772-785, 786-795, 796-811, 812-827, 828-833, 834-839, 840-850, 851-874, 875-898	17.6	474
RESIDENTIAL LOTS (40)	55-61, 70-74, 75-81, 106-135, 136-155, 156-169, 168-227, 234-242, 243-251, 252-256, 270-285, 286-294, 312-328, 348-360, 381-394, 395-412, 413-430, 493-499, 500-524	13.56	297
RESIDENTIAL LOTS (50)	1-48, 295-311, 431-442, 443-455, 456-492	9.8	127
MEDIUM - HIGH DENSITY RESIDENTIAL	948-951	4.86	340
COMMERCIAL	952	1.06	
SCHOOL	953	2.09	
WALKWAY	959-964	0.32	
PARKLAND	954	2.11	
TRAIL	965-967	0.29	
STORMWATER MANAGEMENT POND	955-957	8.56	
OPEN SPACE	968-975	0.94	
INFRASTRUCTURE CORRIDOR	958	0.25	
ENVIRONMENTAL PROTECTION AREA	976-981	41.25	
18.5 m R.O.W	STREET 'H'-G'		
26.0 m R.O.W	STREET 'A'-G'	22.9	
TOTAL		135.76	1,597

SCHEDULE OF REVISIONS

No.	DATE	DESCRIPTION	CHECKED BY



DRAFT PLAN OF SUBDIVISION

CITY OF PETERBOROUGH

APPENDIX B

QUALIFICATIONS OF CONSULTANT

Meaghan Rivard is a member Stantec's Environmental Services Team with experience in the identification, evaluation, and documentation of heritage resources as well as expertise in the assessment of proposed change and preparation of options to mitigate negative impacts on heritage resources. Ms. Rivard received her Bachelor of Arts from Brock University and completed her Masters in History at Western University. Here her studies emphasized the communication of complex historical information to a wide audience which has facilitated an efficient and practical approach to heritage consulting. She is a member of the Canadian Association of Heritage Professionals and works across disciplines in a variety of settings from municipal conservation planning to transportation infrastructure planning. Ms. Rivard has experience managing and executing all aspects of Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Photographic Documentations, and Heritage Conservation Plans. She has assessed more than 1,000 properties as part of Renewable Energy Approvals and worked under various classed environmental assessments. Meaghan is focused on regulatory satisfaction balanced with an admiration for the heritage of our province spanning remote northern Ontario communities through to southern Ontario.

EDUCATION

M.A. Public History, University of Western Ontario, London, Ontario, 2009

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

MEMBERSHIPS

Member, Canadian Association of Heritage Professionals

PROJECT EXPERIENCE

Municipal Development Plans

Heritage Building Energy Audits, Multiple Locations, Region of Waterloo, Ontario (Heritage Reviewer)
Energy audits completed for three properties designated under Part IV of the Ontario Heritage Act including the Region's Historic Gaol, Governor's House, and the Joseph Schneider Haus. The goal of each energy audit was to identify areas where each resource could be made more energy efficient. The Heritage Review was completed to confirm compliance with applicable policies and conservation best practices, each report was reviewed.

Heritage Building Condition Assessments, North Pickering, Ontario (Heritage Reviewer)
Three properties owned by Transport Canada identified for Building Condition Assessments (BCA). Each was protected through federal designation and under the purview of the Federal Heritage Building Review Office. As part of each BCA, a review of the recommendations on heritage attributes was undertaken in order to satisfy Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.

Clarence Street Tower, London, Ontario
(Task Manager and Heritage Consultant)

Heritage Impact Statement for proposed 31 storey mixed use commercial and residential tower within the City of London's Downtown HCD. Statement included review of pertinent planning policies, design guidelines, and an evaluation of the appropriateness of the development to the district and an assessment of anticipated impact identified. Mitigation recommendations were made to lessen impacts associated with construction activities.

Filsinger Park Improvement Project, Kitchener, Ontario (Task Manager and Heritage Consultant)
Heritage Impact Assessment of timber frame railway bridges crossing the Henry Strum Greenway. An HIA was undertaken to determine the value or interest of the structure as well as the potential impacts of its removal. Mitigation options were prepared, including photographic documentation during its removal and a commemorative program undertook development of mitigation options and recommendations and oversaw report production.

Bridge Master Plan, City of Hamilton, Ontario
(Task Manager, Heritage Consultant)
Development of a Bridge Master Plan to address recent changes to Municipal Class Environmental Assessment requirements with regards to bridges. The project involves review of more than 400 bridges to determine future cultural heritage reporting needs. Screening tools have been developed and through use of Microsoft Access, research files and findings will be integrated into municipal systems.

Meaghan Rivard MA, CAHP

Heritage Consultant

CPR Station Heritage Conservation Plan, Owen Sound, Ontario (PM and Heritage Consultant)

The CPR Station in Owen Sound was previously designated a heritage railway station under federal legislation, it was later designated under the OHA and an OHT easement was placed on the property. Given the various levels of protection, the City retained Stantec to produce a Heritage Conservation Plan which established guidelines for the future use and preservation of heritage attributes associated with the CPR Station. The report was completed according to provincial and federal guidelines for conservation.

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

HIA of multiple 19th century residences and agricultural buildings. Prepared under single cover, the HIA determined the CHVI of individual properties prior to site development. Mitigation recommendations ranged from retention to detailed photographic documentation prior to demolition. Field assessment undertaken and oversaw background research as well as report production.

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

Document and Salvage Report prepared as requested by the City of Hamilton prior to demolition. Residence was determined to have minimal cultural heritage value or interest but fall under the purview of the heritage planning staff. Prepared report that summarized history of the property and provided a description and high resolution photographic documentation of the buildings proposed to be demolished.

Bridge Over Valley Inn Road, Hamilton, Ontario (Task Manager, Heritage Consultant)

CHER for a 19th century railway bridge as part of proposed track expansion and addition of maintenance facilities. Undertook site assessment, background research, evaluation of CHVI, evaluation of impacts, and mitigation recommendations as part of report production

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

Heritage Impact Assessment in advance of site development. Prior to development, the Township and Region request the 85 acre property be assessed for potential cultural heritage value or interest. The property contained a residence with various additions and two barns. Mitigation options to address the loss of the limited CHVI identified included professional salvage prior to demolition as the HIA represented appropriate documentation given the CHVI identified. Supervised site visit and report production, prepared evaluation of CHVI and mitigation options.

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

Cultural Heritage Evaluation Report for 1960s bridge crossing historic railway to determine level of Environmental Assessment required prior to road improvements. Site assessment and background research determined that the bridge used what was considered sophisticated technology at the time of construction resulting in what was once the longest bridge of its kind. Undertook field assessment and oversaw background research as well as report production.

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

Adaptive Reuse Study of five 19th century structures associated with the former London Asylum. Assisted with field work, report production and project coordination.

Environmental Assessment

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

Cultural Heritage Evaluation Report (CHER) to identify and evaluate potential heritage resources as part of a Class C Municipal Class Environmental Assessment. The CHER identified potential built heritage resources and cultural heritage landscapes and evaluated the CHVI of each resource to determine the presence of heritage resources within the study area. Undertook site assessment and prepared report recommendations while supervising the development of the land use history and evaluation of CHVI.

Innovation Drive, City of Ottawa, Ontario (Task Manager and Heritage Consultant)

Cultural Heritage Evaluation Report (CHER) to identify and evaluate potential heritage resources as part of a Class C Municipal Class Environmental Assessment. The CHER identified potential built heritage resources and cultural heritage landscapes and evaluated the CHVI of each resource to determine the presence of heritage resources within the study area. Undertook site assessment and prepared report recommendations while supervising the development of the land use history and evaluation of CHVI.

Courtneypark Drive EA, City of Mississauga, Ontario (Heritage Consultant)

Completion of a Built Heritage and Cultural Heritage Screening Checklist in advance of road widening activities as requested by MTCS. The Checklist determines the need for additional assessment based on the identification of heritage resources. A designated property was identified, however, given the scope of the proposed undertaking, impacts on the designated property were not anticipated therefore no further study was necessary.

* denotes projects completed with other firms

Meaghan Rivard MA, CAHP

Heritage Consultant

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

Proposed quarry project required completion of the Checklist for Determining High/Low Potential for Cultural Heritage Resources and the Municipal Class EA Checklist. Consultation with various provincial, regional, and local agencies and interested parties as well as background research and a review of historical mapping was undertaken.

Weber Street Widening, Waterloo, Ontario (Heritage Consultant)

As part of a multidisciplinary team managing a Schedule "C" Class Environmental Assessment for the Weber Street widening, Stantec undertook the identification, assessment, and documentation prior to demolition. Documentation of 36 properties took place as properties were acquired between 2011 and 2013. The results were compiled into a comprehensive document including photographic record, detailed research and site drawings, submitted in August 2013. Led the team who undertook the Final Documentation Report.

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

Cultural Heritage Evaluation Report (CHER) completed as part of Environmental Baseline Work Program prior to the initiation of an Environmental Assessment. The CHER screened for resources of potential cultural heritage value or interest (CHVI) where project impacts were anticipated. A preliminary property inspection and review of available resources determined the presence of potential heritage resources within the study area. Each potential resource was evaluated to determine the presence of CHVI. Recommendations for future work included completion of a Heritage Impact Assessment and predictive modeling.

Deloro Mine Site*, Deloro, Ontario (Cultural Heritage Specialist)

Assessment of 19th century mining and smelting technology at Deloro gold mine. Report and inventory prepared for the Ontario Ministry of the Environment. Undertook field work, inventory preparation and assisted with report production and coordination.

Green Energy

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

Completion of a Heritage Assessment Report for the Windsor Solar Project. Activities included preparing background history, field assessment, preparation of detailed inventory of heritage resource (built and landscape) including evaluation according to O. Reg. 9/06. Minimal impacts were anticipated. Options were prepared to mitigate these impacts and recommendations made regarding future activities.

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

Completion of the Revised Heritage Assessment Report for the Fairview Wind Project as required by O. Reg. 359/09. Activities included updating background history, field assessment, preparation of detailed inventory of heritage resource including evaluation according to O. Reg. 9/06. Minimal impacts were anticipated as a result of construction activities. Options were prepared to mitigate these impacts and recommendations made regarding future activities.

Sol-luce Kingston Solar PV Energy Project, Kingston, Ontario (Task Manager and Heritage Consultant)

Review of a previously completed Heritage Assessment Report in response to Project changes. Following review, a letter was prepared summarizing the changes, the heritage resources identified, and the potential impact. Work involved site analysis, preparation of detailed mapping showing modifications, and liaison with the MTCS. Ultimately, it was concluded that the proposed changes would not alter the findings of the original report. Therefore, no further work was recommended.

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

Heritage Assessment Report for a project containing up to 46 turbines. Report completed as required by O. Reg. 359/09 included detailed background history of the Project Study Area, consultation with local historical societies and other knowledgeable individuals, collection an inventory of potential heritage resources evaluation of cultural heritage value or interest of each potential resource, and development of strategies to address negative impacts, if any, on the identified heritage resources.

Pipeline Installation and Replacement

Lakeshore Panhandle Replacement Project, Town of Lakeshore, Essex County, Ontario (Task Manager and Heritage Consultant)

A Built and Cultural Heritage Overview was prepared to meet OEB Guidelines which require evaluation of potential heritage resources in advance of pipeline project construction. The Heritage Overview was composed of a program of agency consultation, review of mapping, and a visual assessment of the Study Area. During the site visit, potential heritage resources were photographed and their locations recorded. Undertook field assessment, background history, and report production.

* denotes projects completed with other firms

Meaghan Rivard MA, CAHP

Heritage Consultant

Guelph Line Tie-In Project, City of Hamilton, Ontario,
(Task Manager and Heritage Consultant)

A Built and Cultural Heritage Overview was prepared to identify potential heritage resources within the Project Study Area to meet Ontario Energy Board Guidelines. Two protected properties were identified and thus the need for a CHAR was identified. Reporting is underway.

Energy East Pipeline – New Build,
Eastern Ontario, Various Locations, Ontario
(Task Manager and Heritage Consultant)

A Cultural Heritage Assessment Report (CHAR) was prepared to meet the National Energy Board Filing Manual and Ontario Energy Board Guidelines. The CHAR included extensive site assessment, development of a background history, analysis of the impacts of the proposed project and development of mitigation recommendations. Reporting is ongoing.

Lakeshore Panhandle Replacement Project,
Town of Lakeshore, Essex County, Ontario
(Task Manager and Heritage Consultant)

A Built and Cultural Heritage Overview was prepared to meet OEB which require evaluation of potential heritage resources in advance of pipeline project construction. The Heritage Overview was composed of a program of agency consultation, review of historic mapping, and a visual assessment of the Study Area. During the site visit, potential heritage resources, including components of potential cultural heritage landscapes, were photographed and their locations recorded.

Brantford-Kirkwall Replacement Project,
Waterloo and Wentworth Counties, Ontario (Task Manager and Heritage Consultant)

A Cultural Heritage Assessment Report (CHAR) was prepared to meet OEB Guidelines which require evaluation of potential heritage resources in advance of pipeline project construction. The CHAR was composed of a program of agency consultation, review of historic mapping and preparation of historical background material, visual assessment of the Study Area, identification of potential impacts and preparation of mitigation strategies to minimize the impacts of the proposed Project.

Hamilton-Milton Pipeline Project,
Cities of Hamilton, Burlington, and Milton, Ontario
(Task Manager and Heritage Consultant)

A Built and Cultural Heritage Overview was prepared to identify potential heritage resources within the Project Study Area to meet Ontario Energy Board Guidelines. Following review of historic mapping, consultation with municipalities, and a site visit, multiple sites of potential and protected heritage resources were identified. As a result, the Overview identified the need for a more detailed assessment in the form of a Cultural Heritage Assessment Report.

Power Transmission & Distribution

Strathroy Transformer Station Area Office*,
Strathroy, Ontario

(Project Manager and Cultural Heritage Specialist)
Heritage Impact Assessment, including detailed background history and site evaluation, prior to proposed removal of the station area office. Undertook field work, site analysis, and oversaw report production.

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

Heritage Impact Assessment of the Toronto Power Transformer Station. Assisted with field work, site inventory and photographic documentation.

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

Heritage Impact Assessment, including detailed background history and site evaluation, prior to proposed removal of the control building onsite. Undertook field work, historical background, site analysis and report production.

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

Heritage Impact Assessment, including detailed background history and site evaluation, prior to proposed removal of the operations centre onsite. Undertook field work, site analysis, and report production.

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