

1.0 Introduction

Prowind Inc. (Prowind) is a Canadian wind energy developer based in Kemptville, Ontario. It is affiliated with its parent company, Prowind GmbH, based in Osnabruck, Germany. Prowind’s mandate is to create small-scale, renewable and zero-emission power generation. Prowind believes in distributed generation that has a minimum impact on the surrounding environment and landscape.

The Gunn’s Hill Wind Farm is a 25 MW project that will employ the use of ten GE 2.5x1 wind turbines generators, each producing a maximum of 2.5 MW of electricity. These wind turbines have a hub height of 100 meters and a rotor diameter of 100 meters. The wind farm will consist of ten wind turbine generators, access roads, a substation, underground cabling to connect the turbines to the substation, and above ground cabling to connect the substation to the feeder line.

Archaeological Research Associates Ltd. (ARA) was retained by Prowind Inc. to prepare this report for the purpose of compliance with Section 20 of *Ontario Regulation 359/09*. The regulation establishes the requirements for obtaining a Renewable Energy Approval (REA) under the *Environmental Protection Act*. It outlines what steps an applicant must take before applying for a REA, what is required in the REA application, transition rules and prescribed timeframes for tribunal hearings.

Section 20 of the regulation requires the preparation of a **Heritage Assessment Report** which must consist of:

- the identification of cultural heritage resources present within the project area (using criteria supplied in the O-Reg.)
- an evaluation of the impacts of the proposed renewable energy project on identified cultural heritage features
- a proposal for measures to avoid, eliminate or mitigate said impacts, if required (including, if necessary, a heritage conservation plan)

This report was completed to satisfy these requirements and will be filed with the Ministry of Culture (now Tourism and Culture).

2.0 Location

The project is proposed for location in the Township of Norwich (formerly East Oxford), in the County of Oxford, Ontario. It is to be constructed on privately owned, agricultural land south of the City of Woodstock, Ontario. The land base is bounded by Firehall Road to the north, Oxford Road 14 to the east, Substation Road to the south, and Oxford Road 59 to the west (**Figures 1 & 2**).

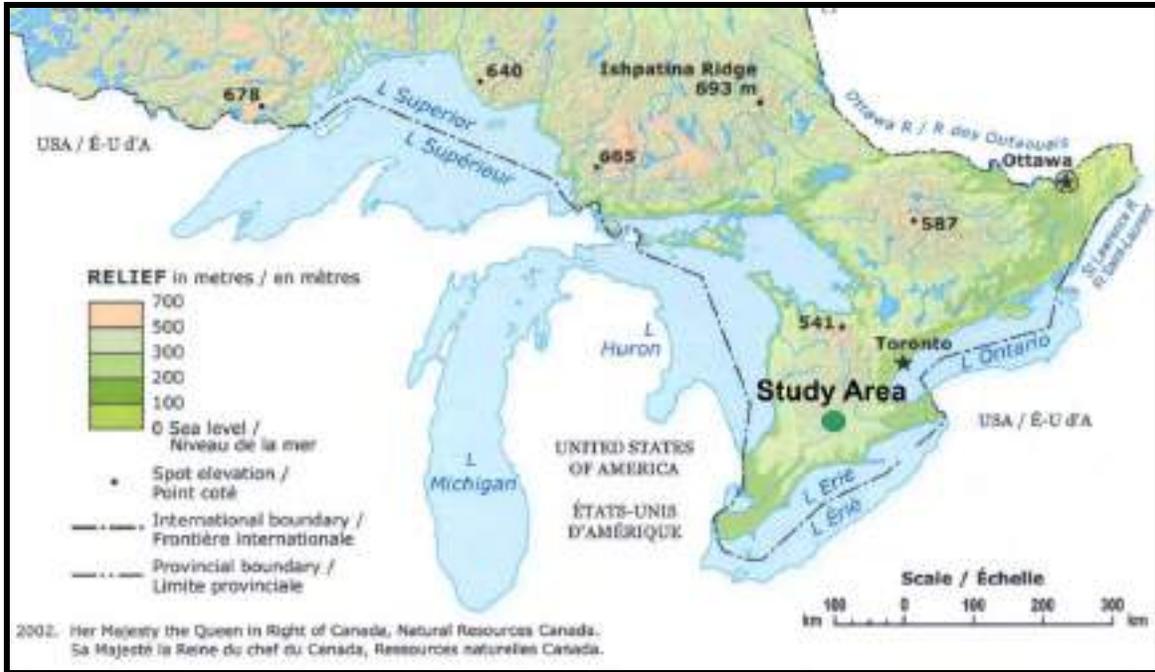


Figure 1: Study Area in Southern Ontario

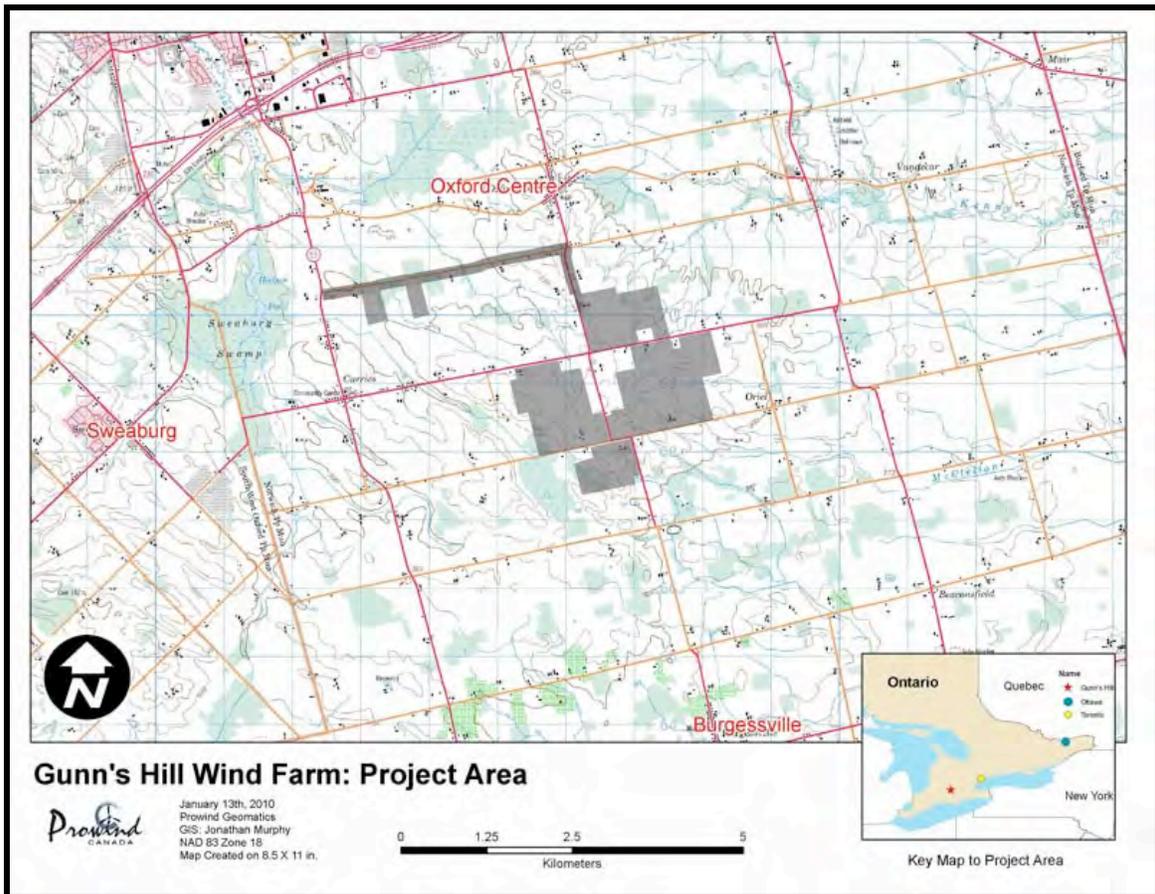


Figure 2: Study Area in the Township of Norwich

3.0 Methods

Data collection consisted of systematic photographic documentation and a windshield survey of the study area. Photographs capturing known or potential cultural landscapes and built heritage features were taken along with general views of the area. Information was also obtained from aerial photographs, historical maps, local historical organizations, and the local archives.

Cultural heritage features within the study area were identified and included in this report based on the following definitions and concepts:

Cultural Heritage Resources:

- an umbrella term that includes cultural landscapes and built heritage features. The generally accepted and approximate age for the preliminary identification of cultural heritage resources is forty years, with the understanding that this does not necessarily exclude resources less than forty years that demonstrate heritage value or design significance.

Cultural Heritage Value or Interest (CHVI):

- “the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The *heritage value* of a *historic place* is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings” (*Standards and Guidelines for the Conservation of Historic Places in Canada* 2003).

Cultural Heritage Landscape:

- “any geographical area that has been modified, influenced, or given special cultural meaning by people” (*Parks Canada Guiding Principles and Operational Policies* 1994)
- “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value” (Provincial Policy Statement 2005).

Built Heritage Feature:

- “one or more *significant* buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions” (Provincial Policy Statement 2005).

Environment:

- according to Section 1(1)(c&d) of the **Environmental Assessment Act** (R.S.O. 1990), the term ‘environment’ can include “the social, economic and cultural conditions that influence the life of humans or a community”, and “any building, structure, machine or other device or thing made by humans”.

This document is supported by the guidelines and polices provided by the following:

- the **Ontario Heritage Act** (R.S.O. 1990) and **Ontario Regulation 9/06** made under the Act
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (2003)
- *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (Ministry of Culture and Recreation 1980)
- Section 2(d) of the **Ontario Planning Act** (R.S.O. 1990), which states that provincial interest shall include “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest”
- the **Provincial Policy Statement** (2005), issued under the authority of Section 3 of the **Planning Act**. The Provincial Policy Statement states in Section 2.6.1 that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” where ‘significance’ means “in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people”
- **Ontario Regulation 359/09** and the **Environmental Protection Act**, (R.S.O. 1990) as detailed in Section 1.0 of this document.

Each identified heritage resource was documented and evaluated using a standard format. This template was developed by the Heritage Resources Centre at the University of Waterloo. A property must have the potential to meet at least one of the criteria to be considered to have heritage significance. These criteria fall into three categories: design or physical value, historical or associative value and contextual value. All the properties in the study area that had the potential to be cultural assets were evaluated against these criteria.

4.0 Historical and Contextual Background

The Pre-Contact Era

The first settlers in the County of Oxford were the Paleo-Indian people who arrived after the retreat of the Wisconsinian glaciers, approximately 9,000 B.C. For the next 1500 years or so, the Palaeo-Indians lived as hunter-gatherers in the boreal-like landscapes of southern Ontario. Because of the low biotic productivity of this environment, it is believed that human groups ranged over very wide territories in order to live sustainably (Ellis & Deller 1990:52). Traditionally, Palaeo-Indians have been conceptualized as ‘big game hunters’ who lived on caribou and other Pleistocene megafauna. However, given the poor preservation of these sites (which are mostly understood only from stone tool and debris from their manufacture), much about the lifeways of these people remains unknown (Ibid.:38). In general, the impacts that humans left on their environment at these time were small (less than 200 square metres), ephemeral, and fleeting (Ellis and Deller 1990:51).

Beginning around 8,000 B.C., the biotic productivity of the environment began to increase as the climate warmed and the watershed was colonized by deciduous forest. As a result, more opportunities arose for the exploitation of both animal and plant food sources. The resulting broad-based economy was the basis for the archaeological cultures that are referred to as ‘Archaic’. During this period (roughly 8,000 B.C. – 800 B.C.) there was an explosion in the number and variety of raw materials, tool forms, site types, and the number of sites themselves. Because Archaic sites are more recent than Palaeo-Indian ones, preservation tends to be better. Artifacts composed of bone, shell, and even wood are not unheard of. During the late Archaic period, heavy wood-working tools appear, suggesting that people were building shelters or other objects, such as transportation aids (Ellis et al 1990:66-67). It is clear from the toolkits that have been unearthed that Archaic peoples had an encyclopaedic understanding of the environment that they inhabited. The number and density of the sites that have been found suggest that the environment was exploited in a successful and sustainable way over a considerable period of time. The success of Archaic lifeways is attested to by clear evidence of steady population increases over time. Eventually, these increases set the stage for the final period of Pre-Contact occupation – the Woodland Period (Ibid.).

The Woodland Period began around 800 B.C. and is characterized by the appearance of pottery. It is believed that hunting and gathering remained the primary subsistence strategy throughout the Early Woodland Period (800 B.C. – 0 A.D.) and well into the Middle Woodland Period (0 A.D. - 500 A.D.) (Spence et al 1990:167). However, at the Middle to Late Woodland transition, (ca. 400 A.D.) the first rudimentary evidence of maize (corn) horticulture appears. nevertheless, it seems likely that the human occupations in the area remained sustainable and low impact.

During the Late Woodland Period (roughly 1000 A.D. to 1650 A.D.) maize horticulture allowed for population increases which in turn lead to larger settlement sizes, higher population density, and increased social complexity among the peoples involved.

Beginning around 1000 A.D., early Iroquoians were living in small villages comprised of a number of longhouses, producing pottery with decorated incised rims, and using pipes to smoke tobacco. Essentially, the lifeways that were observed by the first Europeans to venture into the area were in place by this time. By 1450, it is possible to differentiate between the archaeologically-represented groups that would become the Huron and the Neutral of the early Contact period (Ibid.:446). Amongst the Neutral, village sizes swelled to as much as 5 hectares, with longhouses sometimes reaching over 100 metres in length. It is believed that some villages may have held as many as 2500 inhabitants (Ibid.:447).

It has been suggested that the size of these villages, along with the necessary croplands to sustain them, may have had some enduring impacts on the landscapes that surrounded them. In particular, there has been a correlation postulated between Pre-Contact era corn fields and modern stands of white pine (Janusas 1987:75).

The Early Contact Period

The first European to venture into what would become Ontario was Etienne Brulé, who was sent by Samuel de Champlain to visit the area and learn the language and customs of the First Nations there. Champlain himself made two trips to Ontario, first in 1613 and later from 1615 to 1616 (Vaugeois et al.2004:182). The First Nations encountered by Champlain included the Huron (or Wendat as they called themselves) and “la nation neutre” (the Neutrals) (**Figure 3**).



Figure 3: Detail from Samuel de Champlain’s *Carte de la Nouvelle France* (1632)

(Source: John Carter Brown Library, Brown University)

While the former group was concentrated in the northern part of what became Simcoe County, the Neutrals occupied the territory west of Lake Ontario, along the north shore of Lake Erie and throughout the Niagara Peninsula. The study area falls within the territory of this group. Sadly, the location of the Neutral Nation between the mutually belligerent Wendat and the League of the Haudenosaunee from New York State (often referred to as the Six Nations Iroquois) placed the Neutral in a politically precarious position which, by 1650 led to their demise as a distinct cultural entity (Lennox & Fitzgerald 1990:456). The remnants of the group appear may have been absorbed by the Haudenosaunee (which included the Mohawk, Cayuga, Onondaga, Oneida, Seneca, and Tuscarora Nations). By 1651, most of southwestern Ontario was little more than the unpopulated hunting grounds of the Iroquois (Lajeunesse 1960:xxxii).

At about this time, in 1656, the first relatively complete map of the province was produced by Nicholas Sanson. Though out-of-date in terms of the settlement of Ontario (the Neutral having been dispersed by then), the map clearly shows the study area and the location of what would one day be called the Thames River leading into Lake St. Clair (Figure 4).



Figure 4: Detail from Nicholas Sanson's *Le Canada ou Nouvelle France* (1656)

(Source: John Carter Brown Library, Brown University)

The Haundensaunee occupation of Ontario appears to have been rather short-lived, however. Weakened by European diseases, and by decades of skirmishing with the French, the Iroquois were vulnerable. Sometime around 1700, Anishinabeg peoples from the north shore of Lake Huron and the region around Lake Superior, migrated into southern Ontario. In a series of bloody skirmishes, the Iroquois were pushed out of Ontario and back into New York state (Smith 1987:19, Warrick 2005:1). The newcomers, who settled along the north shores of Lakes Ontario and Erie, were called the “Mississaugas” by their European contacts. It is believed that fur traders mistook the name of the Eagle Clan, the *Ma-se-sau-gee*, for that of the entire group (Smith 2002b:107). In 1701, hostilities between the Six Nations and the French (along with their Aboriginal allies) were concluded under the terms of the Treaty of Montreal, sometimes referred to as the Great Peace of Montreal (Havard 2001).

The Historic Period

Throughout the 1700’s and early 1800’s, the Mississaugas hunted, fished, gardened and camped across southwestern Ontario, but the footprint left by these people on the landscape they inhabited was exceedingly light. Archaeological sites dating to this time period are both rare and difficult to detect (Warrick 2005:1). Nevertheless, as far as the Colonial powers were concerned, most of Ontario belonged to them (**Figure 5**).

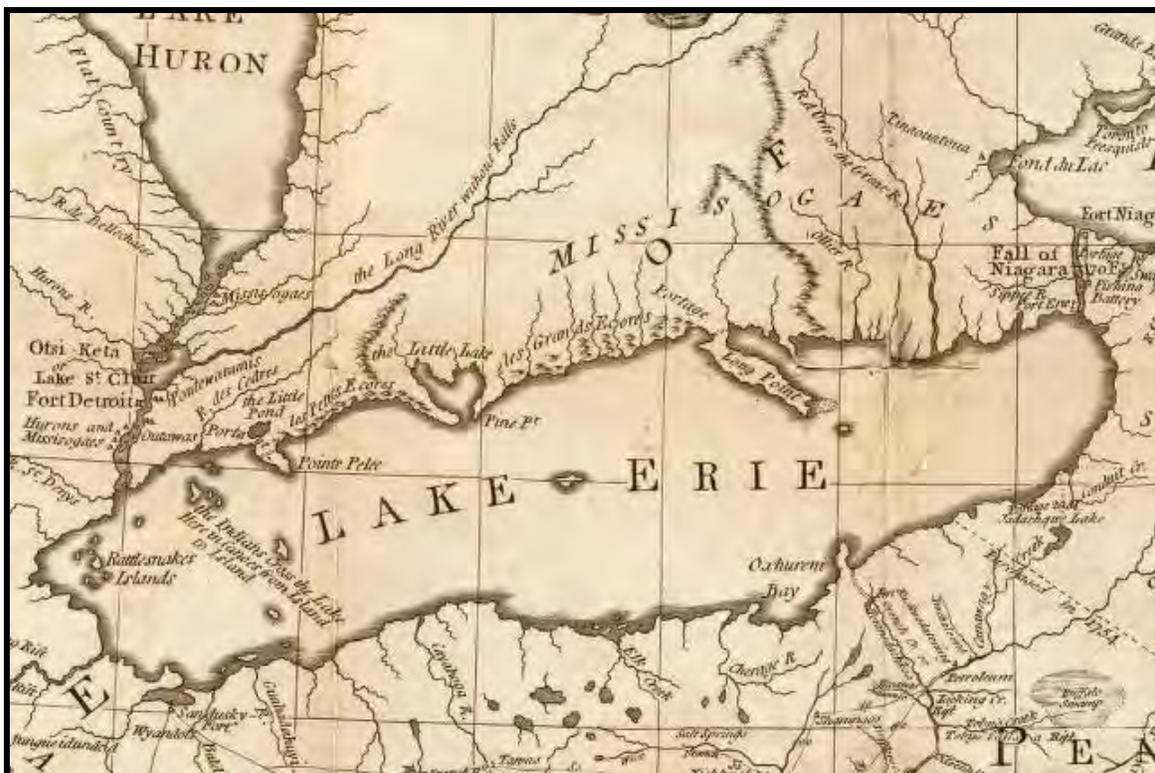


Figure 5: Detail from Sayer and Bennett’s *General Map of the Middle British Colonies in America* (1776)
(from the David Rumsey Collection)

The French maintained trading posts at Detroit, Niagara and Frontenac and offered many enticements to attract fur traders from the First Nations. Their attempts failed and the English (based in New York State) remained more prosperous. In 1754, hostilities over trade and territorial ambitions led to the *Seven Years War* (often called the *French and Indian War* in North America). The French surrendered in 1760 and were forced to withdraw from Canada (Smith 2002:109).

The Mississaugas had been stalwart allies of the French during the 7 Years War. After 1760, they forged a new alliance with the English. This relationship endured the English defeat at the end of the American War of Independence (1775-1783) and set the tone for the refugee movement of the United Empire Loyalists and the Six Nations into Canada (Smith 2002b:109).

Following the American War of Independence, the British needed land for Loyalists who had been displaced by the conflict. Southwestern Ontario, fertile and only sparsely settled, seemed perfect. On July 24, 1788, the Governor General of Quebec, Sir Guy Carleton, divided Upper Canada into four administrative districts; Lunenburg, Mecklenburg, Nassau and Hesse (Walker 1939:90). The government then set about creating land boards to facilitate settlement in each district. The land board for the District of Hesse, extending from Long Point to Detroit, and encompassing what was to become Oxford County, met for the first time on June 19, 1789.

The Crown had to obtain legal title to lands before they could be opened up to settlement. Accordingly, the so-called “Between the Lakes Purchase” was negotiated under which the Mississaugas surrendered approximately 3 million acres in southern Ontario in exchange for the sum of 1180.74 Quebec Pounds. The treaty was signed on December 7, 1792 (Atlas of Canada:2010). The legitimacy of the treaty, and the land rights it is alleged to have conferred upon the Crown, have since been called into question (Bellegarde and Augustine 1998:11).

The County of Oxford

The Constitutional Act (sometimes called the Canada Act) of 1791 created the Provinces of Upper Canada and Lower Canada (Craig 1993:17). John Graves Simcoe, the first Lieutenant Governor of the Province, initiated several schemes to populate and protect the newly-created province as the ongoing threat of war with the United States required the borders to be populated quickly. A settlement strategy that relied on the creation of shoreline communities and effective transportation links between the settlements was employed.

In 1792, the first legislature of Upper Canada changed the names of the Districts to Eastern, Midland, Home and Western respectively (Walker 1939:90). That same year, Governor Simcoe gave the La Tranche River its current name, the Thames (Hamil 1951:3).

Governance was to be accomplished through the District System in which Districts, for military and electoral purposes, were further divided into Counties and Townships. The County of Oxford was created in 1800 and, along with Middlesex County, formed part of the new London District (**Figure 6**) (Frost & Stoyles 2003:2).



Figure 6: Detail from Smyth’s Map of the Province of Upper Canada (1813)
(Source: The David Rumsey Collection)

The first settler in Oxford County was Thomas Horner, who emigrated to Blenheim Township from New Jersey in 1792. In 1795, Horner constructed a sawmill and later a gristmill just west of modern-day Princeton. Also in 1795, Major Thomas Ingersoll, a Loyalist soldier from Massachusetts, was granted a Township in Oxford by Governor Simcoe. The grant was a reward for Ingersoll’s service in the Revolutionary War. It was made on the condition that 40 families had to be settled on the land within 10 years of the grant. By 1805, 40 families had attempted settlement of the area, but many had been discouraged by the hardness of life there and abandoned the settlement. Dundas Street was the only road traversing the area and it was more a rough hewn and boggy trail than a real road (Ministry of Transportation and Communication 1984). As a result, Ingersoll lost his charter and moved to Port Credit where he died in 1812 (Frost & Stoyles 2003:4).

Eventually, Dundas Street was improved and the pace of settlement in the county increased. As the population of the county increased, so did public frustration with the

Government which was largely Crown appointed and dominated by members of the privileged “Family Compact”. In 1837, many Oxonians (people of Oxford County) led by their local member of the Legislative Assembly, Dr. Charles Duncombe, joined the Upper Canada Rebellion. Their efforts were soon thwarted and Duncombe was forced to flee to the USA (Stagg 2010).

In 1838, in a move which gave the area more autonomy, Oxford County became the only county within the newly-created Brock District (Archives of Ontario) (**Figure 7**).

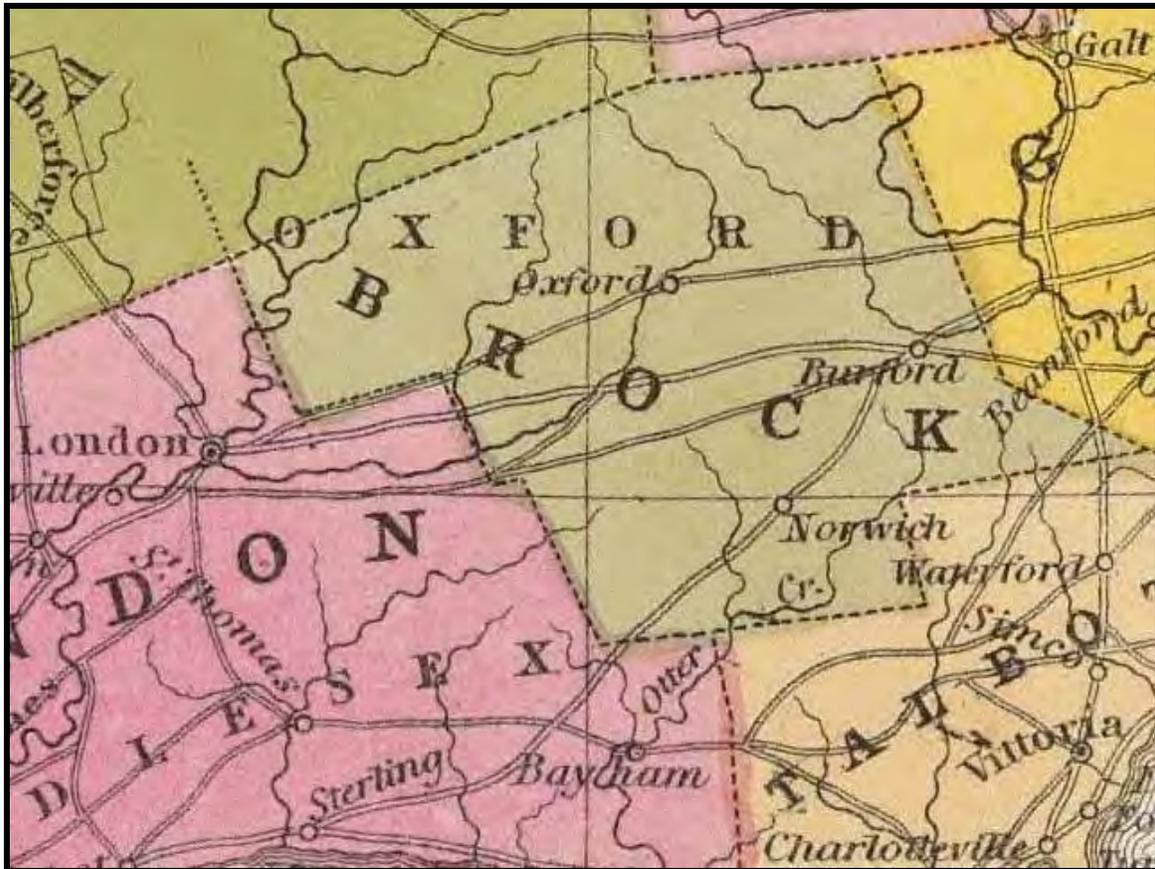


Figure 7: Detail from Samuel Augustus Mitchell’s *Canada West* (1846)

(Source: The David Rumsey Collection)

In 1840, in response to the rebellion, Upper Canada became Canada West and was governed by an elected Assembly and an appointed Executive Council. The new political system made settlement in Canada West more attractive, particularly to Americans, and caused the population of Oxford County to surge to 31,448 by 1852. The former Township of East Oxford, which includes the study area, had 1210 inhabitants (Frost & Stoyles 2003:4). In 1853, the Great Western Railway passed through the County which continued to grow and prosper as a leading producer of agricultural products such as grains and cheese. Increased demand (accompanied by increasing prices, for such produce created considerable prosperity during the Crimean War (1854-1856) and the American Civil war (1861-1865). Walker and Miles’ (1876, reprinted 1972) *Illustrated*

Historical Atlas of the County of Oxford shows the township of East Oxford entirely, and rather densely, settled (**Figure 8**).

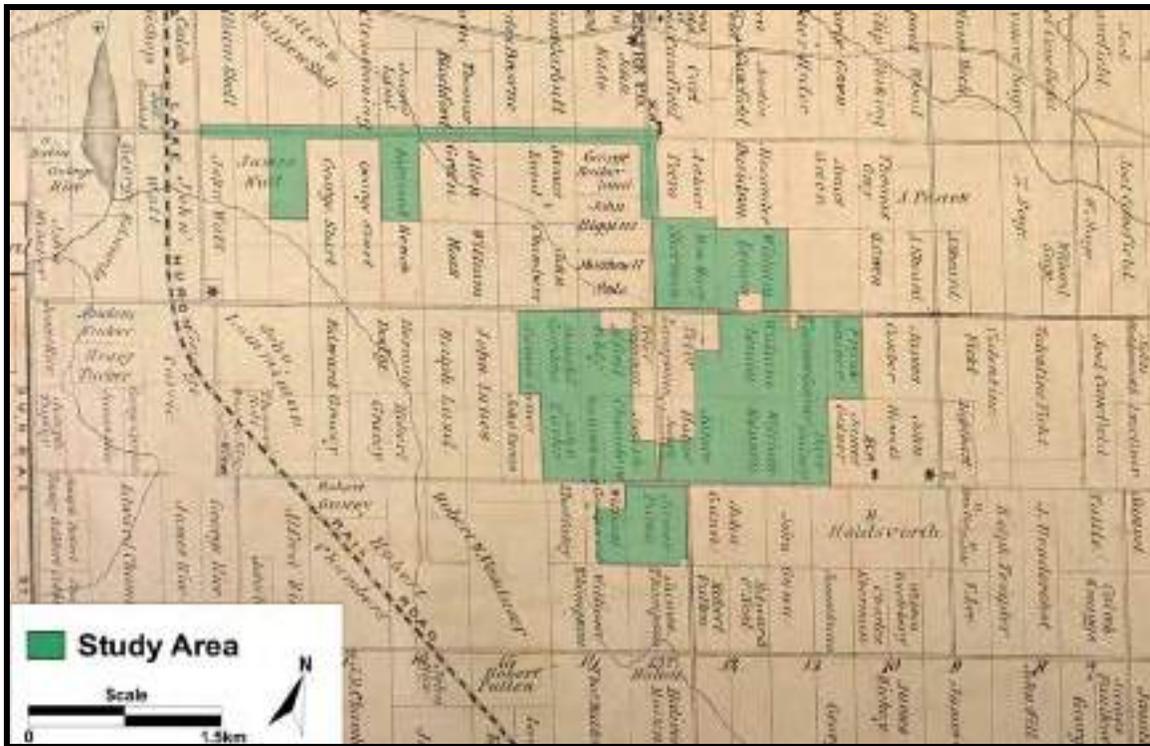


Figure 8: Detail from Walker and Miles’ *Map of the Township of East Oxford* (1876)

The atlas provides no description of Oxford Centre, the nearest named community to the study area. However, the village of Sweaburg, situated approximately 1.5 kms to the west of the project area is described as former lumbering centre, originally called Floodtown, with “two good stores and an excellent school” which:

“will attract attention from the beauty of the surrounding scenery and streams of limpid water” (Walker & Miles 1876:vii)

The rural character of the area remains its most distinguishing feature to this day.

5.0 Identification of Heritage Resources

Built Heritage Inventory

The Township of Norwich has a Municipal Heritage Committee. However, requests for information related to this assessment went unanswered. The Municipality was consulted also, but had no information pertinent to this study.

In February of 2010, a windshield survey of the study area was conducted. In the course of the survey, a total of 26 properties, each located on or in close proximity to a proposed turbine location, were examined for heritage resources. Forms showing the location, description and a photograph of each identified feature are presented in the following pages. If a property was judged to be of cultural heritage value, it was been evaluated against the criteria outlined by the *Ontario Heritage Act* in Ontario Regulation 9/06.

In the course of the survey, no Protected Properties, as defined under Section 19 of Ontario Regulation 359/09, were noted. Some properties were noted to have heritage aspects which would meet the definition of features of Cultural Heritage Value or Interest (CHVI). These features might, in the opinion of the ARA, qualify the sites for inclusion on a Municipal Heritage Register but would be unlikely to qualify any of the sites for designation under the Heritage Act.

Table 1 below list summarizes the identified built heritage within the study area. Map ID numbers in the table correspond to feature locations depicted in Figure 9.

**Table 1: Prowind – Gunn’s Hill Wind Farm
Built Heritage Inventory**

Map ID Number	Address	Value
1	445297 Gunn's Hill Road	Limited heritage value
2	445300 Gunn's Hill Road	Limited heritage value
3	445348 Gunn's Hill Road	Limited heritage value
4	445373 Gunn’s Hill	Limited heritage value
5	445380 Gunn's Hill Road	Limited heritage value
6	445429 Gunn's Hill Road	Limited heritage value
7	445470 Gunn’s Hill	Modified Gothic farmhouse
8	465248 Curries Road	Limited heritage value
9	465256 Curries Road	Limited heritage value
10	465322 Curries Road	Limited heritage value
11	465402 Curries Road	Limited heritage value
12	465418 Curries Road	Limited heritage value
13	465448 Curries Road	Limited heritage value
14	465453 Curries Road	Limited heritage value
15	465492 Curries Road	Limited heritage value
16	465495 Curries Road	Example of a Queen Anne style
17	465537 Curries Road	Good example of a vernacular style
18	485044 Firehall Road	Georgian style farm house
19	485053 Firehall Road	Limited heritage value
20	485192 Firehall Road	Limited heritage value
21	485268 Firehall Road	Limited heritage value
22	714256 Middletown Line	Limited heritage value
23	714420 Middletown Line	Good example of an Edwardian style
24	714434 Middletown Line	Limited heritage value
25	714443 Middletown Line	Limited heritage value
26	714456 Middletown Line	Example of an Italianate style farmhouse

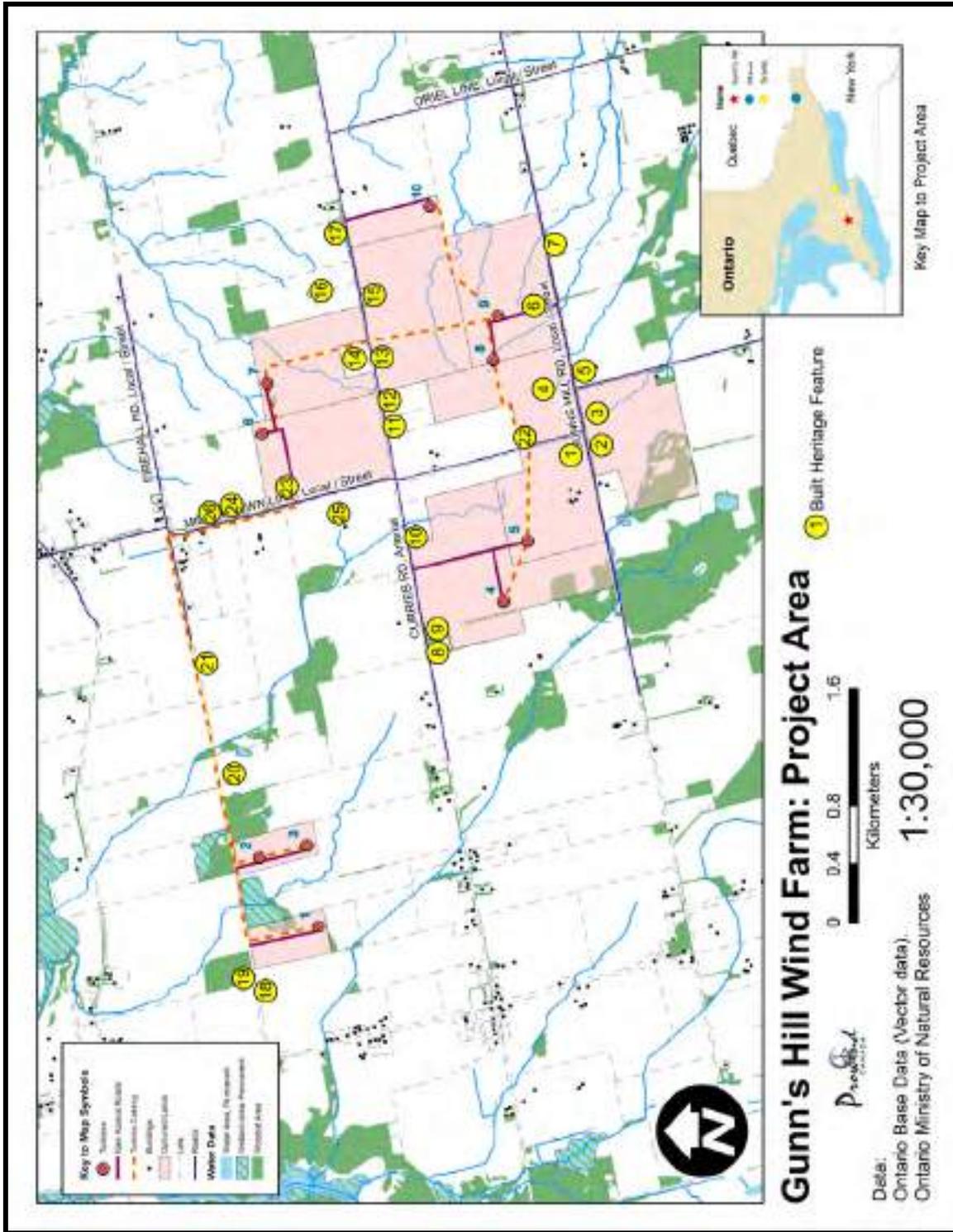


Figure 9: Built Heritage Features in the Study Area

Identification Number: 1**Identification of Resource**

Property Name	n/a
Street Address	445297 Gunn's Hill Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1950
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 2**Identification of Resource**

Property Name	n/a
Street Address	445300 Gunn's Hill Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1980
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 3**Identification of Resource**

Property Name	n/a
Street Address	445348 Gunn's Hill Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1880
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 4**Identification of Resource**

Property Name	n/a
Street Address	445373 Gunn's Hill Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	Unknown
Building Type	Residential
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 9, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 5**Identification of Resource**

Property Name	n/a
Street Address	445380 Gunn's Hill Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1990
Building Type	Residential
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 6**Identification of Resource**

Property Name	n/a
Street Address	445429 Gunn's Hill Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1980
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 7**Identification of Resource**

Property Name	n/a
Street Address	445470 Gunn's Hill Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1870
Building Type	Farm
Cultural Heritage Value	- Modified Gothic farmhouse.
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	√	Modified Gothic farmhouse.
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area	√	Representative of rural Ontario farming and history of the area.
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 8**Identification of Resource**

Property Name	n/a
Street Address	465248 Curries Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn’s Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1990
Building Type	Residential
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 9, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 9**Identification of Resource**

Property Name	n/a
Street Address	465256 Curries Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	Unknown
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 10**Identification of Resource**

Property Name	n/a
Street Address	465322 Curries Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 2000
Building Type	Residential
Cultural Heritage Value	- Limited Value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	<input checked="" type="checkbox"/>	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 11**Identification of Resource**

Property Name	n/a
Street Address	465402 Curries Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1970
Building Type	Residential
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 12**Identification of Resource**

Property Name	n/a
Street Address	465418 Curries Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 2000
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 13**Identification of Resource**

Property Name	n/a
Street Address	465448 Curries Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	Unknown
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 14**Identification of Resource**

Property Name	n/a
Street Address	465453 Curries Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1990
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 15**Identification of Resource**

Property Name	n/a
Street Address	465492 Curries Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 2000
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 16**Identification of Resource**

Property Name	n/a
Street Address	465495 Curries Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1890
Building Type	Farm
Cultural Heritage Value	- Example of a Queen Anne style farmhouse.
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 9, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	√	Example of a Queen Anne style farmhouse.
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area	√	Representative of rural Ontario farming and history of the area.
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 17**Identification of Resource**

Property Name	n/a
Street Address	465537 Curries Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1870
Building Type	Farm
Cultural Heritage Value	- Good example of a vernacular style farmhouse.
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	√	Good example of a vernacular style farmhouse.
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area	√	Representative of rural Ontario farming and history of the area.
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 18**Identification of Resource**

Property Name	n/a
Street Address	485044 Firehall Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	Unknown
Building Type	Farm
Cultural Heritage Value	- Georgian style farmhouse.
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	√	Georgian style farmhouse.
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area	√	Representative of rural Ontario farming and history of the area.
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 19**Identification of Resource**

Property Name	n/a
Street Address	485053 Firehall Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 2005
Building Type	Residential
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 20**Identification of Resource**

Property Name	n/a
Street Address	485192 Firehall Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	Unknown
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 21**Identification of Resource**

Property Name	n/a
Street Address	485268 Firehall Road
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	Unknown
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 22**Identification of Resource**

Property Name	n/a
Street Address	714256 Middletown Line
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1960
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 23**Identification of Resource**

Property Name	Faithview Farm
Street Address	714420 Middletown Line
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1915
Building Type	Farm
Cultural Heritage Value	- Good example of an Edwardian style farmhouse. - Gazebo porch feature.
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	√	Good example of an Edwardian style farmhouse.
	2	Displays a high degree of craftsmanship or artistic value	√	Gazebo porch feature.
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area	√	Representative of rural Ontario farming and history of the area.
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 24**Identification of Resource**

Property Name	n/a
Street Address	714434 Middletown Line
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1980
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 25**Identification of Resource**

Property Name	n/a
Street Address	714443 Middletown Line
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1870
Building Type	Farm
Cultural Heritage Value	- Limited value
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area		
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Identification Number: 26**Identification of Resource**

Property Name	n/a
Street Address	714456 Middletown Line
Recognition (e.g. Designated or Listed)	n/a
Community	Gunn's Hill
Municipality	Norwich
Regional Municipality	Oxford County
Construction Date	c. 1880
Building Type	Farm
Cultural Heritage Value	- Example of an Italianate style farmhouse.
Heritage Impact of Wind Farm	No impact
Photo	 <p>Photo: March 2, 2010</p>

Evaluation of Cultural Heritage Value

Criteria	No.	Description	√	Cultural Heritage Value
A. Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	√	Example of an Italianate style farmhouse.
	2	Displays a high degree of craftsmanship or artistic value		
	3	Displays a high degree of technical or scientific achievement		
B. Historical or Associative Value	1	Has direct associations with a theme, event, belief person, activity, organization or institution that is significant to a community		
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	3	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
C. Contextual Value	1	Is important in defining, maintaining or supporting the character of an area	√	Representative of rural Ontario farming and history of the area.
	2	Is physically, functionally, visually or historically linked to its surroundings		
	3	Is a landmark		

Cultural Heritage Landscapes

The Provincial Policy Statement (PPS, 2005) issued under Part 3 of the Ontario Planning Act requires that significant Cultural Heritage Landscapes (CHL) be conserved. A CHL is defined by the PPS as,

“A defined geographical area of heritage significance which has been modified by human activities and is valued by community. A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.”

The Cultural Heritage Landscape evaluation process developed for the Regional Municipality of Waterloo is based on current practice standards. It is similar to the procedure used by the Ontario Realty Corporation, the Ontario Ministry of Culture, the City of London and the Town of Caledon. All of these have in turn adopted CHL identification methods that are essentially modifications of the seminal model developed and adopted by the U.S. National Parks Service (Scheinman 2006:10).

The US National Parks Service model can be found in its entirety in *National Register Bulletin #30 “Guidelines for Evaluating and Documenting Rural Historic Landscapes* (McClelland, Keller, Keller & Melnick 1999). The checklist offers criteria specifically for CHLs and allows greater specificity in studying landscapes.

The Waterloo CHL Framework is explained, and applied to the study area, in Table 2 below.

Table 2: Evaluation of the Prowind – Gunn’s Hill Study Area as a Cultural Heritage Landscape

Characteristic	Value
A. Is associated with events that made significant contributions to the broad patterns of history (at any level - local, regional, national, etc.) i.e., strong association with central themes; or,	- There are no known specific events of significance associated with this area.
B. Is closely associated with the lives of individuals and/or families who are considered significant to the history of the area; or,	- There is no known individual or family who is significant to the area.
C. Embodies the distinctive characteristics of a particular settlement pattern or lifeway whether derived from ethnic background, imposed by the landscape, was the practice of a specific historic period or a combination of the above; or,	- The area does not embody distinctive characteristics or settlement pattern or lifeway derived from an ethnic background.
D. Manifests a particularly close and harmonious long-standing relationship between the natural and domestic landscape; or,	- The location does not manifest a particularly close and harmonious long-standing relationship between the natural and domestic landscape.
E. Has yielded or is likely to yield information important to prehistory or history; or,	- There is no known ability for the area to yield information important to history.
F. Is strongly associated with the cultural and/or spiritual traditions of First Nations or any other ethnic and/or religious group.	- There is no known relation to First Nations or any other ethnic and/or religious group.

In sum, an assessment of the Prowind – Gunn’s Hill study area using standard CHL evaluation criteria suggests that the location does not meet the requirements for a significant cultural heritage landscape.

6.0 Conclusions and Recommendations

The heritage resource assessment of the study area for the proposed Prowind – Gunn’s Hill Wind Project is now complete. There are a number of conclusions that can be drawn from the study. They are as follows:

- 1) There are no protected properties in the study area (as defined in Section 19 of Ontario Regulation 359/09).
- 2) None of the built heritage features within the study have sufficient Cultural Heritage Value or Interest (CHVI) to merit designation under the Ontario Heritage Act. However, some of the properties may be worthy of inclusion on a Municipal Heritage Inventory, should it be created.
- 3) The local landscape in the project area does not meet the criteria necessary to be considered a significant Cultural heritage Landscape (CHL) (see Table 2).

Given the lack of heritage features with CHVI in the study area, it is not necessary to analyze project impacts to them. Accordingly, it is recommended that the project be released from further heritage concerns.

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**Heritage Assessment Report
Gunn's Hill Wind Farm
Overhead Cable Route
(F-0021920-WIN-130-601)
Geographic Township of East Oxford
City of Woodstock and Township of Norwich
Oxford County, Ontario**

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05/11/2012

Original Report

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 BH – Built Heritage
 CHL – Cultural Heritage Landscape
 CHVI – Cultural Heritage Value or Interest
 FIT – Feed-in Tariff
 MTCS – Ministry of Tourism, Culture and Sport
 O. Reg. – Ontario Regulation
 REA – Renewable Energy Approval
 ROW – Right-of-Way

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1.0 INTRODUCTION

Under a contract awarded by Prowind Canada Inc. in May 2012, ARA conducted a heritage assessment of lands with the potential to be impacted by the proposed Gunn's Hill Wind Farm in the City of Woodstock and the Township of Norwich, Oxford County, Ontario. The proponent proposes to build a Class 4 wind energy generation facility with a total installed nameplate capacity of up to 25 MW (F-0021920-WIN-130-601), and is preparing their REA application in accordance with the requirements set out in O. Reg. 359/09 made under Part V.0.1 of the *Environmental Protection Act*. A heritage assessment was previously conducted for the majority of the project location in February 2010 (ARA and HRC 2010), but this assessment did not include the proposed Overhead Cable Route.

This report documents the background research, on-site inspection, potential resource identification and evaluations involved in the heritage assessment of the Overhead Cable Route and its immediate surroundings, and presents conclusions and recommendations concerning potential impacts. The study was conducted in order to fulfill the requirements of a cultural heritage assessment report, as discussed in Section 20 (Consideration of Archaeological and Heritage Resources) and Section 23 (Heritage Assessment) of O. Reg. 359/09.

The study area for this heritage assessment consists of a series of existing electrical corridors extending for 5.56 km from the participating properties along Firehall Road through parts of the Township of Norwich and City of Woodstock. This study area encompasses the proposed Overhead Cable Route and all abutting/adjacent properties (see Map 1–Map 2). The Overhead Cable Route traverses several municipal road ROWs in the Township of Norwich, Highway 401, the Cedar Creek Golf & Country Club, and several municipal road ROWs in the City of Woodstock. In legal terms, the Overhead Cable Route fall on parts of Lot 20, Concession 1 East; Lots 19–20, Concession 2 East; Lots 18–20, Concession 3 East; Lots 18–19, Concession 4 East; and several historically-surveyed road allowances in the Geographic Township of East Oxford.

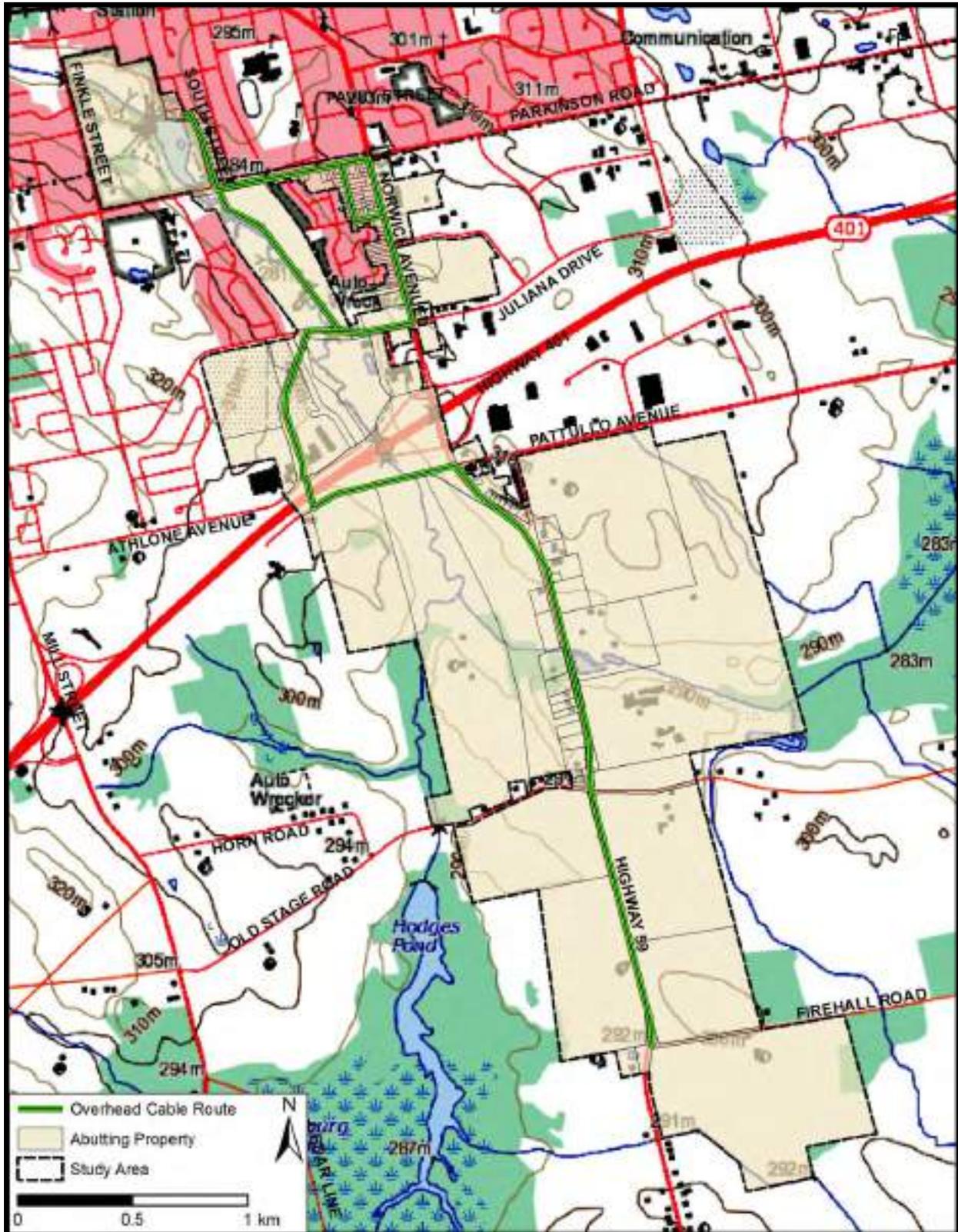
This assessment was conducted for the purpose of identifying heritage resources within the study area that may be subject to project impacts. The approach consisted of the following:

- Background research concerning the project context, natural context, and historical context of the study area;
- The identification of any Protected Properties within the limits of the study area;
- The creation of an inventory of all properties with potential BH resources and all potential CHLs within the study area;
- A description of the location and nature of these potential heritage resources;
- An evaluation of each potential heritage resource against the criteria set out in O. Reg. 9/06 for determining CHVI;
- An evaluation of potential direct and indirect project impacts on all Protected Properties and newly-recognized BH resources and CHLs within the study area (if identified); and
- The provision of suggested strategies for the conservation of identified heritage resources.

The project was carried out in accordance with the provisions of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 and O. Reg. 359/09 made under the *Environmental Protection Act*. All notes, photographs and other records pertaining to the heritage assessment are currently housed in ARA's processing facility located at 154 Otonabee Drive, Kitchener, Ontario. Subsequent long-term storage will occur at ARA's head office, located at 97 Gatewood Road, Kitchener, Ontario. The MTCS is asked to review the conclusions and recommendations presented in this report and provide written comments to the proponent as required by Subsection 23 (3) (a) of O. Reg. 359/09.



**Map 1: View of the Study Area in the Province of Ontario
(NRC 2004)**



Map 2: View of the Overhead Cable Route and the Abutting Properties in the Township of Norwich and City of Woodstock (NRC 2010b)

2.0 PROJECT CONTEXT

Prowind Canada Inc. proposes to build the Gunn's Hill Wind Farm, a Class 4 wind energy generation facility with a total installed nameplate capacity of up to 25 MW, on privately-owned agricultural lands roughly 3.0 km south of the City of Woodstock in the Township of Norwich, Oxford County. A Power Purchase Agreement has been acquired for the project under Ontario's FIT Program (F-0021920-WIN-130-601). The project location map for the Gunn's Hill Wind Farm appears in Appendix A.

The proposed facility would consist of ten wind turbine generators with a 2.5 MW capacity. These turbines would have a hub height of 98.3 m and a rotor diameter of 103 m, yielding a maximum total height of 149.8 m above grade. Aside from the turbines, the project would also require the construction of access roads, a substation and an operations and maintenance building, in addition to overhead and/or underground lines to connect the turbines to each other and the electrical grid (Prowind Canada Inc. 2012:7–13).

The proposed Overhead Cable Route will be used to connect the project to the existing Hydro One grid. Hydro poles or buried cable will be installed from the substation to Highway 59 (previously assessed), and the lines will then share the Hydro One poles up to the point of common coupling at or adjacent to the Woodstock TS (assessed in this study). The overhead wires will be designed so that the voltage on the section of line between the wind farm substation and the Hydro One grid is 27.6 kV. Upgrades may be needed to the existing poles to support the additional cables, however all upgrades are the domain of Hydro One (Prowind Canada Inc. 2012:12). The project will only be responsible for stringing the new cables within the existing road allowances/electrical line corridors.

3.0 METHODOLOGY

This study was designed to examine the heritage resources of the previously unassessed portion of the project location and the surrounding area in accordance with the REA requirements of O. Reg. 359/09. Specifically, Section 20 requires that applicable projects must consider whether the project may have an impact on local heritage resources, and Section 23 stipulates that a cultural heritage assessment be undertaken if there is potential for such impacts. The following is a discussion of the key concepts essential to any heritage assessment (Section 3.1), and a detailed overview of the methods used in the heritage assessment of the Gunn's Hill Wind Farm (Section 3.2).

3.1 Key Concepts

Heritage assessments are methodologically rooted in the proper identification of Built Heritage (BH) resources and Cultural Heritage Landscapes (CHLs), and in the evaluation of their Cultural Heritage Value or Interest (CHVI). These pivotal terms play a significant role in all types of heritage assessments, and therefore require clear definition and consistent usage:

- Cultural Heritage Value or Interest: “the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings” (Parks Canada 2010:5).
- Built Heritage Resource: “one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions” (MMAH 2005:29).
- Cultural Heritage Landscape: “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value” (MMAH 2005:29).

The term “cultural landscape” was first coined in 1908 by noted German geographer Otto Schluter in his formulation of the distinction between natural and cultural landscapes (James and Martin 1981:177). The concept was expanded and further developed by American geographer Carl Sauer in his 1925 paper *The Morphology of Landscape*, in which he declared:

The cultural landscape is fashioned from a natural landscape by a culture group. Culture is the agent, the natural area is the medium, the cultural landscape is the result ... The natural landscape is of course of fundamental importance for it supplies the materials out of which the cultural landscape is formed. The shaping force, however, lies in the culture itself (citation from Mitchell 2003:27).

The method and theory of cultural landscape studies were further debated and refined in academic circles in a process which culminated in UNESCO’s World Heritage Convention of 1992. The *Operational Guidelines for the Implementation of the World Heritage Convention* defines several types of cultural landscapes (e.g. designed landscapes, evolved landscapes and associative landscapes), lists the criteria for determining their significance, and suggests methods for their conservation (UNESCO 2008). While any landscapes that have been altered by humans constitute a cultural landscape, those with demonstrable heritage value, or *cultural heritage landscapes* (CHLs), have been marked for special consideration.

Whereas the identification of a BH resource is fairly straightforward, CHLs manifest in a much wider variety of forms and styles. As a consequence, CHLs often possess heritage values which arise from a number of different criteria. Accordingly, the identification, evaluation and conservation of cultural landscapes can be extremely complex. CHLs can stretch across multiple

properties or even multiple municipalities. Defining their extents requires careful consideration of the components of the landscape and an understanding of the historical processes that led to its creation. In many cases, input from community heritage organizations is crucial to the process.

It has been recognized that the heritage value of a CHL is often derived from its association with historical themes that characterize the development of human settlement in an area (MNR 1975; Scheinman 2006). In Ontario, typical themes which may carry heritage value within the community include (but are not limited to) Pre-Contact habitation; early European exploration; early European and First Nations contacts; pioneer settlement; the development of transportation networks; agriculture and rural life; early industry and commerce; and/or urban development. Individual CHLs may touch on a number of these themes simultaneously.

The heritage value of a CHL can also originate from non-historical and non-associative values. Just like BH resources, CHLs can be defined by physical values, design values, and/or contextual values. Although significant measures of design or physical value are relatively rare in the case of CHLs (i.e. few have a high degree of craftsmanship, few display scientific merit, etc.), contextual value is quite common due to their frequent links to the surroundings and importance in defining the character of any given area.

3.2 Approach

Typically, a heritage assessment consists of the following principal components: 1) historical research, site analysis (i.e. a field survey) and evaluation of CHVI; 2) identification of the significance and heritage attributes of the heritage resource; 3) description of the proposed development or site alteration; 4) measurement of development of site alteration impact; 5) consideration of alternatives, mitigation and conservation methods; 6) implementation and monitoring of recommended methods; and 7) a summary statement and conservation recommendations (MCL 2006:2–3). A similar method can be adopted for heritage assessments concerned with renewable energy projects, albeit slightly modified to accommodate the specific requirements of O. Reg. 359/09.

As mentioned in Section 1.0, the study area for this heritage assessment consists of the previously un-assessed portion of the project location (the Overhead Cable Route) and all abutting/adjacent properties. Section 1 of O. Reg. 359/09 defines the 'project location' as "a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the project and any air space in which a person is engaging in or proposes to engage in the project". According to Section 20 of O. Reg. 359/09, abutting properties can be understood to comprise all lands that abut "the parcel of land on which the project location is situated". Adherence to these definitions is essential for any successful heritage assessment.

The boundaries of the study area were decided upon through the careful consideration of the requirements set out in Sections 19, 20 and 23 of O. Reg. 359/09, coupled with ARA's preferred business practices. For Protected Properties, Sections 19 and 20 require that a study area comprising the project location and all abutting properties be considered. For heritage resources located on non-Protected Properties, however, a literal reading of Sections 20 and 23 would limit the scope of such an assessment to only the project location. As part of its business practice, however, ARA considers a larger study area to ensure that all potential project impacts are

identified. Accordingly, the study area for this heritage assessment consists of the previously un-assessed portion of the project location (the Overhead Cable Route) and all abutting properties, thereby exceeding the heritage assessment requirements set out in O. Reg. 359/09.

In order to effectively evaluate potential BH resources and CHLs within this study area in a meaningful and objective format, a combination of background research and a field survey is essential. Background information is obtained from aerial photographs, historical maps (e.g. illustrated atlases), archival sources (e.g. historical publications and records), published secondary sources (online and print), and municipal heritage representatives/local historical organizations. Where possible, further information should be sought from the MTCS. The field survey component involves the collection of primary data through systematic photographic documentation of potential heritage resources within the study area (i.e. a windshield survey). Photographs capturing all potential BH resources and CHLs are taken, as are general views of the surrounding landscape. Given that such surveys are limited to areas of public access (e.g. roadways, intersections, non-private lands, etc.), the documentation of properties obscured by trees or distance is often problematic. As such, there is always the possibility that obscured heritage features may be missed.

In order to objectively identify heritage resources, O. Reg. 9/06 made under the *Ontario Heritage Act* sets out three principal criteria for determining CHVI. These criteria include Design/Physical Value, Historical/Associative Value and Contextual Value:

- Design or Physical Value manifests when a feature is a rare, unique, representative or early example of a style, type, expression, material or construction method; when it displays a high degree of craftsmanship or artistic value; or when it displays a high degree of technical or scientific achievement;
- Historical or Associative Value appears when a resource has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community; yields or has the potential to yield information that contributes to the understanding of a community or culture; or demonstrates or reflects work or ideas of an architect, builder, artist, designer or theorist who is significant to the community;
- Contextual Value is implied when a feature is important in defining, maintaining or supporting the character of an area; is physically, functionally, visually or historically linked to its surroundings; or is a landmark.

All properties with potential BH resources and CHLs within the study area must be evaluated against these criteria. If a potential resource is found to possess one or more heritage attributes that meet of any of the criteria of O. Reg. 9/06, it can then be considered an *identified* heritage resource. Once a heritage resource has been determined to have CHVI in this manner, whether an isolated BH resource or an expansive CHL spanning multiple properties, Subsection 20 (1) (a) (ii) of O. Reg. 359/09 requires that an evaluation of “any impact” of the project be carried out, and “measures to avoid, eliminate or mitigate the impact” be proposed.

Project impacts may include direct and/or indirect impacts. The former MCL's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006:3) provides an overview of several major types of negative impacts, including but not limited to:

- Destruction of any, or part of any, significant heritage attributes;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Of these negative impacts, 1) the destruction of any, or part of any, significant heritage attributes, 2) alterations that are not sympathetic, or are incompatible, with the historic fabric and appearance, and 3) the direct or indirect obstruction of significant views or vistas within, from, or of built and natural features are among the most common that can occur as a result of the construction, operation and decommissioning of renewable energy projects.

According to Subsections 23 (1) (a) (ii) and 23 (2) (a) of O. Reg. 359/09, all potential impacts to identified heritage resources at the project location, as well as Protected Properties that abut the parcel of land on which the project location is situated, must be evaluated. As mentioned above, ARA also evaluates impacts to identified heritage resources located on non-Protected abutting properties. A key factor in this evaluation process is the distance between the proposed project infrastructure (e.g., wind turbines, access roads, etc.) and the identified heritage resources. Unfortunately, no *Standards and Guidelines* have yet been provided by the MTCS to aid in the determination of minimal separation distances between design elements and heritage resources. Accordingly, all methodological attempts to make use of these quantitative data must rely primarily on subjective criteria and the opinion of qualified heritage professionals.

Through an analysis of the proximity (or lack therefore) of heritage resources to project infrastructure, the presence or absence of the major types of negative impacts outlined in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCL 2006:3) can be determined. For identified CHLs, a similar approach can also be adopted. All types of CHLs must be considered, including small CHLs located within the study area (e.g. a small historic community) and larger CHLs which traverse the study area (e.g. a broad CHL made up of numerous communities or even townships).

If potential impacts on identified heritage resources with CHVI are recognized, then measures to avoid, eliminate or mitigate the impact must be proposed, as required by Subsection 20 (1) (a) (ii) of O. Reg. 359/09. *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* lists several methods of minimizing or avoiding a negative impact on an identified heritage resource (MCL 2006:4), including but not limited to:

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

In response to the above-mentioned requirements, this heritage assessment was designed with seven component parts: 1) a discussion of the local natural environment; 2) a summary of historical background research pertaining to the Township of East Oxford; 3) the identification of any Protected Properties within the study area; 4) the identification of properties with potential BH resources and evaluation of each resource against the criteria set out in O. Reg. 9/06 to determine CHVI; 5) the identification of potential CHLs and evaluation of each resource against the criteria set out in O. Reg. 9/06 to determine CHVI; 6) an evaluation of potential project impacts on Protected Properties, identified BH resources and identified CHLs within the study area; and 7) a proposal of measures to avoid, eliminate or mitigate project impacts, if such impacts are identified.

This approach is supported by the guidelines and policies provided by the following:

- Ontario Regulation 359/09 made under the *Environmental Protection Act*;
- Ontario Regulation 9/06 made under the *Ontario Heritage Act*;
- the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (MCL 1980);
- The *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (MCL 1992); and
- The *Ontario Heritage Tool Kit* series (MCL 2006).

4.0 NATURAL CONTEXT

Although a given potential heritage resource's 'natural' setting does not directly factor into the evaluation of its CHVI, it is widely accepted that local environmental factors played an important role in shaping all early land-use processes. In essence, these factors set out the initial conditions from which all cultural landscapes form and develop, across the entire historical and cultural spectrum of Ontario. Since the relationship between a potential heritage resource and its role in the cultural landscape figures prominently in the evaluation process, particularly with respect to gauging contextual value, a brief consideration of such 'natural' factors is warranted. In order to fully comprehend the heritage context of the study area, the following four features of the local natural environment must be considered: 1) forests; 2) climatic conditions; 3) physiography; and 4) soil types.

The study area lies within the deciduous forest, an ecological zone described as having the most diverse forest life in Ontario. The region is characterized by a wide range of tree and shrub species, including eastern white pine, red pine, eastern hemlock, white cedar, yellow birch, sugar and red maple, basswood, red oak, black walnut, butternut, tulip, magnolia, black gum, and many types of oaks and hickories. A number of rare species of mammals, birds, plants and insects reside in the deciduous forest, including sassafras and tulip trees, southern flying squirrels, and red-bellied woodpeckers. Today, over 90% of Ontario's population lives in this small region (MNR 2012). Relatively little of the original forest cover remains standing in the local vicinity during modern times, however, as early Euro-Canadian agriculturalists conducted large-scale clearing operations to prepare the land for cultivation.

The local climatic region is known as the 'South Slopes'. This region is characterized by mean annual temperatures of 7 to 8 °C, with mean daily temperatures ranging from -8 to -10 °C in January and daily averages ranging between 26 and 27 °C in July. The area experiences between 140 and 150 frost-free days per year, with the first frost typically arriving between October 5th and October 10th. Mean annual precipitation levels are between 910 and 970 mm, nearly half of which (400 to 420 mm) falls between May and September (Hagerty and Kingston 1992:16).

Physiographically, the study area lies within the region known as the Oxford Till Plain, which occupies a central position in the peninsula of southwestern Ontario. This plain covers approximately 156,000 ha and has a drumlinized surface. The till consists of a pale brown calcareous loam with limestone and grey/pale brown dolostone (Chapman and Putnam 1984:143). The underlying bedrock consists of limestone and dolostone belonging to the Middle Devonian Detroit River group (Davidson 1989:42).

The soils within the study area include Guelph loam, Burford sandy loam, Honeywood silt loam and Muck. Guelph loam consists of calcareous loam till and has good drainage qualities; Burford sandy loam is made up of calcareous gravel and has good drainage qualities; while Honeywood silt loam consists of silty alluvial deposits over calcareous loam till and also has good drainage qualities. Muck consists of deep organic deposits underlain by sand, silt and clay (Wicklund and Richards 1961:Soil Map).

In summary, the study area possesses a number of environmental characteristics which would have made it particularly attractive to early Euro-Canadian populations. The nearby Cedar Creek would have provided an ample water supply, the rich deciduous forest would have attracted early industry, and the climate and topography would have allowed for the production of a range of general and specialized agricultural crops. Taken collectively, these factors would have positively influenced the development of local BH resources and CHLs.

5.0 HISTORICAL CONTEXT

Although many CHLs have strong associations with Aboriginal communities, all of the heritage resources considered in this report can be associated with Post-Contact (rather than Pre-Contact) cultural developments. Accordingly, the history of the initial settlement and growth of Euro-Canadian communities in Oxford County is of direct relevance to the present study, as opposed to that of the lengthy Pre-Contact period.

What follows is a historical summary of the region from the time of European contact through to the ‘modern era’ of the 20th century. This overview is not intended to be exhaustive, but is rather meant to effectively place the study area in its appropriate historical context and to better inform the heritage evaluation process.

5.1 European Contact

The first European to venture into what would become southern Ontario was Étienne Brûlé, who was sent by Samuel de Champlain in the summer of 1610 to accomplish three goals: 1) to consolidate an emerging friendship between the French and the First Nations, 2) to learn their languages, and 3) to better understand their unfamiliar customs. Other Europeans would subsequently be sent by the French to train as interpreters. These men became *coureurs de bois*, “living Indian-style ... on the margins of French society” (Gervais 2004:182). Such ‘woodsmen’ played an essential role in all later communications with the First Nations.

Champlain himself made two trips to Ontario: in 1613, he journeyed up the Ottawa River searching for the North Sea, and in 1615/1616, he travelled up the Mattawa River and descended to Lake Nipissing and Lake Huron to explore Huronia (Gervais 2004:182–185). He learned about many First Nations groups during his travels, including prominent Iroquoian-speaking peoples such as the Wendat (Huron), Petun (Tobacco) and ‘*la nation neutre*’ (the Neutrals), and a variety of Algonkian-speaking Anishinabeg bands. Champlain’s map of *Nouvelle France* from 1632 encapsulates his accumulated knowledge of the area (see Map 3). Although the distribution of the Great Lakes is clearly an abstraction, prolific Neutral village sites can be seen ‘west’ of *Lac St. Louis* (Lake Ontario).

Less than four decades after Champlain, a series of major events dramatically altered the cultural landscape of southwestern Ontario. These include the Five Nations invasion ca. 1650, the demise of the Huron, Petun and Neutral Nations, and the establishment of a vast Iroquoian hunting territory in the second half of the 17th century (Hunt 1940). Further change would take place ca. 1800, when northern Anishinabeg groups such as the Ojibway, Odawa and Potawatomi pressed into southern Ontario in an attempt to trade directly with the French and the English (Smith 1987:19). These groups took advantage of the competition between the English and French over the fur trade, and were consequently well-supplied with European goods. The Mississaugas, members of the Ojibway Nation who settled north and west of Lake Ontario, traded primarily with the French and received “everything from buttons, shirts, ribbons to combs, knives, looking glasses, and axes” (Smith 1987:22).



Map 3: Detail from S. de Champlain's *Carte de la Nouvelle France* (1632)
(Gentilcore and Head 1984:Map 1.2)



Map 4: Detail from H. Popple's *A Map of the British Empire in America* (1733)
(Cartography Associates 2009)

Historical maps from the first half of the 18th century shed valuable light on the contemporary cultural landscape. H. Popple's *A Map of the British Empire in America* (1733), for example, does not show any prominent settlements in the vicinity of the study area, which is a result of the ephemeral environmental impact of the mobile Ojibway (see Map 4). The former territories of the Huron and Petun are shown, however, recalling the First Nations groups documented prior to the Five Nations invasion ca. 1650.

The late 17th and early 18th centuries bore witness to the continued growth and spread of the fur trade across all of what would become the Province of Ontario. The French, for example, established and maintained trading posts along the Upper Great Lakes, offering enticements to attract fur traders from the First Nations. Even further north, Britain's Hudson Bay Company dominated the fur trade. Violence was common between the two parties, and peace was only achieved with the Treaty of Utrecht in 1713 (Ray 2012). Developments such as these resulted in an ever-increasing level of contact between European traders and local Aboriginal communities.

As the number of European men living in Ontario increased, so too did the frequency of their relations with Aboriginal women. Male employees and former employees of French and British companies began to establish families with these women, a process which resulted in the ethnogenesis of a distinct Aboriginal people: the Métis. Comprised of the descendants of those born from such relations (and subsequent intermarriage), the Métis emerged as a distinct Aboriginal people during the 1700s (MNO 2011).

Métis settlements developed along freighting waterways and watersheds, and were tightly linked to the spread and growth of the fur trade. These settlements were part of larger regional communities, connected by “the highly mobile lifestyle of the Métis, the fur trade network, seasonal rounds, extensive kinship connections and a shared collective history and identity” (MNO 2011).

In 1754, hostilities over trade and the territorial ambitions of the French and the British led to the Seven Years' War (often called the French and Indian War in North America), in which many Anishinabeg bands fought on behalf of the French. After the French surrender in 1760, these bands adapted their trading relationships accordingly, and formed a new alliance with the British (Smith 1987:22). In addition to cementing British control over the Province of Quebec, the Crown's victory over the French also proved pivotal in catalyzing the Euro-Canadian settlement process. The resulting population influx caused the demographics of many areas to change considerably.

R. Sayer and J. Bennett's *General Map of the Middle British Colonies in America* (1776) provides an excellent view of the ethnic landscape of southern Ontario prior to the widespread arrival of European settlers. This map clearly depicts the Thames River, the Grand River, the territory of the Ojibway, and the virtually untouched lands of southern Ontario (see Map 5).



**Map 5: Detail from R. Sayer and J. Bennett's *General Map of the Middle British Colonies in America* (1776)
(Cartography Associates 2009)**

5.2 British Colonialism

With the establishment of absolute British control came a new era of land acquisition and organized settlement. In the *Royal Proclamation* of 1763, which followed the Treaty of Paris, the British government recognized the title of the First Nations to the land they occupied. In essence, the 'right of soil' had to be purchased by the Crown prior to European settlement (Lajeunesse 1960:cix). Numerous treaties and land surrenders were accordingly arranged by the Crown, and great swaths of territory were acquired from the Ojibway and other First Nations. These first purchases established a pattern "for the subsequent extinction of Indian title" (Gentilcore and Head 1984:78).

The first land purchases in Ontario took place along the shores of Lake Ontario and Lake Erie, as well as in the immediate 'back country'. Such acquisitions began in August 1764, when a strip of land along the Niagara River was surrendered by Six Nations, Chippewa and Mississauga chiefs (NRC 2010a). Although many similar territories were purchased by the Crown in subsequent years, it was only with the conclusion of the American Revolutionary War (1775–1783) that the British began to feel a pressing need for additional land. In the aftermath of the conflict, waves of United Empire Loyalists came to settle in the Province of Quebec, driving the Crown to seek out property for those who had been displaced. This influx had the devastating side effect of sparking the slow death of the fur trade, which was a primary source of income for many First Nations groups.

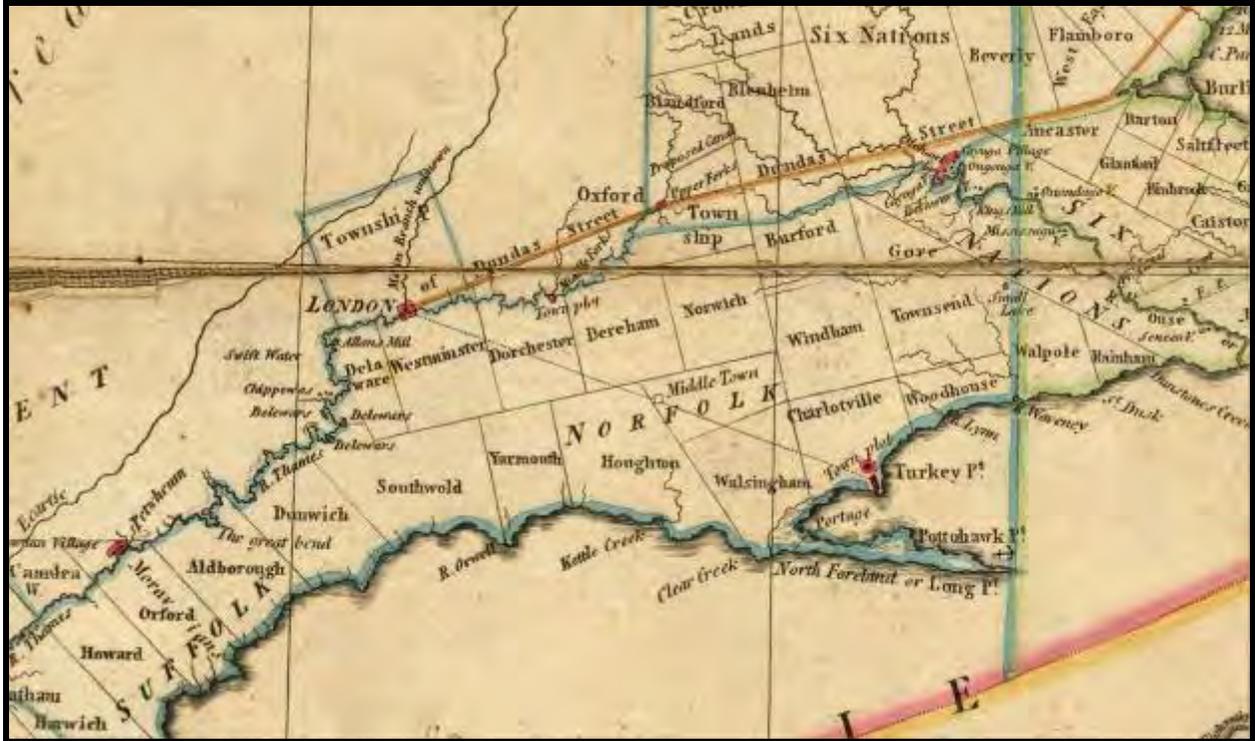
By the mid-1780s, the British recognized the need to 1) secure a military communication route from Lake Ontario to Lake Huron other than the vulnerable passage through Niagara, Lake Erie and Lake St. Clair; 2) acquire additional land for the United Empire Loyalists; and 3) modify the administrative structure of the Province of Quebec to accommodate future growth. The first two concerns were addressed through the negotiation of numerous 'land surrenders' with Anishinabeg groups north and west of Lake Ontario, and the third concern was mitigated by the establishment of the first administrative districts in the Province of Quebec.

On July 24, 1788, Sir Guy Carleton, Baron of Dorchester and Governor-General of British North America, divided the Province of Quebec into the administrative districts of Hesse, Nassau, Mecklenburg and Lunenburg (Archives of Ontario 2009). The vicinity of the study area fell within the district of Hesse at this time, which consisted of a massive tract of land encompassing all of the western and inland parts of the province extending due north from the tip of Long Point on Lake Erie in the east. According to early historians, "this division was purely conventional and nominal, as the country was sparsely inhabited ... the necessity for minute and accurate boundary lines had not become pressing" (Mulvany et al. 1885:13).

Further change came in December 1791, when the Parliament of Great Britain's *Constitutional Act* created the Provinces of Upper Canada and Lower Canada from the former Province of Quebec. Colonel John Graves Simcoe was appointed as Lieutenant-Governor of Upper Canada, and he became responsible for governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895:33).

Simcoe initiated several schemes to populate and protect the newly-created province, employing a settlement strategy that relied on the creation of shoreline communities with effective transportation links between them. These communities, inevitably, would be composed of lands obtained from the First Nations, and many more purchases were subsequently arranged. In July 1792, Simcoe divided the province into 19 counties consisting of previously-settled lands, new lands open for settlement and lands not yet acquired by the Crown. These new counties stretched from Essex in the west to Glengarry in the east. Three months later, in October 1792, an Act of Parliament was passed whereby the four districts established by Lord Dorchester were renamed as the Western, Home, Midland and Eastern Districts (Archives of Ontario 2009).

The vicinity of the study area nominally fell within the boundaries of Norfolk County at this time, which spanned parts of both the Western and Home Districts. This territory was acquired from the Mississaugas on December 7, 1792 as part of the second 'Between the Lakes Purchase'. This acquisition was completed for the purpose of enhancing Governor Haldimand's original purchase for the Six Nations along the Grand River, and encompassed an area of approximately 1,215,000 ha (3,000,000 acres). The Mississaugas received goods valued at 1180.74 Quebec pounds for this immense tract (NRC 2010a). D.W. Smyth's *A Map of the Province of Upper Canada* (1800) clearly shows the layout of the earliest townships in the vicinity of the study area (see Map 6).



Map 6: Detail from D.W. Smyth's *A Map of the Province of Upper Canada* (1800)
(Cartography Associates 2009)



Map 7: Detail from J. Purdy's *A Map of Cabotia* (1814)
(Cartography Associates 2009)

5.3 Oxford County

Shortly after the creation of Upper Canada, the original arrangement of the province's districts and counties was deemed inadequate. As population levels increased, smaller administrative bodies became desirable, resulting in the division of the largest units into more 'manageable' component parts. The first major changes in the southwest took place in 1798, when an Act of Parliament called for the realignment of the Home and Western Districts and the formation of the London and Niagara Districts. Many new counties and townships were subsequently created (Archives of Ontario 2009).

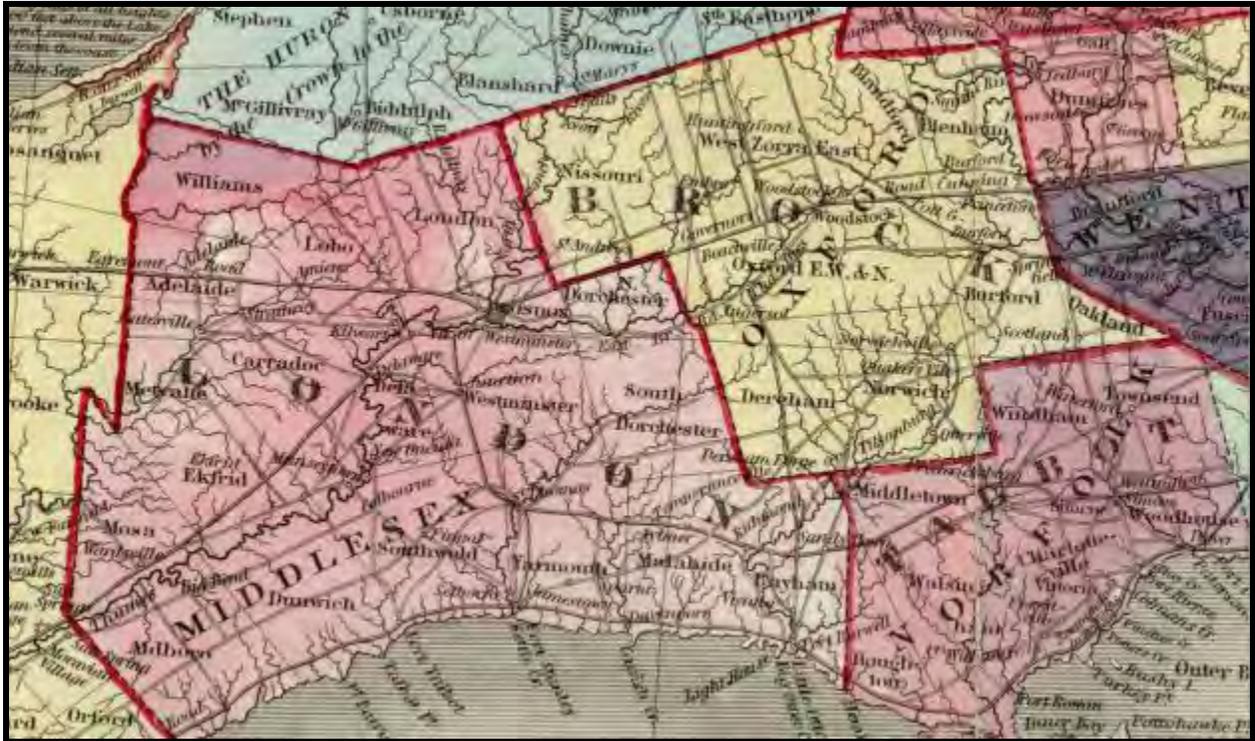
The vicinity of the study area became part of the London District at this time, and fell within the boundaries of Oxford County (see Map 7). This county would endure for the entirety of the Euro-Canadian era, although it was modified numerous times as the administrative landscape of southwestern Ontario evolved. In 1837 and 1838, for example, the layout of this region was significantly altered through the creation of the Huron, Brock, Wellington, Talbot and Simcoe Districts (Archives of Ontario 2009). Oxford County became part of the new Brock District at this time (see Map 8).

The first settler and most prominent citizen of historic Oxford County was Thomas Horner, a native of Bordentown, New Jersey, who immigrated to Blenheim Township in 1792. Horner and his family had been personally invited to visit the region on the behest of Governor Simcoe, as Horner's uncle had aided Simcoe while he had previously been taken prisoner by the Americans (Shenston 1852:29).

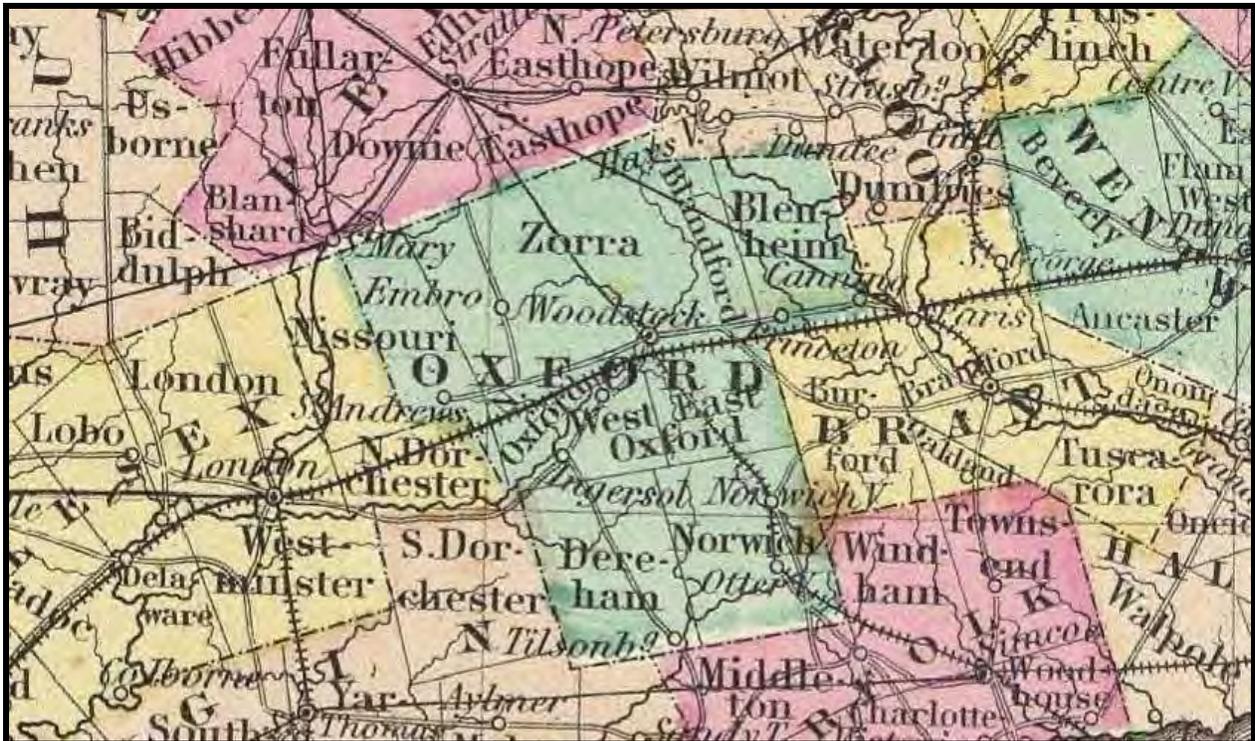
To accommodate the arrival of the Horners, Simcoe had the first three concessions of Blenheim Township surveyed by 'Surveyor Jones and his Indian Party', at which time a location was also selected for a saw mill to be constructed just west of modern-day Princeton (Shenston 1852:29). By 1795, Horner had established the first saw mill in Oxford County; however, the mill was tragically destroyed soon after following a dam leakage up river (Shenston 1852:30). Construction on the second saw mill in the county was not completed until 1795. A grist mill was also erected in 1802, but burned down in 1809 and was never replaced (Shenston 1852:55).

In 1798, Horner was appointed captain of the Norfolk (later to become Oxford) Militia, and served as the Deputy-Lieutenant for Oxford County from 1806 until the outbreak of the War of 1812 (Shenston 1852:31). Later, Horner became the first Member of Parliament representing Oxford County in 1820—a position he held until his death (from cholera) in 1820.

A second grant was made by Governor Simcoe in 1795 to Major Thomas Ingersoll, a Loyalist soldier from Massachusetts. The grant was a reward for Ingersoll's service in the Revolutionary War and was made on the condition that 40 families had to be settled on the land within 10 years. By 1805, 40 families had attempted settlement of the area, but many had been discouraged by the hardness of life there and abandoned the settlement. At the time, the historically surveyed Dundas Street was the only road traversing the area, and it was more a roughhewn and boggy trail than a real road (MTO 1984). As a result, Ingersoll lost his charter and moved to Port Credit where he died in 1812 (Frost and Stoyles 2003:4).



Map 8: Detail from J. Bouchette's *Map of the Provinces of Canada* (1846)
(Cartography Associates 2009)



Map 9: Detail from G.W. Colton's *Canada West* (1856)
(Cartography Associates 2009)

Eventually, county roads were improved and the pace of settlement in the county increased, with the bulk of immigrants coming from Scotland, England and Ireland. By 1842, the population of Oxford County had reached 16, 271 (Smith 1846:20). Settlement occurred at such a pace that by 1846, no remaining Crown lands were available for sale in the entirety of the county (Smith 1846:20). Woodstock, located in the northwest corner of the Township of East Oxford, served as the District town throughout this period of rapid growth (Smith 1846:20, 233).

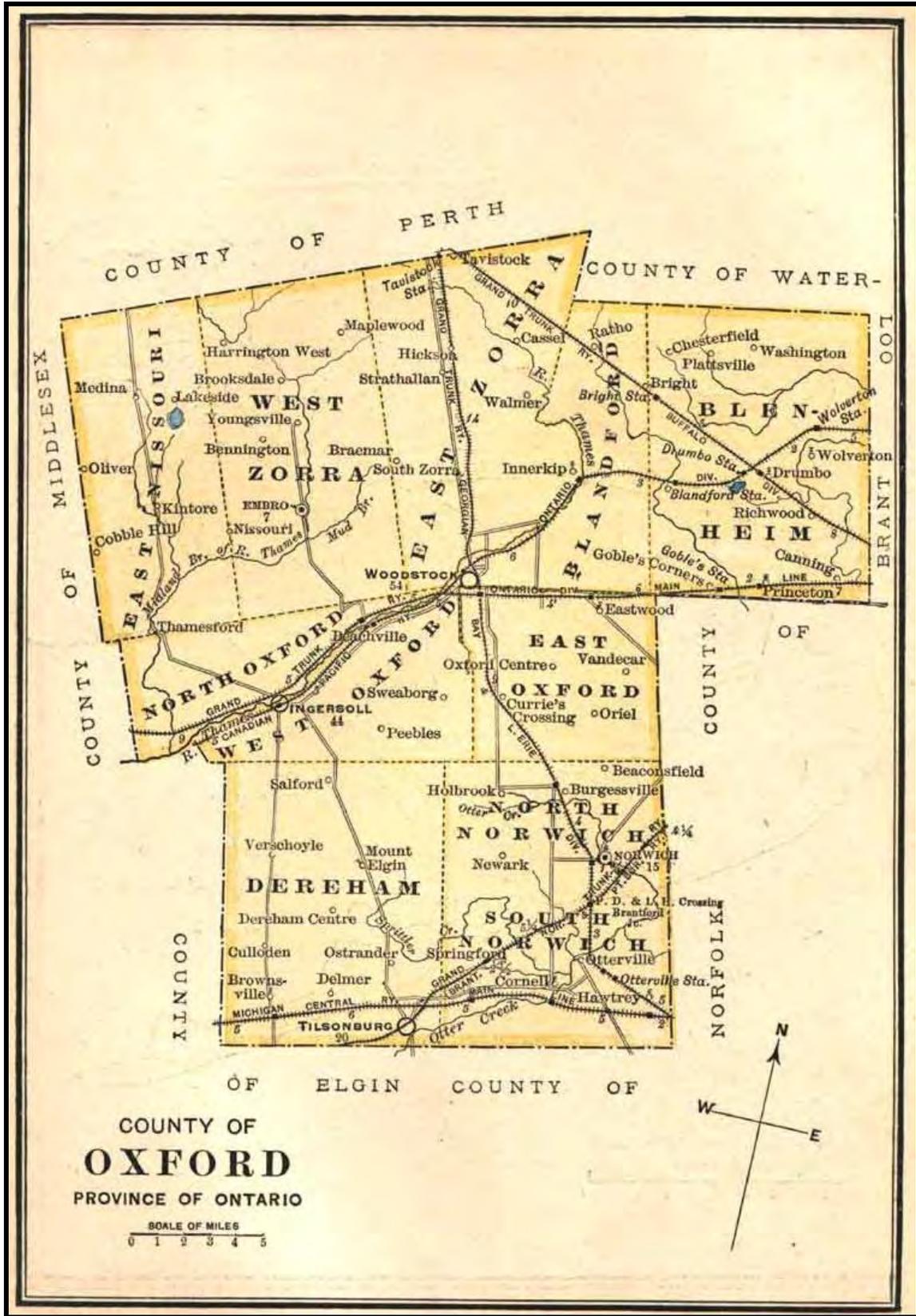
As the population of the county increased, so did public frustration with the Government, which was largely Crown-appointed and dominated by members of the privileged “Family Compact”. In 1837, many Oxonians (people of Oxford County) led by their local member of the Legislative Assembly, Dr. Charles Duncombe, joined the Upper Canada Rebellion. Their efforts were soon thwarted and Duncombe was forced to flee to the USA (Stagg 2010).

Success came in 1839, however, with the creation of the Brock District. This new district was made up of only Oxford County (formerly of the London District)—a move that was intended to provide Oxford County with more political autonomy (Archives of Ontario 2009). The new political system made settlement in Canada West more attractive, particularly to Americans, and caused the population of Oxford County to surge to 31,448 by 1852.

Following the abolishment of the district system in 1849, the counties of Canada West were reconfigured once again. Oxford County emerged to stand on its own as an independent municipality at this time, comprising the Townships of Blandford, Blenheim, Burford, Dereham, Nissouri, North Oxford, East Oxford, West Oxford, Oakland, Norwich, East Zorra and West Zorra (see Map 9). The county was known for its high, rolling lands that offered excellent opportunities for cultivation, and it was traversed by many waterways including the Grand River, the Thames River, Otter Creek and Catfish Creek (Smith 1846:20).

In 1853, the addition of the Great Western Railway through Oxford County further encouraged settlement (see Map 10), allowing the area to continue to grow and prosper as a leading producer of agricultural products such as grains and cheese. Increased demand for such produce (accompanied by increasing prices), created considerable prosperity during the Crimean War and the American Civil wars.

On January 1, 1975 major revisions to Oxford County's structure took effect when the townships were amalgamated into five new municipalities. The urban communities of Ingersoll, Tillsonburg and Woodstock also remained. Today's county boundaries also show slight adjustments to include the urban areas of Tavistock in the north and Tillsonburg in the south.



Map 10: Map of Oxford County from W.J. Gage and Co.'s *County Atlas* (1886) (W.J. Gage and Co. 1886)

5.4 Township of East Oxford

The historic Township of East Oxford was bordered on the west by the Township of West Oxford, on the north by the Township of Blandford, on the east by the Township of Burford and on the south by the Township of North Norwich. The Township of East Oxford was initially joined with the Townships of North Oxford and West Oxford as part of 'Oxford Upon the Thames'. East Oxford was detached for municipal purposes ca. 1820, in accordance with the *Act of Parliament 33 Geo. III, c. 3* from 1793 which stated that "when any township shall contain over 30 inhabitant householders, it shall be lawful for such township to elect officers, etc.; and such as have not that number, to be attached to the adjoining township" (Shenston 1852:152).

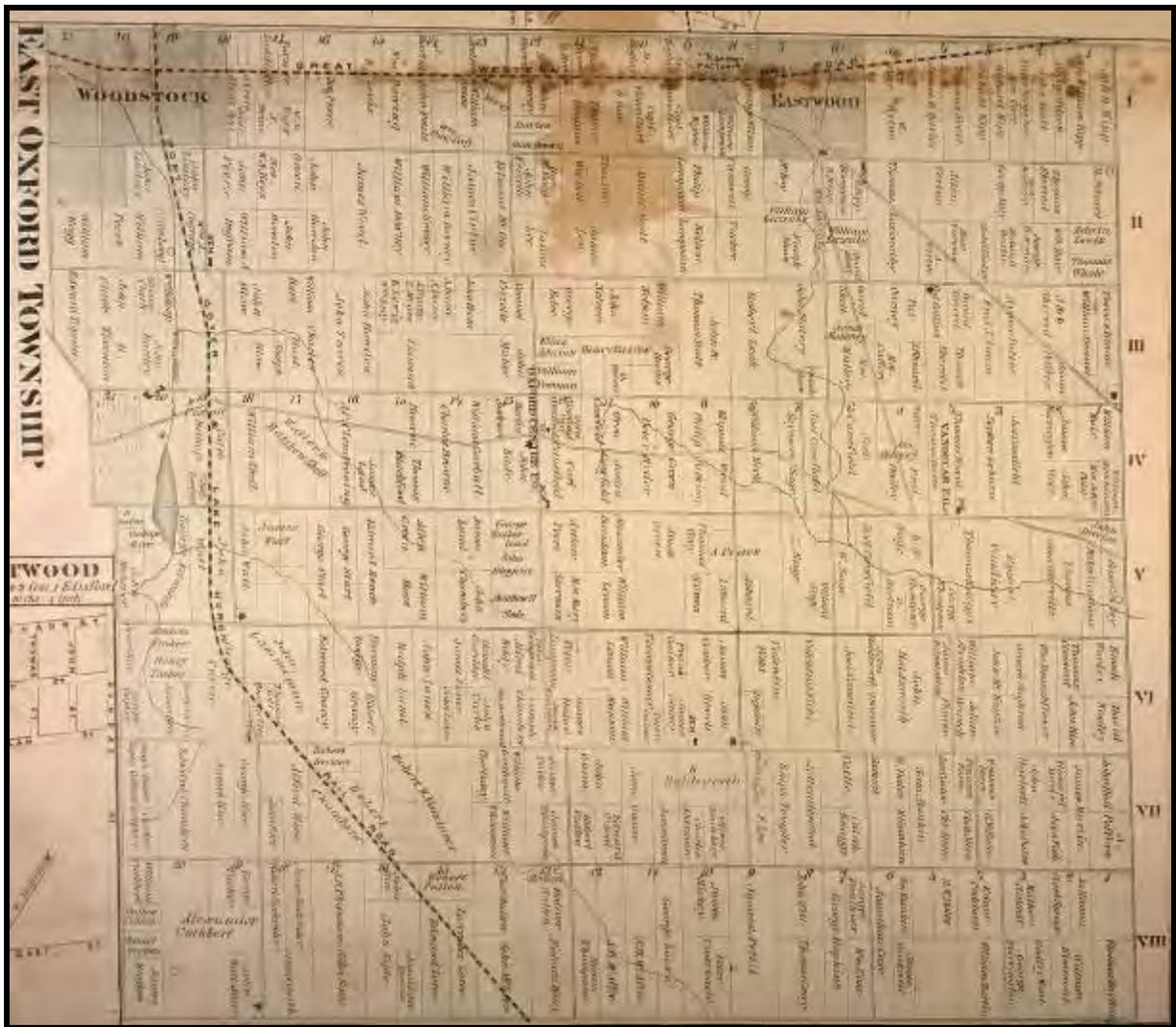
Unlike the Township of West Oxford, East Oxford was primarily rectilinear in shape, consisting of eight concessions of between 20 and 21 lots (see Map 11). It has been described as "a really splendid township", being well timbered with hardwood and containing few or no swamps (Shenston 1852:152). It also possessed an abundant supply of water due to numerous streams and brooks, and consequently it afforded many excellent mill sites (Sutherland 1862:69).

The Township of East Oxford was fully surveyed by Augustus Jones in 1793, and the first settler, Abraham Canfield, arrived in 1793 or 1794 (Shenston 1852:152). Between 1793 and 1800, William Tulley, Thomas Merritt, Gordon Tiffney, Sylvester Tiffney, Samuel Street and Patty Peters were all granted land by the Crown. On the whole, however, settlement was slow to develop in the Township of East Oxford, at least until the government began selling the remaining lots. Lot 9, Concession 1 was the first to be sold, passing into the hands of John Phelan on November 12, 1832 (Shenston 1852:153).

The Township of East Oxford developed significantly over the subsequent decades, and its population reached 75 in 1820, 127 in 1830, 1,076 in 1840, and 2,715 in 1850. Over those same intervals, the amount of cultivated land increased from 620 acres to 1,094 acres, 3,727 acres and 10,520 acres. After the municipal separation of Woodstock on January 1, 1851, the population of East Oxford remained strong at 2,210, and 13,515 acres were under cultivation (Shenston 1852:157).

A major saw mill, driven by a 35 horse power steam engine, was built on Lot 9, Concession 1 in the first half of the 19th century, which also included a custom grist mill. The Township of East Oxford's major products included wheat, oats, peas, barley, rye, maize, buckwheat, potatoes, sheep/wool, horses, livestock cattle, dairy cattle, hogs, maple sugar, hay, fulled cloth and flannel (Shenston 1852:155).

Numerous transportation routes traversed the Township of East Oxford during the Euro-Canadian era, including the Woodstock and Otterville Plank and Gravel Road, the Old Stage Road, Great Western Railway (with stations at Eastwood and Woodstock) and later the Port Dover and Lake Huron Railroad (Sutherland 1862:69; McGill University 2001).



**Map 11: The Township of East Oxford from Walker & Miles' *Topographical and Historical Atlas of the County of Oxford* (1876)
(McGill University 2001)**

Woodstock served as the principal settlement of the township, and functioned as the County Town and Judicial seat of Oxford County. Woodstock was incorporated as a town on January 1, 1857, and it developed significantly over the course of the 19th century. Woodstock's population increased by over 50% between 1851 and 1861, growing from 2,121 to 3,327, and numerous successful businesses were established (Sutherland 1862:204–208). These included two grist mills, a saw mill, a carding machine and fulling mill, a brewery, a distillery, two tanneries, a foundry, four physicians, two lawyers and dozens of other shops and services (Smith 1846:223).

The modern Township of Norwich was formed on January 1, 1975 through the amalgamation of parts of the Townships of East Oxford, North Norwich and South Norwich. The 2011 census profile for Norwich shows a population of 10,721, a population density of 24.9 persons per sq. km, and a total of 3,719 private dwellings (Statistics Canada 2012).

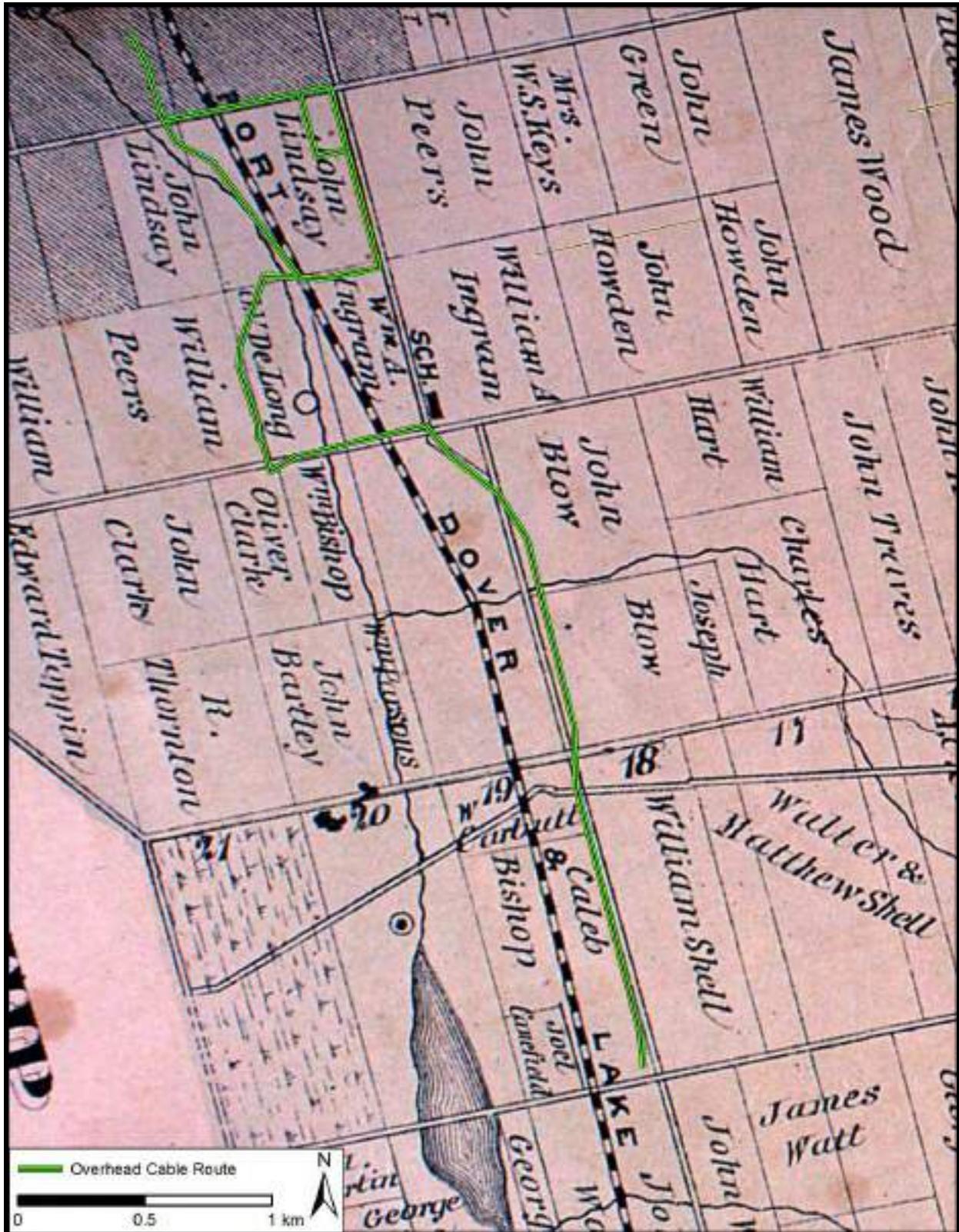
5.5 The Study Area

As discussed in Section 1.0, the Overhead Cable Route traverses parts of Lot 20, Concession 1 East; Lots 19–20, Concession 2 East; Lots 18–20, Concession 3 East; Lots 18–19, Concession 4 East; and several historically-surveyed road allowances in the historic Township of East Oxford. The layout and boundaries of these lots were established during the initial survey of the township in the late 18th century, and the area was very well-settled for the duration of the Euro-Canadian era. In their current condition, these lands comprise existing electrical line corridors in the Township of Norwich and the City of Woodstock, and the route traverses several municipal road ROWs, the eastbound and westbound lanes of Highway 401, on- and off-ramps, and drainage ditches.

In an attempt to reconstruct the historic land use of the study area, ARA examined a historical map that documented past residents, structures (e.g. homes, businesses and public buildings) and features during the late 19th century. This map, published in Walker & Miles' *Topographical and Historical Atlas of the County of Oxford* (1876), was of the most detailed scale available (45 chains to 1 inch). A georeferenced version of this historical map, showing the Overhead Cable Route and the abutting properties, appears in Map 12 (McGill University 2001). According to this historical source, the vicinity of the study area was fully settled by the late 19th century. The names of the historic residents of the subject lots are summarized in Table 1.

Table 1: Historic Residents along the Overhead Cable Route from 1876
(McGill University 2001)

Lot	Concession	Occupant	Acreage	Year Settled	Post Office	Additional Information
20	1 East	Woodstock Town Plot	n/a	n/a	n/a	n/a
19	2 East	G.V. De Long	50	n/a	Woodstock	Cheesemaker
		John Lindsay	100	n/a	Woodstock	n/a
		William A. Ingram	100	n/a	Burgessville	n/a
20	2 East	William Peers	100	n/a	Woodstock	n/a
		John Lindsay	50	n/a	Woodstock	n/a
18	3 East	John Blow	100	n/a	n/a	n/a
		Joseph Blow	100	n/a	Woodstock	n/a
19	3 East	n/a	n/a	n/a	n/a	n/a
20	3 East	William Bishop	50	n/a	Oxford Centre	Farmer
		Oliver Clark	50	n/a	n/a	n/a
18	4 East	William Shell	150	n/a	n/a	n/a
19	4 East	W. Carbutt	50	n/a	n/a	n/a
		Caleb Bishop	125	n/a	n/a	n/a



Map 12: Detail of the Township of East Oxford from Walker & Miles' *Topographical and Historical Atlas of the County of Oxford* (1876), Showing the Overhead Cable Route (McGill University 2001)

6.0 HERITAGE ASSESSMENT

6.1 Identification of Protected Properties

In order to determine whether any of the property types listed in Section 19 of O. Reg. 359/09 were located within the limits of the study area (i.e. Protected Properties), ARA engaged both provincial and municipal heritage representatives and investigated several online heritage resources. The former MTC's *Protected Properties, Archaeological and Heritage Resources: An Information Bulletin for Applicants Addressing the Cultural Heritage Component of Projects Subject to Ontario Regulation 359/09 Renewable Energy Approvals* (2011) was referred to for guidance on this process. What follows is a summary of the results of these inquiries, all of which were factored into the subject heritage assessment.

The Table to Section 19 of O. Reg. 359/09 sets out eight possible types of Protected Properties, and REA applications must consider whether any such heritage resources will be impacted by the project. Appendices B and E in *Protected Properties, Archaeological and Heritage Resources: An Information Bulletin for Applicants Addressing the Cultural Heritage Component of Projects Subject to Ontario Regulation 359/09 Renewable Energy Approvals* (MTC 2011) provide checklists based on this Table, which can be effectively adapted into criteria for determining whether any Protected Properties are located within the study area (see Table 2).

Table 2: Identifying Protected Properties within the Study Area
(Adapted from MTC 2011: Appendices B and E)

Inquiry	Heritage Source(s) Consulted	Result of Inquiry
Are any of the participating or abutting properties subject to an Ontario Heritage Trust easement agreement?	Ontario Heritage Trust	None of the participating or abutting properties are subject to an Ontario Heritage Trust easement agreement (OHT 2012c).
Has a notice of intention to designate been issued by a municipality for any of the participating or abutting properties?	Oxford County, City of Woodstock and Township of Norwich	A notice of intention to designate has not been issued for any of the participating or abutting properties (Oxford County 2012; City of Woodstock 2012; Township of Norwich 2012).
Are any of the participating or abutting properties municipally designated?	Oxford County, City of Woodstock and Township of Norwich	None of the participating or abutting properties are municipally designated (Oxford County 2012; City of Woodstock 2012; Township of Norwich 2012).
Are any of the participating or abutting properties provincially designated?	Ministry of Tourism, Culture and Sport	Currently there are no properties designated by the Minister of Tourism, Culture and Sport under Section 34.5 of the <i>Ontario Heritage Act</i> (MTC 2011: Appendix G, Item 4).
Has a notice of intention to designate been issued by the Minister of Tourism, Culture and Sport for any of the participating or abutting properties?	Ministry of Tourism, Culture and Sport	A notice of intention to designate has not been issued by the Minister of Tourism, Culture and Sport for any of the participating or abutting properties (MTC 2011: Appendix G, Item 5).

Inquiry	Heritage Source(s) Consulted	Result of Inquiry
Are any of the participating or abutting properties subject to a municipal easement agreement?	Oxford County, City of Woodstock and Township of Norwich	None of the participating or abutting properties are subject to a municipal easement agreement (Oxford County 2012; City of Woodstock 2012; Township of Norwich 2012).
Are any of the participating or abutting properties located within a designated Heritage Conservation District?	Ontario Heritage Trust and MTCS 2012	None of the participating or abutting properties are located within a designated Heritage Conservation District (MTCS 2012; OHT 2012c).
Are any of the participating or abutting properties designated as a historic site under Regulation 880?	Ministry of Tourism, Culture and Sport	None of the participating or abutting properties are designated as a historic site under Regulation 880 of the Revised Regulations of Ontario (MTC 2011: Appendix G, Item 8).

In summary, no Protected Properties were identified within the study area. Four of the abutting properties are listed in Oxford County's *Heritage Resources Inventory* (2006) as being of CHVI, however, despite a lack of official designation. Three of these properties are considered in Section 6.3, and the remaining property (Southside Park) is treated in Section 6.5.

6.2 Inventory of Potential BH Resources

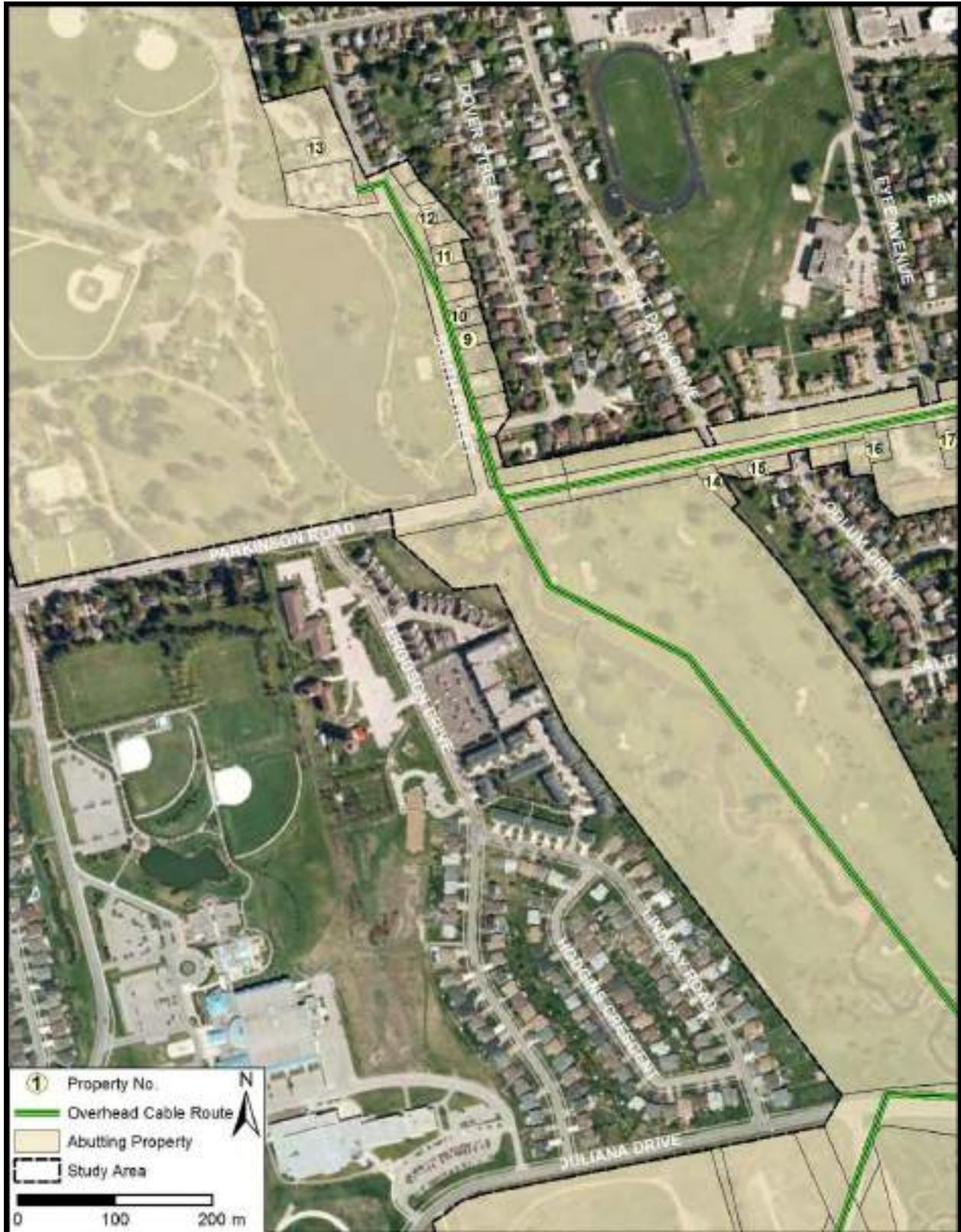
Over the course of ARA's engagement with municipal heritage representatives, inquiries were also made as to whether any properties of potential heritage value had been previously-identified in the vicinity of the study area. Oxford County (2012), the City of Woodstock (2012) and the Township of Norwich (2012) directed ARA to Oxford County's *Heritage Resources Inventory* (2006) for information concerning such properties. As mentioned in Section 6.1, the *Heritage Resources Inventory* identifies three properties within the study area as having BH resources, which are fully discussed in Section 6.3.

As a result of the lack of data pertaining to any other potential heritage resources within the study area and the absence of any historically-depicted structures in Walker & Miles' *Topographical and Historical Atlas of the County of Oxford* (1876), ARA was unable to confidently identify any other properties with potential BH resources prior to the field survey. Modern satellite imagery revealed many additional candidate structures, however, and lists were compiled in advance of the field survey to ensure that all of the accessible parts of the study area were inspected.

Field surveys were conducted on May 17, May 30, September 12 and September 16, 2012 in order to photograph and document these properties with potential BH resources as well any additional candidate properties that were previously unrecognized. As a result, a total of 62 properties with potential BH resources were identified, comprising a mixture of agricultural and residential properties. These properties were each assigned a unique identification number, generally organized from south to north (Property Nos. 1–62). The locations of these potential heritage resources appear in Map 13–Map 15.



**Map 13: Overview of Properties with Potential Heritage Resources
(Google Earth 2012)**



Map 14: Inset View of Properties with Potential Heritage Resources
(Google Earth 2012)



**Map 15: Inset View of Properties with Potential Heritage Resources
(Google Earth 2012)**

6.3 Evaluation of Potential BH Resources

In accordance with the methodology set out in Section 3.2, all of the properties with potential BH resources that were identified during the field survey were evaluated against the criteria set out in O. Reg. 9/06 for determining CHVI.

A standardized checklist based on the criteria in O. Reg. 9/06 was created to aid in the evaluation process and was used to judge whether a given resource possessed Design or Physical Value, Historical or Associative Value, or Contextual Value. Although previously discussed in Section 3.2, these pivotal terms can be summarized as follows:

- Design or Physical Value manifests when a feature is a rare, unique, representative or early example of a style, type, expression, material or construction method; when it displays a high degree of craftsmanship or artistic value; or when it displays a high degree of technical or scientific achievement;
- Historical or Associative Value appears when a resource has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community; yields or has the potential to yield information that contributes to the understanding of a community or culture; or demonstrates or reflects work or ideas of an architect, builder, artist, designer or theorist who is significant to the community;
- Contextual Value is implied when a feature is important in defining, maintaining or supporting the character of an area; is physically, functionally, visually or historically linked to its surroundings; or is a landmark.

The results of the evaluation of Property Nos. 1–62 against the standardized checklist are presented in Appendix B, and a synthesis of these results appears in Table 3–Table 4. The individual forms comprising Appendix B also include the location, description and photographic documentation of each candidate potential heritage resource.

The assessment determined that 29 of the 62 properties with potential BH resources met one or more of the established criteria. Accordingly, these can now be classified as properties with *identified* BH resources (Property Nos. 1–6, 8–11, 13, 18–20, 22–25, 27–29, 33, 38–39, 44–45, 53, 55 and 57).

As mentioned above, three other properties with heritage resources have been previously identified by Oxford County: 1) the Salvation Army Church (769 Juliana Drive), 2) the Ross Butler Studio and Agricultural Gallery (708 Pattullo Avenue), and 3) the Seventh Day Adventist Church (594754 Highway 59). These properties were also assigned unique identification numbers (Property Nos. 63–65), and their established value statements appear in Table 4 (see Image 1–Image 3).

The locations of all of the identified heritage resources within the study area appear in Map 16–Map 18.

Table 3: Properties with Potential BH Resources and CHVI Evaluation Results

Property No.	Address	Type of Property	CHVI (Y/N)	Criteria Met
1	594515 Highway 59	Abutting	Yes	Design or Physical Value
2	485044 Firehall Road	Abutting	Yes	Design or Physical Value, Historical or Associative Value, and Contextual Value
3	594563 Highway 59	Abutting	Yes	Design or Physical Value, Historical or Associative Value, and Contextual Value
4	594619 Highway 59	Abutting	Yes	Design or Physical Value, Historical or Associative Value, and Contextual Value
5	505032 Old Stage Road	Abutting	Yes	Design or Physical Value, Historical or Associative Value, and Contextual Value
6	505036 Old Stage Road	Abutting	Yes	Design or Physical Value
7	594776 Highway 59	Abutting	No	None
8	594780 Highway 59	Abutting	Yes	Design or Physical Value, and Historical or Associative Value
9	153 South Street	Abutting	Yes	Design or Physical Value
10	147 South Street	Abutting	Yes	Design or Physical Value
11	127 South Street	Abutting	Yes	Design or Physical Value
12	81 South Street	Abutting	No	None
13	221 Victoria Street South	Abutting	Yes	Design or Physical Value
14	660 Parkinson Road	Abutting	No	None
15	368 Odium Drive	Abutting	No	None
16	736 Parkinson Road	Abutting	No	None
17	742 Parkinson Road	Abutting	No	None
18	746 Parkinson Road	Abutting	Yes	Design or Physical Value, and Historical or Associative Value
19	754 Parkinson Road	Abutting	Yes	Design or Physical Value, and Historical or Associative Value
20	762 Parkinson Road	Abutting	Yes	Design or Physical Value
21	770 Parkinson Road	Abutting	No	None
22	368 Norwich Avenue	Abutting	Yes	Design or Physical Value
23	769 Salter Avenue	Abutting	Yes	Design or Physical Value, and Historical or Associative Value

Property No.	Address	Type of Property	CHVI (Y/N)	Criteria Met
24	496 Norwich Avenue	Abutting	Yes	Design or Physical Value, and Historical or Associative Value
25	492 Norwich Avenue	Abutting	Yes	Design or Physical Value
26	490 Norwich Avenue	Abutting	No	None
27	486 Norwich Avenue	Abutting	Yes	Design or Physical Value, and Historical or Associative Value
28	480 Norwich Avenue	Abutting	Yes	Design or Physical Value, and Historical or Associative Value
29	474 Norwich Avenue	Abutting	Yes	Design or Physical Value
30	470 Norwich Avenue	Abutting	No	None
31	466 Norwich Avenue	Abutting	No	None
32	458 Norwich Avenue	Abutting	No	None
33	454 Norwich Avenue	Abutting	Yes	Design or Physical Value
34	450 Norwich Avenue	Abutting	No	None
35	446 Norwich Avenue	Abutting	No	None
36	442 Norwich Avenue	Abutting	No	None
37	438 Norwich Avenue	Abutting	No	None
38	430 Norwich Avenue	Abutting	Yes	Design or Physical Value
39	422 Norwich Avenue	Abutting	Yes	Design or Physical Value, and Historical or Associative Value
40	414 Norwich Avenue	Abutting	No	None
41	412 Norwich Avenue	Abutting	No	None
42	408 Norwich Avenue	Abutting	No	None
43	400 Norwich Avenue	Abutting	No	None
44	394 Norwich Avenue	Abutting	Yes	Design or Physical Value, and Historical or Associative Value
45	384 Norwich Avenue	Abutting	Yes	Design or Physical Value
46	376 Norwich Avenue	Abutting	No	None
47	758 Salter Avenue	Abutting	No	None
48	422 Powell Street	Abutting	No	None
49	418 Powell Street	Abutting	No	None

Property No.	Address	Type of Property	CHVI (Y/N)	Criteria Met
50	414 Powell Street	Abutting	No	None
51	398 Powell Street	Abutting	No	None
52	396 Powell Street	Abutting	No	None
53	392 Powell Street	Abutting	Yes	Design or Physical Value, and Historical or Associative Value
54	376 Powell Street	Abutting	No	None
55	371 Powell Street	Abutting	Yes	Design or Physical Value, and Historical or Associative Value
56	391 Powell Street	Abutting	No	None
57	397 Powell Street	Abutting	Yes	Design or Physical Value, and Historical or Associative Value
58	399 Powell Street	Abutting	No	None
59	409 Powell Street	Abutting	No	None
60	411 Powell Street	Abutting	No	None
61	417 Powell Street	Abutting	No	None
62	767 Salter Avenue	Abutting	No	None

Table 4: Properties with Identified BH Resources and Value Statements

Property No.	Address	Type of Property	Value Statement(s)
1	594515 Highway 59	Abutting	A good local example of a Gothic Revival period house. Typical of this style, it features an L-shaped plan, a steeply pitched roofline, and a centre gable featuring an arched window.
2	485044 Firehall Road	Abutting	The house is an idiosyncratic structure with 1 ½ storeys, 15 pane casement windows, two dormers on the roof and a massing which harkens to the Loyalist style but for the additional half storey. The barn is a Central Ontario Barn of the later (gambrel roofed) type. Two of the silos associated with the barn are quite old and still feature most of their original wooden roofs. These structures serve as touchstones to the early settlement and agricultural past of the area. These structures are physically, visually, and functionally linked to the farm of which they form a part.

Property No.	Address	Type of Property	Value Statement(s)
3	594563 Highway 59	Abutting	The house is a representative example of an Edwardian farmhouse with a red brick façade, hipped roof, and “2 over 2” sash windows. The barn is a representative example of a Gambrel-roofed Central Ontario (“bank”) barn. These structures serve as touchstones to the agricultural past of the area. These structures are physically, visually, and functionally linked to the farm of which they form a part.
4	594619 Highway 59	Abutting	A neat vernacular cottage, modest and well-constructed with “2 over 2” sash windows. It may have functioned as a “Worker’s Cottage” for the attached farm. The structure serves as a touchstone to the early settlement of the area. Contextually linked to the attached farmland.
5	505032 Old Stage Road	Abutting	A good example of an Edwardian period house. Typical of this style, it features a brick facade, a hipped roof and 1-over 1 windows with plain lintels. It is larger than many of its kind, featuring an L-shaped plan and a protruding detail in the brick work above the first floor windows. The structure serves as a touchstone to the agricultural past of the area. The structure is physically, visually, and functionally linked to the farm of which they form a part.
6	505036 Old Stage Road	Abutting	A fair local example of a Colonial Dutch Revival period house. Typical of this style is the high gambrel roof, full façade front porch, and symmetrical window and door pattern.
8	594780 Highway 59	Abutting	A good example of Victory Housing featuring 1 ½ storeys, a simple, uniform (possibly pre-fabricated) structure, a steep roof, and shallow eaves. Type is associated with the return of soldiers from World War II.
9	153 South Street	Abutting	A fair example of an Edwardian period house with its Classical massing, one-over-one sash windows, and symmetrical window and door arrangement.
10	147 South Street	Abutting	A rare and unique local example of an Art Moderne period house. Typical of this style, it features a streamlined and simple form, a flat roof and minimal surround around the entrance.
11	127 South Street	Abutting	A fair local example of a Gothic Revival period house. Typical of this style, it features a brick facade, pitched gable and centred entrance with transom.

Property No.	Address	Type of Property	Value Statement(s)
13	221 Victoria Street South	Abutting	A good example of an early 20 th century commercial structure with large casement windows and dichromatic brick accents.
18	746 Parkinson Road	Abutting	An example of a Victory house. Typical of this style, it features a neat, tidy and uniform structure and a steep roof with shallow eaves. This type of house is commonly associated with the return of soldiers from World War II.
19	754 Parkinson Road	Abutting	A representative example of a Victory house. Typical of this style, it exhibits a small, neat, tidy and uniform (possibly pre-fabricated) structure, and a steep roof with shallow eaves. This type of house is commonly associated with the return of soldiers from World War II.
20	762 Parkinson Road	Abutting	A rather poor, heavily-renovated example of an Arts and Crafts style house featuring symmetrical, full-length shed dormers.
22	368 Norwich Avenue	Abutting	A good local example of a Gothic Revival period house. Typical of this style, it features a brick facade, decorative front gable with arched window, steeply pitched roof, and centre entrance with transom.
23	769 Salter Avenue	Abutting	A representative example of a Victory type house. Typical of this style, it features a neat, tidy and uniform (possibly pre-fabricated) structure and a steep roof with shallow eaves. This type of house is commonly associated with the return of soldiers from World War II.
24	496 Norwich Avenue	Abutting	A representative example of a Victory type house. Typical of this style, it features a neat, tidy and uniform (possibly pre-fabricated) structure, a steep roof with shallow eaves and a brick façade. This type of house is commonly associated with the return of soldiers from World War II.
25	492 Norwich Avenue	Abutting	A representative example of a Colonial Dutch Revival period house. The massing of the structure, its high gambrel roof, and overall symmetry are characteristic of this type.
27	486 Norwich Avenue	Abutting	This house is an example of a Victory house, a neat, tidy and uniform 1 ½ storey building with clapboard siding, a steep roof and shallow eaves. This type of house is commonly associated with the return of soldiers from World War II.

Property No.	Address	Type of Property	Value Statement(s)
28	480 Norwich Avenue	Abutting	The house appears to be a modified Victory Home, simple and neat, with a windowless dormer added to the front façade, giving it a rather compressed faux-Gothic revival look. Its steep roof and shallow eaves attest to its Victory home connection. This type of house is commonly associated with the return of soldiers from World War II.
29	474 Norwich Avenue	Abutting	This house is a very basic example of an Arts & Crafts structure, solid, 1 ½ storeys, built on a box bungalow plan but with a small shed dormer.
33	454 Norwich Avenue	Abutting	A rather basic example of a Craftsman Bungalow structure with large shed dormer and full façade porch.
38	430 Norwich Avenue	Abutting	The house is a fair example of a Gothic Revival structure, built on an L-shape plan with a steep roof and vergeboard decoration.
39	422 Norwich Avenue	Abutting	This house is a representative example of a Victory house, a neat, tidy and uniform 1 ½ storey building with a steep roof and shallow eaves. This type of house is commonly associated with the return of soldiers from World War II.
44	394 Norwich Avenue	Abutting	This house is a representative example of a Victory type house, a neat, tidy and uniform structure with a steep roof and shallow eaves. This type of house is commonly associated with the return of soldiers from World War II.
45	384 Norwich Avenue	Abutting	This house is a fair example of an Edwardian style structure, symmetrical, Classical in proportions, with a simplified roofline, lack of ornamentation, and relatively maintenance-free detailing.
53	392 Powell Street	Abutting	This house is a representative example of a Victory house, a neat, tidy and uniform 1 ½ storey building with a steep roof and shallow eaves. This type of house is commonly associated with the return of soldiers from World War II.
55	371 Powell Street	Abutting	This house is a representative example of a Victory house, a neat, tidy and uniform structure with a steep roof and shallow eaves. This type of house is commonly associated with the return of soldiers from World War II.

Property No.	Address	Type of Property	Value Statement(s)
57	397 Powell Street	Abutting	This house is a representative example of a Victory house - a neat, tidy and uniform 1 ½ storey building with a steep roof and shallow eaves. This type of house is commonly associated with the return of soldiers from World War II.
63	594754 Highway 59	Abutting	From the <i>Heritage Resources Inventory</i> : “Built in 1973” (Oxford County 2006:27).
64	708 Pattullo Avenue	Abutting	From the <i>Heritage Resources Inventory</i> : “Ross Butler helped to establish Canadian Breed Standards with ‘True Type’ artwork and his ‘theory of animal proportions’. His achievements as an agriculturalist were recognized posthumously when he was inducted into provincial and federal Agricultural halls of Fame. His art is on display at his former studio/gallery” (Oxford County 2006:13).
65	769 Juliana Drive	Abutting	From the <i>Heritage Resources Inventory</i> : “The congregation was established in 1886” (Oxford County 2006:27).



Image 1: View of the Seventh Day Adventist Church (Property No. 63)
(Photo taken on May 30, 2012)



Image 2: View of the Ross Butler Studio and Agricultural Gallery (Property No. 64)
(Doors Open Oxford 2012)



Image 3: View of the Salvation Army Church (Property No. 65)
(Photo taken on September 12, 2012)



Map 17: Inset View of Properties with Identified Heritage Resources
(Google Earth 2012)



**Map 18: Inset View of Properties with Identified Heritage Resources
(Google Earth 2012)**

According to the results of the CHVI evaluation, Property Nos. 1–6, 8–11, 13, 18–20, 22–25, 27–29, 33, 38–39, 44–45, 53, 55 and 57 each possess one or more heritage attributes. In general, heritage attributes can be understood as the “principal features, characteristics, context and appearance that contribute to the cultural heritage significance” of a given heritage resource (MMAH 2005:31). These heritage attributes are the essential elements of each heritage resource, and accordingly must be articulated prior to the evaluation of potential project impacts.

Although a brief description of the heritage significance of Property Nos. 63–65 appears in Oxford County’s *Heritage Resources Inventory* (2006), a comprehensive list of their associated heritage attributes is absent. In order to gain a better understanding of the rationale behind the listing of these properties in the *Heritage Resources Inventory*, ARA contacted M. Gladwin, Archivist at the County of Oxford Archives (County of Oxford 2012). Unfortunately, Ms. Gladwin could only provide additional background information for each property, as formal lists of heritage attributes were never compiled. These data were incorporated into ARA’s evaluation of the heritage attributes of Property Nos. 63–65. A summary of the heritage attributes of the properties with identified BH resources appears in Table 5.

Table 5: Summary of the Heritage Attributes of Identified BH Resources

Property No.	Address	Type of Property	Heritage Attribute(s)
1	594515 Highway 59	Abutting	Key attributes that embody the heritage value of this residence include its L-shaped plan, steep roofline, and centre gable with rounded-arch window.
2	485044 Firehall Road	Abutting	Key attributes that embody the heritage value of the residence include its casement windows, dormers and massing. The heritage values of the barn rest in its gambrel roof and two of the silos that it is associated with. Given that all of the structures have associative value as concrete reminders of the agricultural past of the area, and they are contextually linked to the attached farmland, their physical location is also important. The visual links between the house, the barn and the farm are noteworthy, specifically those facing south from Firehall Road.
3	594563 Highway 59	Abutting	Key attributes that embody the heritage value of the residence include its red brick facade and hipped roof, and “2 over 2” sash windows. The key attribute of the barn is its Gambrel roof. Given that all of the structures have associative value as concrete reminders of the agricultural past of the area, and they are contextually linked to the attached farmland, their physical location is also important. The visual links between the house, the barn and the farm are noteworthy, specifically those facing west from Highway 59.

Property No.	Address	Type of Property	Heritage Attribute(s)
4	594619 Highway 59	Abutting	Key attributes that embody the heritage value of the residence include its simplicity, its modest massing and its “2 over 2” sash windows. Given that the structure has associative value as a concrete reminder of the early settlement of the area, and that it is contextually linked to the attached farmland, its physical location is also important.
5	505032 Old Stage Road	Abutting	Key attributes that embody the heritage value of this residence include its hipped roof, its 1-over-1 windows with plain lintels, its L-shape plan and the brick work with protruding detail above the first floor windows. Given that the structure has associative value as a concrete reminder of the agricultural past of the area, and that it is contextually linked to the attached farmland, its physical location is also important. The visual links between the house and the farm are noteworthy, specifically those facing south from Old Stage Road.
6	505036 Old Stage Road	Abutting	Key attributes that embody the heritage value of this residence include its high gambrel roof, full façade front porch, and symmetrical window and door pattern.
8	594780 Highway 59	Abutting	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
9	153 South Street	Abutting	Key attributes that embody the heritage value of this residence include its one-over-one sash windows and symmetrical window and door arrangement.
10	147 South Street	Abutting	Key attributes that embody the heritage value of this residence include its streamlined and simplified form and flat roof.
11	127 South Street	Abutting	Key attributes that embody the heritage value of this residence include its brick facade, front gable and centred entrance with a transom.
13	221 Victoria Street South	Abutting	Key attributes that embody the heritage value of this commercial structure include its large casement windows and dichromatic brick accents.

Property No.	Address	Type of Property	Heritage Attribute(s)
18	746 Parkinson Road	Abutting	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
19	754 Parkinson Road	Abutting	Key attributes that embody the heritage value of this residence include its uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
20	762 Parkinson Road	Abutting	Key attributes that embody the heritage value of this residence include its front and rear shed dormers.
22	368 Norwich Avenue	Abutting	Key attributes that embody the heritage value of this residence include its brick facade, front gable with arched window, and centre entrance with a transom.
23	769 Salter Avenue	Abutting	Key attributes that embody the heritage value of this residence include its uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
24	496 Norwich Avenue	Abutting	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
25	492 Norwich Avenue	Abutting	Key attributes that embody the heritage value of this residence include its massing, symmetry and gambrel roof.
27	486 Norwich Avenue	Abutting	Key attributes that embody the heritage value of this residence include its uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
28	480 Norwich Avenue	Abutting	Key attributes that embody the heritage value of this residence include its simple, uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.

Property No.	Address	Type of Property	Heritage Attribute(s)
29	474 Norwich Avenue	Abutting	Key attributes that embody the heritage value are the box bungalow massing and the shed dormer on the roof.
33	454 Norwich Avenue	Abutting	Key attributes that embody the heritage value are the full façade porch and the large shed dormer on the structure.
38	430 Norwich Avenue	Abutting	Key attributes that embody the heritage value are the L-shape plan; steep roof; vergeboard ornamentation.
39	422 Norwich Avenue	Abutting	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
44	394 Norwich Avenue	Abutting	Key attributes that embody the heritage value of this residence include its uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
45	384 Norwich Avenue	Abutting	Key attributes that embody the heritage value of this structure are its symmetry, Classical proportions, simplified form, and lack of ornamentation.
53	392 Powell Street	Abutting	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
55	371 Powell Street	Abutting	Key attributes that embody the heritage value of this residence include its uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
57	397 Powell Street	Abutting	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.

Property No.	Address	Type of Property	Heritage Attribute(s)
63	594754 Highway 59	Abutting	Although not defined in the <i>Heritage Resources Inventory</i> (Oxford County 2006), the key attributes of the Seventh Day Adventist Church appear to include its physical location, signage, and associations with the community (built in 1973).
64	708 Pattullo Avenue	Abutting	Although not defined in the <i>Heritage Resources Inventory</i> (Oxford County 2006), the key attributes of the Ross Butler Studio and Agricultural Gallery appear to include the physical location and contents of the studio, and the view of the studio from the grounds.
65	769 Juliana Drive	Abutting	Although not defined in the <i>Heritage Resources Inventory</i> (Oxford County 2006), the key attributes of the Salvation Army Church appear to include its physical location, signage, and associations with the community (it has been part of the community for 128 years, and was located on Graham Street for over a century) (Oxford County 2012). The congregation moved into this facility in 1997.

6.4 Inventory of Potential CHLs

Using a method similar to that employed in the identification of properties with potential BH resources within the study area (see Section 6.2), ARA also generated an inventory of potential CHLs prior to the field survey. This inventory was informed by the results of the background research, including the late 19th century landscape depicted in Walker & Miles' *Topographical and Historical Atlas of the County of Oxford* (1876), although modern satellite imagery was also consulted.

Two potential CHLs were identified in the vicinity of the study area: the Old Stage Road, which traverses the southern part of the project location, and the former Great Western Railway (now CN Railway), which passes north of the project location (see Image 4–Image 7). Both of these potential CHLs have been recognized as being of heritage value by the Ontario Heritage Trust through the Provincial Plaque Program (see Image 6). The Old Stage Road plaque is located on the grounds of the East Oxford Central Public School (approximately 7.3 km east of the study area at Old Stage Road and County Road 14), whereas the Great Western Railway plaque is located in Windsor.

The Old Stage Road, which follows part of the Aboriginal trail known as the Detroit Path, was one of several linked roads running from Ancaster to Detroit. It was the main road used by the American and British troops during the War of 1812, and sections of the old route can still be travelled in the Townships of East and West Oxford (OHT 2012b). The Great Western Railway was one of the first major railways in the province, and its main line between Windsor and

Niagara Falls opened in 1853/1854. Other lines were later added, and the railway became an important link to rail lines in Michigan and New York. In 1882, it merged with the Grand Trunk Railway (OHT 2012a).

As noted in Section 5.4, these two potential CHLs played a major role in the settlement and prosperity of the historic Township of East Oxford. These localities were documented during the field survey, and the remainder of the study area was inspected for additional candidate CHLs. No other potential CHLs were identified during the field survey.

As mentioned in Section 6.1, Oxford County's *Heritage Resources Inventory* (2006) identifies one other property within the study area as a CHL: Southside Park (221 Finkle Street). This previously-identified CHL is fully discussed in Section 6.5 (see Image 8).



Image 4: View of the Old Stage Road, West of Highway 59
(Photo taken on September 16, 2012; Facing West)



**Image 5: View of the Old Stage Road, East of Highway 59
(Photo taken on September 16, 2012; Facing East)**



**Image 6: View of the Old Stage Road Heritage Plaque (East Oxford Central Public School)
(Photo taken May 30, 2012; Facing North)**



Image 7: View of the Great Western Railway at Woodstock Station (543 Henry Street)
(Photo taken May 30, 2012; Facing West)



Image 8: View of Southside Park from South Street
(Google Maps 2012)

6.5 Evaluation of Potential CHLs

The standardized checklist employed in Section 6.3 for evaluating properties with potential BH resources was implemented to aid in the evaluation of the Old Stage Road and the Great Western Railway as CHLs, as were additional guiding perspectives provided in the evaluation process developed for the Regional Municipality of Waterloo (Scheinman 2006). This method is based on current practice standards and is similar to the procedure used by Infrastructure Ontario, the MTCS, the City of London and the Town of Caledon. These, in turn, rely on CHL identification methods that are essentially modifications of the seminal model developed and adopted by the U.S. National Parks Service (Scheinman 2006:10). The US National Parks Service model can be found in its entirety in *National Register Bulletin #30 'Guidelines for Evaluating and Documenting Rural Historic Landscapes'* (McClelland et al. 1999). These additional guiding perspectives allow for greater specificity and accuracy in studying potential CHLs.

The results of the evaluation of the Old Stage Road and the Great Western Railway against the criteria set out in O. Reg. 9/06 can be found Table 6 and Table 7, respectively. Based on the results of this evaluation, both of these locations can be classified as identified CHLs.

As mentioned above, Southside Park (221 Finkle Street) has been previously identified as a CHL by Oxford County. The *Heritage Resources Inventory* provides the following value statement for Southside Park: “This park, located on the south side of the City, was named in 1910. It contains 24.5 ha of parkland and facilities. There are also numerous historical artifacts, such as the McKay Memorial Fountain, the Old Fire Hall Bell and the Southside Park Gates (erected in 1925 to mark the park’s entrance)” (2006:32). M. Gladwin, Archivist at the County of Oxford Archives also provided additional background information for Southside Park, although a formal list of heritage attributes was never compiled (County of Oxford 2012).

The locations of the identified CHLs within and/or in the vicinity of the study area appear in Map 19. The heritage attributes of the Old Stage Road, the Great Western Railway and Southside Park are summarized in Table 8. As identified CHLs, the Old Stage Road, the Great Western Railway and Southside Park warrant an evaluation of impacts as described in Subsection 23 (1) (a) (ii) of O. Reg. 359/09.

Table 6: Evaluation of the Old Stage Road as a CHL
(Adapted from McClelland et al. 1999; MCL 2006:3; Scheinman 2006)

Criteria	Description	Applicable to this Potential CHL?	Value Statement(s)
A. Design or Physical Value	1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The Old Stage Road is a representative example of an early settlement route that contributed to formation of the Euro-Canadian landscape of southwestern Ontario.
	2. Displays a high degree of craftsmanship or artistic value	No	The Old Stage Road does not display a high degree of craftsmanship or artistic value. Historically, the Old Stage Road was rough to travel on, and bad spots were generally filled with logs. However, certain areas were filled with gravel, if it was available (WPL N.D.:6).
	3. Displays a high degree of technical or scientific achievement	No	The Old Stage Road does not display a high degree of technical or scientific achievement.
B. Historical or Associative Value	1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes	Originally part of an Aboriginal trail called the Detroit Path, the Old Stage Road was cleared in 1804 by a group of Euro-Canadian settlers and Aboriginals from Ingersoll as a settlement route between Brantford and the Thames. John Graves Simcoe is said to have walked the route and plotted a military post in the area, now known as Woodstock. This road was used extensively by militias during the War of 1812 (WPL N.D.:5–6, 132).
	2. Yields or has the potential to yield information that contributes to the understanding of a community or culture	Yes	The Old Stage Road has the potential to yield information that contributes to the understanding of Euro-Canadian culture, particularly regarding early transportation methods. It also seems to have been a contributing factor for the formation of Woodstock, as Simcoe originally created a military post along the route at this location (WPL N.D.:132).
	3. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	The Old Stage Road does not reflect the work or ideas of any significant member of the community.
C. Contextual Value	1. Is important in defining, maintaining or supporting the character of an area	Yes	The Old Stage Road plays an important role in defining the character of this part of Oxford County, as it has helped define the settlement of the area.

Criteria	Description	Applicable to this Potential CHL?	Value Statement(s)
	2. Is physically, functionally, visually or historically linked to its surroundings	Yes	The Old Stage Road is physically, functionally, visually and historically linked to its surroundings, and tangible evidence of this link manifests in its geographical location and its creation and use as a settlement route.
	3. Is a landmark	Yes	The Old Stage Road is a landmark throughout Oxford County. This route is marked by a plaque on the grounds of East Oxford Central Public School (OHT 2012b).

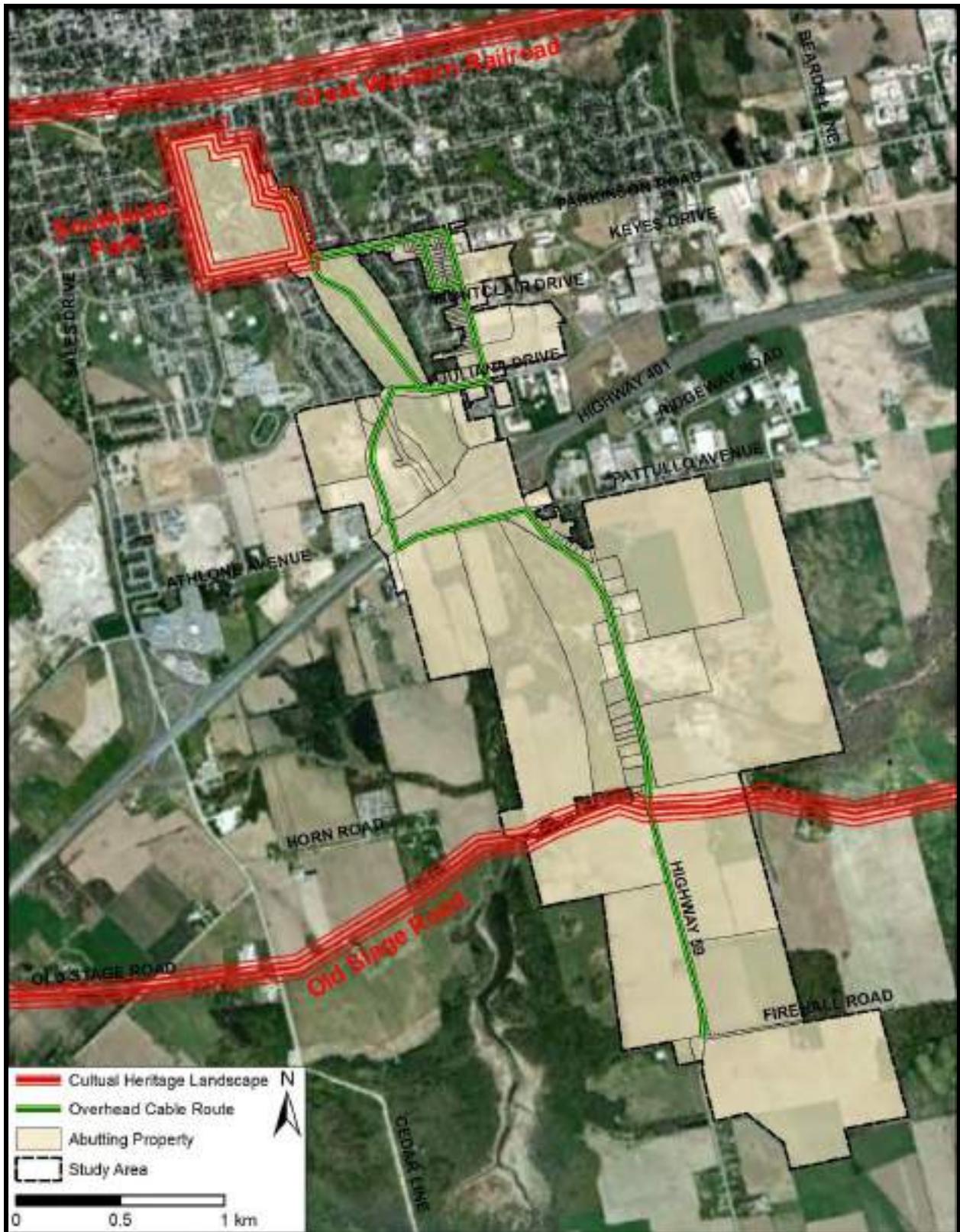
Table 7: Evaluation of the Great Western Railway as a CHL
(Adapted from McClelland et al. 1999; MCL 2006:3; Scheinman 2006)

Criteria	Description	Applicable to this Potential CHL?	Value Statement(s)
A. Design or Physical Value	1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The Great Western Railway was one of the province's first major railways, connecting Niagara Falls to Windsor (OHT 2012a). One of the earliest steam-driven trains arrived in Woodstock on the Great Western Railway. It was one of the first companies to use sleeping cars built in its own shops, and one of the first in Canada to bring Parlour cars into use (WPL N.D.:145–147).
	2. Displays a high degree of craftsmanship or artistic value	No	This railway does not display a high degree of craftsmanship and/or artistic value.
	3. Displays a high degree of technical or scientific achievement	Yes	The Great Western Railway was one of the first railways to implement the technological advancement of the steam powered train engine (WPL N.D.:145–147).
B. Historical or Associative Value	1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes	The Great Western Railway (originally the London & Gore Railroad and later part of the Grand Trunk Railway) contributed to the flourish of Woodstock during the 19 th and early 20 th century. The integral nature of the railway system is reflected by its recognition through the Provincial Plaque Program (OHT 2012b).

Criteria	Description	Applicable to this Potential CHL?	Value Statement(s)
	2. Yields or has the potential to yield information that contributes to the understanding of a community or culture	Yes	The Great Western Railway has the potential to yield information that contributes to the understanding of Euro-Canadian culture, particularly regarding early transportation and shipping methods. As mentioned above, it was directly associated with Woodstock's prosperity and development.
	3. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	The Great Western Railway does not reflect the work or ideas of any significant member of the community.
C. Contextual Value	1. Is important in defining, maintaining or supporting the character of an area	Yes	The Great Western Railway is a defining landscape feature in the area, serving as a thoroughfare for goods and people in both historic and modern times.
	2. Is physically, functionally, visually or historically linked to its surroundings	Yes	The Great Western Railway has strong functional, visual and historical ties to the local landscape, and is a major component of the area's heritage. The railroad is also historically and functionally linked to Woodstock (an important industrial and economic centre). The station at 543 Henry Street has been designated by the Local Architectural Conservancy Advisory Committee and appears on Oxford County's <i>Heritage Resources Inventory</i> (Oxford County 2006:31).
	3. Is a landmark	Yes	The Great Western Railway is a prominent landmark, connecting Niagara Falls to Windsor and running through the north end of Woodstock.

Table 8: Summary of Heritage Attributes of the Identified CHLs

Identified CHL	Heritage Attribute(s)
The Old Stage Road	Key attributes that embody the heritage value of the Old Stage Road include its original alignment in the Geographic Townships of East Oxford and West Oxford, its original elevation; its physical appearance and setting, specifically the views and vistas along the roadway and of the adjacent rural\agricultural landscape; and its visual and functional associations with communities along the route (i.e., Oxford Centre).
The Great Western Railway	Key attributes that embody the heritage value of the Great Western Railway include its original form and layout (e.g., length, width and construction methods); its original elevation; its physical appearance and setting, specifically the views and vistas along the trajectory of the historic route; and its visual and function associations with Woodstock and the railway station at 543 Henry Street.
Southside Park	Although not defined in the <i>Heritage Resources Inventory</i> (Oxford County 2006), the key attributes of Southside Park appear to include the physical layout and setting of the 24.5 ha grounds, the McKay Memorial Fountain, the Old Fire Hall Bell, the Southside Park Gates, the alignment of Cedar Creek (widened by the City prior to 1914 and equipped with a hand-built pond), the original pavilion (built in 1918), the trees around the park's perimeter (planted as memorials to World War I soldiers), and the Memorial Arch (dedicated to slain soldiers) (Oxford County 2012). Views and vistas of the park from the surrounding streets and sidewalks are also significant.



**Map 19: Locations of Identified CHLs in the Vicinity of the Study Area
(Google Earth 2012)**

7.0 EVALUATION OF IMPACTS

According to Section 23 (Heritage Assessment) of O. Reg. 359/09, an impact evaluation must be applied to any identified heritage resources that are recognized at the project location and to any Protected Properties that abut the parcel of land on which the project is located. As mentioned in Section 3.2, ARA considers a larger study area as part of its business practice, and evaluates identified heritage resources located on all abutting properties as well. As Section 6.1 has demonstrated, no Protected Properties were identified within the study area. The evaluation of impacts to the properties with identified BH resources and the identified CHLs appears in Section 7.1–Section 7.2.

As discussed in Section 3.2, impacts can be classified as either direct or indirect impacts. Direct impacts include, but are not limited to, those that physically affect the heritage resources themselves. These can be caused by initial project staging, excavation/levelling operations, construction of access roads, preparation of turbine pads, installation of underground lines, maintenance and repairs over the life of the project, and the final decommissioning of the facility. Indirect impacts include, but are not limited to, alterations that are not compatible with the historic fabric and appearance of the area, the creation of shadows that alter the appearance of an identified heritage attribute, the isolation of a heritage attribute from its surrounding environment, the obstruction of significant views and vistas, and other less-tangible impacts.

A key factor in this evaluation process is the distance between the project location (specifically the proposed Overhead Cable Route) and the heritage resources with CHVI. As stated previously, however, no *Standards and Guidelines* have yet been provided by the MTCS to aid in the determination of minimal separation distances between design elements and heritage resources. Accordingly, all methodological attempts to make use of this quantitative data must rely primarily on subjective criteria and the opinion of qualified heritage professionals.

Through an analysis of the proximity (or lack therefore) of identified heritage resources to proposed project infrastructure, the presence or absence of the types of impacts outlined in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006:3) can be determined. Should impacts be identified, recommendations to avoid, eliminate or mitigate each impact are required by Subsection 23 (1) (a) (ii) of O. Reg. 359/09.

7.1 Impact Evaluation of Identified BH Resources

The evaluation of the 62 properties with potential BH resources determined that 29 of said properties comprised at least one identified BH resource (Property Nos. 1–6, 8–11, 13, 18–20, 22–25, 27–29, 33, 38–39, 44–45, 53, 55 and 57). In addition, three properties with previously-recognized heritage resources were also identified within the study area (Property Nos. 63–65). All of these identified heritage resources are located on abutting properties (i.e. adjacent to the existing electrical line corridors). The proximity of the proposed Overhead Cable Route to each of these identified heritage resources appears in Table 9.

Table 9: Minimum Distances between the Overhead Cable Route and Identified BH Resources

Property No.	Address	Type of Property	Minimum Distance to the Overhead Cable Route
1	594515 Highway 59	Abutting	131 m
2	485044 Firehall Road	Abutting	476 m
3	594563 Highway 59	Abutting	47 m
4	594619 Highway 59	Abutting	24 m
5	505032 Old Stage Road	Abutting	81 m
6	505036 Old Stage Road	Abutting	21 m
8	594780 Highway 59	Abutting	36 m
9	153 South Street	Abutting	15 m
10	147 South Street	Abutting	13 m
11	127 South Street	Abutting	20 m
13	221 Victoria Street South	Abutting	60 m
18	746 Parkinson Road	Abutting	28 m
19	754 Parkinson Road	Abutting	28 m
20	762 Parkinson Road	Abutting	15 m
22	368 Norwich Avenue	Abutting	24 m
23	769 Salter Avenue	Abutting	19 m
24	496 Norwich Avenue	Abutting	37 m
25	492 Norwich Avenue	Abutting	38 m
27	486 Norwich Avenue	Abutting	31 m
28	480 Norwich Avenue	Abutting	31 m
29	474 Norwich Avenue	Abutting	33 m
33	454 Norwich Avenue	Abutting	40 m
38	430 Norwich Avenue	Abutting	32 m
39	422 Norwich Avenue	Abutting	15 m
44	394 Norwich Avenue	Abutting	36 m

Property No.	Address	Type of Property	Minimum Distance to the Overhead Cable Route
45	384 Norwich Avenue	Abutting	21 m
53	392 Powell Street	Abutting	21 m
55	371 Powell Street	Abutting	23 m
57	397 Powell Street	Abutting	26 m
63	594754 Highway 59	Abutting	83 m
64	708 Pattullo Avenue	Abutting	436 m
65	769 Juliana Drive	Abutting	40 m

As Table 9 demonstrates, these heritage resources are located at least 13 m away from the proposed Overhead Cable Route (the closest heritage resource is on Property No. 10). The most distant identified heritage resource is located 476 m away from the proposed Overhead Cable Route (Property No. 2). These data are essential for the accurate identification of direct and indirect impacts.

As discussed in Section 3.2, the definitions of negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCL 2006:3) can be effectively adapted into criterion for identifying both types of impacts. The results of this evaluation of impacts to the 32 properties with identified BH resources are summarized in Table 10.

Table 10: Impact Evaluation of Identified BH Resources
(Adapted from MCL 2006:3)

Type of Negative Impact	Applicable to Properties with Identified BH Resources?	Comments
Destruction of any, or part of any, significant heritage attributes	No	There will be no destructive impacts whatsoever to any of the heritage attributes of these resources, as the proposed Overhead Cable Route is at least 13 m away and the lines will be added to existing Hydro poles (see Table 9).

Type of Negative Impact	Applicable to Properties with Identified BH Resources?	Comments
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	No	The proposed infrastructure involves alterations that are compatible with the historic fabric and appearance of the properties with BH resources. Existing Hydro poles already characterize the area, and the additional lines will by no means negatively impact the heritage attributes of said resources. As Table 5 demonstrates, these attributes are largely defined by intrinsic values (i.e. those rooted in their design, age, integrity, etc.). These values will continue to exist with or without the addition of the Overhead Cable Route.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden	No	The proposed Overhead Cable Route will join the network of roadside electrical wiring that already defines the area. The appearance of the identified heritage attributes will therefore remain unchanged.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship	No	None of the heritage attributes outlined in Table 5 will be isolated from its surrounding environment, context or significant relationship.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No	The proposed project infrastructure will not result in the direct or indirect obstruction of any significant views or vistas within, from, or of built and natural features associated with the BH resources. As Table 5 demonstrates, significant views and vistas are not heritage attributes of any of the subject properties, save for Property Nos. 2, 3, 5 and 64. The significant views associated with these resources already consist of existing Hydro poles and lines; accordingly, the proposed Overhead Cable Route will not modify any associated heritage attributes.
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	No	No rezoning will occur; the existing electrical corridors and the associated Hydro poles and will be utilized in accordance with their current purpose.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	No	These potential impacts have been addressed in separate environmental and archaeological reports.

As Table 10 summarizes, the heritage resources identified within the study area will not be negatively impacted by the Gunn's Hill Wind Farm.

7.2 Impact Evaluation of Identified CHLs

As mentioned in Section 6.5, the Old Stage Road, the former Great Western Railway and Southside Park were identified as CHLs. The Old Stage Road traverses the southern part of the project location, whereas the Great Western Railway passes roughly 555 m north of the proposed Overhead Cable Route. Southside Park is only 3 m away from the proposed Overhead Cable Route in the northern part of the study area. These data are essential for the accurate identification of direct and indirect impacts.

As discussed in Section 3.2, the definitions of negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCL 2006:3) can be effectively adapted into criterion for identifying both types of impacts. The evaluation of impacts to the identified CHLs in the vicinity of the study area is summarized in Table 11.

Table 11: Impact Evaluation of the Identified CHLs
(Adapted from MCL 2006:3)

Type of Negative Impact	Applicable to the Identified CHLs?	Comments
Destruction of any, or part of any, significant heritage attributes	No	There will be no destructive impacts whatsoever to any of the heritage attributes of these CHLs (see Table 8). The addition of lines to the existing Hydro poles adjacent to the Old Stage Road and Southside Park will not destroy any of their heritage attributes, and the Great Western Railway is at least 555 m away.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	No	The proposed infrastructure involves alterations that are compatible with the historic fabric and appearance of these CHLs. The lands surrounding the Old Stage Road, the Great Western Railway and Southside Park are already characterized by existing electrical lines.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden	No	No such shadows will be cast near any of the heritage attributes of these CHLs. The proposed electrical lines will join those already adjacent to the Old Stage Road and Southside Park, and they will pass at least 555 m south of the Great Western Railway.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship	No	None of the heritage attributes outlined in Table 8 will be isolated from its surrounding environment, context or significant relationship.

Type of Negative Impact	Applicable to the Identified CHLs?	Comments
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No	The proposed project infrastructure will not result in the direct or indirect obstruction of any significant views or vistas within, from, or of built and natural features associated with these CHLs. The visual links between the Great Western Railway and its surroundings will not be disrupted by the proposed Overhead Cable Route, and the vistas associated with the Old Stage Road, Southside Park and their respective surroundings are already defined by electrical lines and Hydro poles.
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	No	The proposed Overhead Cable Route will not result in any change in land use for these CHLs.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	No	These potential impacts have been addressed in separate environmental and archaeological reports.

As Table 11 summarizes, the CHLs of the Old Stage Road, the Great Western Railway and Southside Park will not be negatively impacted by the Gunn's Hill Wind Farm.

8.0 CONCLUSIONS AND RECOMMENDATIONS

The heritage assessment for the Gunn's Hill Wind Farm encompassed a study area consisting of previously unassessed portion of the project location (the Overhead Cable Route) and all abutting/adjacent properties. No Protected Properties were identified within this study area, although 62 properties with potential BH resources (Property Nos. 1–62), 3 properties listed in Oxford County's *Heritage Resources Inventory* as having CHVI (Property Nos. 63–65), 2 potential CHLs (the Old Stage Road and the former Great Western Railway), and 1 CHL listed in Oxford County's *Heritage Resources Inventory* (Southside Park) were recognized.

All of the potential heritage resources were tested against the criteria of O. Reg. 9/06. The results of the evaluation indicated that 29 of the 62 properties with potential BH resources have CHVI (Property Nos. 1–6, 8–11, 13, 18–20, 22–25, 27–29, 33, 38–39, 44–45, 53, 55 and 57), and that both of the potential CHLs also have CHVI. The majority of these identified heritage resources met several of the criteria established in O. Reg. 9/06.

All potential impacts to the properties with identified BH resources within the study area and all nearby identified CHLs were then evaluated for potential project impacts. The results of these evaluations can be summarized as follows:

- All of the 32 properties with identified BH resources are located on abutting properties (Property Nos. 1–6, 8–11, 13, 18–20, 22–25, 27–29, 33, 38–39, 44–45, 53, 55, 57 and 63–65). These heritage resources are located at least 13 m away from the proposed Overhead Cable Route (the closest heritage resource is located on Property No. 10). After the project impact analysis, no direct or indirect impacts were identified that would negatively affect any of the heritage attributes of these resources.
- The CHL of the Old Stage Road traverses the southern part of the proposed Overhead Cable Route, the CHL of the former Great Western Railway (now CN Railway) passes 555 m to the north, and the CHL of Southside Park is only 3 m away. After the project impact analysis, no direct or indirect impacts were identified that would negatively affect any of the heritage attributes of the Old Stage Road, the Great Western Railway or Southside Park.

Given that this study has 1) identified no Protected Properties within the study area; 2) documented all potential BH resources and CHLs within the proposed route and on all abutting properties; 3) identified multiple heritage resources with CHVI based on the criteria in O. Reg. 9/06; 4) evaluated all potential direct and indirect impacts to the identified heritage resources; and 5) found that the project will not negatively impact any of these resources, ARA recommends that the proposed Overhead Cable Route for the Gunn's Hill Wind Farm be released from further heritage concerns. It is the considered opinion of ARA that the previously-unrecognized heritage resources with CHVI discussed in this assessment *may* be worthy of inclusion on a municipal heritage register.

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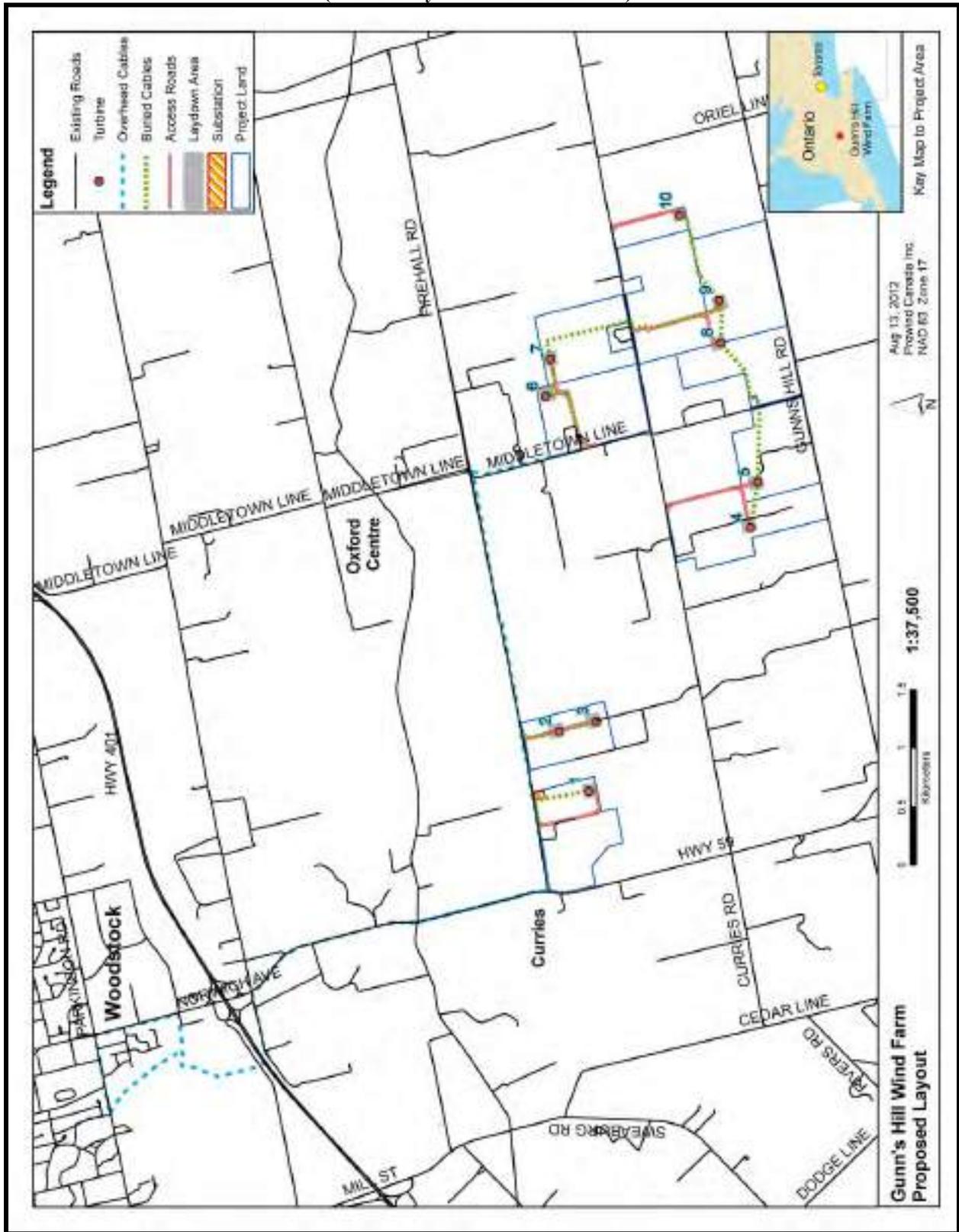
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APPENDICES

**Appendix A: Project Location Map for the Gunn's Hill Wind Farm
(Provided by Prowind Canada Inc.)**



Appendix B: Inventory of Properties with Potential BH Resources and CHVI Evaluation Results

PROPERTY NO. 1

DESCRIPTION OF PROPERTY	
Street Address	594515 Highway 59
Community	N/A
Location	Township of Norwich, Oxford County
Type of Property	Agricultural property with one potential Built Heritage resource
Architectural Style(s)	Gothic Revival
Date(s)	ca. 1865–1900
Photo(s)	 <p>(Photo taken on May 17, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A good local example of a Gothic Revival period house. Typical of this style, it features an L-shaped plan, a steeply pitched roofline, and a centre gable featuring an arched window.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its L-shaped plan, steep roofline, and centre gable with rounded-arch window.
Impact Evaluation	No project impacts.

PROPERTY NO. 2

DESCRIPTION OF PROPERTY		
Street Address	485044 Firehall Road	
Community	N/A	
Location	Township of Norwich, Oxford County	
Type of Property	Agricultural property with two potential Built Heritage resources	
Architectural Style(s)	Vernacular	Central Ontario Barn (Gambrel-Roof Type)
Date(s)	ca. 1850-1900 (?)	ca. 1880–1920
Photo(s)	 (Photo taken on May 30, 2012)	 (Photo taken on May 30, 2012)

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	The house is an idiosyncratic structure with 1 ½ storeys, 15 pane casement windows, two dormers on the roof and a massing which harkens to the Loyalist style but for the additional half storey. The barn is a Central Ontario Barn of the later (gambrel roofed) type. Two of the silos associated with the barn are quite old and still feature most of their original wooden roofs.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	These structures serve as touchstones to the early settlement and agricultural past of the area.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings	✓	These structures are physically, visually, and functionally linked to the farm of which they form a part.
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of the residence include its casement windows, dormers and massing. The heritage values of the barn rest in its gambrel roof and two of the silos that it is associated with. Given that all of the structures have associative value as concrete reminders of the agricultural past of the area, and they are contextually linked to the attached farmland, their physical location is also important. The visual links between the house, the barn and the farm are noteworthy, specifically those facing south from Firehall Road.
Impact Evaluation	No project impacts.

PROPERTY NO. 3

DESCRIPTION OF PROPERTY		
Street Address	594563 Highway 19	
Community	N/A	
Location	Township of Norwich, Oxford County	
Type of Property	Agricultural property with two potential Built Heritage resources	
Architectural Style(s)	Edwardian	Central Ontario Barn (Gambrel-Roof Type)
Date(s)	ca. 1900–1920	ca. 1880–1920
Photo(s)	 (Photo taken on May 17, 2012)	 (Photo taken on May 17, 2012)

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	The house is a representative example of an Edwardian farmhouse with a red brick façade, hipped roof, and “2 over 2” sash windows. The barn is a representative example of a Gambrel-roofed Central Ontario (“bank”) barn.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	These structures serve as touchstones to the agricultural past of the area.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings	✓	These structures are physically, visually, and functionally linked to the farm of which they form a part.
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of the residence include its red brick facade and hipped roof, and “2 over 2” sash windows. The key attribute of the barn is its Gambrel roof. Given that all of the structures have associative value as concrete reminders of the agricultural past of the area, and they are contextually linked to the attached farmland, their physical location is also important. The visual links between the house, the barn and the farm are noteworthy, specifically those facing west from Highway 59.
Impact Evaluation	No project impacts.

PROPERTY NO. 4

DESCRIPTION OF PROPERTY	
Street Address	594619 Highway 59
Community	N/A
Location	Township of Norwich, Oxford County
Type of Property	Agricultural property with one potential Built Heritage resource
Architectural Style(s)	Vernacular Cottage
Date(s)	ca. 1850–1900
Photo(s)	 <p>(Photo taken on May 17, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A neat vernacular cottage, modest and well-constructed with “2 over 2” sash windows. It may have functioned as a “Worker’s Cottage” for the attached farm.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	Structure serves as a touchstone to the early settlement of the area.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings	✓	Contextually linked to the attached farmland.
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of the residence include its simplicity, its modest massing and its “2 over 2” sash windows. Given that the structure has associative value as a concrete reminder of the early settlement of the area, and that it is contextually linked to the attached farmland, its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 5

DESCRIPTION OF PROPERTY	
Street Address	505032 Old Stage Road
Community	N/A
Location	Township of Norwich, Oxford County
Type of Property	Agricultural property with one potential Built Heritage resource
Architectural Style(s)	Edwardian
Date(s)	ca. 1900–1920
Photo(s)	 <p>(Photo taken on May 17, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A good example of an Edwardian period house. Typical of this style, it features a brick facade, a hipped roof and 1-over 1 windows with plain lintels. It is larger than many of its kind, featuring an L-shaped plan and a protruding detail in the brick work above the first floor windows.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	The structure serves as a touchstone to the agricultural past of the area.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings	✓	Structure is physically, visually, and functionally linked to the farm of which they form a part.
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its hipped roof, its 1-over 1 windows with plain lintels, its L-shape plan and the brick work with protruding detail above the first floor windows. Given that the structure has associative value as a concrete reminder of the agricultural past of the area, and that it is contextually linked to the attached farmland, its physical location is also important. The visual links between the house and the farm are noteworthy, specifically those facing south from Old Stage Road.
Impact Evaluation	No project impacts.

PROPERTY NO. 6

DESCRIPTION OF PROPERTY	
Street Address	505036 Old Stage Road
Community	N/A
Location	Township of Norwich, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Colonial Dutch Revival
Date(s)	ca. 1900–1945
Photo(s)	 <p>(Photo taken on May 17, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A fair local example of a Colonial Dutch Revival period house. Typical of this style is the high gambrel roof, full façade front porch, and symmetrical window and door pattern.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its high gambrel roof, full façade front porch, and symmetrical window and door pattern.
Impact Evaluation	No project impacts.

PROPERTY NO. 7

DESCRIPTION OF PROPERTY	
Street Address	594776 Highway 59
Community	N/A
Location	Township of Norwich, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Eclectic
Date(s)	ca. 1920–1960
Photo(s)	 <p>(Photo taken on May 30, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 8

DESCRIPTION OF PROPERTY	
Street Address	594780 Highway 59
Community	N/A
Location	Township of Norwich, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1945–1960
Photo(s)	 <p>(Photo taken on May 30, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A good example of Victory Housing featuring 1 ½ storeys, a simple, uniform (possibly pre-fabricated) structure, a steep roof, and shallow eaves
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	Type is associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 9

DESCRIPTION OF PROPERTY	
Street Address	153 South Street
Community	N/A
Location	City of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Edwardian
Date(s)	ca. 1900–1920
Photo(s)	 <p>(Photo taken on May 17, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A fair example of an Edwardian period house with its Classical massing, one-over-one sash windows, and symmetrical window and door arrangement.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its one-over-one sash windows and symmetrical window and door arrangement.
Impact Evaluation	No project impacts.

PROPERTY NO. 10

DESCRIPTION OF PROPERTY	
Street Address	147 South Street
Community	N/A
Location	City of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Art Moderne
Date(s)	ca. 1930–1950
Photo(s)	 <p>(Photo taken on May 17, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A rare and unique local example of an Art Moderne period house. Typical of this style, it features a streamlined and simple form, a flat roof and minimal surround around the entrance.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its streamlined and simplified form and flat roof.
Impact Evaluation	No project impacts.

PROPERTY NO. 11

DESCRIPTION OF PROPERTY	
Street Address	127 South Street
Community	N/A
Location	City of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Gothic Revival
Date(s)	ca. 1865–1900
Photo(s)	 <p>(Photo taken on May 17, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A fair local example of a Gothic Revival period house. Typical of this style, it features a brick facade, pitched gable and centred entrance with transom.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its brick facade, front gable and centred entrance with a transom.
Impact Evaluation	No project impacts.

PROPERTY NO. 12

DESCRIPTION OF PROPERTY	
Street Address	81 South Street
Community	N/A
Location	City of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch
Date(s)	ca. 1955-1980
Photo(s)	 <p>(Photo taken on May 17, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 13

DESCRIPTION OF PROPERTY	
Street Address	221 Victoria Street South (Oxford County Public Works)
Community	N/A
Location	City of Woodstock, Oxford County
Type of Property	Commercial property with one potential Built Heritage resource
Architectural Style(s)	Commercial
Date(s)	ca. 1900–1930 (?)
Photo(s)	 <p>(Photos taken on May 17, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A good example of an early 20 th century commercial structure with large casement windows and dichromatic brick accents.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this commercial structure include its large casement windows and dichromatic brick accents.
Impact Evaluation	No project impacts.

PROPERTY NO. 14

DESCRIPTION OF PROPERTY	
Street Address	660 Parkinson Road
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch Bungalow
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 15

DESCRIPTION OF PROPERTY	
Street Address	368 Odlum Drive
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch Bungalow
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 16

2DESCRIPTION OF PROPERTY	
Street Address	736 Parkinson Road
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Box Bungalow
Date(s)	ca. 1920–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 17

DESCRIPTION OF PROPERTY	
Street Address	742 Parkinson Road
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Minimal Traditional
Date(s)	ca. 1925–1955
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 18

DESCRIPTION OF PROPERTY	
Street Address	746 Parkinson Road
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1940–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	An example of a Victory house. Typical of this style, it features a neat, tidy and uniform structure and a steep roof with shallow eaves.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This type of house is commonly associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 19

DESCRIPTION OF PROPERTY	
Street Address	754 Parkinson Road
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1940–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A representative example of a Victory house. Typical of this style, it exhibits a small, neat, tidy and uniform (possibly pre-fabricated) structure, and a steep roof with shallow eaves.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This type of house is commonly associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 20

DESCRIPTION OF PROPERTY	
Street Address	762 Parkinson Road
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Arts and Crafts
Date(s)	ca. 1900–1945
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A rather poor, heavily-renovated example of an Arts and Crafts style house featuring symmetrical, full-length shed dormers.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its front and rear shed dormers.
Impact Evaluation	No project impacts.

PROPERTY NO. 21

DESCRIPTION OF PROPERTY	
Street Address	770 Parkinson Road
Community	Woodstock
Location	Town of Woodstock, Oxford Ontario
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Box Bungalow
Date(s)	ca. 1920–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 22

DESCRIPTION OF PROPERTY	
Street Address	368 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Gothic Revival
Date(s)	ca. 1865–1900
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A good local example of a Gothic Revival period house. Typical of this style, it features a brick facade, decorative front gable with arched window, steeply pitched roof, and centre entrance with transom.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its brick facade, front gable with arched window, and centre entrance with a transom.
Impact Evaluation	No project impacts.

PROPERTY NO. 23

DESCRIPTION OF PROPERTY	
Street Address	769 Salter Avenue
Community	Woodstock
Location	Town of Woodstock
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1940–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A representative example of a Victory type house. Typical of this style, it features a neat, tidy and uniform (possibly pre-fabricated) structure and a steep roof with shallow eaves.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This type of house is commonly associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 24

DESCRIPTION OF PROPERTY	
Street Address	496 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1940–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A representative example of a Victory type house. Typical of this style, it features a neat, tidy and uniform (possibly pre-fabricated) structure, a steep roof with shallow eaves and a brick facade.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This type of house is commonly associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 25

DESCRIPTION OF PROPERTY	
Street Address	492 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Dutch Colonial Revival
Date(s)	ca. 1890–1940
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A representative example of a Colonial Dutch Revival period house. The massing of the structure, its high gambrel roof, and overall symmetry are characteristic of this type.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its massing, symmetry and gambrel roof.
Impact Evaluation	No project impacts.

PROPERTY NO. 26

DESCRIPTION OF PROPERTY	
Street Address	490 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Box Bungalow
Date(s)	ca. 1920–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 27

DESCRIPTION OF PROPERTY	
Street Address	486 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1940–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	This house is an example of a Victory house, a neat, tidy and uniform 1 ½ storey building with clapboard siding, a steep roof and shallow eaves.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This type of house is commonly associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI
Heritage Attributes	Key attributes that embody the heritage value of this residence include its uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 28

DESCRIPTION OF PROPERTY	
Street Address	480 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1945–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	The house appears to be a modified Victory Home, simple and neat, with a windowless dormer added to the front façade, giving it a rather compressed faux-Gothic revival look. Its steep roof and shallow eaves attest to its Victory home connection.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This type of house is commonly associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its simple, uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 29

DESCRIPTION OF PROPERTY	
Street Address	474 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Arts and Crafts
Date(s)	ca. 1900–1945
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	This house is a very basic example of an Arts & Crafts structure, solid, 1 ½ storeys, built on a box bungalow plan but with a small shed dormer.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value are the box bungalow massing and the shed dormer on the roof.
Impact Evaluation	No project impacts.

PROPERTY NO. 30

DESCRIPTION OF PROPERTY	
Street Address	470 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Minimal Traditional
Date(s)	ca. 1925–1955
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 31

DESCRIPTION OF PROPERTY	
Street Address	466 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Suburban Ranch
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 32

DESCRIPTION OF PROPERTY	
Street Address	458 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Minimal Traditional
Date(s)	ca. 1925–1955
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 33

DESCRIPTION OF PROPERTY	
Street Address	454 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Craftsman Bungalow
Date(s)	ca. 1900–1945
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A rather basic example of a Craftsman Bungalow structure with large shed dormer and full façade porch.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value are the full façade porch and the large shed dormer on the structure.
Impact Evaluation	No project impacts.

PROPERTY NO. 34

DESCRIPTION OF PROPERTY	
Street Address	450 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Minimal Traditional
Date(s)	ca. 1925–1955
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 35

DESCRIPTION OF PROPERTY	
Street Address	446 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch Bungalow
Date(s)	ca.1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 36

DESCRIPTION OF PROPERTY	
Street Address	442 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Split Level - Sidesplit
Date(s)	ca. 1955–2000
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 37

DESCRIPTION OF PROPERTY	
Street Address	438 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Split Level - Sidesplit
Date(s)	ca. 1955–2000
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 38

DESCRIPTION OF PROPERTY	
Street Address	430 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Gothic Revival
Date(s)	ca. 1865–1900
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	The house is a fair example of a Gothic Revival structure, built on an L-shape plan with a steep roof and vergeboard decoration.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value are the L-shape plan; steep roof; vergeboard ornamentation.
Impact Evaluation	No project impacts.

PROPERTY NO. 39

DESCRIPTION OF PROPERTY	
Street Address	422 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1940–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	This house is a representative example of a Victory house, a neat, tidy and uniform 1 ½ storey building with a steep roof and shallow eaves.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This type of house is commonly associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 40

DESCRIPTION OF PROPERTY	
Street Address	414 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Suburban Ranch
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 41

DESCRIPTION OF PROPERTY	
Street Address	412 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch Bungalow
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 42

DESCRIPTION OF PROPERTY	
Street Address	408 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch Bungalow
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 43

DESCRIPTION OF PROPERTY	
Street Address	400 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Minimal Traditional
Date(s)	ca. 1925–1955
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 44

DESCRIPTION OF PROPERTY	
Street Address	394 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1940–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	This house is a representative example of a Victory type house, a neat, tidy and uniform structure with a steep roof and shallow eaves.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This type of house is commonly associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 45

DESCRIPTION OF PROPERTY	
Street Address	384 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Edwardian
Date(s)	ca. 1900–1920
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	This house is a fair example of an Edwardian style structure, symmetrical, Classical in proportions, with a simplified roofline, lack of ornamentation, and relatively maintenance-free detailing.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this structure are its symmetry, Classical proportions, simplified form, and lack of ornamentation.
Impact Evaluation	No project impacts.

PROPERTY NO. 46

DESCRIPTION OF PROPERTY	
Street Address	376 Norwich Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch Bungalow
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 47

DESCRIPTION OF PROPERTY	
Street Address	758 Salter Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch Bungalow
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 48

DESCRIPTION OF PROPERTY	
Street Address	422 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Minimal Traditional
Date(s)	ca. 1925–1955
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 49

DESCRIPTION OF PROPERTY	
Street Address	418 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Minimal Traditional
Date(s)	ca. 1925-1955
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 50

DESCRIPTION OF PROPERTY	
Street Address	414 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch Bungalow
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 51

DESCRIPTION OF PROPERTY	
Street Address	398 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Box Bungalow
Date(s)	ca. 1920–1950
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 52

DESCRIPTION OF PROPERTY	
Street Address	396 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch Bungalow
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 53

DESCRIPTION OF PROPERTY	
Street Address	392 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1940–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	This house is a representative example of a Victory house, a neat, tidy and uniform 1 ½ storey building with a steep roof and shallow eaves.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This type of house is commonly associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 54

DESCRIPTION OF PROPERTY	
Street Address	376 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Box Bungalow
Date(s)	ca. 1900–1945
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 55

DESCRIPTION OF PROPERTY	
Street Address	371 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1940–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	This house is a representative example of a Victory house, a neat, tidy and uniform structure with a steep roof and shallow eaves.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This type of house is commonly associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its uniform structure, steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 56

DESCRIPTION OF PROPERTY	
Street Address	391 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 57

DESCRIPTION OF PROPERTY	
Street Address	397 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Victory Housing
Date(s)	ca. 1940–1960
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	This house is a representative example of a Victory house - a neat, tidy and uniform 1 ½ storey building with a steep roof and shallow eaves.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This type of house is commonly associated with the return of soldiers from World War II.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	Key attributes that embody the heritage value of this residence include its simple layout featuring 1 ½ storeys, a steep roof, and shallow eaves. Given that the structure has associative value (i.e. with the return of soldiers from World War II), its physical location is also important.
Impact Evaluation	No project impacts.

PROPERTY NO. 58

DESCRIPTION OF PROPERTY	
Street Address	399 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch Bungalow
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 59

DESCRIPTION OF PROPERTY	
Street Address	409 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Ranch Bungalow
Date(s)	ca. 1955–1980
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 60

DESCRIPTION OF PROPERTY	
Street Address	411 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Minimal Traditional
Date(s)	ca. 1925–1955
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 61

DESCRIPTION OF PROPERTY	
Street Address	417 Powell Street
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Split Level - Sidesplit
Date(s)	ca. 1955–2000
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

PROPERTY NO. 62

DESCRIPTION OF PROPERTY	
Street Address	767 Salter Avenue
Community	Woodstock
Location	Town of Woodstock, Oxford County
Type of Property	Residential property with one potential Built Heritage resource
Architectural Style(s)	Minimal Traditional
Date(s)	ca. 1925–1955
Photo(s)	 <p>(Photo taken on September 12, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses no CHVI.
Heritage Attributes	None.
Impact Evaluation	Not required.

APPENDIX F

AGENCY CONFIRMATION LETTERS

Ministry of Culture
 Culture Programs Unit
 Programs & Services Br.
 500 Highway Avenue
 London, ON N5Y 1A4
 Tel: 519-875-6898
 Fax: 519-875-7777
 e-mail: shari.prowse@ontario.ca

Ministère de la Culture
 Unité des programmes culturels
 Direction des programmes et des
 services
 500, av. Highway
 London, ON N5Y 1A4
 Tél: 519-875-6898
 Téléc: 519-875-7777
 e-mail: shari.prowse@ontario.ca



October 26, 2009

Mr. Mike Henry
 AMICK Consultants Ltd.
 Lakelands District
 180 Talbot Street, P.O. Box 29
 Port McNicoll, Ontario
 L0K 1R0

RE: Review and Acceptance into the Provincial Register of Reports: Archaeological Assessment Report Entitled, "Report on the 2009 Stage 1 Archaeological Background Research of Gun's Hill AOI, Part of Lots 11, 16-18 and all of Lot 12, Concession 5; Part of Lots 9, 12, 13, 14 and all of Lots 10 & 11, Concession 6; Part of Lots 13 & 14, Concession 7, Township of East Oxford, Oxford County", July 2009, Received October 1, 2009, Licence/PIF #P058-490-2009, MCL File 32EA002

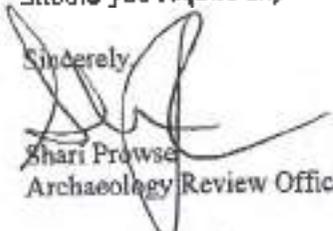
Dear Mr. Henry:

This office has reviewed the above-mentioned report which has been submitted to this Ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c. O.18. This review is to ensure that the licensed professional consultant archaeologist has met the terms and conditions of their archaeological licence, that archaeological sites have been identified and documented according to the 1993 technical guidelines set by the Ministry and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario.

As the result of our review, this Ministry accepts the above titled report into the Provincial register of archaeological reports. The report indicates that portions of the subject property have archaeological potential as illustrated in the Figure 3 and 4 of the report and should be subject to an archaeological assessment. This Ministry concurs with this recommendation.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,


 Shari Prowse
 Archaeology Review Officer

cc. Archaeological Licensing Office
 Prowind Canada Inc.

Ministry of Tourism and Culture
Culture Division
Culture Programs Unit
Programs and Services Branch
400 University Avenue, 4th floor
Toronto, ON, M7A 2R9
Telephone: 416-212-4019
Facsimile: 416-212-1802
Email : Penny.Young@Ontario.ca

Ministère du Tourisme et de la Culture
Division de culture
Unité des programmes culturels
Direction des programmes et des services
400, avenue University, 4^e étage
Toronto, ON, M7A 2R9
Téléphone: 416-212-4019
Télécopieur: 416-212-1802
Email : Penny.Young@Ontario.ca



July 28, 2010

Rochelle Rumney
Environmental Coordinator
Prowind Canada Inc.
P.O. Box 1678,
Kemptville, ON
K0G 1J0

RE: **Gunn's Hill Wind Farm – Prowind Canada**

FITT Number: FIT- FS6SPX8

Dear Ms Rumney,

This letter constitutes the Ministry of Tourism and Culture's written comments as required by s. 23(3)(a) of O. Reg. 359/09 under the *Environmental Protection Act* regarding heritage assessments undertaken for the above project.

Based on the information contained in the report(s) you have submitted for this project, the Ministry is satisfied with the heritage assessment(s). Please note that the Ministry makes no representation or warranty as to the completeness, accuracy or quality of the heritage assessment report(s).*

The report(s) recommends the following:

6.0 Conclusions and Recommendations

There are a number of conclusions that can be drawn from the study. They are as follows:

- 1) There are no protected properties in the study area (as defined in Section 19 of Ontario Regulation 359/09).
- 2) None of the built heritage features within the study have sufficient Cultural Heritage Value or Interest (CHVI) to merit designation under the Ontario Heritage Act. However, some of the properties may be worthy of inclusion on a Municipal Heritage Inventory, should it be created.
- 3) The local landscape in the project area does not meet the criteria necessary to be considered a significant Cultural heritage Landscape (CHL) (see Table 2).

Given the lack of heritage features with CHVI in the study area, it is not necessary to analyze project impacts to them. Accordingly, it is recommended that the project be released from further heritage concerns.

The Ministry is satisfied with these recommendations.

This letter does not waive any requirements which you may have under the Ontario *Heritage Act*. Also, this letter does not constitute approval of the renewable energy project. Approvals of the project may be required under other statutes and regulations. It is your responsibility to obtain any necessary approvals or licences.

Please feel free to contact me if you have questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Penny Young', written in a cursive style.

Penny Young
Heritage Planner
Programs and Services Branch, MTC

Culture Services Unit
t. 416-212-4019
f. 416-212-1802
Penny.Young@Ontario.ca

cc:
Chris Schiller, Manager, Culture Services Unit
Programs and Services Branch, MTC

* In no way will the Ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional heritage resources are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

**Ministry of Tourism,
Culture and Sport**

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Toronto ON M7A 0A7
Tel.: 416 314-7620
Fax: 416 212-1802

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de la Culture et du Sport**

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Direction des programmes et des services
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Tél. : 416 314-7620
Télééc. : 416 212-1802



December 11, 2012

P.J. Racher
154 Otonabee Drive,
Kitchener, ON
N2C 1L7

Project:	Gunn's Hill Wind Farm, Overhead Cable Route
OPA Reference Number:	F-0021920-WIN-130-601
Report Title:	Heritage Assessment Report, Gunn's Hill Wind Farm, Overhead Cable Route (F-0021920-WIN-130-601), Geographic Township of East Oxford, City of Woodstock and Township of Norwich, Oxford County
Applicant:	Prowind Canada Inc.
Location:	City of Woodstock and Township of Norwich, Oxford County
MTC File No.:	PLAN-32EA007

Dear Mr. Racher:

This office has reviewed the above-mentioned report (the "Report"), which has been submitted to this ministry as required under O. Reg. 359/09, as amended (Renewable Energy Approvals under the *Environmental Protection Act*) (the "REA regulation"). This letter constitutes the Ministry of Tourism, Culture and Sport (the "Ministry") comments for the purposes of section 23(3)(a) of the REA regulation regarding the heritage assessment undertaken for the above project.

The Report recommends the following:

The heritage assessment for the Gunn's Hill Wind Farm encompassed a study area consisting of previously unassessed portion of the project location (the Overhead Cable Route) and all abutting/adjacent properties. No Protected Properties were identified within this study area, although 62 properties with potential BH resources (Property Nos. 1-62), 3 properties listed in Oxford County's *Heritage Resources Inventory* as having CHVI (Property Nos. 63-65), 2 potential CHLs (the Old Stage Road and the former Great Western Railway), and 1 CHL listed in Oxford County's *Heritage Resources Inventory* (Southside Park) were recognized.

All of the potential heritage resources were tested against the criteria of O. Reg. 9/06. The results of the evaluation indicated that 29 of the 62 properties with potential BH resources have CHVI (Property Nos. 1-6, 8-11, 13, 18-20, 22-25, 27-29, 33, 38-39, 44-45, 53, 55 and 57), and that both of the potential CHLs also have CHVI. The majority of these identified heritage resources met several of the criteria established in O. Reg. 9/06.

All potential impacts to the properties with identified BH resources within the study area and all nearby identified CHLs were then evaluated for potential project impacts. The results of the evaluation can be summarized as follows:

- All of the 32 properties with identified BH resources are located on abutting properties (Property Nos. 1-6, 8-11, 13, 18-20, 22-25, 27-29, 33, 38-39, 44-45, 53, 55, 57 and 63-65). These heritage resources are located at least 13 m away from the proposed Overhead Cable Route (the closest heritage resource is located on Property No. 10). After the project impact analysis, no direct or indirect impacts were identified that would negatively affect any of the heritage attributes of these resources.
- The CHL of the Old Stage Road traverses the southern part of the proposed Overhead Cable Route, the CHL of the former Great Western Railway (now CN Railway) passes 555 m to the north, and the CHL of Southside Park is only 3 m away. After the project impact analysis, no direct or indirect impacts were identified that would negatively affect any of the heritage attributes of the Old Stage Road, the Great Western Railway or Southside Park.

Given that this study has 1) identified no Protected Properties within the study area; 2) documented all potential BH resources and CHLs within the proposed route and on all abutting properties; 3) identified multiple heritage resources with CHVI based on the criteria of O. Reg. 9/06; 4) evaluated all potential direct and indirect impacts to the identified heritage resources; and 5) found that the project will not negatively impact any of these resources. ARA recommends that the proposed Overhead Cable Route for Gunn's Hill Wind Farm be released from further heritage concerns. It is the considered opinion of ARA that the previously unrecognized heritage resources with CHVI discussed in this assessment *may* be worth of inclusion on a municipal heritage register.

Based on the information contained in the Report, the Ministry is satisfied that the heritage assessment process and reporting are consistent with the applicable heritage assessment requirements established in s. 23 of O. Reg. 359/09. Please note that the Ministry makes no representation or warranty as to the completeness, accuracy or quality of the heritage assessment report (please see Note 1).

This letter does not waive any requirements under the *Ontario Heritage Act*.

This letter does not constitute approval of the renewable energy project. Approvals or licences for the project may be required under other statutes and regulations. Please ensure that you obtain all required approvals and/or licences.

Please ensure that the proponent is aware that, if new information or substantive project changes arise after issuance of this letter, the applicant should discuss them with you to determine if any additional assessment or reporting is required. If additional reporting or revisions are required, they should be submitted to the Ministry for review. Upon completion of that review, the Ministry will determine if any revisions to the content of this letter are required.

Should you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Penny Young
Heritage Planner

cc. Rochelle Rumney
Prowind Canada Inc.

Doris Dumais, Director
Environmental Approvals Access & Service Integration Branch, Ministry of the Environment

Agatha Garcia-Wright, Director
Environmental Approvals Branch, Ministry of the Environment

Chris Schiller, Manager
Culture Services Unit, Ministry of Tourism, Culture and Sport

Note 1: In no way will the Ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional heritage resources are identified or the Report is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Ministry of Tourism, Culture and Sport

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March 18, 2013

Mr. Michael Henry
Amick Consultants Ltd.
Lakelands District Office
380 Talbot Street, PO Box 29
Port McNicoll, ON
L0K 1R0

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, “REVISED: Report on the 2009-2010 Stage 2 AA of the Gunn's Hill Area of Interest, Part of Lots 11, 16-18 and All of Lot 12, Concession 5: Part of Lots 9, 12, 13, 14, and All of Lots 10 & 11, Concession 6; Part of Lots 13 & 14, Concession 7, Township of East Oxford, Oxford County”, Dated February 27, 2013, Filed by MTCS Toronto Office on March 8, 2013, MTCS Project Information Form Number PIF Numbers P058-513-2009 and P058-538-2010, OPA Reference Number F-002192-WIN-130-601, MTCS File Number 32EA002

Dear Mr. Henry:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18.¹ This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 1993 *Archaeological Assessment Technical Guidelines* set by the ministry, and

¹ This letter constitutes the Ministry of Tourism, Culture and Sport's written comments where required pursuant to section 22 of O. Reg. 359/09, as amended (Renewable Energy Approvals under the Environmental Protection Act), regarding the archaeological assessment undertaken for the above-captioned project. Depending on the study area and scope of work of the archaeological assessment as detailed in the report, further archaeological assessment reports may be required to complete the archaeological assessment for the project under O. Reg. 359/09. In that event Ministry comments pursuant to section 22 of O. Reg. 359/09 will be required for any such additional reports.

² In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.²

The report documents the assessment of the study area as depicted in Figure 5 of the above titled report and recommends the following:

AMICK Consultants Limited was engaged by the proponent to undertake the Stage 2 Physical Assessment on October 13, 2009. The Stage 2 Physical Assessment consisting of high intensity pedestrian transect and test pit methodologies was undertaken on December 3, 2009, March 17 & 21, 2010 and May 17, 2010. A small section of the subject property on Curries Road, east of Middleton Road, was not assessed (see Figure 5). The area is to be subject to directional boring. If any surface impacts are to be undertaken within this area or any other as part of the proposed development, the lands must first be subject to a Stage 2 assessment. No further work is recommended for the remainder of the lands subject to the Stage 2 Physical assessment.

As a result of the Stage 2 archaeological assessment of this property a single First Nations findspot was encountered. The First Nations findspot, an isolated individual artifact, does not represent a significant planning concern. No further work is recommended at this location.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment is consistent with the ministry's 1993 *Archaeological Assessment Technical Guidelines* and the terms and conditions for archaeological licences. This report will be entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Given the above, this Ministry is satisfied that concerns for archaeological sites have been met for the assessed areas as depicted by Figure 5 of the above titled report.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Andrea K. Williams
Archaeology Review Officer

cc. Archaeology Licensing Officer
Mr. Juan Anderson, Prowind Canada Inc.
Ms. Doris Dumais Environmental Assessment & Approvals Branch, Ministry of Environment

Ministry of Tourism, Culture and Sport

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March 20, 2013

Marilyn Cornies
AMICK Consultants Limited.
Southwestern District Office
760 Walker Street
London, Ontario
N5Z 1J4

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 2 Archaeological Assessment, Gunns Hill Additional Lands, Within Part of Lot 11, 16-18 and All of Lot 12, Concession 5; Part of Lots 9, 12, 13, 14 and All of Lots 10 & 11, Concession 6; Part of Lots 13 & 14, Concession 7, Township of East Oxford, Oxford County, FIT #F-002192-WIN-130-601", Dated February 4, 2013, Filed by MTCS Toronto Office on February 19, 2013, MTCS Project Information Form Number P038-413-2011, OPA Reference Number FIT # F-002192-WIN-130-601, MTCS File Number 32EA002

Dear Ms. Cornies:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18.¹ This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the

¹ This letter constitutes the Ministry of Tourism, Culture and Sport's written comments where required pursuant to section 22 of O. Reg. 359/09, as amended (*Renewable Energy Approvals under the Environmental Protection Act*), regarding the archaeological assessment undertaken for the above-captioned project. Depending on the study area and scope of work of the archaeological assessment as detailed in the report, further archaeological assessment reports may be required to complete the archaeological assessment for the project under O. Reg. 359/09. In that event Ministry comments pursuant to section 22 of O. Reg. 359/09 will be required for any such additional reports.

² In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.²

The report documents the assessment of the study area as depicted in Figure 4 of the above titled report and recommends the following:

9.2 Stage 2 Recommendations

Under Section 7.8.4 of the Standards and Guidelines for Consultant Archaeologists (MTC 2011: 139) the recommendations to be made as a result of a Stage 2 Physical Assessment are described.

- 1) *For each archaeological site, provide a statement of the following:*
 - a. *Borden number or other identifying number*
 - b. *Whether or not it is of further cultural heritage value or interest*
 - c. *Where it is of further cultural heritage value or interest, appropriate Stage 3 assessment strategies*
- 2) *Make recommendations only regarding archaeological matters. Recommendations regarding built heritage or cultural heritage landscapes should not be included.*
- 3) *If the Stage 2 survey did not identify any archaeological sites requiring further assessment or mitigation of impacts, recommend that no further archaeological assessment of the property be required.*

As a result of the physical assessment of the property, no archaeological resources were encountered. Consequently, it is recommended no further archaeological assessment of the property is required.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Andrea K. Williams
Archaeology Review Officer

cc. Archaeology Licensing Officer
Mr. Juan Anderson, Prowind Canada Inc.
Ms. Doris Dumais Environmental Assessment & Approvals Branch, Ministry of Environment

Ministry of Tourism, Culture and Sport

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May 22, 2013

Marilyn Cornies
AMICK Consultants Limited.
Southwestern District Office
760 Walker Street
London, Ontario
N5Z 1J4

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, “REVISED: Stage 1-2 AA, Gunn's Hill Wind Farm. Lands Part of Pattullo Ave, Part of County Rd 59, Part of Firehall Rd and Part of Middletown Line, Twp of Norwich and Part of Cedar Creek Golf & Country Club, Parts of Juliana Dr, Athlone Ave, Parkinson Rd and South St within the Town of Woodstock, County of Oxford”, Dated May 6, 2013, Filed by MTCS Toronto Office on May 13, 2013, MTCS Project Information Form Number P038-429-2012, MTCS File Number 32EA002

Dear Ms. Cornies:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18.¹ This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the

¹ This letter constitutes the Ministry of Tourism, Culture and Sport's written comments where required pursuant to section 22 of O. Reg. 359/09, as amended (Renewable Energy Approvals under the Environmental Protection Act), regarding the archaeological assessment undertaken for the above-captioned project. Depending on the study area and scope of work of the archaeological assessment as detailed in the report, further archaeological assessment reports may be required to complete the archaeological assessment for the project under O. Reg. 359/09. In that event Ministry comments pursuant to section 22 of O. Reg. 359/09 will be required for any such additional reports.

² In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.²

The report documents the assessment of the study area as depicted in Figures 3 and 4 of the above titled report and recommends the following:

Under Section 7.8.4 of the Standards and Guidelines for Consultant Archaeologists (MTC 2011: 139) the recommendations to be made as a result of a Stage 2 Physical Assessment are described.

- 1) *For each archaeological site, provide a statement of the following:*
 - a. *Borden number or other identifying number*
 - b. *Whether or not it is of further cultural heritage value or interest*
 - c. *Where it is of further cultural heritage value or interest, appropriate Stage 3 assessment strategies*
- 2) *Make recommendations only regarding archaeological matters. Recommendations regarding built heritage or cultural heritage landscapes should not be included.*
- 3) *If the Stage 2 survey did not identify any archaeological sites requiring further assessment or mitigation of impacts, recommend that no further archaeological assessment of the property be required.*

As a result of the physical assessment of the study area, no archaeological resources were encountered. Consequently, it is recommended no further archaeological assessment of the property is required.

It is further recommended that any portion of the study area which has not been subject to Stage 2 Physical Assessment be restricted from any ground altering activity through appropriate zoning and that should the proposed land use for these areas change, a condition requiring Stage 2 Archaeological Assessment be applied.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Andrea K. Williams
Archaeology Review Officer

cc. Archaeology Licensing Officer
Mr. Juan Anderson, Prowind Canada Inc.
Ms. Doris Dumais Environmental Assessment & Approvals Branch, Ministry of Environment