

**Appendix 'D'
Cultural Heritage Impact Assessment**



REPORT

Cultural Heritage Screening Report, Town of The Blue Mountains Water Supply Master Plan

Town of The Blue Mountains, Grey County Ontario

Submitted to:

Michael Troop

J.L. Richards & Associates Limited
107-450 Speedvale Avenue West
Guelph, Ontario

Submitted by:

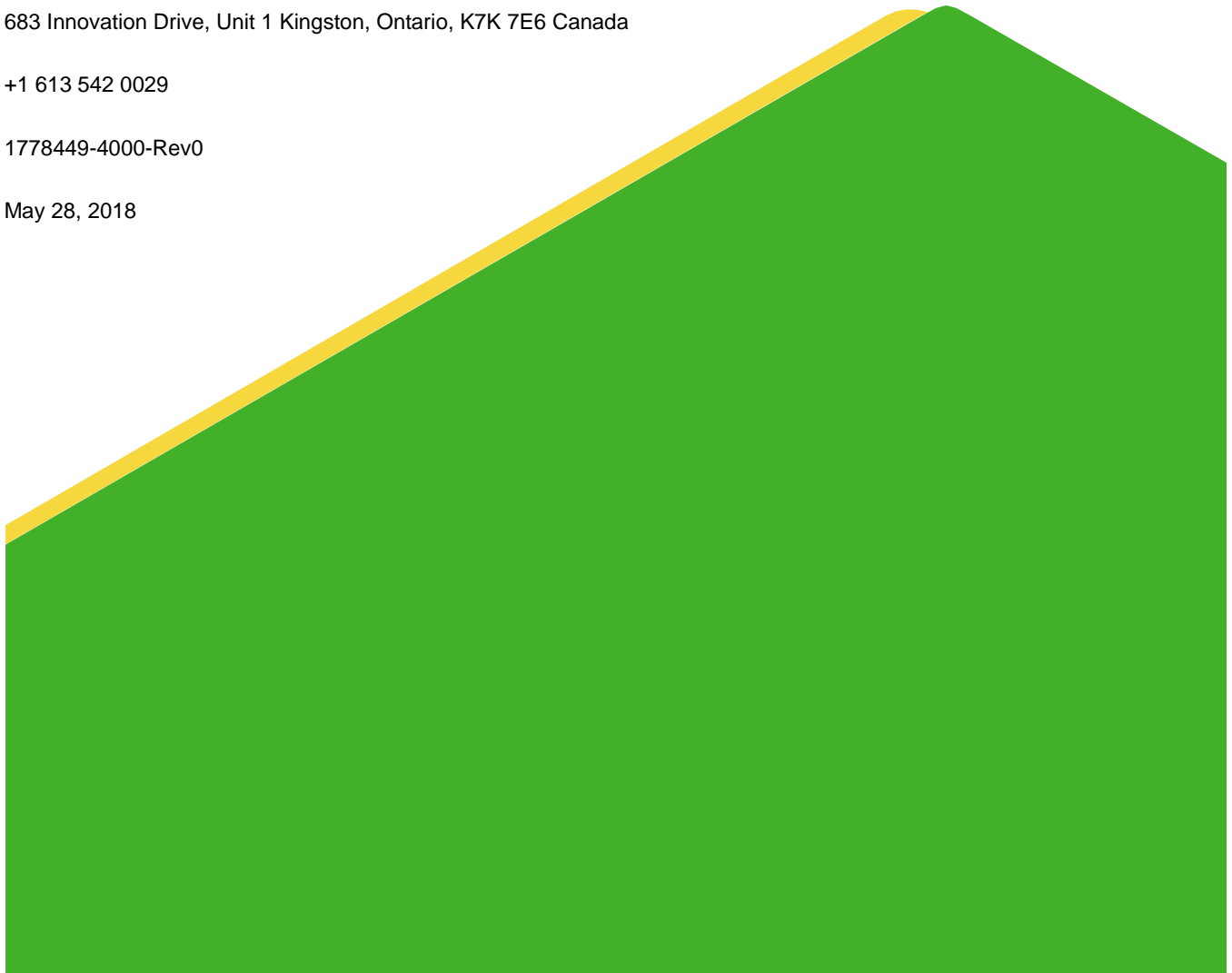
Golder Associates Ltd.

683 Innovation Drive, Unit 1 Kingston, Ontario, K7K 7E6 Canada

+1 613 542 0029

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May 28, 2018



Distribution List

1 e-copy: J.L. Richards and Associates Ltd.

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Executive Summary

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

Based on background research and a desktop survey, this cultural heritage screening report for the Town of The Blue Mountain's Water Supply Master Plan assessed the area within the Town's Urban Area Boundary and determined that:

- There is high potential for cultural heritage resources within the Town of The Blue Mountains Urban Area Boundary.

Golder therefore recommends to:

- **Conduct a Cultural Heritage Assessment Report** once the preferred water system upgrade locations are selected; and
- **Conduct Heritage Impact Assessments** prior to any proposed development on, or adjacent to, cemeteries and properties in the Town designated under the *Ontario Heritage Act*.

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1.0 BACKGROUND SUMMARY

In May 2017, J.L. Richards & Associates Limited (JL Richards) retained Golder Associates Ltd. (Golder) to undertake a cultural heritage screening report (CHSR) as part of an Environmental, Geotechnical, Hydrogeological, Archaeology, and Cultural Assessment of a proposed expansion of the municipal water supply (the Project) for the Town of The Blue Mountains, Ontario.

The purpose of this CHSR was to identify the cultural heritage resources of value or interest within the Urban Area Boundary of the Town of The Blue Mountains and determine if the project will require a subsequent cultural heritage assessment report (CHAR) or heritage impact assessments (HIAs). The guidelines for a CHSR are provided in the Ministry of Tourism, Culture and Sport (MTCS) *Ontario Heritage Tool Kit* series (2006) and *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* (2016) checklist.

This CHSR examined all the land within the Urban Area Boundary in the Town of The Blue Mountains, Grey County. The Urban Area Boundary extends the width of the municipality –from the east to the west side— along the edge of Georgian Bay and includes the communities of Thornbury, Clarksburg, and Craigleith (Attachment A, Map 1).

2.0 SCOPE AND METHODOLOGY

The scope of this CHSR was defined by the MTCS *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscape* (2016). The purpose of this report is to identify the existing cultural heritage constraints in an area that may be impacted by the proposed project and make recommendations for future cultural heritage studies if required.

2.1 Tasks

Desktop survey for cultural heritage resources within the Town's Urban Area Boundary involved the following tasks:

2.1.1 Task 1: Background Research

Federal, provincial, and municipal heritage registers, inventories, and databases were reviewed to identify known cultural heritage resources within the Town's Urban Area Boundary. The Town of The Blue Mountains' heritage register is not publicly available but was provided by the Town Clerk (see Task 2).

This included review of the:

- Canadian Register of Historic Places (www.historicplaces.ca);
- Historic Sites and Monuments Board of Canada *Directory of Federal Heritage Designations* (http://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx);
- Ontario Heritage Foundation *Online Plaque Guide* (<http://www.heritagetrust.on.ca/Resources-and-Learning/Online-Plaque-Guide.aspx>) and *Ontario Places of Worship Inventory* (<http://www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Inventory>);
- Ontario Ministry of Government and Consumer Services (OMGCS) *Database of Registered Cemeteries* (<https://www.consumerbeware.mgs.gov.on.ca/eseach/cemeterySearch.do?eformsId=0>);

- Town of The Blue Mountains *Cemeteries* (<http://www.thebluemountains.ca/cemetery.cfm>);
 - Ontario Genealogical Society Digital Collections & Library Catalogue (<http://vitacollections.ca/ogscollections>); and
- The *Cultural Heritage Landscape Assessment Report* (Town of The Blue Mountains, September 2009 [pdf]).

2.1.2 Task 2: Consult with Stakeholders

Golder contacted the Town of The Blue Mountains Clerk's Office on November 17, 2017 about cultural heritage resources within the Town's Urban Area Boundary and was provided with the Town of The Blue Mountains' register of designated heritage properties. Town senior policy planner Shawn Postma was contacted on December 4, 2017 for additional details, and Golder was given a list of the protected heritage properties, historic plaques, and cemeteries. On January 3, 2018 Golder was informed that the 2009 *Cultural Heritage Landscape Assessment Report* is used as background information for cultural heritage resources in the Town of The Blue Mountains, but that the recommendations of the report have not been implemented.

2.1.3 Task 3: Complete the MTCS Checklist

Based on the information compiled during Tasks 1 and 2, the MTCS *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* (2016) checklist was completed for the Town's Urban Area Boundary (Attachment B).

3.0 RESULTS

3.1 Known Cultural Heritage Resources

Tasks 1 to 3 determined that the Town's Urban Area Boundary includes within it:

- Five protected heritage properties designated under Part IV of the Ontario Heritage Act; including:
 - 103 Hillcrest Drive, Clarksburg Lots 59 & 60, part lots 56, 57 and 58;
 - 209 Marsh Street, Clarksburg (Part lots 6, 11, 12, Marsh House);
 - The Black Bridge/Clark Street Bridge (Lot 30 & 31);
 - 132 Lakeshore Road East, Craigleith (Lot 167 Craigleith Community Centre); and
 - 113 Lakeshore Road East, Craigleith (Part lot 175, Craigleith Station).
- The Thornbury Clarksburg Union Cemetery;
- **Five commemorative plaques, including:**
 - Craigleith Shale Oil Works, Craigleith Provincial Park, 209403 Highway 26;
 - Charles Rankin, Surveyor, Bayview Park, Thornbury, 67 Bay Street East;
 - Major Charles Stewart, Bayview Park, Thornbury, 67 Bay Street East;
 - The Black Bridge, East side of the Clarksburg Bridge, south side of Clark Street; and

- The Sinking of the “Mary Ward”, Craigeleith Provincial Park, 209403 Highway 26.

These resources are mapped in Attachment C, Map 2.

3.2 Potential Cultural Heritage Resources

The resources listed above represent only the *known* cultural heritage resources within the Town’s Urban Area Boundary, and there is high potential for properties of cultural heritage value or interest in the communities of Thornbury, Clarksburg, and Craigeleith (Attachment C, Map 2). The Blue Mountain Ski Resort —open since the 1930s— is also considered a property of potential cultural heritage value or interest (Attachment C, Map 2).

Golder’s 2018 CHSR for the village of Clarksburg alone identified over 150 properties with buildings over 40 years old. Therefore, the area within the Town’s Urban Area Boundary probably contains a significant number of additional properties with buildings or structures over 40 years old that may have cultural heritage value or interest.

According to the MTCS *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* (2016) checklist a property that contains buildings or structures over 40 years old at the time of assessment may have potential cultural heritage value or interest. This 40-year ‘rule of thumb’ does not automatically assign cultural heritage value or interest or protection to buildings and structures older than 40 years, nor exclude those built in the last 40 years, but assumes that a property’s heritage potential increases with age. If the ‘rule of thumb’ identifies potential cultural heritage resources in a study area, the MTCS *Checklist* advises that a Cultural Heritage Evaluation Report (CHER) be completed to evaluate if the built element or landscape meets the *O. Reg. 9/06* criteria. If the MTCS *Checklist* further indicates that known or potential for heritage resources will be impacted by the proposed development in a study area, investigation as part of a HIA is usually necessary. For many environmental assessments, a CHER and HIA are combined as a CHAR.

Once the preferred water system upgrade locations are selected, a CHAR will provide a more detailed assessment of potential impacts and recommend mitigation or conservation strategies, if required.

4.0 RECOMMENDATIONS

Given the high potential for cultural heritage resources within the Town of The Blue Mountain’s Urban Area Boundary, Golder recommends to:

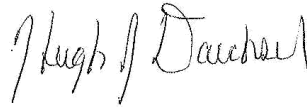
- **Conduct a Cultural Heritage Assessment Report** once the preferred water system upgrade locations are selected; and
 - Conduct Heritage Impact Assessments prior to any proposed development on, or adjacent to, cemeteries and properties in the Town designated under the Ontario Heritage Act.

Signature Page

Golder Associates Ltd.



Benjamin Holthof, M.Pl., M.M.A., CAHP
Cultural Heritage Specialist



Hugh Daechsel, M.A.
Principal, Senior Archaeologist

BH/HJD/wlm

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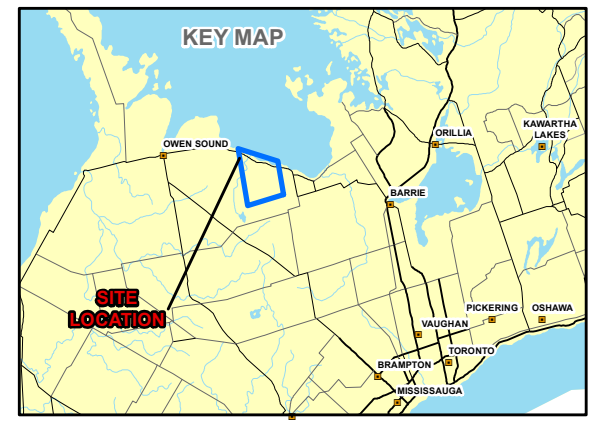
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ATTACHMENT A

Map 1



- LEGEND**
- Urban Area Boundary
 - Town of The Blue Mountains Municipal Boundary




REFERENCE(S)

BASE DATA - MNR F LIO, OBTAINED 2017
 BASE MAP - SERVICE LAYER CREDITS: © 2017 DIGITALGLOBE © CNES (2017)
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CLIENT
 J.L. RICHARDS & ASSOCIATES LTD.

PROJECT
 WATER SERVICING MASTER PLAN
 THE TOWN OF THE BLUE MOUNTAINS, ON

TITLE
LOCATION PLAN

CONSULTANT	DATE
	YYYY-MM-DD 2018-04-18
	DESIGNED SFC
	PREPARED SFC
	REVIEWED BH
	APPROVED HD

PROJECT NO. 1778449 CONTROL 0001 REV. MAP 1

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ATTACHMENT B

MTCS Checklist

Project or Property Name
Town of the Blue Mountains Water and Wastewater Servicing Master Plan

Project or Property Location (upper and lower or single tier municipality)
Town of the Blue Mountains

Proponent Name
J.L. Richards and Associates Ltd.

Proponent Contact Information

Screening Questions

1. Is there a pre-approved screening checklist, methodology or process in place? Yes No

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value? Yes No

If Yes, do not complete the rest of the checklist.

The proponent, property owner and/or approval authority will

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a heritage evaluation was undertaken

The summary and appropriate documentation may be

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

3. Is the property (or project area): Yes No

- a. identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value? Yes No
- b. a National Historic Site (or part of)? Yes No
- c. designated under the *Heritage Railway Stations Protection Act*? Yes No
- d. designated under the *Heritage Lighthouse Protection Act*? Yes No
- e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)? Yes No
- f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site? Yes No

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. has a special association with a community, person or historical event?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area

You need to hire a qualified person(s) to undertake

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property

The proponent, property owner and/or approval authority will

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be

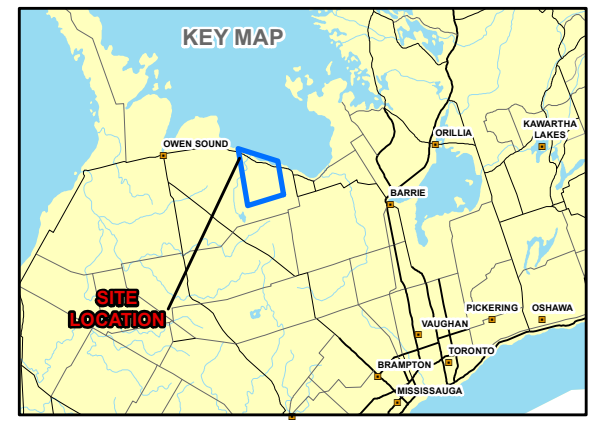
- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
 - maintained by the property owner, proponent or approval authority
-

ATTACHMENT C

Map 2



- LEGEND**
- Cemetery
 - Historic Plaque
 - Designated Heritage Property
 - Communities with High Potential for Cultural Heritage Resources
 - Blue Mountain Ski Hills Potential CHVI
 - Urban Area Boundary
 - Town of The Blue Mountains Municipal Boundary



REFERENCE(S)

BASE DATA - MNR F LIO, OBTAINED 2017
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CLIENT
 J.L. RICHARDS & ASSOCIATES LTD.

PROJECT
 WATER SERVICING MASTER PLAN
 THE TOWN OF THE BLUE MOUNTAINS, ON

TITLE
CULTURAL HERITAGE CONSTRAINTS

CONSULTANT	DATE	REVISION
	YYYY-MM-DD	2018-04-18
	DESIGNED	SFC
	PREPARED	SFC
	REVIEWED	BH
	APPROVED	HD

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