

**Cultural Heritage Assessment Report
Built Heritage Resources and Cultural Heritage Landscapes**

Existing Conditions and Impact Assessment

**Home Farm Development,
Town of Blue Mountains, Grey County,
Ontario**

Prepared for:

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EXECUTIVE SUMMARY

Archaeological Services Inc. (ASI) was contracted by MacPherson Builders Ltd. to produce a Cultural Heritage Assessment Report as part of the Home Farm Development, in the Town of Blue Mountains, Grey County, Ontario. A Cultural Heritage Landscape Evaluation and Impact Assessment is required based on provisions contained within Sections D3 of the Town of Blue Mountains' *Official Plan*, 8.11 of the Town's *Cultural Heritage Landscape Assessment Report*, and section 2.12 of the Niagara Escarpment Commission's *Niagara Escarpment Plan*. The project is located in Lot 20, Concession II, east of Grey Road 19, and north of Tyrolean Lane, incorporating the archaeological site of Plater-Martin (BdHb-1).

The results of background historic research and a review of secondary source material, revealed a study area with a rural land use history dating back to the early nineteenth century. The field review confirmed that this area retains a number of nineteenth and twentieth-century cultural heritage resources. A total of two built heritage resources and six cultural heritage landscapes were identified in the Home Farm Development study area.

Based on the results of background data collection and field review, the following recommendations have been developed for the Home Farm Development:

1. BHR 1, and CHLs 1 to 3 and 5 will be altered irreversibly in the course of this development. These resources have been documented by way of this assessment and require no further work.
2. CHL 4 is the protected site Plater-Martin and will be permanently protected as per a land convergence agreement between the current landowner and the Town of Blue Mountains.
3. CHL 6 will be protected in the course of the property's development.
4. If BHR 2 cannot be protected in the development, it should be thoroughly photo-documented and measured drawings rendered of any intact portion of the original barn.



ARCHAEOLOGICAL SERVICES INC.
BUILT HERITAGE AND CULTURAL HERITAGE LANDSCAPE PLANNING DIVISION

PROJECT PERSONNEL

<i>Corporate Responsibility:</i>	Ronald Williamson, PhD <i>Partner and Senior Archaeologist</i> <i>Managing Partner and Chief Archaeologist</i>
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TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
PROJECT PERSONNEL.....	i
TABLE OF CONTENTS	ii
1.0 INTRODUCTION	1
2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT	1
2.1 Provincial Policy	1
2.2 Municipal Policies	3
2.3 Niagara Escarpment Commission Policies	4
2.4 Data Collection.....	6
3.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT.....	8
3.1 Contact Period	8
3.2 Township Survey and Settlement	9
3.3 Settlement History of Subject Property.....	10
3.4 Historic Map Review	10
3.5 Existing Conditions	11
3.5.1 Home Farm Development	12
3.6 Screening for Potential Impacts	19
4.0 CONCLUSIONS	20
5.0 RECOMMENDATIONS	21
6.0 CULTURAL HERITAGE RESOURCE LOCATION MAPPING.....	22
7.0 REFERENCES	23

LIST OF FIGURES

Figure 1: Location of the Home Farm Development study area	2
Figure 3 Approximate location of the study area on the 1878 map of Township of Collingwood.....	11
Figure 3: Home Farm Development – cultural heritage resource location mapping and plate photo locations.	22

LIST OF TABLES

Table 1: Identified Built Heritage Resources (BHR) and Cultural Heritage Landscapes (CHL) in the Study Area	14
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LIST OF PLATES

Plate 1: View east-northeast along the Helen Street extension	13
Plate 2: View north across cleared area of storage/dump area. Note informal use of the area by mountain bikers, demonstrated by board ramps	13
Plate 3: Panorama southwest from the Plater-Martin site, toward the Blue Mountains ski slopes.	13
Plate 4: Panorama south-southwest across uncultivated farmland from the northeast corner of the study area	13
Plate 5: View south of till stone and remnant snake-fencing near the north east limit of the study area.....	13
Plate 6: View west along footpath and stream, from the southeast corner of Plater-Martin. Note the stream to the right of the photo	13
Plate 7: Panorama of the apiary and associated work area, facing southwest	13



1.0 INTRODUCTION

Archaeological Services Inc. (ASI) was contracted by MacPherson Builders Ltd. to produce a Cultural Heritage Assessment Report as part of the Home Farm Development, in the Town of Blue Mountains, Grey County, Ontario. A Cultural Heritage Landscape Evaluation and Impact Assessment is required based on provisions contained within Sections D3 of the Town of Blue Mountains' *Official Plan*, 8.11 of the Town's *Cultural Heritage Landscape Assessment Report*, and section 2.12 of the Niagara Escarpment Commission's *Niagara Escarpment Plan*. The project is located in Lot 20, Concession II, east of Grey Road 19, and north of Tyrolean Lane, incorporating the Plater-Martin (BdHb-1) archaeological site (Figure 1).

The purpose of this report is to present a built heritage and cultural landscape inventory of cultural heritage resources, identify existing conditions of the study area, and propose mitigations as appropriate. This research was conducted under the project management of Dr. Mary-Cate Garden, Cultural Heritage Specialist at the Built Heritage and Cultural Heritage Landscape Division of ASI.

2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT

2.1 Provincial Policy

The *Planning Act* (1990) and related *Provincial Policy Statement (PPS)* make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*.

One of these provincial interests is directly concerned with:

- 2.0 ...protecting cultural heritage and archaeological resources for their economic, environmental, and social benefits.

Part 4.5 of the *PPS* states that:

Comprehensive, integrated and long-term planning is best achieved through municipal official plans. Municipal official plans shall identify provincial interests and set out appropriate land use designations and policies. Municipal official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions.

Municipal official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of a municipal official plan.



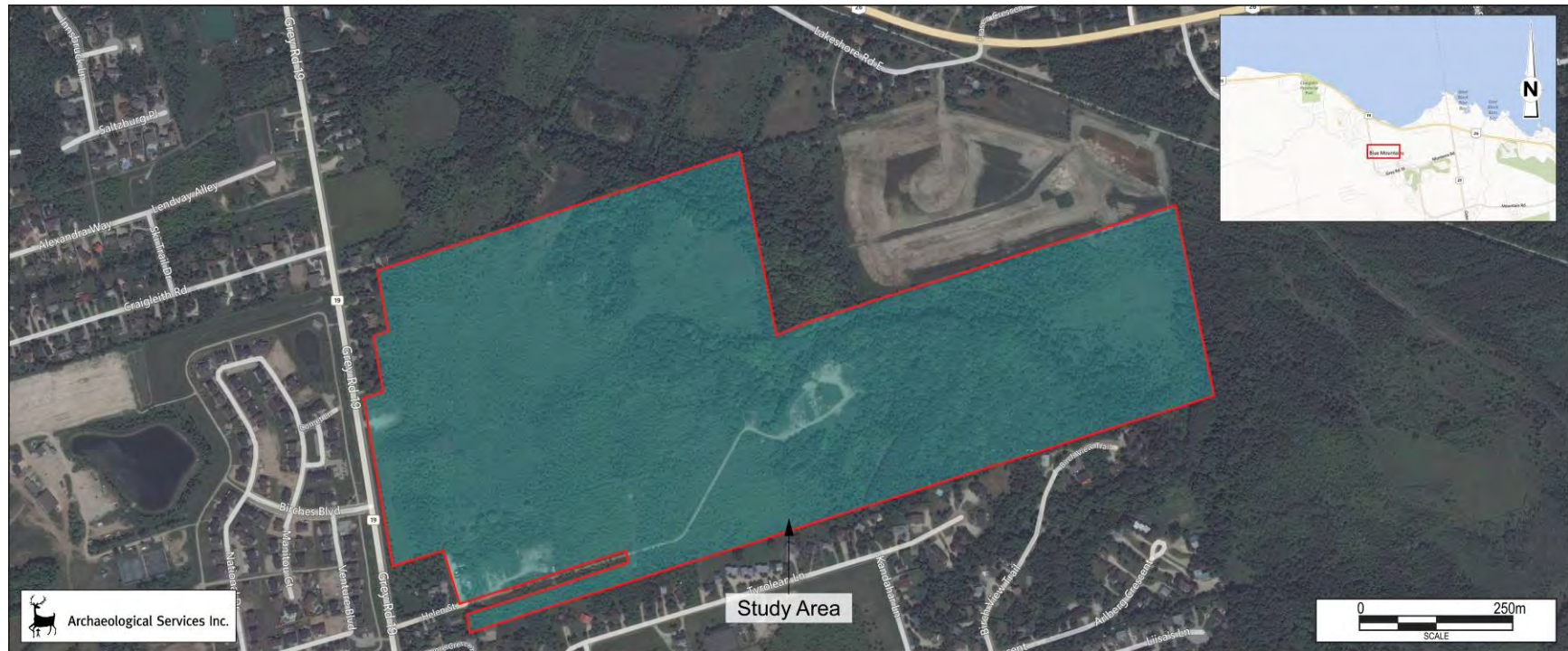


Figure 1: Location of the Home Farm Development study area

Base Map: Bing Maps 2013

Those policies of particular relevance for the conservation of heritage features are contained in Section 2-Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

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

A number of definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes.

Built heritage resources mean one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.

Cultural heritage landscapes mean a defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. Examples include farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value (*PPS 2005*).

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. With regard to cultural heritage and archaeology resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*PPS 2005*).

Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*PPS 2005*).

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage assessment.

2.2 Municipal Policies

The Town of Blue Mountains' heritage policy is described in the *Official Plan* (2013), Section D3, which reads in part (italics are used as per the Town of Blue Mountains' *Official Plan*):

It is the intent of this Plan to:

- Recognize that the maintenance of the Town's heritage resources will contribute to the preservation of the Town's *character*.
- Encourage the establishment of and seek the advice of a Municipal Heritage Advisory Committee when making decisions regarding the conservation of *cultural heritage resources* in the Town.

A Cultural Heritage Impact Assessment (CHIS) is required by the Town of Blue Mountains when it is determined that a development application contains, or is adjacent to, a cultural heritage resource. Section D3.2.2 outlines the requirements of the CHIS.



The Town of Blue Mountains defines cultural heritage resources in section 8.11 of its *Cultural Heritage Landscape Assessment Report* (2009):

- (2) Cultural heritage resources comprise those man-made features either on their own or in a man-made or natural setting which are indicative of past human activities, events or achievements. Such resources may include:
 - (a) archaeological sites or areas of archaeological potential;
 - (b) lands, buildings and structures of historical value;
 - (c) buildings and structures of architectural value;
 - (d) man-made or modified rural landscapes and their distinguishing features.

Section D3.3 of the Town's *Official Plan* addresses built heritage and cultural landscape resources. Notably, section 3.3.2 defines cultural heritage landscapes as recognised by the Town of Blue Mountains:

D3.3.2 ...A *cultural heritage landscape* is a defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community and is of significance to the understanding of the history of a people or place. Landscapes such as existing rural and agricultural areas, historic hamlets, and heritage roads will be identified in the inventory.

In addition, Sections 3.3.7 and 3.3.8 outline the Town of Blue Mountains' stance on the retention/relocation of heritage buildings, and prevention of demolition of Built Heritage Structures. Namely:

D3.3.7 *Council* shall encourage the retention of buildings of architectural and/or historical significance in their original locations whenever possible. All options for on-site retention shall be considered before approval is given for relocation to another site. These options include: integration within new *development* areas, adaptive re-use of the building in its original location (e.g. use as a community centre within a residential subdivision), and relocation of the building on the *development* site.

D3.3.8 Pursuant to the *Ontario Heritage Act*, and as part of an overall strategy to conserve *built heritage resources*, *Council* may refuse to permit the demolition of heritage buildings or structures that have been designated under the *Ontario Heritage Act*.

Section 3.4 outlines the Town's policies on archaeological resources.

In addition to the Town of Blue Mountains' *Official Plan* (2013), the following documents must be consulted: the Town of Blue Mountains' *Cultural Heritage Landscape Assessment Report* (2009); and the County of Grey's *Official Plan* (2012).

2.3 Niagara Escarpment Commission Policies

The Niagara Escarpment Commission (NEC) has produced an overall plan (the Niagara Escarpment Plan) for the management of the escarpment's natural and cultural environments, which is legitimised by the



Niagara Escarpment Planning and Development Act (2012; 1990).

The Niagara Escarpment Plan (2013; 2005) is intended to provide for the maintenance of the Niagara Escarpment and land in its vicinity as a continuous natural environment, extending over 725 kilometres from Queenston to the Islands off Tobermory, and to ensure that all such development that occurs is compatible with the afore mentioned environment.

The objectives of the Plan are outlines as follows:

1. To protect unique ecologic and historic areas;
2. To maintain and enhance the quality and character of natural streams and water supplies;
3. To provide adequate opportunities for outdoor recreation;
4. To maintain and enhance the open landscape character of the Niagara Escarpment in so far as possible, by such means as compatible farming or forestry and by preserving the natural scenery;
5. To ensure that all new development is compatible with the purpose of the Plan;
6. To provide for adequate public access to the Niagara Escarpment; and
7. To support municipalities within the Niagara Escarpment Plan Area in their exercise of the planning functions conferred upon them by the Planning Act.

Section 2.12 of the *Niagara Escarpment Plan* addresses the management guidance as regards heritage. The NEC outlines the following objectives for heritage management:

1. Care should be taken to discover unknown and to preserve known archaeological sites (especially native burial sites) and areas where such sites might reasonably be expected to exist.
2. Existing heritage features, areas and properties should be retained and reused. To determine whether such actions are feasible, consideration shall be given to both economic and social benefits and costs.
3. New development including reconstruction, alterations and consideration of a second dwelling under Part 2.2.7.b) should be in harmony with the area's character and the existing heritage features and building(s) in general mass, height and setback and in the treatment of architectural details, especially on building facades.
4. Where new development involves a heritage feature it should express the feature in some way. This may include one or more of the following:
 - a) Preservation and display of fragments of the former buildings' features and landscaping;
 - b) Marking the traces of former locations, shapes and circulation lines;
 - c) Displaying graphic verbal descriptions of the former use; or
 - d) Reflection of the former architecture and use in the new development.



5. Where development will destroy or significantly alter cultural landscapes or heritage features, actions should be taken to salvage information on the features being lost. Such actions could include archaeological salvage and excavation, and the recording of buildings or structures through measured drawings or photogrammetry or their physical removal to a different location.
6. Where the implementing authority has approved the construction of a second single dwelling on an existing lot of record to preserve the local, provincial or national heritage value or interest of an existing single dwelling on the same lot, the property and details regarding its size and location shall be recorded and listed in Appendix 3. Removal of the property from the list on Appendix 3 shall require an amendment to the Niagara Escarpment Plan.

The *Niagara Escarpment Plan* must be used in conjunction with the Town of Blue Mountains' *Official Plan* (2013), and *Cultural Heritage Landscape Assessment Report* (2009), and the County of Grey's *Official Plan* (2012) for any development within the study area.

2.4 Data Collection

In the course of the cultural heritage assessment, all potentially affected cultural heritage resources were subject to inventory. Short form names are usually applied to each resource type, (e.g. barn, residence). Generally, when conducting a preliminary identification of cultural heritage resources, three stages of research and data collection are undertaken to appropriately establish the potential for and existence of cultural heritage resources in a particular geographic area.

Background historic research, which includes consultation of primary and secondary source research and historic mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study area. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to nineteenth and twentieth-century settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during these stages of the research process are reflective of particular architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a particular place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also utilised to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilised during the field review to appropriately identify new cultural heritage resources. These investigative criteria are derived from provincial guidelines, definitions, and past experience. During the course of the assessment, a built structure or landscape is identified as a cultural heritage resource if it is considered to be 40 years or older, and if the resource satisfies at least one of the following criteria:

Design/Physical Value:

- It is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- It displays a high degree of craftsmanship or artistic merit.



- It demonstrates a high degree of technical or scientific achievement.
- The site and/or structure retains original stylistic features and has not been irreversibly altered so as to destroy its integrity.
- It demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.

Historical/Associative Value:

- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to: the Town of Blue Mountains; the Province of Ontario; or Canada.
- It yields, or has the potential to yield, information that contributes to an understanding of the history of the: the Town of Blue Mountains; the Province of Ontario, or Canada.
- It demonstrates or reflects the work or ideas of an architect, artist builder, designer, or theorist who is significant to: the Town of Blue Mountains; the Province of Ontario; or Canada.
- It represents or demonstrates a theme or pattern in Ontario's history.
- It demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.
- It has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.
- It has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Contextual Value:

- It is important in defining, maintaining, or supporting the character of an area.
- It is physically, functionally, visually, or historically linked to its surroundings.
- It is a landmark.
- It illustrates a significant phase in the development of the community or a major change or turning point in the community's history.
- The landscape contains a structure other than a building (fencing, culvert, public art, statue, etc.) that is associated with the history or daily life of that area or region.
- There is evidence of previous historic and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.)
- It is of aesthetic, visual or contextual importance to the province.

If a resource meets one of these criteria it will be identified as a cultural heritage resource and is subject to further research where appropriate and when feasible. Typically, detailed archival research, permission to enter lands containing heritage resources, and consultation is required to determine the specific heritage significance of the identified cultural heritage resource.

When identifying cultural heritage landscapes, the following categories are typically utilized for the purposes of the classification during the field review:

Farm complexes: comprise two or more buildings, one of which must be a farmhouse or barn, and may include a tree-lined drive, tree windbreaks, fences, domestic gardens and small orchards.

Roadscapes: generally two-lanes in width with absence of shoulders or narrow shoulders only, ditches, tree lines, bridges, culverts and other associated features.



Waterscapes:	waterway features that contribute to the overall character of the cultural heritage landscape, usually in relation to their influence on historic development and settlement patterns.
Railscapes:	active or inactive railway lines or railway rights of way and associated features.
Historical settlements:	groupings of two or more structures with a commonly applied name.
Streetscapes:	generally consists of a paved road found in a more urban setting, and may include a series of houses that would have been built in the same time period.
Historical agricultural landscapes:	generally comprises a historically rooted settlement and farming pattern that reflects a recognizable arrangement of fields within a lot and may have associated agricultural outbuildings, structures, and vegetative elements such as tree rows;
Cemeteries:	land used for the burial of human remains.

Results of the desktop data collection and field review are contained in Sections 3.0, while Sections 4.0 and 5.0 contain conclusions and recommendations for future work to be conducted.

3.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT

This section provides a brief summary of historic research for the site of the future Home Farm Development located in Lot 20, Concession II, in the Town of the Blue Mountains, Grey County, Ontario. A review of available assessment rolls, census records, historical maps, and secondary source material was undertaken to produce a contextual overview, including a general description of settlement and land use.

3.1 Contact Period

The study area falls within the ancestral territory of the Petun/Tionontaté and the Saugeen Ojibway Nation and encompasses the Plater-Martin archaeological site, BdHb-1 (ASI 2013). The Petun/Tionontaté were closely related to the Huron-Wendat and lived in an area that encompassed the current Town of The Blue Mountains, Grey County, Ontario. The seventeenth-century French explorers who encountered these peoples dubbed them the Petun, or “tobacco people,” due to their reputation of growing large amounts of tobacco (Garra 1997: 6).

The Petun/Tionontaté settled in the study area sometime in the late sixteenth century. Documentary evidence of their residence in what is now The Town of the Blue Mountains can be found in French exploration and missionary literature from the seventeenth and eighteenth centuries. In 1616, for example, Samuel de Champlain found eight villages in the region occupied by the Petun/Tionontaté and mentioned that two more were under construction (Garra and Heidenreich 1978). He also noted Algonquian and Odawa living with the Petun/Tionontaté (Garra and Heidenreich 1978).



The proposed Home Farm Development encompasses what was once an important Petun/Tionontaté village, identified as Ekarenniondi by archaeologist Charles Garrad (Garrad 1997: 1). The village site is significant due to its position as the last major Petun settlement in Ontario, where the history of Petun-French contact can be traced through archaeological and historical records (Garrad 1997: 1). The Petun Conservation Area, located south of the study corridor, is named after the Petun/Tionontaté nation (Ontario Trails Council 2010).

3.2 Township Survey and Settlement

The Town of The Blue Mountains is located in Grey County, Ontario, and is situated on the south shore of Nottawasaga Bay. The town was formed in 2001 through the amalgamation of a number of smaller townships and communities, principally Collingwood and Thornbury. The present Town of the Blue Mountains generally follows the original boundaries of Collingwood Township.

Collingwood was the first township in the county to be surveyed, a project undertaken by Charles Rankin in 1833. Rankin, who settled near Thornbury that same year, first named the area Alta due to the high elevations of the Niagara Escarpment (Mika 1977: 466). However, the name was changed to Collingwood early in the township's history by one of the initial settlers (Marsh 1931: 38). Despite the demand for land in Upper Canada, settlement in Collingwood Township was slow due to two important factors. First, the geography of the area, which is dominated in many parts by the steep face of the Niagara Escarpment, inhibited settlement in various locations throughout the region. The Escarpment rises abruptly, from 725 to 1425 feet above sea level, near Georgian Bay (Shannon 2000: 59). This steep face extends southeastward through Collingwood Township, making early cultivation in many lots difficult.

The second impediment to settlement was the high proportion of land in the township purchased by speculators (Town of Blue Mountains 2009: 20). Indeed, one scholar has suggested that land speculation was the primary hindrance to occupation and cultivation in Collingwood Township (Shannon 2000: 114). The pattern of speculation was resolved in the second half of the nineteenth century when land was increasingly transferred to settlers.

By the mid-nineteenth century, the ethnic makeup of the township was exclusively Anglo-Celtic, with the majority of inhabitants coming from Scotland, supplemented by settlers from other areas in Canada West, England, Ireland and the United States. For example, a sample of 235 settlers taken from the 1851 Census (Collingwood Township, Grey County: 1-10) reveals that 109 were born in Scotland, 85 in a Canadian territory, 25 in England, 10 in Ireland, and 6 in the United States.

European settlement of what is now Craigleith began in the 1840s, and a post office was opened in the hamlet in 1857 (Mika 1977: 466). Though there are no valuable natural minerals in the township, one early Craigleith settler, George Lunan, attempted to extract oil from the shale found in the area in 1859. His venture was ultimately unprofitable, however, and his factory closed two years later (Shannon 2000: 61). Craigleith is also associated with Sir Sanford Fleming, who owned the southwest quarter of Lot 21, Concession II in 1880 (Assessment Rolls, 1880, Collingwood Township, Grey County). It was Sanford's father and brother, Andrew and John respectively, who gave Craigleith its name. Building their home near a stream on Lot 21, Concession II, the Sanfords settled the area in 1855.



3.3 Settlement History of Subject Property

The Home Farm Development is located on Lot 20, Concession II, in the historic township of Collingwood, Grey County, Ontario. The Collingwood Township Assessment Rolls were reviewed, starting in 1872, to determine ownership/occupancy history of the lot for the late nineteenth century, the period where records are most prevalent and accessible. The 1873 Assessment Rolls for Collingwood Township indicate that Lot 20 was split into three parts by that time. The south half was then occupied by Neil Buie, who retained 100 acres of the property, of which 60 were cleared, worth \$1050. The northwest quarter was occupied by John Rutherford, who had cleared 15 acres of land, worth \$600. The northeast 50 acres were occupied by Thomas Martin, with 25 acres cleared, also worth \$600.

The 1881 Census Returns for the Township of Collingwood (District 155, Page 57) indicate that Neil Buie was born in Scotland in 1817, and lived in Craigeleith with his wife Catherine (aged 50) and two children, Donald (aged 21) and Neil Jr. (aged 19).

By 1887, Donald Buie, Neil's son, purchased the northwest quarter of Lot 20, of which 40 out of 50 acres were cleared. Neil Buie still resided on the south half of the lot, maintaining 60 acres of cleared land. The 1891 Census Returns for the Township of Collingwood (District 67, Page 30) list Donald Buie (aged 32) as a farmer and Presbyterian. According to the census, he lived in a two-storey wood dwelling with his wife, Jennie (aged 23), and his three children: John (aged 5); Ellie (aged 3); and William (aged 1). Donald may also have lived with a relative, Sarah Buie (aged 32), and her five children. It is possible that Sarah was widowed and living with her brother or brother-in-law. Donald Buie and his family still retained their property on Lot 20, Concession II in 1911, according to Census Returns for the Township of Collingwood (District 73, Page 12). Donald's family had grown to include three more children: Crae, Donald, and David.

3.4 Historic Map Review

The 1878 *Map of Collingwood Township* depicts the few settlements that were located near the study area (Figure 2). Notable features adjacent to the study area include a saw mill, the Craigeleith train station, the "old store," a blacksmith, a tavern and another unlabeled significant structure, perhaps the Craigeleith post office opened circa 1857 (Mika 1977: 498). All these structures are located on Lot 21, Concession II, just north of the study area. In addition, the presence of Grey Rd 19 on the 1878 map indicates that it is a historic road and is therefore an indicator of archaeological and cultural heritage potential.

Only two property owners are identified in the lots within and/or adjacent to the subject area. A. Fleming is listed just north, in Lot 21, Concession II. This corresponds to census and assessment records that indicate Andrew G. Fleming did indeed occupy the property at that time. To the northwest of the study area, in Lot 21, Concession III, the map indicates an Hy. Fleming, or Henry Fleming, who, according to the 1873 Assessment Rolls (Collingwood Township, Grey County) resided in the north half of the lot. Despite the absence of other residents on the map, it should be noted that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference with regard to the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases.



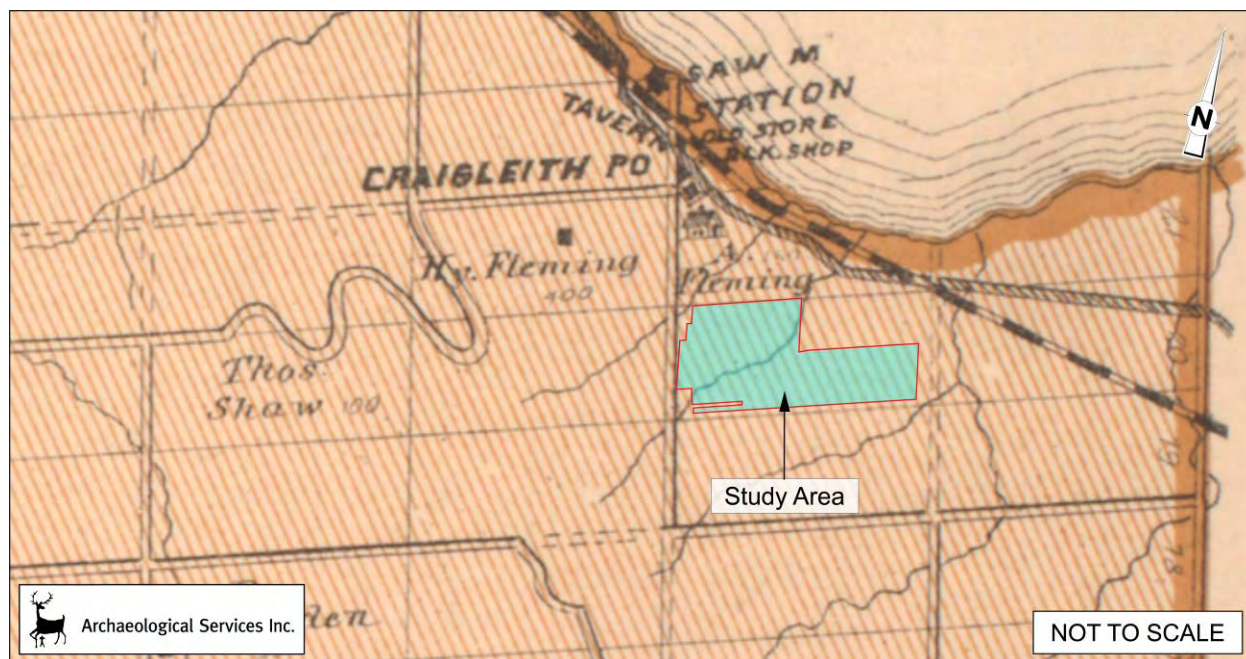


Figure 2 Approximate location of the study area on the 1878 map of Township of Collingwood
Basemap: *Illustrated Historical Atlas of Counties of Northumberland and Durham* (H. Belden & Co 18)

3.5 Existing Conditions

In order to make a preliminary identification of existing cultural heritage resources within the study area, the following resources were consulted: the Town of Blue Mountains' *Cultural Heritage Landscape Assessment Report* (2009); The Niagara Escarpment Commission's *Niagara Escarpment Plan* (2013; 2005); the Government of Ontario Ministry of Culture's *Ontario Heritage Properties Database* (2008); and the Federal Government's *Canada's Historic Places* website. The Town of Blue Mountains' *Cultural Heritage Landscape Assessment Report* (2009) provides a list of cultural heritage landscapes within the confines of the Town of Blue Mountains, deemed to be of sufficient heritage value to be designated under Part V of the *Ontario Heritage Act*. The Niagara Escarpment Commission's *Niagara Escarpment Plan* (2013; 2005) provides guidance for the management of cultural heritage resources within regions incorporated within the Niagara Escarpment, as well as an inventory of residential heritage properties (Appendix 3). Both *Ontario's Heritage Properties Database*, and *Canada's Historic Places*, provide a record of the heritage properties identified to be of significance at a provincial level, which are designated under the *Ontario Heritage Act – Part IV*. In addition, the Town of Blue Mountains was contacted directly to gather any information on cultural heritage resources within the study area (email communication 23 August 2013). Based on the review of available data, there is one previously identified resource; the Plater-Martin registered archaeological site.

A field review was undertaken by Mary-Cate Garden, Joel Konrad, and Seth Price on July 6th, 2013 to document the existing conditions of the study area. The field review was preceded by a review of available, current and historic, aerial photographs and maps (including online sources such as Bing and Google maps). These large-scale maps are reviewed for any potential cultural heritage resources which may be extant in the study area. The Home Farm Development study area was examined to identify any built heritage resources (BHR) or cultural heritage landscapes (CHL) within or adjacent to the proposed

project domain. It is important to note that field review was conducted during the summer, when views and vistas may be limited by foliage. The existing conditions of the study area are described below.

3.5.1 Home Farm Development

The Home Farm Development study area is accessed via a small gravel road (Helen Street), running east of Grey Road 19. The site is defined by an area of steep hilly valleys, following a meandering watercourse eastward, from Grey Road 19, north of Tyrolean Lane, in the Town of Blue Mountains.

At the limit of Helen Street proper, just within the southwest portion of the study area, is a storage building which appears to incorporate elements of a historic building, associated with the Weider family. East of this, the gravel road extension of Helen Street runs eastward, through a relatively unused area of non-cultivated farmland. The gravel road services a storage/dump site, situated within the south-central area of the study area, for ski resort hardware; namely chairlift parts and components (Plate 1). The road is actively maintained by the Weider family, and accessed through a gate from the end of Helen Street. The storage/dump area appears to be in current or recent use, having been cleared and levelled (Plate 2).

Within the north part of the study area is an open area, marked by surrounding mature woodland, and incorporating open grassland and sumac shrubs, delineating the prominent Plater-Martin archaeological site (Plate 3). The presence of sumacs at the site are indicative of disturbed ground, both from agricultural, and archaeological activities. The Plater-Martin site is a dominant feature within the active, and historic, landscape of the area. Historically the site was a Petun village, and later agricultural land. Southeast of the Plater-Martin site, the landscape flattens out into a flat flood plain; an area of open regenerating land, which was historically farmland (Plate 4). To the northeast, adjacent to the study area, is an area of agricultural farmland, with field boundaries demarcated by snake-fencing and historic ditches. Extant snake-fencing is apparent in two other locations within the study area; at the northern and southeastern limits of the Plater-Martin site; and at the eastern extent of the study area. Historic field boundaries are also determinable by lines of plough removed glacial till at field edges, at the eastern extent of the study area (Plate 5), and typical boulder-fences, in the north east of the study area. Boulder fences are indicative of early settlement activities in Ontario.

Along the valley, and west of the flood plain, the study area is heavily wooded, and traversed intermittently by historic, active, pathways. The most prominent pathway, an informal, but heavily used circulation route, follows the stream eastward below the Plater-Martin site, and then across the northeast limit of the study area, south of the active farmland (Plate 6); within the west of the study area, a branch of this pathway is signposted as 'Home Farm Route 1'. Just east of the Plater-Martin site, as the stream bends north, a culvert runs under the path, linking to the river.

Just east of the signpost, along the pathway, but above the valley, are the remains of a mid- to late-twentieth century apiary. The structure features remnant fencing, demarcating its original limits. Considering the presence of nearby apple trees, and an intact orchard south of the study area, it is likely the apiary relates to the orchard. The apiary appears to have been an organised work area, which may have been associated with the Weider family. Along the pathway adjacent, bearing east-west, are a number of deliberate mature tree plantings, including willow trees (Plate 7).

Overall, the area reflects an evolved, mixed use landscape, primarily exhibiting an agricultural character, as reflected by old fence-lines, circulation routes, and areas of open land.





Plate 1: View east-northeast along the Helen Street extension



Plate 2: View north across cleared area of storage/dump area. Note informal use of the area by mountain bikers, demonstrated by board ramps



Plate 3: Panorama southwest from the Plater-Martin site, toward the Blue Mountains ski slopes.



Plate 4: Panorama south-southwest across uncultivated farmland from the northeast corner of the study area



Plate 5: View south of till stone and remnant snake-fencing near the north east limit of the study area





Plate 6: View west along footpath and stream, from the southeast corner of Plater-Martin. Note the stream to the right of the photo





Plate 7: Panorama of the apiary and associated work area, facing southwest




Table 1: Identified Built Heritage Resources (BHR) and Cultural Heritage Landscapes (CHL) in the Study Area

Feature	Inventory Description	Photograph(s)
BHR 1	<p>This built heritage resource is an apiary and work area, situated north of the Helen Street gravel-road extension. The apiary is discernable from its remnant paraphernalia; hive pallets, honey pots, and structural elements. The limits of the apiary and work area are discernable from extant post-and-wire fencing.</p> <p>It is likely that the apiary and work area date to the mid- late-twentieth century, considering the extant material culture and structural elements.</p> <p>The informal dirt pathway leading past the apiary features mature trees, several of which appear to be deliberate plantings.</p> <p>South of the apiary, on the opposite side of the Helen Street extension, is an area of orchard, which the apiary may have been associated with.</p> <p>It is likely that the apiary also serviced the surrounding farmland, within and without the study area.</p> <p>The apiary is a remnant of the former agricultural landscape of the study area.</p> <p>Location: north of the Helen Street extension, Home Farm Route 1</p> <p>Feature Type: Apiary and work area</p> <p>Recognition: Identified during field review</p>	 <p>View east of hive pallets within the apiary</p>
BHR 2	<p>This resource is a historic barn structure, which has been adapted for use as a storage facility.</p> <p>The barn building was likely associated with the farmland owned by the Buie family and continues to be used by the Weider family.</p> <p>The remnant historic elements of the building are broken-coursing fieldstone foundation walls featuring wood-framed, single pane windows.</p> <p>Modern elements include cinderblock and cement additions; vertical board shed</p>	 <p>View of the east facade of the storage building, showing the historic foundations and windows</p>






Feature	Inventory Description	Photograph(s)
	<p>extensions; horizontal board extensions above the historic walls, featuring a flat pitched roof.</p> <p>Location: North side of Helen Street</p> <p>Feature Type: Storage facility</p> <p>Recognition: Identified during field review</p>	
CHL 1	<p>This cultural heritage landscape comprises a historic field with remnant field boundaries featuring glacial till rake-out; snake-fencing; and tree-lines. It should be noted that glacial till rake-out refers to plough removed glacial debris, and not boulder fences, as found elsewhere in the study area. The field is no longer under cultivation.</p> <p>Historically the farmland is associated with the Buie family, which is listed in possession on Census Returns for the Township of Collingwood between 1873 and 1911, and later the Weider family.</p> <p>According to Mr. George Weider, the land ceased to be farmed in the mid-twentieth century.</p> <p>This CHL has a possible historic and visual relationship with CHL 2 to its north.</p> <p>Location: East end of the study area</p> <p>Feature Type: Historical agricultural landscape</p> <p>Recognition: Identified during field review</p>	 <p>View of remnant snake-fencing and glacial till marking historic field boundaries at the eastern extent of CHL 1</p>  <p>View south across CHL 1, showing the historic tree-lined field limit</p>





Feature	Inventory Description	Photograph(s)
CHL 2	<p>This cultural heritage landscape incorporates the periphery of former agricultural farmland, north east of the study area.</p> <p>The CHL is confined to an historical field boundary with snake-fencing, boulder-fencing, and metal post-and-wire fencing; historic tree-lines; and a remnant historic ditch. This constitutes a portion of the northeast boundary of the subject property.</p> <p>Historically the field boundary is associated with Thomas Martin, who is listed as owner in the 1873 Assessment Rolls for Collingwood Township.</p> <p>This CHL has a possible historic and visual relationship with CHL 1 to its south.</p>	 <p>View northeast along the remnant historic ditch.</p>  <p>View northeast along historic tree-line and remnant snake-fencing.</p>
	Location: Northeast of the study area.	
	Feature Type: Historical agricultural landscape	
	Recognition: Identified during field review.	
CHL 3	<p>This resource incorporates an area of open space situated across the south-central part of the study area.</p> <p>The land is an altered non-cultivated farm landscape, split by the gravel road extension of Helen Street, featuring remnant areas of snake-fencing; a cleared area for the dumping/storage of ski-lift paraphernalia; mature tree-lines, and deliberate plantings; dumped construction material; and access to the local foot paths/circulation routes (Home Farm Route 1).</p> <p>A small bluff to the eastern limit of this CHL,</p>	 <p>View northeast across CHL 3, showing ski-lift paraphernalia. Note bluff to the rear of the photo</p>





Feature	Inventory Description	Photograph(s)
	<p>above the ravine, suggests that the topography of this area was originally rolling. The levelled/cleared dumping/storage area appears to have been cut through this previous topography.</p> <p>Historically this landscape is associated with the Buie family, which is listed in possession on Census Returns for the Township of Collingwood between 1873 and 1911.</p>	 <p>View north from the Helen Street extension, towards Home Farm Route 1</p>
	<p>Location: South/southwest of the study area</p> <p>Feature Type: Historical agricultural landscape</p> <p>Recognition: Identified during field review</p>	
CHL 4	<p>This resource incorporates the hilltop Plater-Martin archaeological site (BdHb-1). The resource is reviewed in detail in a separate Stage 1-2 Archaeological Resource Assessment report (ASI 2013).</p> <p>The site is a large plateau, above ravines to the south and east, featuring an area of non-cultivated historic farmland, approximately equivalent to the Petun village site, with remnant snake-fencing; vehicular and pedestrian circulation routes/access points to the north, south, and west; mature trees; views of the Blue Mountains ski resort; and possible expansive seasonal views of the surrounding urban, agricultural, and lacustrine landscapes.</p> <p>The site has been disturbed, as indicated by a widespread growth of sumacs, and recent archaeological activities.</p> <p>As a historical agricultural site, the Plater-Martin site is associated with the Rutherford family, as listed on the 1873 Assessment Rolls for Collingwood Township, and the Buie Family, as listed on the Census Returns for the Township of Collingwood between 1887 and 1911.</p> <p>The Plater-Martin site is an active, and</p>	 <p>View east across the Plater-Martin site</p>  <p>View north, of remnant field boundary at the northern extent of the Plater-Martin site</p>



Feature	Inventory Description	Photograph(s)
	<p>dominant, component in the modern landscape. The site is set within a natural landscape, intersected by active recreational circulation routes.</p> <p>The site serves a role in and of itself as a monument to the Petun and Odawa peoples. The site also has associations with early French exploration/contact.</p> <p>Location: North of the study area</p> <p>Feature Type: Archaeological site/historical agricultural landscape.</p> <p>Recognition: Registered archaeological site</p>	
CHL 5	<p>This resource incorporates the primary pedestrian circulation route through the study area, which follows the stream approximately east-west through the study area.</p> <p>The circulation route is a heavily used local pathway that may be a historic feature. The route follows the natural topography, and provides access between areas of historic farmland in the east and west of the study. It is possible that the pathways were used historically to access the farms in the area. The road features constructed embankments at several points.</p> <p>Where the path intersects with the Helen Road extension, just west of the apiary, the circulation route is signposted as Home Farm Route 1.</p> <p>The path is maintained and appears to be used as a recreational footpath and Nordic ski/snowmobile track.</p> <p>Location: Home Farm Route 1</p> <p>Feature: Circulation route</p> <p>Recognition: Identified during field review</p>	 <p>View west along CHL 5, note maintained track surface</p>  <p>View east along CHL 5, alongside stream</p>
CHL 6	<p>This resource is defined by the watercourse, running approximately southwest-northeast</p>	



Feature	Inventory Description	Photograph(s)
	<p>across the study area, following the natural course of the ravine below the Plater-Martin site.</p> <p>The watercourse possibly played a role in the development of the Plater-Martin site, and the development of the surrounding land. Home Farm Route 1 (CHL 5) follows the course of this stream, which also runs along the western limit of CHL 2 – the part Lot associated with Thomas Martin.</p> <p>The watercourse is depicted on the 1878 <i>Illustrated Historical Atlas of Counties of Northumberland and Durham</i>.</p>	 <p>View west along the watercourse from the southeastern base of the Plater-Martin site</p>  <p>View north across the watercourse, where the pedestrian circulation route crosses via a wooden bridge</p>
	<p>Location: Running approximately southwest-northeast across the study area</p> <p>Feature: Waterscape</p> <p>Recognition: Identified during field review</p>	

Though a range of resources have been identified, revealing a study area with a rich early settler history, as defined by historic agricultural fields and related features, a special emphasis must be placed on the Plater-Martin site (BdHb-1). It is imperative that the site's character and setting be appropriately maintained in future development.

3.6 Screening for Potential Impacts

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts which include:

- Destruction of any, or part of any, significant heritage attribute or feature.



- Alteration which means a change in any manner and includes restoration, renovation, repair or disturbance.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature of plantings, such as a garden.
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.
- Direct or indirect obstruction of significant views or vistas from, within, or to a built and natural feature.
- 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.
- Soil disturbance such as a change in grade, or an alteration of the drainage pattern or excavation.

A number of additional factors are also considered when evaluating potential impacts on identified cultural heritage resources. These include:

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

Where any above ground cultural heritage resources are identified, which may be affected by direct or indirect impacts, appropriate mitigation measures should be developed. This may include completing a heritage impact assessment or documentation report, or employing suitable measures such as landscaping, buffering or other forms of mitigation, where appropriate.

4.0 CONCLUSIONS

The results of background historic research and a review of secondary source material, including historic mapping, revealed a study area with a rural land use history dating back to the early nineteenth century. The field review confirmed that this area retains a number of nineteenth and twentieth-century cultural heritage resources. The following provides a summary of field review and data collection findings:

- Two (2) built heritage resource and six (6) cultural heritage landscapes were identified in the Home Farm Development study area: one is a registered archaeological site (CHL 4); and six were identified during field review (BHR 1, BHR 2, CHL 1, CHL 2, CHL 3, CHL 5, CHL 6).
- Of the eight identified cultural heritage resources: one is an apiary (BHR 1); one is a barn (BHR 2); one is an archaeological site and historical agricultural landscape (CHL 4); one is a pedestrian circulation route; one is a waterscape (CHL 6); and three are historical agricultural landscapes (CHL 1, CHL 2, CHL 5).
- Most of the identified cultural heritage resources are historically, architecturally, and contextually associated with nineteenth and twentieth century land use patterns, agricultural processes, and historic settlement in the Town of Blue Mountains, County of Grey. The Plater Martin site (CHL 4) also represents a highly significant First Nations village site.



5.0 RECOMMENDATIONS

The proposed undertaking has the potential to affect cultural heritage resources in a variety of ways. Potential impacts can include: direct impacts that result in the loss of resources through demolition, or the displacement of resources through relocation; and indirect impacts that result in the disruption of resources by introducing physical, visual, audible, or atmospheric elements that are not in keeping with the resources and/or their setting.

Based on the results of background data collection and field review, the following recommendations have been developed for the Home Farm Development:

5. BHR 1, and CHLs 1 to 3 and 5 will be altered irreversibly in the course of this development. These resources have been documented by way of this assessment and require no further work.
6. CHL 4 is the protected site Plater-Martin and will be permanently protected as per a land convergence agreement between the current landowner and the Town of Blue Mountains.
7. CHL 6 will be protected in the course of the property's development.
8. If BHR 2 cannot be protected in the development, it should be thoroughly photo-documented and measured drawings rendered of any intact portion of the original barn.



6.0 CULTURAL HERITAGE RESOURCE LOCATION MAPPING

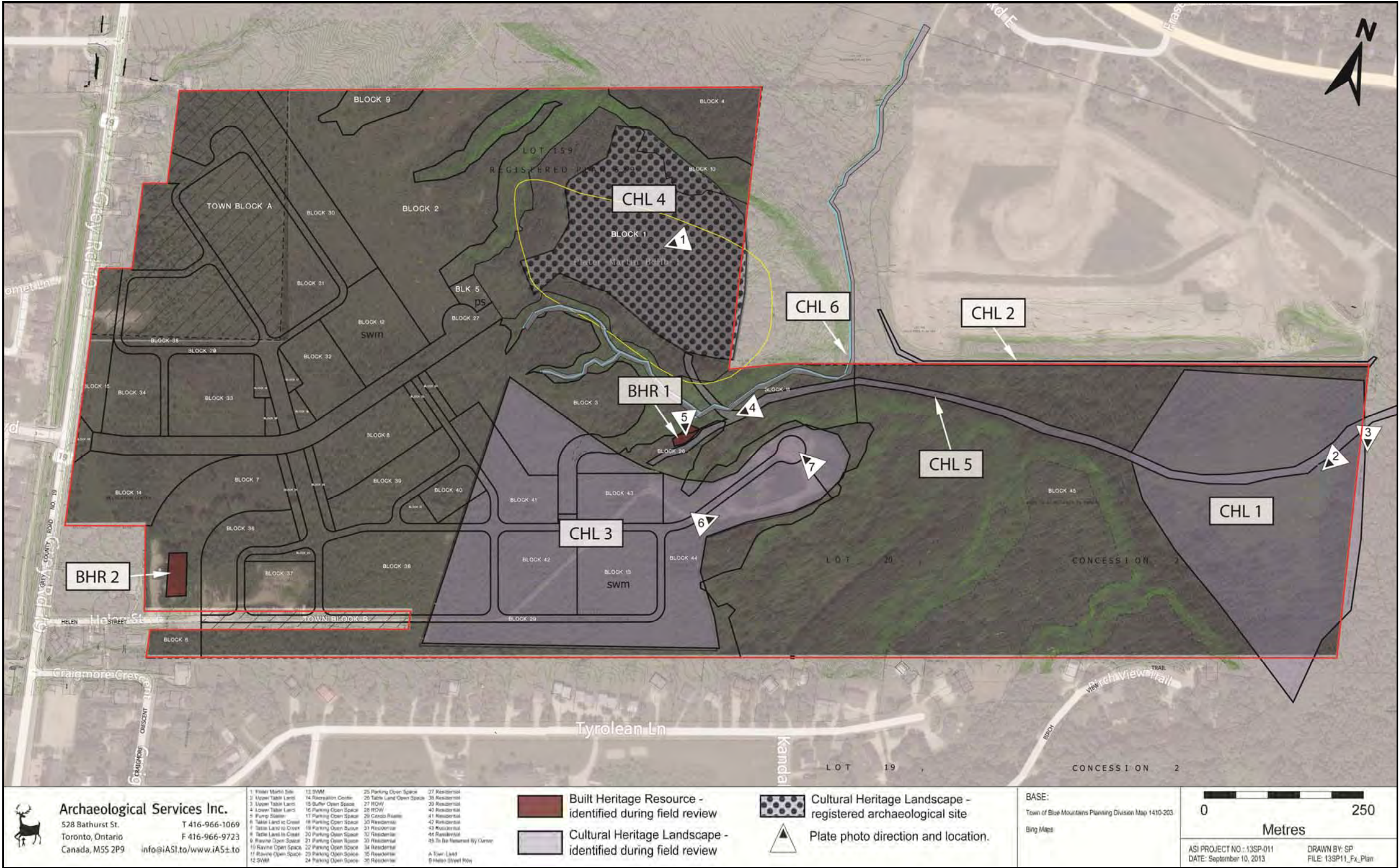


Figure 3: Home Farm Development – cultural heritage resource location mapping and plate photo locations

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