



Cultural Heritage Evaluation Report, 311846  
Highway 6 and 311860 Highway 6, Geographic  
Township of Normanby, now Municipality of West  
Grey, Grey County, Ontario

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## Executive Summary

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Parslow Heritage Consultancy, Inc. (PHC) was retained by Teeswater Concrete to undertake a Cultural Heritage Evaluation Report (CHER) as part of the application process under the *Aggregate Resources Act* for the licensing of a new aggregate extraction site in the Municipality of West Grey, Ontario. The proposed extraction site (Subject Property) is located on the west side of Highway 6, south of Grey Road 9, north of the Town of Mount Forest, Ontario. The Subject Property contains two mid-19th century farm complexes, identified as 311846 and 311860 Highway 6; both properties fall under the municipal address of 311804 Highway 6. The CHER was prepared to meet the terms of the *Aggregate Resources of Ontario: Technical Reports and Information Standards*, (Government of Ontario 2020).

The purpose of the CHER is to review relevant historical documents and evaluate the potential cultural heritage value or interest (CHVI) of 311846 and 311860 Highway 6. To evaluate the potential CHVI, provisions in the *Ontario Heritage Act* (OHA) under Ontario Regulation (O. Reg.) 9/06 (as amended by O. Reg. 569/22) and the *Aggregate Resources Act* (1990) were applied.

Evaluation of 311846 and 311860 Highway 6 found both properties to meet the conditions of O.Reg 9/06 as amended by O.Reg 569/22 for consideration for Listing under the terms of the OHA but do not meet the criteria for consideration for Designation by municipal By-law. While both properties meet the criteria for Listing, it is the opinion of PHC that neither property warrants formal recognition under the OHA.

Nether 311846 or 311860 Highway 6 is rare or unique. While constructed in the vernacular Gothic Revival style based on the 1864 article ‘A Cheap Farmhouse’, the design is prolific in the surrounding area and the larger Province of Ontario, and better more representative examples continue to be found in abundance in the Municipality of West Grey and the County of Grey. The condition of the properties ranges from poor to fair, with the structures at each property exhibiting significant modification.

Based on the findings of this report, it is recommended that no further heritage assessment of 311846 or 311860 Highway 6 be undertaken and that this report be circulated to the Municipality of West Grey for review, as The *Provincial Policy Statement* (2020) notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI and associated impacts. It is up to the community of the Municipality of West Grey to decide if either 311846 and 311860 Highway 6 warrant protection under the OHA. It is hoped that the information provided in this report is helpful in those determinations.

## Project Personnel

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Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage, CAHP	Lead Cultural Heritage Specialist
Jamie Lemon, M.A.	Project Manager

## Acknowledgements

Aaron Armstrong	Teeswater Concrete
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## Project Context

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The purpose of the CHER is to review relevant historical documents and evaluate the potential cultural heritage value or interest (CHVI) of 311846 and 311860 Highway 6. To evaluate the potential CHVI, provisions in the *Ontario Heritage Act* (OHA) under Ontario Regulation (O. Reg.) 9/06 (as amended by O. Reg. 569/22) and the *Aggregate Resources Act* (1990) were applied.

A site visit was conducted on April 9, 2024 to document the properties and surrounding landscape. Documentation took the form of high-resolution photographs using a Nikon D5600 DSLR camera the collection of field notes. The assessment focused on the exterior of the structures associated with each municipal address. The documentation and assessment strategy was derived from the National Parks and Sites Branch Canadian Inventory of Historic Buildings (Parks Canada 1980), Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation (Fram 2003), the Guide to Field Documentation (HABS 2011), and the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada 2010).

## Site Description and Context

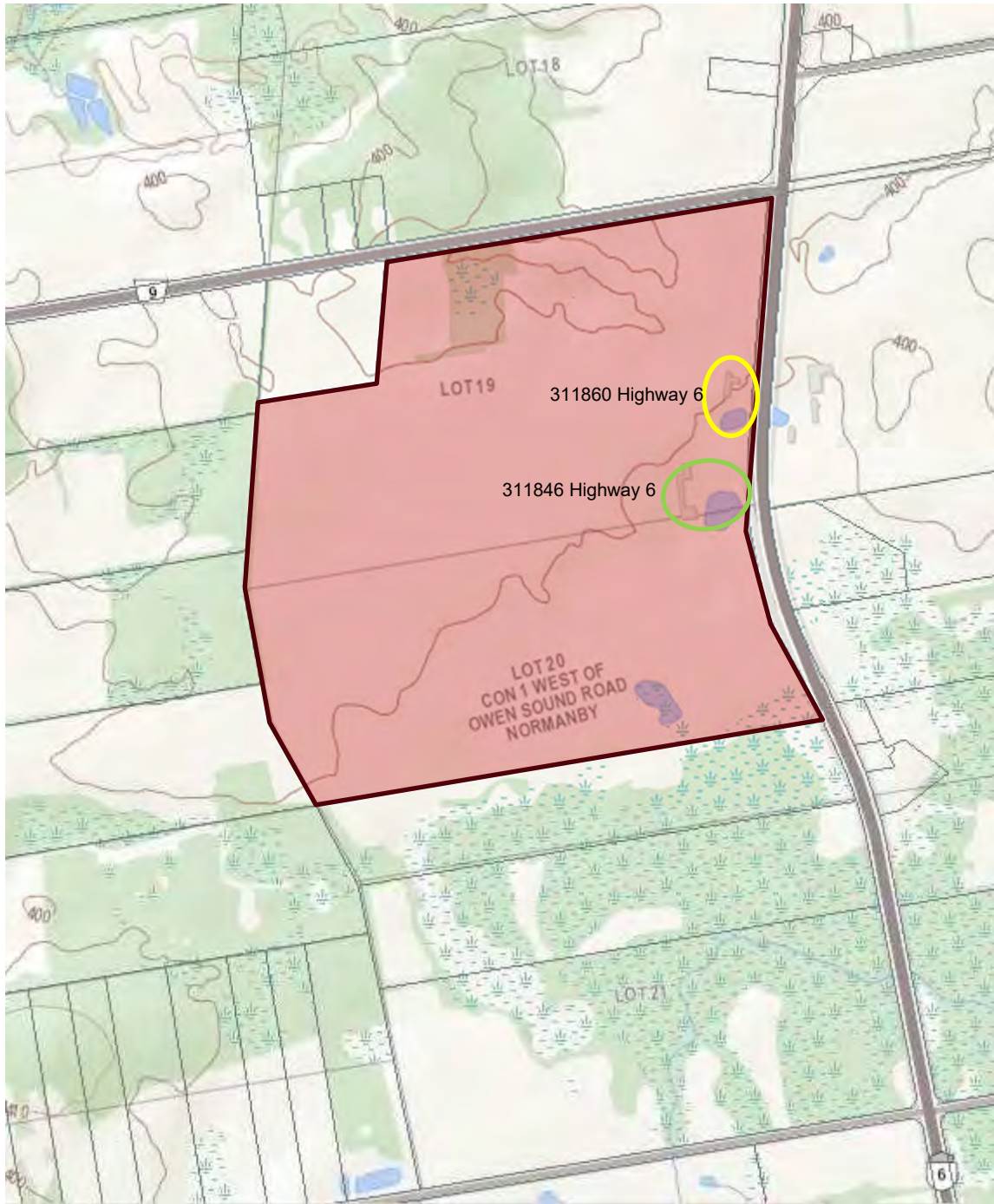
The Subject Property is located on the west side of Highway 6, south of Grey Road 9, north of the Town of Mount Forest, Ontario. The Subject Property contains two mid-19th century farm complexes, identified as 311846 and 311860 Highway 6; both properties fall under the municipal address of 311804 Highway 6. At the time of assessment, both properties were in active use and neither property is identified as Listed or Designated on the Municipality of West Grey's heritage register (Personal communication, Jamie Eckenswiller, Director of Legislative Services/Clerk, Municipality of West Grey). The Municipality of West Grey also confirmed there are no known or potential heritage resources in the surrounding area.

## Applicant Contact Information

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FIGURE 1: LOCATION OF SUBJECT PROPERTY ON TOPOGRAPHIC MAP





**FIGURE 2: LOCATION OF PROPERTIES ON AERIAL IMAGE**



## Legislative and Policy Framework

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The following section reviews provincial and municipal legislation and policies designed to protect cultural heritage resources that may be affected by development. This CHER has been prepared to meet the requirements of the Aggregate Resources of Ontario: Technical Report and Information Standards (2020), the OHA, and the Provincial Policy Statement (2020).

### Provincial Legislation and Policy

#### Ontario Heritage Act (OHA), Revised January 1, 2023

The OHA was enacted in 1990 and prescribes the legal requirements of regulatory bodies to address, protect and administer heritage within their jurisdiction. The OHA prescribes the criteria by which heritage value is assessed by way of O. Reg. 9/06 (as amended by O. Reg. 569/22).

Under Section 27 of the OHA, the municipal clerk is required to keep a current register of properties of cultural heritage value or interested within the municipality, including properties Designated under Part IV, Section 29 of the OHA. Heritage protections within the OHA fall into the following categories:

- ▶ Listed Properties (Part IV, Section 27), minimal protection, usually candidates for Designation
- ▶ Designated Properties (Part IV, Section 29), protection under Municipal By-law
- ▶ Heritage Conservation Districts (Part V), protection under Municipal By-law

### Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

### Aggregate Resources of Ontario

The Aggregate Resources Act (1990) administers the licencing and regulation of aggregate sites in the Province and the *Aggregate Resources of Ontario: Technical Reports and Information Standards* (2020) outlines the requirements of required studies as part of a new application. Section 2.3, Cultural Heritage Reports, states that:

*The report must be consistent with provincial requirements under the Ontario Heritage Act and the Provincial Policy Statement.*

*A completed screening checklist evaluating the potential for archaeological resources with supporting documentation is required. If the checklist identifies archaeological potential, an archaeological assessment report(s) must be completed by a licensed archaeologist. If an archaeological assessment is completed, letter(s) from the Ministry of Heritage, Sport, Tourism and Culture Industries must be obtained. If applicable, temporary avoidance and protection must be confirmed in the letter.*

*A completed screening checklist evaluating the potential for built heritage resources and cultural heritage landscapes with supporting documentation is required. If the checklist identifies the potential for built heritage resources and/or cultural heritage landscapes, a Cultural Heritage Evaluation Report is required and must be prepared by a person with appropriate experience and expertise. If the evaluation confirms one or more built heritage resources or cultural heritage landscapes, a Heritage Impact Assessment must be completed. If the application is on Crown Land or an unorganized territory, letter(s) from the Ministry of Heritage, Sport, Tourism and Culture Industries must be obtained.*

## Municipal Policies

### Municipality of West Grey Official Plan

The Municipality of West Grey addresses cultural heritage through their Official Plan (OP) (2023). Cultural Heritage is addressed in section C4 of the OP and outlines the following objectives:

#### *C4.1 Goals*

*This Official Plan shall encourage the conservation and preservation of buildings, areas, and landscapes of historical or architectural significance*

#### *C4.2 Objectives*

- a) To enhance the character of the primary settlement areas of Durham and Neustadt by restoring protecting, conserving, and maintaining their archaeological and heritage resources.*
- b) To encourage new development which compliments the existing heritage resources.*
- c) To permit development and site alteration on lands containing archaeological potential only where the archaeological resources have been conserved by removal or documentation, or by preservation on site, and supported by the Ministry of Tourism, Culture and Sport. Developers are encouraged to consult with representatives of First Nations and Métis, and the Municipality of West Grey shall engage with these Indigenous communities with each development application and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources.*
- d) To take advantage of all relevant legislation and programs where possible, to encourage the preservation and enhancement of heritage resources and to develop a greater awareness of the value of heritage conservation in West Grey.*
- e) To provide incentives through the Municipality's Community Improvement Plan (CIP) which also provides direction to enhance the visual appearance of the downtown areas. Detailed policies related to the CIP areas are contained section F5 of this plan.*

## Historical Research and Analysis

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### County of Grey

Grey County is bordered by Bruce County to the west, Wellington County to the south, and Simcoe and Dufferin to the east. The northern part of the county includes portions of Georgian Bay, Colpoy's Bay, Owen Sound, and Nottawasaga Bay. It covers much of the area southwest of these bodies of water along with the southeast part of the Bruce Peninsula. The Niagara Escarpment is present in the northern part of the county.

In 1849, Grey County was part of the District of Waterloo, following which it became a provisional county in 1852 as part of the United Counties of Waterloo, Wellington and Grey, and later become an independent county in 1854. Grey County was surveyed between 1833 and 1857, with most of the township surveys completed by Charles Rankin, who was the first recorded colonial-era Euro-Canadian settler in Grey County.

The establishment of roadways, particularly the Garafraxa Road (later with modifications, Highway 6), permitted settlement to commence on a wider scale in Grey County. The Garafraxa Road was surveyed by Charles Rankin in 1839 and ran from Fergus in the south to the mouth of the Sydenham River in the north. The study area is located adjacent to Highway 6.

### Township of Normanby

Normanby Township was surveyed in 1837 and named after the British nobleman of that name. By the census of 1861, it was the most populous township in Grey County. Following the survey of the Garafraxa Road, only one parallel concession on each side was laid out, but in 1845, a second and third tier of lots were laid off on each side. This is sometimes referred to as the "Old Survey," in Normanby and other townships. The front lots were given in 50-acre "grants" to settlers, and the road soon began to be lined with a thin fringe of settlements. In 1851, the survey of the rest of the township was undertaken by David Gibson

Lots in the "New Survey" were available in 1856. Prior to that, there had been an influx of German immigrants to parts of Normanby, Carrick, Brant and Bentinck townships. According to Martin (nd):

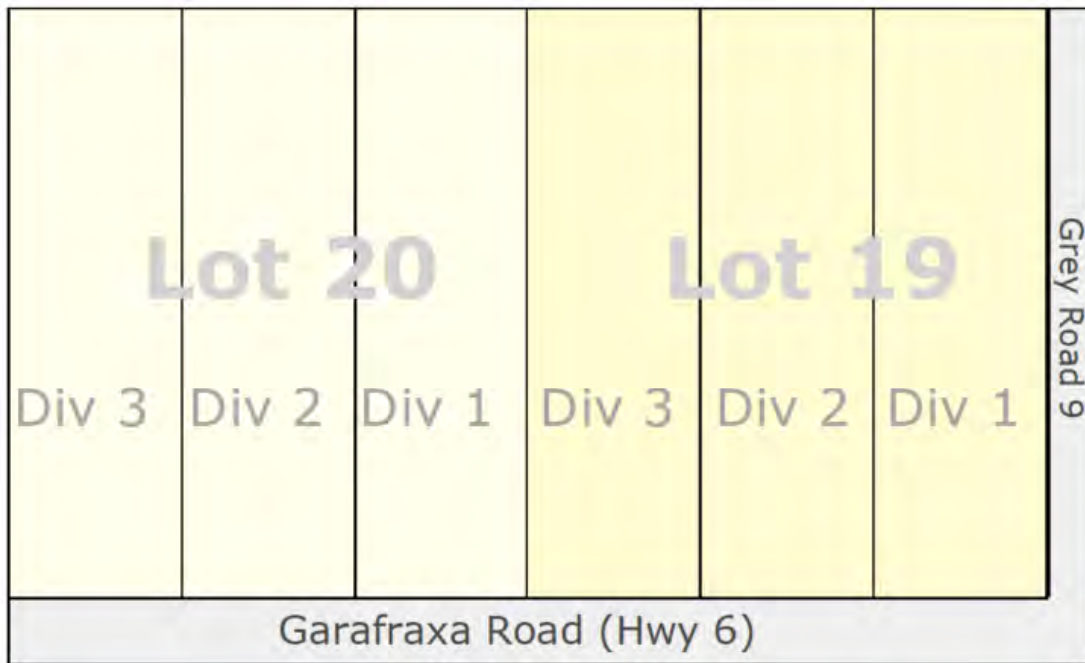
*These squatters purchased the lots on which they had settled; and the face of the country soon began to show the hand of improvement. It is remarked through Canada that not only do Germans make enterprising and reliable settlers, but that they seldom locate on poor land. Normanby is no exception. The Western and South-western half of the township is excellent land, not troubled with excess of stones, and lying handsomely. The Saugeen River, in its passage from Mount Forest to Hanover, divides the township diagonally into rather unequal parts, the N. E. being the larger. The part S.W. of the river is the finest part of the town-ship, and is chiefly in the hands of the Dutch. While there are some beautiful lands at different points on the Garafraxa Road, the Eastern part of the township has a considerable amount of swampy and gravelly land. The prevailing soil in Normanby is clay.*

### Property History

As per *Normanby Reflections: A History of Normanby Township* (1989), Lots 19 and 20, Concession 1 of Normanby Township were first made available to European settlement in 1848,

when 50-acre free grants were made available, with 50 additional acres available for purchase. The 1848 free grants were made available adjacent to the newly surveyed Garafraxa Road (now Highway 6). The ability to purchase 50 additional acres at a cost of \$0.50 per acre was contingent on the grantee having made noticeable improvements to their free grant lands.

The lots adjacent to the Garafraxa Road were surveyed into 150-acre parcels. These parcels were then granted in accordance with the 50-acre free grant with 50 additional acres available for purchase. This system resulted in each lot adjacent to the Garafraxa Road being divided into three 50-acre sections.



**FIGURE 3: REPRESENTATION OF DIVISION BREAKDOWN FOR LOTS 19 AND 20**

**Lot 19 (Divisions 1, 2 and 3) and Lot 20 (Divisions 1 and 2), Concession 1, Normanby Township, Grey County**

The properties identified as 311846 and 311860 Highway 6 are located on what were historically identified as Lot 19, Division 2 and Lot 19, Division 3, respectively. Due to the complexity of the land divisions associated with Lots 19 and 20, Concession 1, Normanby Township, the land transaction histories for Lot 19 (Divisions 1, 2 and 3) as well as Lot 20 (Divisions 1 and 2) were researched and the ownership history are outlined in Tables 1 through 5 below.

Note: Lot 20, Division 3, Concession 1 was not included as part of this report as it was not historically or contemporarily linked to the overall Subject Property.

**TABLE 1: LAND TRANSACTION HISTORY FOR LOT 19, DIVISION 1, CONCESSION 1**

Inst. #	Instrument	Date	Grantor	Grantee	Comments
	Patent	8 Jan 1852	Crown	Newens James	Part 1 50 acres
1356	Grant	10 Oct 1853	Newens James	School Station No.2	¼ acre \$ 57.00
3725	Grant	24 Mar 1858	Newens James and Wife	Elijah W. Davereaut	@ 3 <sup>rd</sup> Division Lot 19 \$400.00
8413	Grant	18 Nov 1862	Elijah W. Davereaut & Wife	Daniel Blasdell	@ 3 <sup>rd</sup> Division Lot 19 \$1700.00
17467	Grant	8 May 1868	Daniel Blasdell	Thomas Smith	50 Acres \$1000.00
157	Grant	4 June 1869	Thomas Smith & Wife	William H. James	50 Acres @ 2 <sup>nd</sup> Division Lot 19 \$2000.00
876	Grant	14 Mar 1873	Trustees of S.S. Section No.2	William H. James	¼ acre \$30.00
4277	Grant	1 Apr 1885	William H. James	James Heaney	100 Acres @ 2 <sup>nd</sup> Division \$4000.00
12181	Probate of Will	4 May 1914	James Heaney	Mary Heaney	100 Acres @ 2 <sup>nd</sup> Division with home to Eugene Heaney
12182	Q.C	29 Sept 1917	Eugene Heaney	Mary Heaney	100 Acres @ 2 <sup>nd</sup> Division
176934	Will	17 Mar 1943	Mary Heaney	To Nephew Leo Francis Heaney on decease of Eugene Heaney	100 Acres @ 2 <sup>nd</sup> Division
25252	Grant	25 Feb 1956	Leo Francis Heaney	Earl Warren Cadwell	100 Acres @ 2 <sup>nd</sup> Division \$2000.00 and other considerations
2733	Expropriation	21 Feb 1957	Notice of Expropriation		.6 acres with other land
27747	Expropriation	13 May 1957	Expropriation of Land		0.565 acres part of Division 2
30297	Grant	28 June 1958	Earl Warren Cadwell etux	Albert Mets and Ann Mets his wife	Less Heany , Subject to Mortgage
42658	Easement	9 Sept 1963	Albert Mets and Ann Mets his wife	Ontario Natural Gas Storage and Pipelines Limited	\$215.74

48600	Lease Agreement	1 April 1965	Ontario Natural Gas Storage and Pipelines Limited	Union Gas Company of Canada Limited	
51007	Grant	19 Mar 1966	Albert Mets and Ann Mets his wife	William W. Watson (Trustee)	
53518	Expropriation	21 Jan 1967	Corporation of the County of Grey	Illegible	Something to do with gas line
53996	Grant	15 Sept 1966	William W. Watson (Trustee)	Wat-Cha Farms Limited	100 Acres @ 2 <sup>nd</sup> Division
<b>Subdivision Control Order No. 66369 Issued May 11 1970</b>					
75047	Expropriation	25 Apr 1972	Union Gas Company of Canada Limited		4.694 acres
148118	Grant	13 Aug 1987	Watson, Charles Ferguson	Watson, Bonnie Lynette	All lands less easements and highway lands
148119	Q.C	13 Aug 1987	Wat-Cha Farms Ltd.	Watson, Bonnie Lynette	
155322	Grant	27 Sept 1988	Watson, Bonnie Lynette	New-Life Mills Ltd.	Part 1 17R2345
164068	Transfer	7 Dec 1989	Watson, Bonnie Lynette	Watson Properties Lince 1879 Ltd.	All lands less Part 1 17R2345 and easements and expropriations

**TABLE 2: LAND TRANSACTION HISTORY FOR LOT 19, DIVISION 2, CONCESSION 1**

Inst. #	Transaction	Date	Grantor	Grantee	Comments
	Patent	26 Jan 1855	Crown	Edward Stinson	50 Acres
11065	Grant	23 Sept 1864	Edward Stinson & Wife	John Gordon	50 Acres \$200.00
156	Grant	27 July 1868	John Gordon & Wife	Thomas Smith	50 Acres \$1000.00

**All Subsequent transactions see Table 1**

**TABLE 3: LAND TRANSACTION HISTORY FOR LOT 19, DIVISION 3, CONCESSION 1**

<b>Inst. #</b>	<b>Transaction</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Comments</b>
	Patent	30 Sept 1850	Crown	John Whitley	50 Acres
604	Grant	27 Feb 1851	John Whitley & Wife	James Enright	50 Acres \$65.00
605	Grant	29 April 1854	James Enright & Wife	Thomas Rogers	50 Acres \$250.00
800	Grant	22 Oct 1900	Thomas Rogers etux	Henrey Lewis	50 Acres \$2000.00
10562	Probate of Will	22 Sept 1905	Estate of Henrey Lewis	Robert Lewis	50 Acres and other lands subject to payments
10946	Q.C.	27 Feb 1912	Henrey F. Lewis	Rorert Lewis, Charles Lewis, George Lewis, and Joseph Dewling Executors of Estate of Henrey Lewis	
17176	Q.C.	29 Sept 1948	Charles Lewis	Robert Lewis	50 Acres and other land
	Expropriation	13 May 1957	Notice of Expropriation		.6 acres with other land
Consent	Expropriation	19 Mar 1958	Treasurer of Ontario	Estate of Robert Lewis	0.148 Acres
31347	Grant	5 Nov 1958	Findley Lewis and Ray McPherson. executors of Robert Lewis (deceased) and Lettie Lewis (Widow)	Joseph Howard Breedon and his wife Marion Alice Breedon.	and 1 <sup>st</sup> Division Lot 20 \$12,400.00
44513	Easement	9 Sept 1963	Joseph Howard Breedon and his wife Marion Alice Breedon.	Ontario Natural Gas Storage and Pipelines Limited	\$207.56
48600	Lease Agreement	1 April 1965	Ontario Natural Gas Storage and Pipelines Limited	Union Gas Company of Canada Limited	



53974	Grant	22 Mar 1967	Joseph Howard Breedon and his wife Marion Alice Breedon.	Wat-Cha Farms Limited	and 1 <sup>st</sup> Division Lot 20 \$24,450.00
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**Subdivision Control Order No. 66369 Issued May 11 1970**

146903	Grant	12 June 1987	Watson, Charles Ferguson	Watson, Bonne Lynette	All less part for highway
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**All subsequent Transactions follow same as Table 1**

**TABLE 4: LAND TRANSACTION HISTORY FOR LOT 20, DIVISION 1, CONCESSION 1**

Inst. #	Transaction	Date	Grantor	Grantee	Comments
	Patent	30 Sept 1850	Crown	Phanton McEvoy	50 Acres
11424	Grant	6 Dec 1853	Phanton McEvoy & Wife	Aaron Osborne	50 Acres \$81.00
11425	Grant	12 May 1865	Aaron Osborne & Wife	Thomas Smith	50 Acres \$650.00
11621	Grant	12 June 1865	Thomas Smith & Wife	James Jeffrey	50 Acres \$700.00
2358	Grant	6 Dec 1878	James Jeffrey etux	Thomas Hill	50 Acres \$2000.00
4218	Grant	23 June 1884	Thomas Hill Sr.	Thomas Hill Jr.	50 Acres \$2000.00
5905	Grant	12 Apr 1892	Thomas Hill Jr.	Henry F. Lewis	50 Acres \$1500.00

**All subsequent Transactions follow same as Table 3**

**TABLE 5: LAND TRANSACTION HISTORY FOR LOT 20, DIVISION 2, CONCESSION 1**

Inst. #	Transaction	Date	Grantor	Grantee	Comments
1049	Grant	24 Jan 1874	Patrick Smith	John Robertson	50 Acres \$1.00
1844	Q.C	21 Feb 1877	John Robertson	Patrick Smith	50 Acres \$1.00
	Patent	9 Jan 1877	Crown	Patrick Smith	50 Acres

4060	Grant	1 July 1884	Patrick Smith	Felix Curran	100 Acres (Divisions 2 and 3) \$2500.00
4238	Grant	16 Dec 1884	Felix Curran	William Smith	100 Acres (Divisions 2 and 3) \$2500.00
7217	Grant	19 Mar 1897	William Smith	William J. Petrie	100 Acres (Divisions 2 and 3) \$1.00
12859	Grant	22 July 1920	Estate of William J. Petrie	William Smith	Premises and \$1.00 100 Acres (Divisions 2 and 3)
14783	Grant	25 June 1932	William Smith	Mary Anne McPhee	100 Acres (Divisions 2 and 3)
16981	Grant	16 Aug 1947	Mary Anne McPhee	William L. Kelly	100 Acres (Divisions 2 and 3) \$1300.00
56688	Grant	3 July 1968	William Lawrence Kelly	Wat-Cha Farms Limited	100 Acres (Divisions 2 and 3) \$3000.00 and \$9000.00 Mortgage
<b>Subdivision Control Order No. 66369 Issued May 11 1970</b>					
146903	Grant	12 June 1987	Watson, Charles Ferguson	Watson, Bonnie Lynette	All, less part for highway
<b>All subsequent Transactions follow same as Table 1</b>					

## Historical Ownership Summary

### *311846 Highway 6*

Assessment of the available land records indicate that the extant storey and a half vernacular Gothic Revival residential structure was likely commissioned by Thomas Rogers. The 1861 census records show that Thomas Rogers was born in 1820 and to be of Irish ancestry. He was married to Elisabeth, born in 1831 in Ontario. Together they had three children Thomas Jr., Henry, and Robert. The Rogers family owned Lot 19, Division 3 from 1854 until 1900 when the Rogers family sold their holdings to Henry Lewis.

The 1861 census shows the Rogers family residing in a two-storey log and frame home and Thomas's profession is listed as Innkeeper. In 1871, the census shows Thomas's profession as farmer but no reference is made to the Roger's residence. Thomas is continued to be listed as a farmer in the 1881 and 1891 census records but no record is made of their dwelling.

### *3118460 Highway 6*

Assessment of the available land records indicate that the extant storey and a half vernacular Gothic Revival residential structure was likely commissioned by James Heany. The Heany family acquired Lot 19, Divisions 1 and 2 on April 1, 1885. According to the 1891 census, James Heany was born 1835 in Ireland and his profession is listed as farmer. His wife Agnas, born 1836 in Ireland and their seven children were Catharine, Mary, James, Agnes, Christopher,

Jane and Eugene. The property remained in the Heany family until 1956 when Leo Francis, a nephew of Mary Heaney, sold the property. Prior to the Heany family, Lot 19, Division 2 was owned by John Gordon, sometimes recorded as Goodson. John Gordon owned Lot 19, Division 2 between 1864 and 1868. Gordon was born in 1826 and was of Irish descent. His wife Margaret was born in 1831, also of Irish descent. Together they had three children: Elizabeth, Susan, and William. The 1861 census records show John Gordon's profession as farmer and to reside in a one-story log structure. It is presumed the log structure was replaced by the extant residence.

### *Subject Property*

The larger Subject Property is contextually connected to the Watson Family of Wat-Cha Farms, a prominent family and farm name in the Canadian beef cattle industry, and renowned for their breeding of Charolais cattle. The Watson family owned the Subject Property from 1966 until its purchase by Teeswater Concrete. The patriarch of the Watson family, Charles F. Watson, co-founded Peel Village Developments Limited (later known as Peel-Elder Limited), who undertook the development of 'Peel Village' and 'Shoppers World' in what is now the City of Brampton. Charles F. Watson's custom built 'modernist inspired' home in the Peel Village, known as the 'Round House', is a Designated Heritage Property with the City of Brampton. The City of Brampton By-law specifically references the Wat-Cha farms extensive land holdings in and around Mount Forest and Watson family's contribution to Charolais cattle breeding (City of Brampton 2022).

Apart from owning the Subject Property, no member of the Watson family ever resided at 311846 or 311460 Highway 6 and there is no record that any significant events associated with the family or the breeding of Charolais cattle associated with 311846 Highway 6, 311460 Highway 6, or the larger Subject Property.

## Assessment of Existing Condition - 311846 Highway 6

311846 Highway 6 is located on the west side of Highway 6, south of Grey Road 9, north of Grey Road 49. Currently the property consists of a late 19th century brick residential structure with later rear addition and a collection of outbuildings ranging in date from the mid-19th to late 20th century.

311846 Highway 6 stands as an example of a mid to late 19th century farm complex. The single residential structure and collection of agricultural outbuildings encircling a livestock yard is consistent with neighboring properties and depicts the continual occupation and ongoing use of a rural farm complex. The residential structure is typical of vernacular Gothic Revival architecture dating to post-1864. The residential structure stands one and a half storeys tall, employing a three-bay design with central gable dormer and is representative of the design published in the November 15, 1864 issue of the Canada Farmer in the article entitled “A Cheap Farm House”.

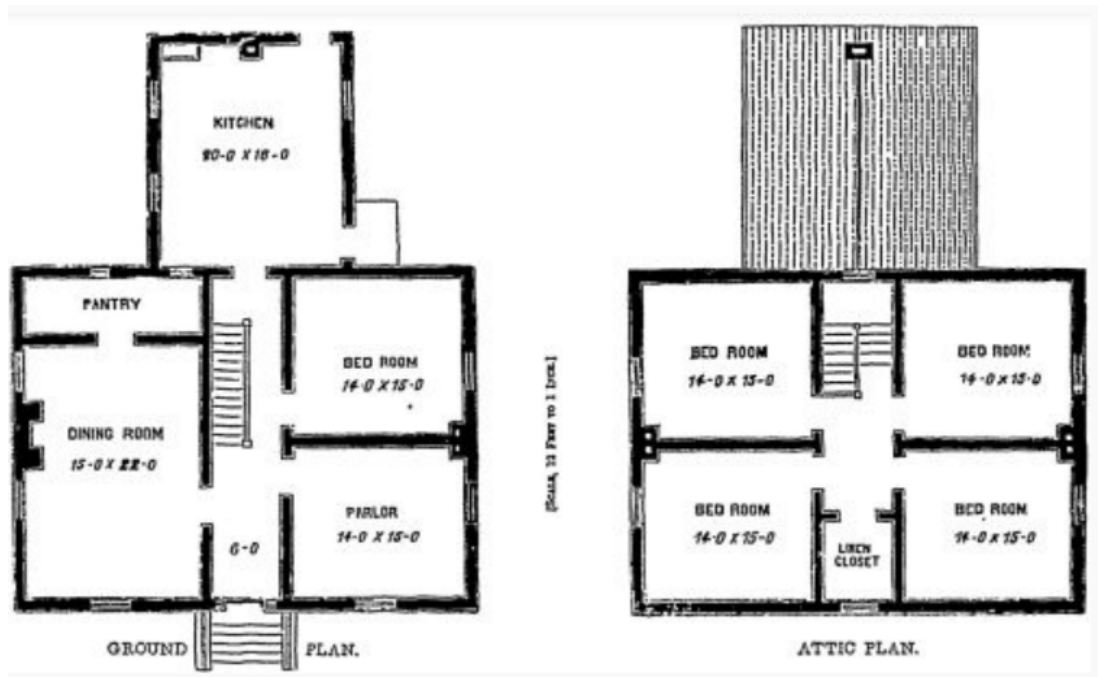
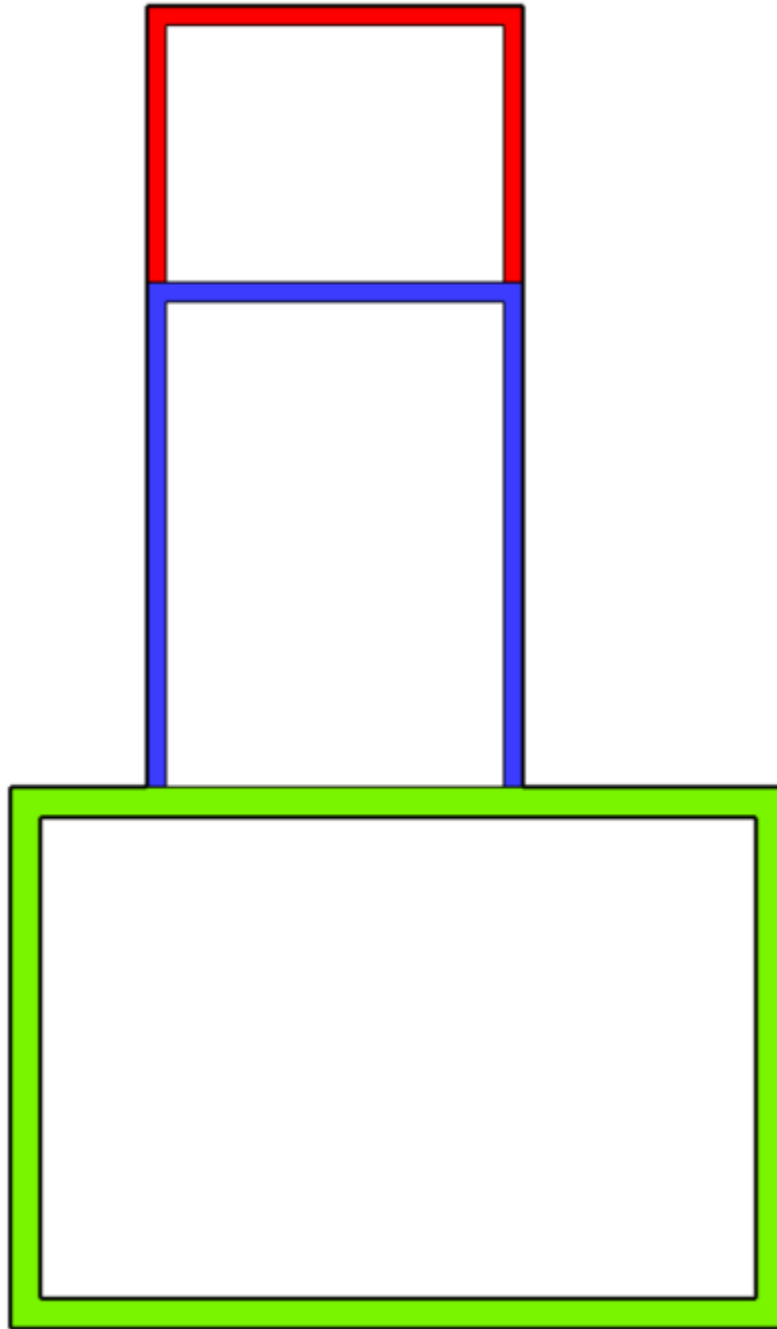


FIGURE 4: FLOOR PLANS FOR “A CHEAP FARM HOUSE”, THE CANADA FARMER, NOVEMBER 15, 1864.



**FIGURE 5: INFERRED DEVELOPMENT SEQUENCE OF 311846 HIGHWAY 6, GREEN IS ORIGINAL LATE 19<sup>TH</sup> CENTURY VERNACULAR GOTHIC REVIVAL BRICK STRUCTURE, BLUE IS LATER FRAME ADDITION (DATE UNKNOWN), RED IS SECOND FRAME ADDITION (DATE UNKNOWN).**

Following the publication of “A Cheap Farm House”, the design became ubiquitous of the Ontario farm scape, earning the contemporary moniker “Ontario Farmhouse”. As is evident through comparison of Figure 4 and Figure 5, the similarities of the structure to the published floor plans are clearly evident.

311846 Highway 6 is constructed of yellow brick (later painted white). The exterior of the structure shows signs of multiple alterations including the removal of the original door in the center gable, the replacement of the two second storey windows on the south face with a single modern greenhouse style window and the relocation of the westernmost window on the north face of the first floor. The alterations to the home suggest the front façade was originally adorned with a veranda or porch with second story balcony accessible via the door in the center dormer.

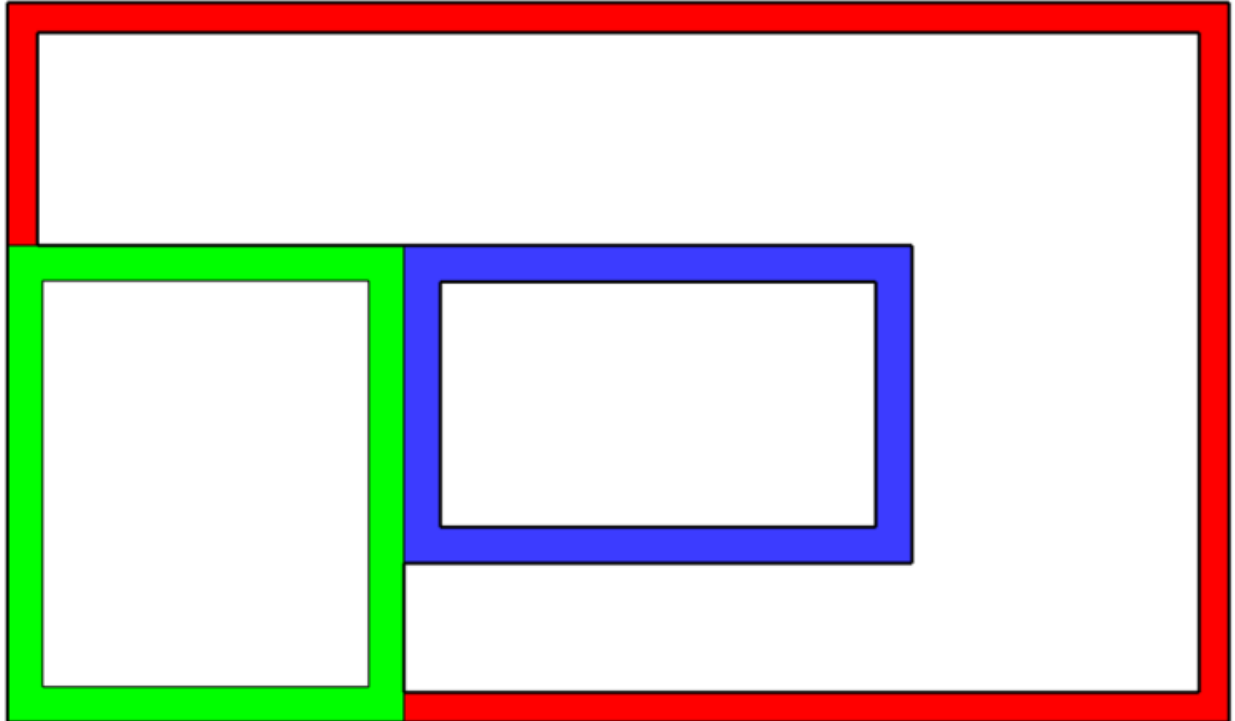
The exterior finish of the brick is in poor overall condition, showing signs of mortar loss and exfoliation of the soft yellow brick. All original windows have been replaced and all lug sills have been replaced with roughly cast cement. The foundation is of field stone and has been modified through the enclosing of original windows with cement block. The foundation of the rear addition is not visible as it is concealed behind recent galvanized steel that that extends from the soffit to ground surface.

Overall, 311648 Highway 6 is a surviving example of a typical vernacular Gothic Revival residential structure based on the 1864 floor plans for “A Cheap Farm House”.

In addition to the residence, the property contains two timber frame outbuildings, a small free-standing structure and a larger bank barn that has been integrated into multiple additions. Both structures present in fair condition. The exterior of each structure has been clad in galvanized sheeting, obscuring the original horizontal board siding.

The smaller of the two timber frame outbuildings resides upon a foundation of poured concrete and cement block which may indicate the structure was moved to its current location or underwent a significant foundation repair in the past.

The bank barn sits upon a field stone foundation that has been repaired with concrete and cement block. As is typical of timber frame barns, it has been augmented by numerous additions which have enveloped the east side.



**FIGURE 6: INFERRED BANK BARN DEVELOPMENT SEQUENCE, GREEN IS ORIGINAL TIMBER FRAME BANK BARN, BLUE IS ADDITION OF SAME ELEVATION AS ORIGINAL BANK BARN (DATE UNKNOWN), RED IS LARGE ONE STORY ADDITION (DATE UNKNOWN).**



**FIGURE 7: FRONT FAÇADE AS SEEN FROM HIGHWAY 6, FACING WEST**



**FIGURE 8: SOUTH FACE, FACING NORTH**





**FIGURE 9: SOUTHEAST CORNER, FACING NORTHWEST**



**FIGURE 10: CLOSE UP OF FRONT FAÇADE, FACING WEST**



**FIGURE 11: NORTH FACE, FACING SOUTH**



**FIGURE 12: NORTHWEST CORNER WITH FOCUS ON REAR ADDITION, FACING EAST, SOUTHEAST**



**FIGURE 13: SOUTHWEST CORNER WITH FOCUS OF REAR ADDITION, FACING EAST-NORTHEAST**



**FIGURE 14: SOUTH FACE OF REAR ADDITION, FACING NORTHWEST**



**FIGURE 15: MODIFIED WINDOW OPENINGS ON SECOND STOREY OF SOUTH FACE, RED INDICATES LOCATION OF ORIGINAL WINDOW OPENINGS, NOTE THE OPEN MORTAR JOINTS BETWEEN BRICKS**



**FIGURE 16: EVIDENCE OF MODIFICATION TO FOUNDATION**



**FIGURE 17: ROUGH CAST CEMENT LUG SILL TYPICAL OF ALL WINDOWS**



**FIGURE 18: EXAMPLE OF ORIGINAL TOOLED MORTAR JOINTS BETWEEN BRICKS**



**FIGURE 19: ALTERATION OF ORIGINAL STRUCTURAL OPENING IN CENTER GABLE, LIKELY A DOOR OPENING THAT WAS ALTERED TO ACCEPT A WINDOW, HIGHLIGHTED IN RED**



**FIGURE 20: ALTERED WINDOW OPENING ON FIRST FLOOR OF NORTH FACE, ORIGINAL OPENING HIGHLIGHTED IN RED**



**FIGURE 21: ORIGINAL YELLOW BRICK UNDER PEELING WHITE PAINT**

## Outbuildings of 311846 Highway 6



**FIGURE 22: BANK BARN WITH SUBSEQUENT ADDITIONS**





**FIGURE 23: WEST FACE OF BANK BARN, WITH ACCESS RAMP**



**FIGURE 24: NORTH FACE OF BANK BARN**



**FIGURE 25: BANK BARN IN RELATION TO SMALLER FREESTANDING TIMBER FRAME STRUCTURE**



**FIGURE 26: SMALL FREESTANDING TIMBER FRAME STRUCTURE**



**FIGURE 27: OVERVIEW OF NORTH SIDE OF FARM COMPLEX**



**FIGURE 28: INTERIOR CONSTRUCTION OF SMALLER TIMBER FRAME STRUCTURE**



**FIGURE 29: CLOSEUP OF INTERIOR OF SMALLER TIMBER FRAME STRUCTURE**



**FIGURE 30: ROOF STRUCTURE OF SMALLER TIMBER FRAME STRUCTURE, NOTE RAFTERS ARE IN THE ROUND AND THERE IS NO RIDGE BEAM, TYPICAL OF EARLY CONSTRUCTION PRACTICES**



**FIGURE 31: FIELD STONE FOUNDATION OF BANK BARN**



**FIGURE 32: INTERIOR VIEW OF BANK BARN COMPLEX**

## Evaluation of Cultural Heritage Value or Interest 311846 Highway 6

O. Reg. 9/06 (as amended by O. Reg. 569/22) prescribes the criteria for determining the CHVI of a property. As of January 1, 2023 the regulation requires that, to be considered a candidate for designated under Section 29 of the Ontario Heritage Act (OHA), a property must meet “two or more” of the criteria listed in O.Reg. 9/06. To be a candidate for Listing, a property must meet “one or more” of the criteria listed in O.Reg. 9/06. The nine criteria and associated evaluation are listed and assessed below.

The evaluation under O. Reg. 9/06 (as amended by O. Reg. 569/22) was completed in consultation with guidance for heritage evaluation and the broader descriptions of the O. Reg. 9/06 (as amended by O. Reg. 569/22) criteria, provided by the Government of Ontario in Section 5.7 (Explanation of Ontario Regulation 9/06) of *Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (2021).

### 311846 Highway 6 O. Reg. 9/06 (as amended by O. Reg. 569/22) Evaluation

- 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method. (Criteria Not Met)**

The property stands as an example of a typical Ontario farm-scape. The vernacular Gothic Revival design is representative of the popular ‘Ontario Farmhouse or Cottage’ as depicted in the 1864 edition of the Canada Farmer article “A Cheap Farmhouse”. The associated outbuildings and agricultural land stand as a representative example of a typical Grey County farm complex. The property does not exemplify or serve as a symbol of the architectural style.

- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit. (Criteria Not Met)**

The property does not reflect design or physical value as it does not display a high degree of craftsmanship or artistic merit. The properties structures are all typical of late 19th and early 20th century utilitarian design.

- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. (Criteria Not Met)**

The property does not exhibit design or physical value as it does not demonstrate a high degree of technical or scientific achievement. The property’s structures are all typical of late 19th and early 20th century utilitarian construction.

- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. (Criteria Not Met)**

The property reflects the Euro-Canadian settlement of the area. The layout of the property and association with neighboring properties reflects the unique land granting system employed along the Garafraxa Road. Neither of these associations is significant to the local community.

**5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture. (Criteria Not Met)**

No indication the property has historical or associative value that would yield information that would contribute to the understanding of a community or culture.

**6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. (Criteria Not Met)**

The property reflects the common theme of vernacular Gothic Revival architecture popularized across Ontario following the 1864 Canada Farmer article 'A Cheap Farmhouse'. The property reflects a common vernacular application of a common architectural design. Property does not reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

**7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area. (Criteria Not Met)**

The property contributes to the historic rural character of the area but is not unique or an important property in defining, maintaining, or supporting the rural character of the area.

**8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. (Criteria Met)**

Property exhibits contextual value as it is historically linked to establishment of the Garafraxa Road and the unique land granting methods employed on the properties adjacent to the Garafraxa Road.

**9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1. (Criteria Not Met)**

Nothing was identified that would indicate the property has contextual value as a landmark. Property does not feature prominently in the area or serve as a reference point that would aid in orientation.

Evaluation of 311846 Highway 6 against the nine criteria outlined by O. Reg. 9/06 (as amended by O. Reg. 569/22) identifies the property to meet one of the nine criteria used in determining the CHVI of a property and as such meets to terms of the OHA for consideration for Listing under Section 27 of the OHA but does not meet the criteria for consideration for Designation by municipal By-law under Section 29 of the OHA.

## Draft Statement of Cultural Heritage Value - 311846 Highway 6

Located on the west side of Highway 6, south of Grey Road 9, the property consists of a mid to late 19th century brick residential structure with later rear addition and surrounding outbuildings dating from the mid-19th century to late-20th century.

The residential structure reflects a vernacular interpretation of the Gothic Revival architectural style. The residence is based on the one and a half storey three-bay design with central gable dormer, popularized by the design published in the November 15, 1864 issue of the Canada Farmer in the article "A Cheap Farm House". The residential structure is typical of vernacular

Gothic Revival architecture dating to post-1864. The outbuildings, both highly modified, reflect typical late 19th and early 20th century designs.

3116846 Highway 6 is constructed of yellow brick (currently painted white). The structure is in poor overall condition exhibiting signs of advanced decay. All windows and doors have been replaced and multiple window opening have been altered from their original form.

The vernacular Gothic Revival residential structure and collection of agricultural outbuildings encircling a livestock yard depicts the continual occupation and ongoing use of a rural farm complex and reflects a historic farm landscape.

### **Heritage Attributes**

- ▶ Massing of residential structure including:
  - ▶ Symmetrical 3 bay façade
  - ▶ Gable roofline
  - ▶ Rectangular plan
- ▶ Lot placement within Lot 19, Division 3 reflecting unique 50-acre lot grants adjacent to Garafraxa Road
- ▶ Timber frame outbuildings surround livestock yard
- ▶ Bank barn consisting of a minimum of three distinct construction events



## Assessment of Existing Condition 311860 Highway 6

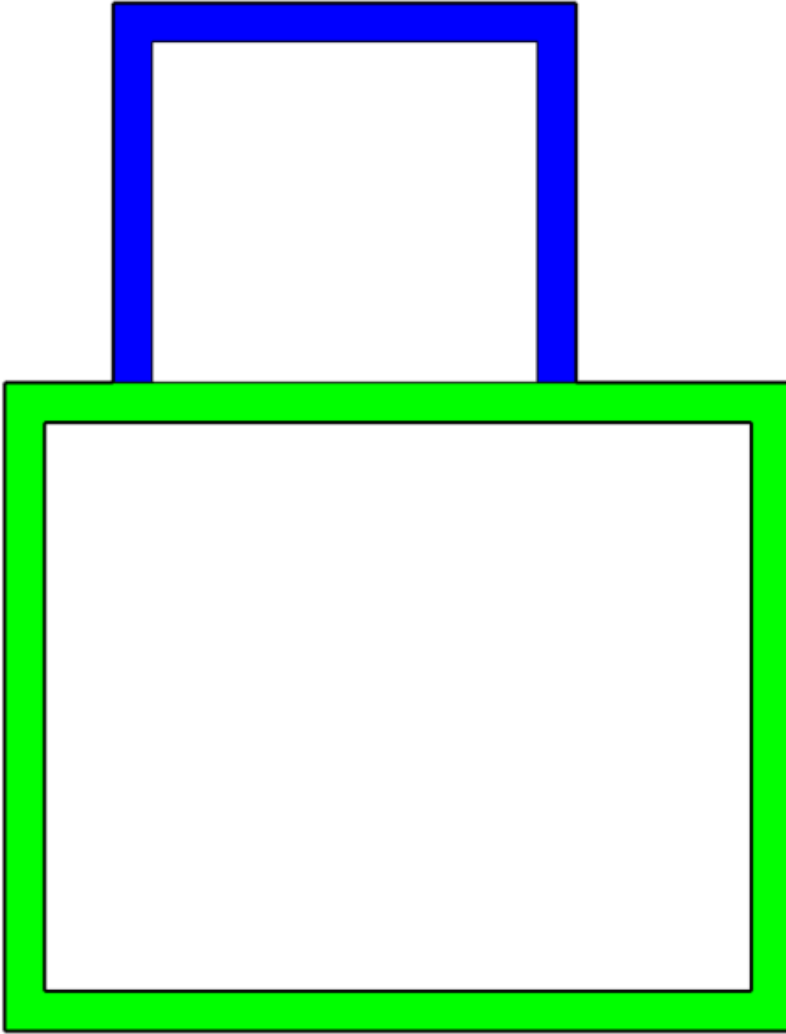
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311860 Highway 6 is located on the west side of Highway 6, south of Grey Road 9, north of Grey Road 49. Currently, the property consists of a mid to late 19th century brick residential structure with later rear addition and two outbuilding one dating to the late 19th century and the other to the mid-20th century.

The residential structure is typical of vernacular Gothic Revival architecture dating to post-1864. The residential structure stands one and a half storeys tall employing a three-bay design with central gable dormer and is representative of the design published in the November 15, 1864 issue of the Canada Farmer in the article entitled "A Cheap Farm House" (Figure 4).

311860 Highway 6 is constructed of yellow brick (later painted white and subsequently green); the structure is in fair overall condition exhibiting typical signs of decay. With the exception of the upper section of the center dormer window, all the windows and doors have been replaced. The brick work has undergone localized repair. Soffit and fascia has been clad in modern aluminum flashing. The structure resides upon a field stone foundation that shows localized signs of repair.

The center gable window exhibits a unique ogee window, the exact shape being Cyma Reversa. The use of the Cyma Reversa window in the center gable is noticeably prevalent in the surrounding.



**FIGURE 33: INFERRED DEVELOPMENT SEQUENCE OF 311860 HIGHWAY 6, GREEN IS ORIGINAL BRICK VERNACULAR GOTHIC REVIVAL STRUCTURE, BLUE IS LATER FRAME ADDITION (DATE UNKNOWN).**



**FIGURE 34: FRONT FAÇADE, FACING WEST**



**FIGURE 35: SOUTHEAST EXPOSURE, FACING NORTHWEST**



**FIGURE 36: SOUTH FACE, FACING NORTH**



**FIGURE 37: SOUTHWEST EXPOSURE, FACING NORTHEAST**



**FIGURE 38: WEST EXPOSURE WITH REAR ADDITION, FACING EAST**



**FIGURE 39: NORTHWEST EXPOSURE, HIGHLIGHTING REAR ADDITION**



**FIGURE 40: NORTH FACE, FACING SOUTH**



**FIGURE 41: UNIQUE CIMA REVERSA OGEE WINDOW IN CENTER GABLE, NOTE DECORATIVE BRICK WORK AROUND WINDOW AND AT SOFIT**



**FIGURE 42: TYPICAL EXAMPLE OF TOOLED MORTAR JOINTS BETWEEN BRICKS**

## Outbuildings of 311860 Highway 6



**FIGURE 43: OVERVIEW OF FARM COMPLEX FROM HIGHWAY 6 (IMAGE FROM GOOGLE EARTH STREET VIEW)**



**FIGURE 44: FARM COMPLEX AS SEEN FROM NORTHWEST**





**FIGURE 45: LATE 19<sup>TH</sup> OR EARLY 20<sup>TH</sup> CENTURY OUTBUILDING**



**FIGURE 46: ROOF CONSTRUCTION OF LATE 19<sup>TH</sup> OR EARLY 20<sup>TH</sup> CENTURY OUTBUILDING**



**FIGURE 47: EXAMPLE OF TYPICAL USE OF HAND HEWN TIMBER FRAME COMPONENTS MIXED WITH MODERN DIMENSIONAL LUMBER**



**FIGURE 48: MID-20<sup>TH</sup> CENTURY OUTBUILDING, WEST FACE DEPICTING LATER ADDITION**



**FIGURE 49: CONCRETE AND CONCRETE BLOCK FOUNDATION OF MID-20<sup>TH</sup> CENTURY OUTBUILDING**



**FIGURE 50: ROOF STRUCTURE OF MID-20<sup>TH</sup> CENTURY OUTBUILDING**

## Evaluation of Cultural Heritage Value or Interest 311860 Highway 6

O. Reg. 9/06 (as amended by O. Reg. 569/22) prescribes the criteria for determining the CHVI of a property. As of January 1, 2023 the regulation requires that, to be considered a candidate for designated under Section 29 of the Ontario Heritage Act (OHA), a property must meet “two or more” of the criteria listed in O.Reg. 9/06. To be a candidate for Listing, a property must meet “one or more” of the criteria listed in O.Reg. 9/06. The nine criteria and associated evaluation are listed and assessed below.

The evaluation under O. Reg. 9/06 (as amended by O. Reg. 569/22) was completed in consultation with guidance for heritage evaluation and the broader descriptions of the O. Reg. 9/06 (as amended by O. Reg. 569/22) criteria, provided by the Government of Ontario in Section 5.7 (Explanation of Ontario Regulation 9/06) of *Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (2021).

### 311860 Highway 6 O. Reg. 9/06 (as amended by O. Reg. 569/22) Evaluation

- 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method. (Criteria Not Met)**

The property contains an example of a typical vernacular Gothic Revival farmhouse representative of the popular ‘Ontario Farmhouse or Cottage’ as depicted in the 1864 edition of the Canada Farmer article “A Cheap Farmhouse”. Residence stands as a representative example of a typical Grey County rural residence. The property does not exemplify or serve as a symbol of the architectural style.

- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit. (Criteria Not Met)**

The property does not reflect design or physical value as it does not display a high degree of craftsmanship or artistic merit. The property’s structures are all typical of late 19th and early 20th century utilitarian design. The use of Cyma Reversa window in center dormer is aesthetically pleasing but is not rare in the surrounding area.

- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. (Criteria Not Met)**

The property does not exhibit design or physical value as it does not demonstrate a high degree of technical or scientific achievement. The property’s structures are all typical of late 19th and early 20th century utilitarian construction.

- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. (Criteria Not Met)**

Property has historical or associative value as it embodies the Euro-Canadian settlement of the area. The layout of the property and association with neighboring properties displays, and is directly linked to, the unique land granting system employed along the Garafraxa Road. Neither of these associations is significant to the local community.

**5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture. (Criteria Not Met)**

No indication the property has historical or associative value that would yield information that would contribute to the understanding of a community or culture.

**6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. (Criteria Not Met)**

Property reflects the common theme of vernacular Gothic Revival architecture popularized across Ontario following the 1864 Canada Farmer article 'A Cheap Farmhouse'. The property reflects a common vernacular application of a common architectural design. Property does not reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

**7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area. (Criteria Not Met)**

The property contributes to the historic rural character of the area but is not unique or an important property in defining, maintaining, or supporting the rural character of the area.

**8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. (Criteria Met)**

Property exhibits contextual value as it is historically linked to establishment of the Garafraxa Road and the unique land granting methods employed on the properties adjacent to the Garafraxa Road.

**9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1. (Criteria Not Met)**

Nothing was identified that would indicate the property has contextual value as a landmark. Property does not feature prominently in the area or serve as a reference point that would aid in orientation.

Evaluation of 311860 Highway 6 against the nine criteria outlined by O. Reg. 9/06 (as amended by O. Reg. 569/22) identifies the property to meet one of the nine criteria used in determining the CHVI of a property and as such meets to terms of the OHA for consideration for Listing under Section 27 of the OHA but does not meet the criteria for consideration for Designation by municipal By-law under Section 29 of the OHA.

## Draft Statement of Cultural Heritage Value 311860 Highway 6

Located on the west side of Highway 6, south of Grey Road 9, the property consists of a mid to late 19th century brick residential structure with later rear addition and two outbuildings, one dating to the late 19th century and the other to the mid-20th century.

The residential structure reflects a vernacular interpretation of the Gothic Revival architectural style. The residence is based on the one and a half storey three-bay design with central gable dormer popularized by the design published in the November 15, 1864 issue of the Canada Farmer in the article "A Cheap Farm House". The residential structure is associated with two outbuildings, one dating to the late 19th and the second to the early to mid-20th century. The

residential structure is typical of vernacular Gothic Revival architecture dating to post-1864. The outbuildings, both highly modified, reflect typical late 19th and early 20th century designs.

3116860 Highway 6 is constructed of yellow brick (currently painted green). The structure is in fair overall condition exhibiting typical signs of decay. With the exception of the upper section of the center dormer window, all other windows and doors have been replaced.

The center gable window exhibits a unique ogee window, the exact shape being Cyma Reversa. The use of the Cyma Reversa window in the center gable is noticeably prevalent in the surrounding area and may reflect the design of a local builder.

The vernacular Gothic Revival residential structure and collection of agricultural outbuildings depicts the continual occupation and ongoing use of a rural farm complex and reflects a historic farm landscape.

### Heritage Attributes

- ▶ Massing of residential structure including:
  - ▶ Symmetrical 3 bay façade
  - ▶ Syma Reversa window in center gable
  - ▶ Decorative brickwork at center eaves of center gable
  - ▶ Gable roofline
  - ▶ Rectangular plan
- ▶ Lot placement within Lot 19, Division 2 reflecting unique 50-acre lot grants adjacent to Garafraxa Road

## Conclusions

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Evaluation of 311846 and 311860 Highway 6 found both properties to meet the conditions of O.Reg 9/06 as amended by O.Reg 569/22 for consideration for Listing under the terms of the OHA but do not meet the criteria for consideration for Designation by municipal By-law. While both properties meet the criteria for Listing, it is the opinion of PHC that neither property warrants formal recognition under the OHA.

Nether 311846 or 311860 Highway 6 is rare or unique. While constructed in the vernacular Gothic Revival style based on the 1864 article ‘A Cheap Farmhouse”, the design is prolific in the surrounding area and the larger Province of Ontario, and better more representative examples continue to be found in abundance in the Municipality of West Grey and the County of Grey. The condition of the properties ranges from poor to fair, with the structures at each property exhibiting significant modification.

Based on the findings of this report, it is recommended that no further heritage assessment of 311846 or 311860 Highway 6 be undertaken and that this report be circulated to the Municipality of West Grey for review, as The *Provincial Policy Statement* (2020) notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI and associated impacts. It is up to the community of the Municipality of West Grey to decide if either 311846 and 311860 Highway 6 warrant protection under the OHA. It is hoped that the information provided in this report is helpful in those determinations.

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# Appendix A

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## Qualifications

**Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing:** Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is responsible for the overall quality assurance.

**Project Manager – Jamie Lemon, MA:** Jamie Lemon is a Senior Archaeologist and Project Manager with PHC and is responsible for managing archaeological and heritage projects across Ontario. She is the primary or secondary author of numerous heritage and archaeological license reports and is proficient at artifact and archaeobotanical analysis. In addition, she is a former field technician and field director with experience on precontact Indigenous and historical Euro-Canadian sites. She has worked on archaeological and heritage projects for mining, land development, transportation, aggregates, and energy sectors. Jamie received a BA in Anthropology from the University of Waterloo in 2007, an MA from Trent University in 2014, and has been active in Cultural Resource Management in Ontario for 15 years. Jamie holds a valid professional license with the Ontario Ministry of Citizenship and Multiculturalism (MCM). Jamie regularly assists clients with navigating the life cycle of archaeological and heritage assessments as it relates to their Project, including interpretation of MCM Standards and Guidelines and engaging with Indigenous communities and other stakeholder groups.

Ms. Lemon is responsible for project management and client relations.

**Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing:** Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

# Appendix B

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Preliminary Site Plan

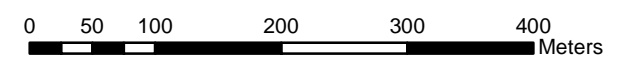
**218045-1  
Aggregate Resource Evaluation  
311804 Highway 6  
Mount Forest, ON  
Teeswater Concrete Ltd.**



**LEGEND**

-  Approximate Property Boundary and Proposed Licenced Boundary
-  Proposed Area of Tree Removal
-  Existing ARA Licenced Area (Licence ALPS 5110; 12.37 ha)
-  Total Proposed Above the Water Table Extraction Boundary (Approximately 103.2 ha)

**Scale**



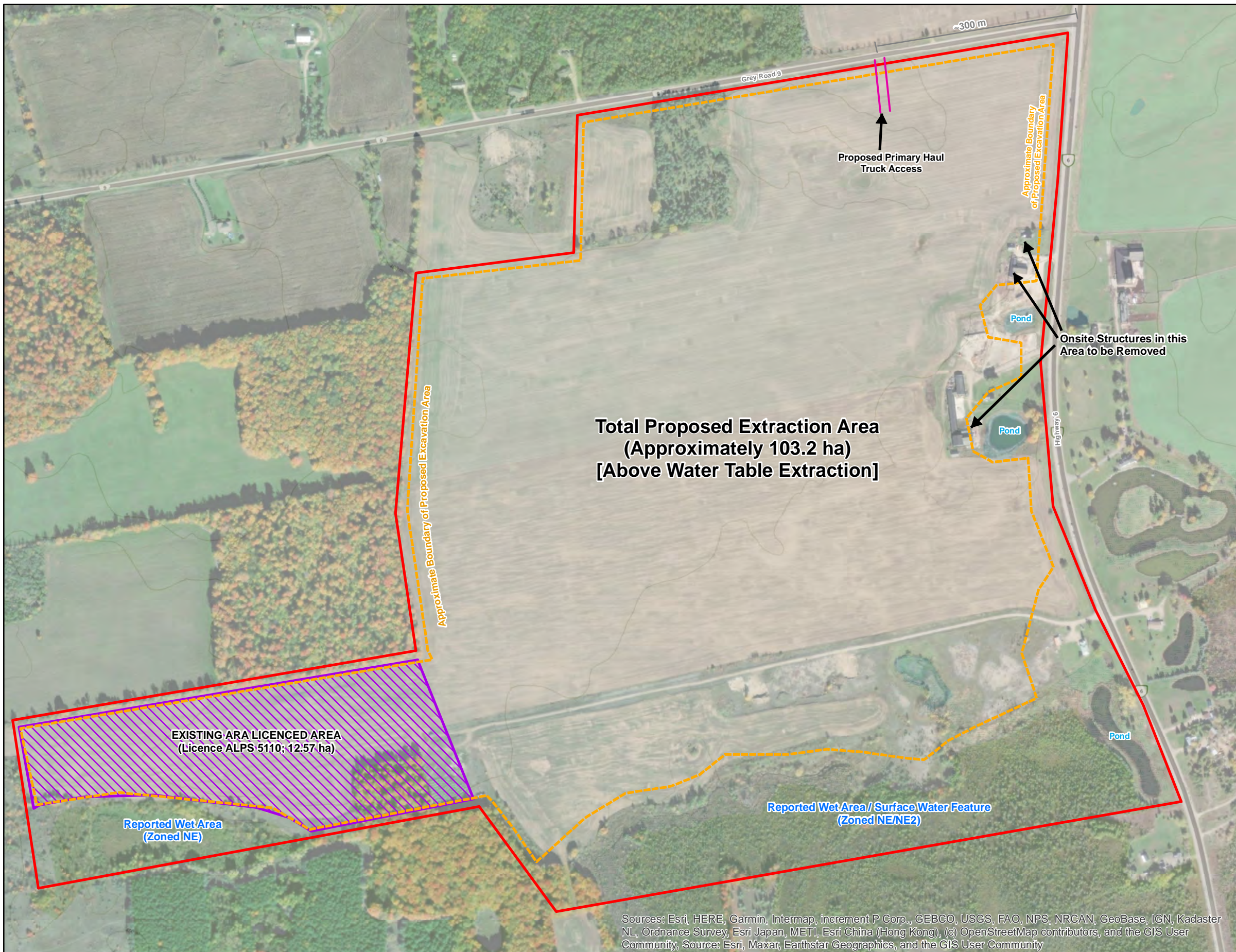
1:6,000

April 2023

**PRELIMINARY SITE PLAN**

Normanby Con 1, Divisions 1 to 3,  
Part Lots 19 and 20, Con 2, Part Lot 46  
Municipality of West Grey

**Figure No. 1**



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Note: Proposed extraction area is set back 15 metres from property boundaries and treelines, 30 metres from the boundaries adjacent to Highway 6, and 30 metres from onsite water features (i.e. eastern ponds).

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