

MUNICIPALITY OF ARRAN-ELDERSLIE

# CULTURAL HERITAGE REPORT: EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT YOUNG BRIDGES / 15 SIDEROAD PROJECT

March 16, 2022

DRAFT



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# EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by the Municipality of Arran-Elderslie (the Client), to conduct a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) triggered by the Municipality of Arran-Elderslie's intent to proceed with a change in road alignment of Sideroad 15 South and subsequent decommissioning of the north and south Young Bridges. The work is being completed as part of the Municipal Class Environmental Assessment (MCEA) for the north and south Young Bridges.

The Young Bridges project is located within part of Lots 13 to 16, Concession IX, Lots 14 to 17, Concession X and Lot 15, Concession XI, within the Municipality of Arran-Elderslie. The study area is bounded to the north by Concession Road 10, to the east and west by active agricultural fields and to the south by Concession Road 8; Sideroad 15 South bisects the study area north to south.

The cultural heritage identification and assessment in this Cultural Heritage Report follows the process set out in the *Draft Existing Conditions and Preliminary Impact Assessment Report Guidelines* provided by the MHSTCI (2019). In addition, best practice in heritage identification and assessment has been used, as outlined in the MHSTCI's *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010), *Identification and Evaluation Process* (2014) and the *Ontario Heritage Toolkit* (2006a).

This Cultural Heritage Report was prepared by Emily Game, B.A., Cultural Heritage Specialist and reviewed by Joel Konrad, PhD, CAHP, Cultural Heritage Lead, Ontario.

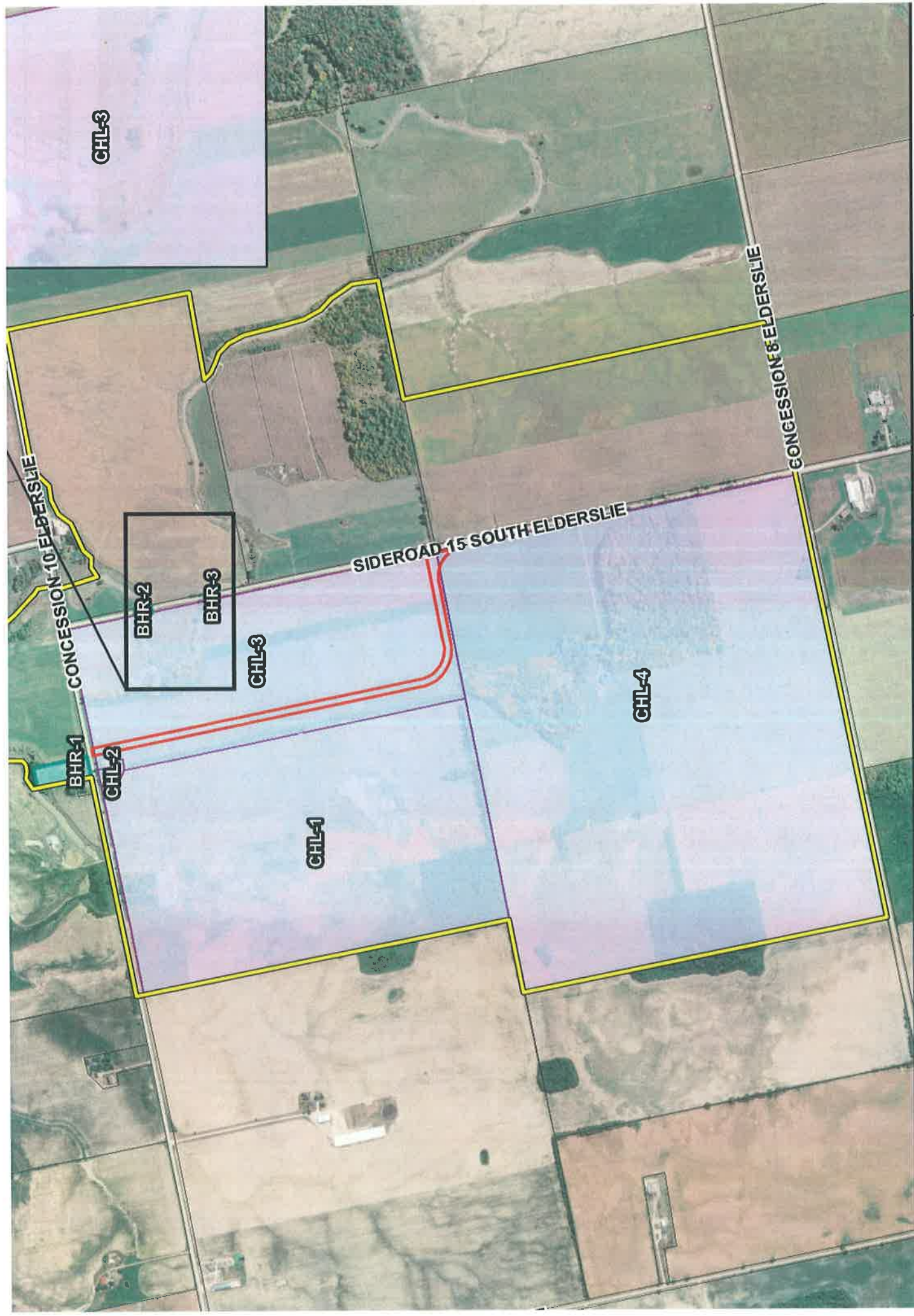
A field review was conducted on October 5, 2021, by Emily Game, which confirmed that there are four Cultural Heritage Landscapes (CHL) and three Built Heritage Resources (BHR) with known or potential cultural heritage value or interest (CHVI) within study area.

The report has resulted in the following recommendations:

- 1 As the project is anticipated to result in direct impacts to BHR-2 and BHR-3, a Heritage Impact Assessment (HIA) should be completed prior to decommissioning the bridge, it is recommended that the HIA provide an evaluation of the bridge using Ontario Regulation (O. Reg.) 9/06 and comply with the MHSTCI (2010) *Standards and Guidelines for Conservation of Provincial Heritage Properties* and MHSTCI's (2017) *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties*. The HIA will include general strategies for the conservation and management of the bridge including recommendations for routine inspection and maintenance, capital repairs/ rehabilitation projects, prevention and removal of graffiti, future uses, disposition, decommissioning or removal of the bridge and commemoration.
- 2 The project is anticipated to result in direct impacts to CHL-2, and CHL-3. As such, Cultural Heritage Evaluation Reports (CHERs) should be completed prior to construction and should comply with the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (MHSTCI, 2010). The CHERs will include an evaluation of CHVI based on Ontario Regulation (O. Reg.) 9/06. If the properties are found to possess CHVI, a HIAs should be completed to determine appropriate alternatives or mitigation measures.
- 3 Staging and construction activities should be appropriately located and/or planned to avoid impacting any of the identified BHRs and CHLs, notably CHL-2 and CHL-3 which are located west of the proposed road alignment.
- 4 Given the immediate adjacency of CHL-2 and CHL-3 to the proposed road alignment, construction fencing should be erected around the east and south sides of the of the barn and cemetery to ensure it is not damaged by construction machinery or vehicles.

- 5 The proposed project may result in potential indirect impacts due to construction vibrations and/or the proximity of construction equipment to one property adjacent to the proposed road alignment (CHL-3). Mitigation measures should be undertaken during construction planning to ensure that vibrations and the proximity of construction equipment do not damage the property.
- 6 Should future work require expansion of the Youngs Bridges study area, a qualified heritage consultant should be contacted to confirm the impacts of the proposed work on known or potential BHRs and CHLs.





**LEGEND**

-  Property Parcel
-  Study Area

TITLE:

FIGURE 7: ASSESSMENT RESULTS

PROJECT:

## Cultural Heritage Evaluation Report and Heritage Impact Assessment

A Cultural Heritage Evaluation Report (CHER) considers the history, character, and associations of a given property to determine whether it has Cultural Heritage Value or interest (CHVI). The key tools for this evaluation are the Ministry of Tourism Culture and Sport (MTCS – now MHSTCI) *Standards and Guidelines for Conservation of Provincial Heritage Properties* and Ontario Regulation 9/06 – *Criteria for Determining Cultural Heritage Value Interest* under the *Ontario Heritage Act*. In the evaluation WSP will consider a property's potential for heritage value at three levels: the individual structure, the property and the relationship of the property to the surrounding neighbourhood. Each resource will be evaluated for its Design/Physical Values, Historical/Associative Value and Contextual Values.

The following steps will be taken in order to assess the Cultural Heritage Value and Interest of the property:

- Background research to develop a land use history associated with the structural evolution of the structure and its associated landscape;
- Field assessment to photographically document character defining features of the structure and its landscape;
- Documentation of existing conditions, including the exterior of the subject buildings and landscape conditions at 873 Concession Road 10 (CHL-2) and 855 Concession Road 10 (CHL-3), and the north and south Young Bridges (BHR-2 and BHR-3). If Permission to Enter (PTE) is granted by the property owner. If PTE is not granted, existing conditions will be documented from the public right-of-way (ROW);
- Evaluation of heritage value based on the Ontario Regulation 9/06;
- If the properties are determined to have Cultural Heritage Value or Interest, WSP will prepare a Statement of Cultural Heritage Value and a List of Heritage Attributes;
- Report preparation based on the results of the research, field assessment, and Ontario Regulation 9/06.

The objective of a Heritage Impact Assessment (HIA) is to identify the potential impacts and mitigation strategies for the Heritage Values of the property as described in the Statement of Cultural Heritage Value or Interest, developed as a part of the CHER. As such, WSP will include the following critical information in the HIA report:

- Description of the current general condition of the property and nature of the proposed impacts;
- Mitigation options that were proposed and considered including plans or other renderings where available;
- Details of community engagement activities; and,
- Recommendations regarding mitigation, including possible preparation of a Strategic Conservation Plan.

The draft reports will be prepared for the Municipality of Arran-Elderslie and MHSTCI for review. Any revisions will be incorporated into the final report and documented in an accompanying table and will be revised based upon any comments received.

### Assumptions

- The CHER/HIAs for 873 and 855 Concession Road 10 (CHL 2 and CHL 3) will be completed in two standalone reports.
- The CHERs/HIAs for the north and south Young Bridges (BHR-2 and BHR-3) will be combined in one report.
- The current scope and costs assume the completion of all proposed reporting.
- If PTE is not granted, existing conditions will be documented from the public ROW.

**Cost:** \$29,035 + HST

Scott McLeod

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**From:** Montreuil, Evan <Evan.Montreuil@wsp.com>  
**Sent:** June 10, 2022 10:27 AM  
**To:** Scott McLeod  
**Subject:** RE: Young Bridges - CHER/HIA

Hi Scott.

Following up on our phone call w.r.t. reduced scope for the CHER/HIA reports – The short answer is yes WSP will continue to work on the project should you decided to reduce the scope of the heritage work to the bridges only; however we will require a written acknowledgement that the Municipality is choosing not to follow the recommendations of our Cultural Heritage Report and is willing to assume any associated risks. More information below.

Because this work is being completed under the *Environmental Assessment Act*, the Municipality is obligated to follow the regulations it sets out. As part of the CHERs/HIAs we are required to communicate with the MHSTCI regarding the heritage status of the subject properties – at this time they will likely review the original Cultural Heritage Report and confirm that all of the project impacts are being addressed. If that process is not followed (i.e. The recommended reports are not completed), the MHSTCI can delay (indefinitely) the project if they agree with the recommendations set out in the Cultural Heritage Report. They will send a letter to the PM and ask if the recommendations have been fulfilled. If not, the project may be in jeopardy.

Please let me know how you would like to proceed. Thank you. Enjoy the weekend.

Regards,



**Evan Montreuil, P.Eng.**  
Project Engineer - Municipal  
T+ 1 226-279-0319

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**From:** Scott McLeod <works@arran-elderslie.ca>  
**Sent:** May 10, 2022 1:55 PM  
**To:** Montreuil, Evan <Evan.Montreuil@wsp.com>  
**Subject:** RE: Young Bridges

Hi Evan  
Thanks for the drawings, I will review and get talking to you.  
We need to chat on the CHER/HIA report.  
Thanks,

*Scott McLeod*

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