

FINAL REPORT:

Heritage Impact Assessment

1944 Bradley Avenue, London, Ontario



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17 August 2023

Project # LHC0338

LHC

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A: Qualifications. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this HIA.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained in October 2022 by Elite Developments (**the “Client”**) to undertake a Heritage Impact Assessment (**HIA**) for 1944 Bradley Avenue (**the “Property”**) in the City of London (**the “City”**), Ontario. This Property is listed as a non-designated property on the City of London’s *Register of Cultural Heritage Resources* under Section 27 Part IV of the *Ontario Heritage Act (OHA)*.

The Property is split by the urban growth boundary for the City. The Client is proposing a draft plan of subdivision for the northern portion of the parcel –inside the urban growth boundary—that will include single detached houses, townhouses and back-to-back townhouses. The southern portion of the Property –where the complex of agricultural buildings is located—will be retained for future development.

This HIA was requested by the City of London as part of the draft plan of subdivision application and was prepared to evaluate the Property for cultural heritage value or interest (**CHVI**), assess impacts to potential cultural heritage resources, and to outline heritage planning constraints for the proposed development. This HIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Tool Kit*.

The HIA resulted in the following findings:

- In LHC’s professional opinion, the Property **does not meet** any of the criteria from *O. Reg. 9/06*. Furthermore, no evidence was found that suggests the fields and complex of farm buildings are historically significant. Since the Property does not demonstrate significant CHVI no adverse impacts from proposed development have been identified. Given that no impacts were identified, alternatives and mitigation measures were not explored.
- In LHC’s professional opinion the proposed development will not have an adverse impact on adjacent cultural heritage resources. The two listed properties near the proposed development are a sufficient distance away that there will be no direct or indirect adverse impacts.

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1.0 INTRODUCTION TO THE PROPERTY

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained in October 2022 by Elite Developments (**the “Client”**) to undertake a Heritage Impact Assessment (**HIA**) for 1944 Bradley Avenue (**the “Property”**) in the City of London (**the “City”**), Ontario (Figure 1 and Figure 2). This Property is listed as a non-designated property on the City of London’s *Register of Cultural Heritage Resources* under Section 27 Part IV of the *Ontario Heritage Act (OHA)*.

The Property is split by the urban growth boundary for the City. The Client is proposing a draft plan of subdivision for the northern portion of the parcel –inside the urban growth boundary—that will include single detached houses, townhouses and back-to-back townhouses. The southern portion of the Property –where the complex of agricultural buildings is located—will be retained for future development.

This HIA was requested by the City of London as part of the draft plan of subdivision application and was prepared to evaluate the Property for cultural heritage value or interest (**CHVI**), assess impacts to potential cultural heritage resources, and to outline heritage planning constraints for the proposed development. This HIA was undertaken in accordance with the recommended methodology outlined within the *Ontario Heritage Tool Kit*.

1.1 Property Location

The Property is located on the north side of Bradley Avenue between Jackson Road and Old Victoria Road in the City of London, Ontario (Figure 1).

1.2 Property Description

The Property is a rectangular lot approximately 42.4 hectares in size (Figure 2). The Property is agricultural and is largely composed of fields. It includes a complex of a one-and-a-half storey brick residence, two barns, two storage sheds, and two outbuildings on the southern portion of the property and two sugar shacks on the northern portion. The Property is accessed from a driveway located immediately west of the residence that extends from Bradley Avenue to the two sugar shacks located on the northern portion of the parcel. The driveway also forms a loop around the central barn.

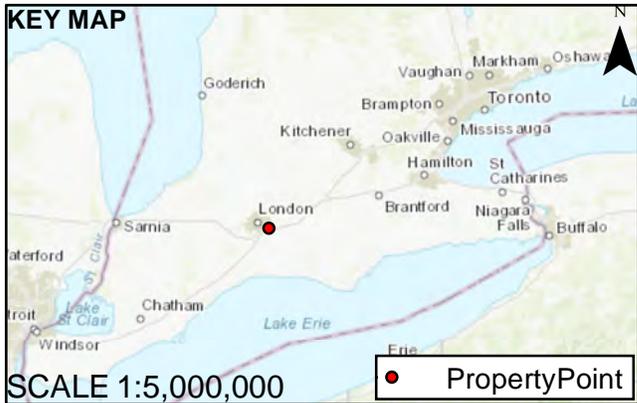
1.3 Property Owner

The property owner is Elite Developments of 102-3410 South Service Road, Burlington, ON.

1.4 Property Heritage Status

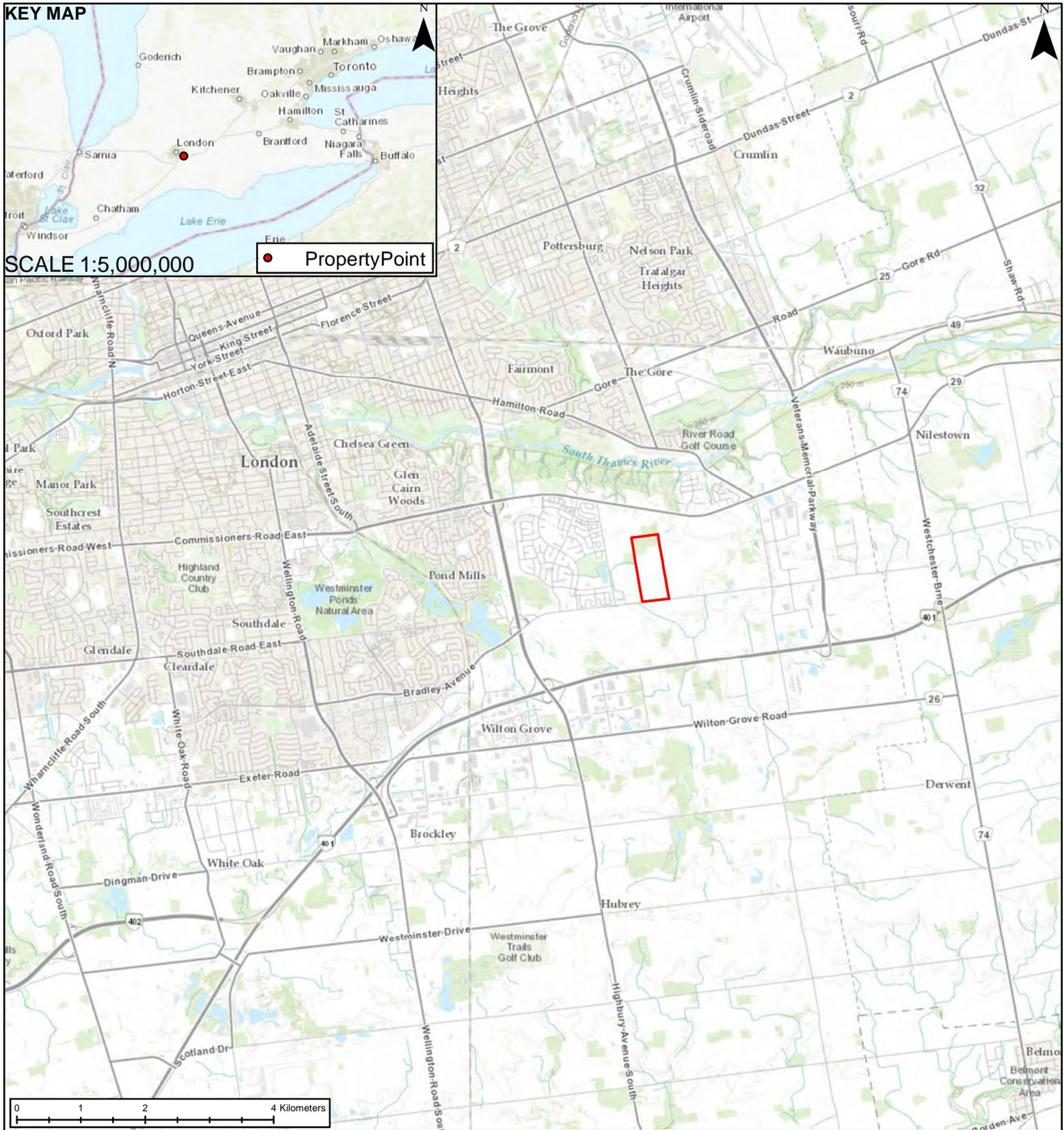
The Property is listed as a non-designated property on the City of London's *Register of Cultural Heritage Resources* under Section 27 Part IV of the *Ontario Heritage Act (OHA)*.

KEY MAP



SCALE 1:5,000,000

● PropertyPoint



Legend

 Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Service Layer Credits: 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
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TITLE

Location Plan

CLIENT

Elite Developments

PROJECT

Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario

PROJECT NO. LHC0338



YYYY-MM-DD	2022-11-04
PREPARED	LHC
DESIGNED	JG
FIGURE #	1



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

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TITLE
Site Plan

CLIENT
 Elite Developments

PROJECT
 Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario

PROJECT NO. LHC0338

YYYY-MM-DD 2022-11-04

PREPARED LHC

DESIGNED JG

FIGURE # 2



2.0 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* and Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Tool Kit*.¹ Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation—when necessary;
- Understanding the setting, context, and condition of the cultural heritage resource through research, site visit and analysis; and,
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

The impact assessment is guided by the Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Information Sheet #5, Heritage Impact Assessments and Conservation Plans. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.² Descriptions of the buildings follows the Canadian Inventory of Historic Building's recording form format.

2.1 Legislative/Policy Review

The HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property. The impact assessment considers the proposed project against this framework.

¹ Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 3; MCM, "Heritage Property Evaluation" Ontario Heritage Tool Kit, 18.

² MCM, "Heritage Resources in the Land Use Planning Process" Ontario Heritage Tool Kit.

2.2 Historic Research

Historical research was undertaken to outline the history and development of the Property and its broader community context. Primary historic material, including air photos and mapping, were obtained from:

- Western University Library;
- London Public Library;
- National Air Photo Library;
- Library and Archives Canada;
- Ancestry; and,
- OnLand.

Secondary research was compiled from sources such as: historical atlases, local histories, architectural reference texts, available online sources, and previous assessments. All sources and persons contacted in the preparation of this report are listed as footnotes and in the report's reference list.

2.3 Site Visit

A site visit to the Property was conducted by Intermediate Cultural Heritage Specialist Colin Yu on 7 November 2022. The objective of the site visit was to document and gain an understanding of the Property and its surrounding context. The site visit included documentation of the surrounding area and exterior views of the structures. Photographs were taken inside some of the agricultural buildings.

2.4 Impact Assessment

The MCM's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*³ outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

³ MCM, "Heritage Impact Assessments and Conservation Plans, Info Sheet #5," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*, 2005 (Queen's Printer for Ontario, 2006)

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

The HIA includes a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest in Section 8.0.

3.0 POLICY FRAMEWORK

3.1 Provincial Planning Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the Provincial Policy Statement (*PPS*) and the *OHA*. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 The Planning Act, R.S.O. 1990, c.P.13

The Planning Act is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 1 July 2022. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁴

Under Section 1 of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the *PPS*].⁵

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province.

⁴ Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," last modified December 2, 2021, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

⁵ Province of Ontario, "Planning Act," Part I S.5.

3.1.2 Provincial Policy Statement (2020)

The *PPS* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6. The *PPS* makes the consideration of cultural heritage equal to all other considerations and recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.⁶

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

- 1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

⁶ Province of Ontario, "Provincial Policy Statement," last modified May 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 2

- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.⁷

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.⁸

An HIA may be required by a municipality in response to Section 2.6.1 and 2.6.3 to conserve built heritage resources, cultural heritage landscapes, and the heritage attributes of a protected heritage property.

3.1.3 Ontario Heritage Act, R.S.O. 1990, c.O.18

The *Ontario Heritage Act, R.S.O. 1990, c O.18 (Ontario Heritage Act or OHA)* enables the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The *Act* is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing the *Ontario Heritage Act* is administered by the Minister—Ministry—of Citizenship and Multiculturalism (MCM).⁹

The *OHA* (consolidated on 1 January 2023) and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give

⁷ Province of Ontario, “Provincial Policy Statement,” 29.

⁸ Province of Ontario, “Provincial Policy Statement,” 51.

⁹ Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names and may be referred to by any of these names or acronyms based on them:

- Ministry of Culture and Recreation (1975-1982),
- Ministry of Citizenship and Culture (1982-1987),
- Ministry of Culture and Communications (1987-1993),
- Ministry of Culture, Tourism and Recreation (1993-1995),
- Ministry of Citizenship, Culture and Recreation (1995-2001),
- Ministry of Tourism, Culture and Recreation (2001-2002),
- Ministry of Culture (2002-2010),
- Ministry of Tourism, Culture and Sport (2011-2019),
- Ministry of Heritage, Sport, Tourism, and Culture Industries (2019-2022),
- Ministry of Tourism, Culture and Sport (2022),
- Ministry of Citizenship and Multiculturalism (2022-present).

municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.¹⁰

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. The *OHA* gives municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.¹¹ Regulations under the *OHA* set minimum standards for the evaluation of heritage resources in the province.

O.Reg. 9/06—as amended by *O. Reg. 569/22*—identifies the criteria for determining cultural heritage value or interest under Part IV, Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest. The regulation outlines nine criteria, of which two must be met to designate a property under Section 29 of the *OHA*:

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.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
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.
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.
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.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

¹⁰ Province of Ontario, “Ontario Heritage Act, R.S.O. 1990, c. O.18,” last modified October 19, 2021, <https://www.ontario.ca/laws/statute/90o18>.

¹¹ Province of Ontario, “Ontario Heritage Act.”

9. The property has contextual value because it is a landmark.¹²

If a property has been determined to meet two or more of the above criteria, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur.

A municipality may list a property on a municipal heritage register under Section 27, Part IV of the *OHA* if it meets one of the above criteria. Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA*. A municipality may designate heritage conservation districts under Section 41, Part V of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

Under Section 27(3), a property owner must not demolish or remove a building or structure from a property listed on a municipal heritage register unless they give council at least 60 days notice in writing. Under Section 27(5), council may require plans and other information to be submitted with this notice which may include an HIA.

3.1.4 Provincial Planning Context Summary

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require an HIA for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

3.2 Local Planning Context

3.2.1 City of London Official Plan (2016)

The City of London Official Plan, known as *The London Plan (the “Plan”)* was approved by City Council on 23 June 2016, approved by the Minister of Municipal Affairs and Housing on 28

¹² Province of Ontario, “O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under Ontario Heritage Act, R.S.O. 1990, c. O.18,” as amended by Ontario Regulation 569/22, 2022.

December 2016, and was consolidated on 25 May 2022. The *Plan* guides the infrastructure, growth, and development to 2035.¹³

Policies related to cultural heritage resources as well as general policies pertaining to heritage are outlined by the Cultural Heritage Section and various other sections of the *Plan*. Policies most relevant to the Property and proposal have been included in Table 1 below.

Table 1: The London Plan Relevant Policies¹⁴

Policy	Policy Text
<p>554</p> <p>What Are We Trying to Achieve?</p>	<p>In all of the planning and development we do, and the initiatives we take as a municipality we will:</p> <ol style="list-style-type: none"> 1. Promote, celebrate, and raise awareness and appreciation of London’s cultural heritage resources. 2. Conserve London’s cultural heritage resources so they can be passed on to our future generations. 3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.
<p>565</p> <p>Design</p>	<p>New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to conserve the heritage attributes and character of those resources and to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development, redevelopment, and civic works and projects on, and adjacent to, heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and</p>

¹³ City of London, “The London Plan”, accessed 21 October 2022, <https://london.ca/sites/default/files/2022-08/2%20-%20Our%20Challenge%20-%20The%20London%20Plan%20-%20July%202022%20AODA.pdf>.

¹⁴ City of London, “The London Plan - City Building Policies,” accessed 21 October 2022, <https://london.ca/sites/default/files/2022-08/5%20-%20City%20Building%20Policies%20-%20The%20London%20Plan%20-%20July%202022%20AODA.pdf>.

Policy	Policy Text
	mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.
567 Design	In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.
569 Design	Where, through the process established in the Specific Policies for the Protection, Conservation and Stewardship of Cultural Heritage Resources section of this chapter and in accordance with the Ontario Heritage Act, it is determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.
573 Identification of Cultural Heritage Resources - Individual Heritage Properties	<p>City Council will consider one or more of the following criteria in the identification and designation of individual properties of cultural heritage value or interest:</p> <ol style="list-style-type: none"> 1. The property has design or physical value because it: <ol style="list-style-type: none"> a. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method. b. Displays a high degree of craftsmanship or artistic merit. c. Demonstrates a high degree of technical or scientific achievement. 2. The property has historic value or associative value because it:

Policy	Policy Text
	<p>a. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</p> <p>b. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p>c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</p> <p>3. The property has contextual value because it:</p> <p>a. Is important in defining, maintaining, or supporting the character of an area.</p> <p>b. Is physically, functionally, visually, or historically linked to its surroundings.</p> <p>c. Is a landmark.</p>
<p>582</p> <p>Identification of Cultural Heritage Resources – Archaeological Resources</p>	<p>In the event that unexpected archaeological resources, human remains or cemeteries are identified or encountered during assessment, development, or site alteration, all work must immediately cease and the site must be secured. The appropriate provincial and municipal authorities must be notified. Required provisions under the Funeral, Burial and Cremation Services Act, the Ontario Heritage Act, and other applicable protocols and policies must be followed. Where there are First Nation burials, they will be addressed in consultation with the relevant First Nations communities. Licensed archaeologists may be required to assess and/ or monitor the property and recommend conservation strategies. The City may prepare a protocol to address these matters to ensure that the appropriate measures are taken in</p>

Policy	Policy Text
	the event that human remains or unexpected archaeological resources are discovered.
586 Specific Policies for the Protection, Conservation, And Stewardship of Cultural Heritage Resources – Individual Heritage Properties	The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.
590 Specific Policies for the Protection, Conservation, And Stewardship of Cultural Heritage Resources – Individual Heritage Properties	Where a property has been identified on the Register and an application is submitted for its demolition or removal, the Heritage Planner and the Clerks Department will be notified in writing immediately. A demolition permit will not be issued until such time as City Council has indicated its approval, approval with conditions, or denial of the application pursuant to the Ontario Heritage Act. Council may also request such information that it needs for its consideration of a request for demolition or removal.
591 Specific Policies for the Protection, Conservation, And Stewardship of Cultural Heritage Resources – Individual Heritage Properties	Where a heritage designated property or a property listed on the Register is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development.

The London Plan defines adjacent, in relation to heritage properties, as:

sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites

upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.

3.2.2 Local Planning Context Summary

The City considers cultural heritage resources to be of value to the community and values them in the land use planning process. Through its *OP* policies, the City has committed to identifying and conserving cultural heritage resources.

City policy requires and HIA for development on and adjacent to listed cultural heritage properties. This HIA is intended to address these requirements.

4.0 RESEARCH AND ANALYSIS

4.1 Geological Context

The Laurentide Ice Sheet, which had covered much of central and eastern North America including the Great Lakes area started to recede north around 14,500 years ago. As the Ice Sheet retreated around 12,500 years ago, a lake –known as Glacial Lake Whittlesey—formed over what is now Southwestern Ontario and Lake Erie.¹⁵ This lake drained north and west into what is now Lake Michigan and the Mississippi River. An early Lake Erie was formed around 11,000 years ago when Lake Algonquin (which would become Lakes Michigan and Huron) began to drain south through the St. Clair and Detroit River areas to Lake Erie and on through the Niagara River to Lake Iroquois (now Lake Ontario). By approximately 9,500 years ago, Lake Algonquin started to drain to the east through a northern outlet –through a North Bay outlet along the modern Mattawa and Ottawa Rivers. The connection of the Upper Great Lakes to Lake Erie was lost. This change along with uplifting ground led to a smaller Lake Erie.¹⁶ The outflow from the Upper Great Lakes through the North Bay outlet uplifted and began to close around 6,000 years ago and water once again flowed through the St. Clair River/Detroit River into Lake Erie.¹⁷ Water levels continued to rise and fall above and below modern lake levels until generally reaching at modern levels above sea level around 3,000 years ago.¹⁸

4.2 Early Indigenous History

4.2.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.¹⁹ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was like the present-day sub-arctic and vegetation was dominated by spruce and pine forests.²⁰ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small

¹⁵ Michigan State University, “Glacial Lakes in Michigan,” accessed 5 May 2022 <https://project.geo.msu.edu/geogmich/glacial.html>.

¹⁶ Michigan State University, “Glacial Lakes in Michigan.”

¹⁷ Pengelly, James W., Keith J. Tinkler, William G. Parkins & Francine M. McCarthy, “12600 years of lake level changes, changing sills, ephemeral lakes and Niagara Gorge erosion in the Niagara Peninsula and Eastern Lake Erie basin,” *Journal of Paleolimnology*, 17 (1997): 397, accessed 21 November 2022, DOI: 10.1023/A:1007946401036.

¹⁸ Pengelly *et al*, “12600 years of lake level changes, changing sills, ephemeral lakes and Niagara Gorge Erosion in the Niagara Peninsula and Eastern Lake Erie Basin,” 398.

¹⁹ Christopher Ellis and D. Brian Deller, “Paleo-Indians,” in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

²⁰ EMCWTF, “Chapter 3: The First Nations,” in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks* (Toronto: TRCA, 2002), <http://www.trca.on.ca/dotAsset/37523.pdf>.

groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.²¹

4.2.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.²²

4.2.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).²³ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.²⁴ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early (CE 1000–1300); Middle (CE 1300–1400); and Late (CE 1400–1650).²⁵ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America –organized themselves politically into tribal confederacies. Communities south of Lake Ontario at this time included the Haudenosaunee Confederacy, made up of the Mohawks, Oneidas, Cayugas,

²¹ EMCWFT, “Chapter 3: The First Nations.”

²² EMCWFT, “Chapter 3: The First Nations.”

²³ EMCWFT, “Chapter 3: The First Nations.”

²⁴ EMCWFT, “Chapter 3: The First Nations.”

²⁵ EMCWFT, “Chapter 3: The First Nations.”

Senecas, Onondagas, and Tuscarora, and groups including the Anishinaabe and Neutral (Attawandaron).²⁶

4.3 Seventeenth- and Eighteenth-Century Historic Context

While there may have been the appearance of European goods originating from the Basque fishing activities in the 16th century off the coast of Labrador it was not until the beginning of the 17th century that permanent European settlements were established in Northeastern North America resulting in rapid changes in Indigenous populations influenced by trade, warfare, and disease. The Huron/Wyandot who, by the mid-17th century, had occupied areas around Lake Simcoe and along the south end of Georgian Bay, were dispersed by the Iroquois from south of Lake Ontario. The Attawandaron (Neutral), at the west end of Lake Ontario, were similarly displaced by 1650 and the St. Lawrence Iroquois, encountered by Cartier at Hochelaga (Montreal), were dispersed by the time of Champlain's arrival to the region at the beginning of the 17th century.²⁷

European powers claimed control of much of North America in the 18th century. The Treaty of Paris concluding the Seven Years War (1756-1763) transferred control of New France to Great Britain. The *British Royal Proclamation* (1763) defined the British boundaries of the Province of Quebec and represents early British administrative control over territories in what would become Canada. The boundaries were defined as extending from the Gaspé to a line just west of the Ottawa River.²⁸ In 1774, British Parliament passed the *Quebec Act* extending the boundaries into what is now Ontario south of the Arctic watershed and including land that would become much of Ontario and several midwestern states in the United States.²⁹ Loyalists to the British who left the United States following the American Revolution (1775-1783) put pressure on the British administration in the remaining British North American colonies to open

²⁶ Six Nations Elected Council, "About," *Six Nations of the Grand River*, accessed March 5, 2022, <https://www.sixnations.ca/about>; University of Waterloo, "Land acknowledgment," *Faculty Association*, accessed March 5, 2022, <https://uwaterloo.ca/faculty-association/about/land-acknowledgement>; Six Nations Tourism, "History," accessed March 5, 2022, <https://www.sixnationstourism.ca/history/>.

²⁷ Mississaugas of the Credit First Nation, "Community Profile," accessed 5 March 2022, [http://mncfn.ca/about-mncfn/community-profile/#:~:text=Origin%3A,the%20years%201634%20and%201635.%E2%80%9D.](http://mncfn.ca/about-mncfn/community-profile/#:~:text=Origin%3A,the%20years%201634%20and%201635.%E2%80%9D.;); Mississaugas of Scugog Island First Nation, "Origin & History," accessed 18 March 2022, <https://www.scugogfirstnaton.com/Public/Origin-and-History.>

²⁸ Randall White, *Ontario 1610-1985 a political and economic history* (Toronto: Dundurn Press Limited., 1985), 51.

²⁹ Archives of Ontario, "The Changing Shape of Ontario, The Evolution of Ontario's Boundaries 1774-1912," accessed 18 February 2022, <http://www.archives.gov.on.ca/en/maps/ontario-boundaries.aspx>.

land for more settlement. The Crown rushed to purchase land and signed Treaties with local Indigenous nations.

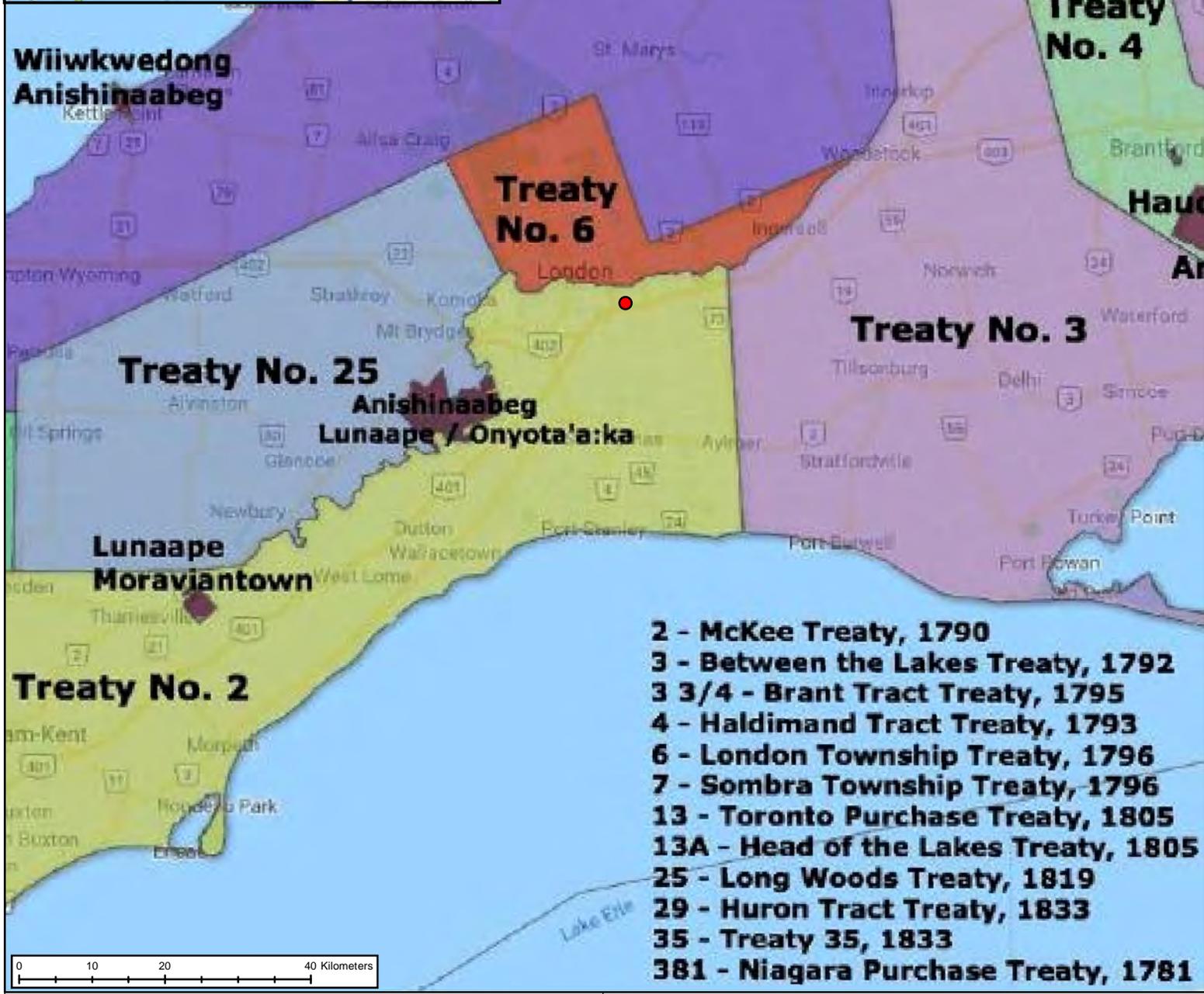
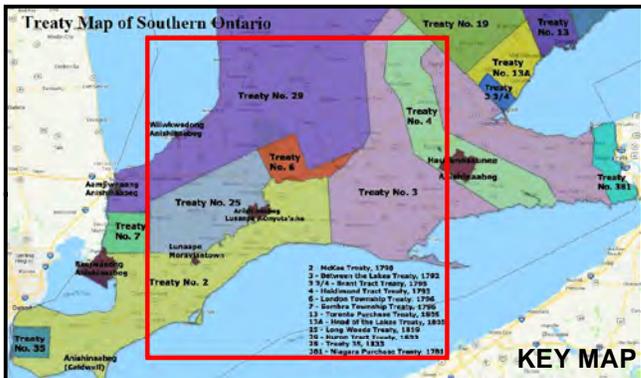
In 1790, the Treaty 2 area or the McKee Purchase was signed.³⁰ The Treaty was negotiated by Alexander McKee and representatives of the Potawatomi, Huron-Wendat, Chippewa, and Ottawa. The Treaty covered a large area of land between the Thames River and Lake Erie; from current day Windsor to London.³¹ The map included below illustrates the land “Purchased the 19th of May 1790”, all of the land included in Treaty 2 is shaded yellow (Figure 3).³² The City of London is located within the boundaries of multiple land treaty areas; however, the Property is located within the area of the McKee Purchase.³³

³⁰ Government of Ontario, “Map of Ontario treaties and reserves,” last modified 13 January 2022, accessed 1 June 2022, <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>.

³¹ Brett Forester, “A band without land’ no more: After 230-year fight,” *National News*, last modified 27 November 2020, <https://www.aptnnews.ca/national-news/a-band-without-land-no-more-after-230-year-fight-caldwell-first-nation-secures-reserve/#:~:text='A%20band%20without%20land'%20no,Caldwell%20First%20Nation%20secures%20reserve&text=One%20of%20the%20few%20First,year%20fight%20for%20a%20homeland>.

³² Brett Forester, “A band without land’ no more: After 230-year fight.”

³³ City of London, “City of London Land Acknowledgement,” last modified 8 June 2022, accessed 21 October 2022, <https://london.ca/city-london-land-acknowledgement>.



Legend

- Property, Approximate Location on Treaty Map of Southern Ontario

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
 1. D'Arcy, Steve, "Treaty Map of Southern Ontario", (<https://activehistory.ca/2020/06/so-long-ondas-a-colonization-to-decolonization-road/>; accessed December 6, 2022), 2018.
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TITLE Property on Treaty Map of Southern Ontario	
CLIENT Elite Developments	
PROJECT Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario	PROJECT NO. LHC0338
CONSULTANT 	YYYY-MM-DD 202212-06
	PREPARED LHC
	DESIGNED JG
	FIGURE # 3

4.4 Middlesex County

In the 1790s, the area now known as Middlesex County was mostly woodland with some areas of natural prairie that was inhabited by the First Nations and traversed by fur traders.³⁴ Settlement began after Lieutenant Governor John Graves Simcoe travelled through the area in 1793 on his way to Detroit, camping at the forks of the Thames River and proposing the area as Upper Canada's capital.³⁵ The first settlers to the area were British Loyalists fleeing the United States following American Independence. They settled in Delaware Township and later established Delaware Village.³⁶

Middlesex County did not become the capital of Upper Canada as John Graves Simcoe intended. Instead, Toronto (known as York at the time) became the capital and the London District was established in 1796 through an Act of the Parliament of Upper Canada. The London District was a large administrative area comprising modern day Middlesex, Oxford, Norfolk, Elgin, Huron, Perth, and Bruce counties. In 1845, the District was restricted to only Middlesex County, including the Townships of London, Westminster, Dorchester, Delaware, Yarmouth, Southwold, Dunwich, Aldborough. The Townships of Yarmouth, Southwold, Dunwich, and Aldborough separated to become Elgin County in 1853.³⁷ Several boundary adjustments due to annexations, amalgamations, and separations have occurred in Middlesex County over the years with the last boundary adjustment occurring in 1995 when the Province passed the *Savings and Restructuring Act*. This Act reduced in the number of municipal townships and amalgamated them into larger municipalities. It also moved land into the City. This divided the fifteen historic townships of Middlesex County into eight municipalities.³⁸

4.5 City of London

London was established as a District Town in 1826. At that time, it was determined that the Village of Vittoria - which had previously served as the District Town for the area - was too remote from the surrounding villages. The destruction of the courthouse in Vittoria due to fire

³⁴ History of the County of Middlesex County: From the Earliest Time to the Present; Containing An Authentic Account of Many Important Matters Relating to the Settlement, Progress and General History of the County; and Including a Department Devoted to the Preservation of Personal and Private Records, etc. (Toronto: W.A. & C.L. Goodspeed, 1889), accessed 21 October 2022, <https://www.canadiana.ca/view/oocihm.05642/6,11>; Illustrated Historical Atlas of the County of Middlesex, Ontario (Toronto: H.R. Page & Co., 1878), accessed 21 October 2022, <https://www.loc.gov/resource/g3463mm.gla00061/?sp=5&r=-0.068,0.416,1.035,0.414,0>.

³⁵ *Illustrated Historical Atlas of Middlesex*, 3.; Middlesex County, "History of Middlesex County," accessed 21 October 2022, <http://m.middlesex.ca/living-here/history-middlesex-county>.

³⁶ *Illustrated Historical Atlas of Middlesex*, 3.

³⁷ Middlesex County, "History of Middlesex County."

³⁸ Middlesex County, "History of Middlesex County."

spurred this decision resulting in the provincial statute establishing London that came into force on 30 January 1826. The construction of the Old Court House soon followed. Gradually, district officials moved to London and brought with them merchants and hostel keepers. By 1834, the population had grown to 1000 people. In 1836, Lieutenant-Governor Sir Francis Bond Head created a new parliamentary riding for London, separating it from Middlesex County. That same year, a garrison was stationed in London, and soldiers, their families and people supporting the garrison moved the area. As a result of this increase, London was established as a Town in 1840. With the introduction of a railway and various industries, London continued to expand and was incorporated as a city in 1854. The garrison remained in London until 1869.³⁹

4.6 Property History

The Property is located on Lot 11 Concession 1. Historically, the Property was located in Westminster Township, a municipality that was surrounded by London to the north, North Dorchester to the east, Yarmouth (Elgin County) to the south, and Delaware to the west.⁴⁰

In the early 19th century, many people were connected to lots on Concession 1, including:

- Joseph Black (1828);
- Archibald Burtch (1818);
- John Davy (1819);
- John Doyle (1920);
- John Estell (1825);
- Barnabus Flanagan (1836);
- Joseph Flanagan (1820);
- Delia Fowler (1825);

³⁹ Tourism London, "A Brief History of London, Ontario," last modified 23 August 2022, accessed 10 November 2022, <https://www.londontourism.ca/best-of-london/a-brief-history-of-london-ontario>.; Encyclopedia Britannica, "London, Ontario, Canada," last modified 17 January 2020, accessed 10 November 2022, <https://www.britannica.com/place/London-Ontario>.; C.F.J. Whebell and Herman Goodden, "London," *The Canadian Encyclopedia*, last modified 6 July 2015, accessed 10 November 2022, <https://www.thecanadianencyclopedia.ca/en/article/london>.

⁴⁰ Whebell & Goodden, "London."

- Thomas Fowler (1832);
- William Fowler (1825);
- Elliott Grieve (1826);
- Ezra Griffith (1818);
- Edward Hicks (1824);
- Joseph House (1823);
- Timothy Kilbourn (1818);
- Fleman Landan (1835);
- William Libby (1821, 1839);
- Elizabeth Liger (1819);
- James McNames (1819);
- Peter McNames (1820);
- Charles Montague (1840);
- John Mare (1840);
- James Nixon (1830);
- Donald Nixon (1821);
- George Norton (1825);
- William Norton (1836);
- Joseph O'Dell (1818, 1825, 1843);
- Henry Shenick (1819);
- Jacobus Shenick (1819);

- John Shenick (1819);
- Thomas Somnar (1828, 1840);
- Richard Tanks (1827, 1828);
- Edward Temple (1819); and
- Frederick Temple (1822).⁴¹

According to the Municipal Heritage Register, the residence was constructed in 1840 and was the first structure on the Property. Sources have not been able to confirm the exact construction date. The residence's vernacular style also makes it challenging to estimate a construction date. An 1877 topographic map indicates that a structure was present on the property in the approximate location of the current residence. It is likely the residence was constructed in the early to mid 19th century. It is possible that the construction of the residence pre-dated the Crown patent which was granted to James Rae for the lot legally described as Lot 11 Concession 1 by one year (1841).⁴² Rae was the final party to have been issued a land patent along Concession 1.

Records of the Property's ownership and occupancy change frequently during the latter half of the 19th century. Thirteen years after the Crown patent was issued for Lot 11 Concession 1, the Property was recorded on assessment rolls as being owned by James Rae (1805-1861).⁴³ Three years later, in 1856-1857, the Directory for the Town of Westminster identified that Andrew Rae inhabited Lot 11 Concession 1.⁴⁴ In 1866, land registry records indicate that the Property was granted to William Rae (1939-1918) through a release of legacy. The land registry records for this Property begin in 1866. It is understood that land registry records exist for this Property before 1866.

The 1878 J.S. Randall map indicates that William Rae owned the Property, and that the Property had been developed. A building, located in the approximate location of the residence, is observed (Figure 4). In 1882, the south half of Lot 11 was granted to William Rae through a

⁴¹ City of London, "Original Land Patents of Middlesex Co."

⁴² City of London, "Original Land Patents of Middlesex Co.," *London Public Library* (n.d.), accessed 24 November 2022.

⁴³ City of London, "Abstract of Assessment Roll, London, 1854," *London Public Library*, accessed 24 November 2022.

⁴⁴ Vernon's Directories, "Vernon's London City Directory, 1856-1857," *London Public Library*, accessed 24 November 2022.

quit claim deed from his brother, Thomas (1846-1912).⁴⁵ At the time of sale and throughout William Rae's ownership, no additional development occurred on the Property. Topographic maps from 1913 (surveyed 1908) and 1919 (surveyed 1913) continued to display the presence of only one building (Figure 5).

In 1919, the south half of Lot 11 was granted to William's sons James (1870-1945) and John (1873-1928) through a quit claim deed from their mother, Marion (1835-1926), and the rest of their family. Four years later, Stewart Currie, who was one of the heirs of William Rae, granted another portion of the south half of Lot 11 to James and John Rae.⁴⁶

As with previous maps of the Property, those from 1924, 1929, and 1934 continue to show only one building. It should be noted that each of these maps were revisions of the 1913 survey and some inaccuracy is possible. Additional structures could have been constructed on the Property during this timeframe but were not reflected on the maps themselves.

the Rae family owned the Property until 1945. The family also owned Lot 9 Concession 5 – owned by Andrew Rae—and Lot 6 Concession 2—owned by William Rae.⁴⁷

In 1945, the Property was granted to Jules (1887-1984) and Martha (1891-1871) Vanhie by the executors of James Rae's will. This transaction was quickly followed by a quit claim from James Rae's family to relinquish their claim to the land. Fifteen years later, Jules Vanhie granted the property to his son Daniel (1925-2007).⁴⁸ The Vanhie family lived on the Property until 2013. For a more detailed ownership history, see Appendix C and Appendix D.

By 1950, several additional structures had been added to the Property including the barn and four outbuildings. By 1955, two additional outbuildings had been constructed. In 1967 a large storage shed was built to the northeast of the barn.

Alterations and additions to the Property continued throughout the latter half of the 20th century. By 1998, the Property comprised ten individual structures, including the residence and barn and its respective outbuildings and storage sheds, as well as two sugar shacks located in

⁴⁵ A quit claim deed is a document that relinquishes a person's claim to a property preventing them from later claiming interest in the property. These are generally used to transfer property in non-sale situations. For more information, please visit <https://www.investopedia.com/terms/q/quitclaimdeed.asp>.

⁴⁶ Land Registry Ontario, Middlesex County (33), "Westminster, Book 10: Concession 1; Lot 1 to 16," accessed 17 November 2022, <https://www.onland.ca/ui/33/books/57928/viewer/52038035?page=104>, 104.; Family Search, "William Rae," accessed 25 November 2022, <https://ancestors.familysearch.org/en/KZYD-GMC/william-rae-1839-1918>.

⁴⁷ ⁴⁷ City of London, "Abstract of Assessment Roll, London, 1854."

⁴⁸ LRO 33, "Westminster, Book 10," 104.; Elaine Putnam, "Canadian Obits 1943-2011," accessed 25 November 2022, <https://sites.rootsweb.com/~inbr/Obituaries/Canadian%20Obits.pdf>.

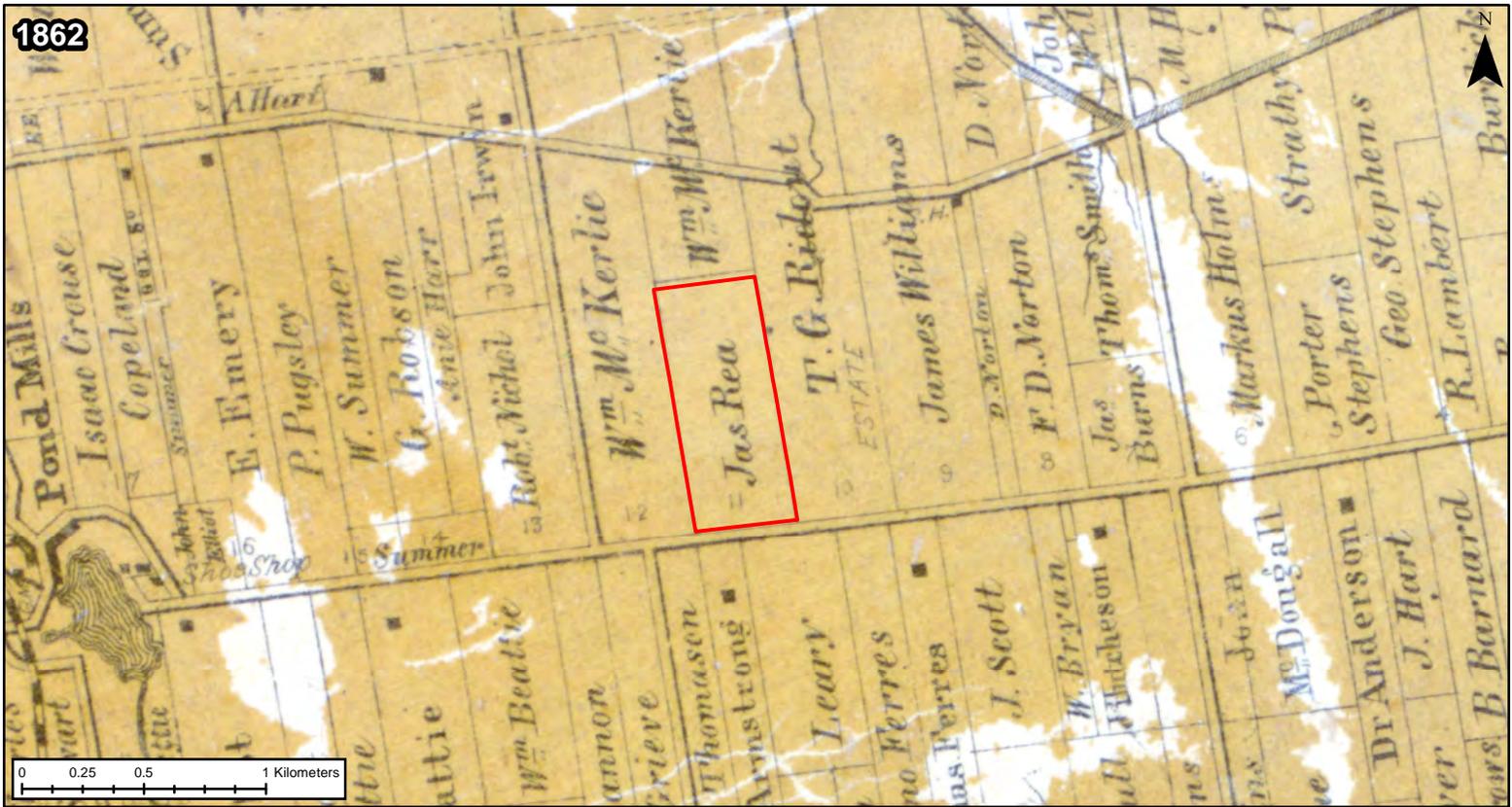
the wooded area towards the Property's northern boundary. In 2002, a new storage shed was constructed to the east of the barn and to the south of the extant storage shed that was located to the northeast of the barn. In 2007, three grain silos were erected to the northwest of the barn. In 2015, the first storage shed, located to the northeast of the barn, received an addition. For a full recount of the Property's morphology refer to Table 2.

Both the Rae and Vanhie families were farming families. James Rae and his wife Janet had eight sons and a daughter. Five of their sons moved to the United States settling in Nebraska, Oregon, and Montana.⁴⁹ The Vanhie family owned and operated Raevan Farms on this Property. The farm was open year-round and offered apples, pumpkins, sweet corn, maple syrup, and honey.⁵⁰

⁴⁹ Find a Grave, "James Rae," accessed 25 November 2022, https://www.findagrave.com/memorial/73535581/james-rae?_gl=1*_1uknzjz*_ga*MT11NzE0NDQxNy4xNjU3NzUwMzIx*_ga_4QT8FMEX30*MTY2OTQxMzQ2NS41LjEuMTY2OTQxMzU0Ni42MC4wLjA.

⁵⁰ Grown in Middlesex, "Raevan Farms," accessed 25 November 2022, <https://growninmiddlesex.ca/listing/raevan-farms/>.

1862



1878



Legend

 Property

TITLE
Property on 1862 and 1878 Historic Maps

CLIENT
Elite Developments

PROJECT
Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario

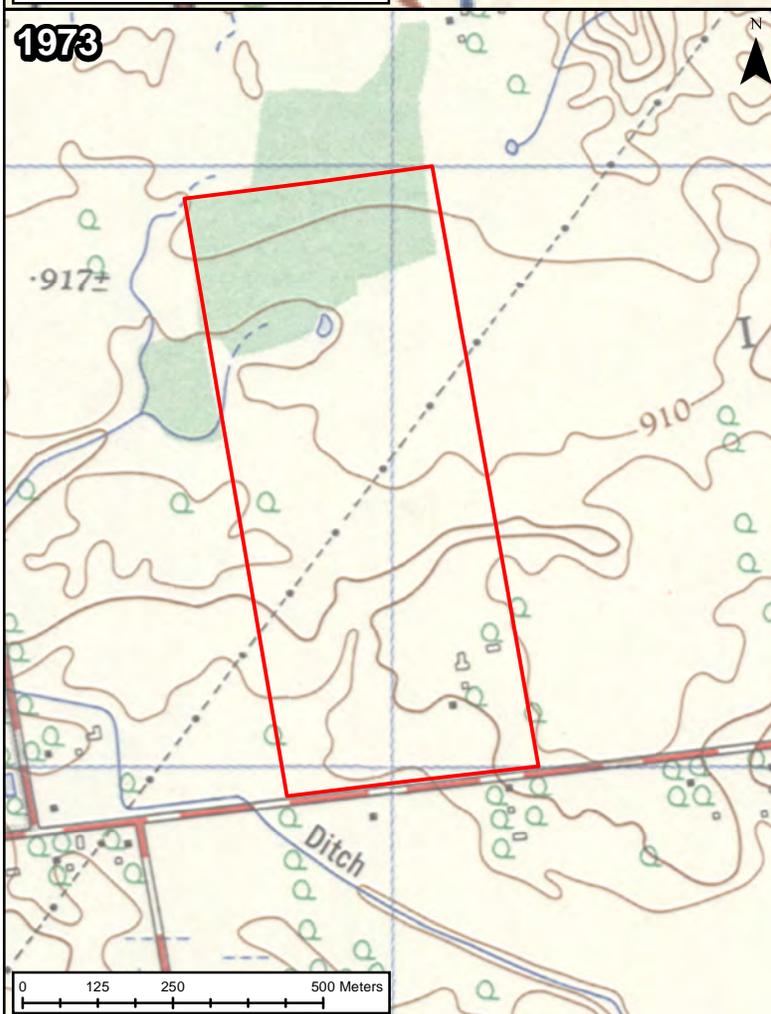
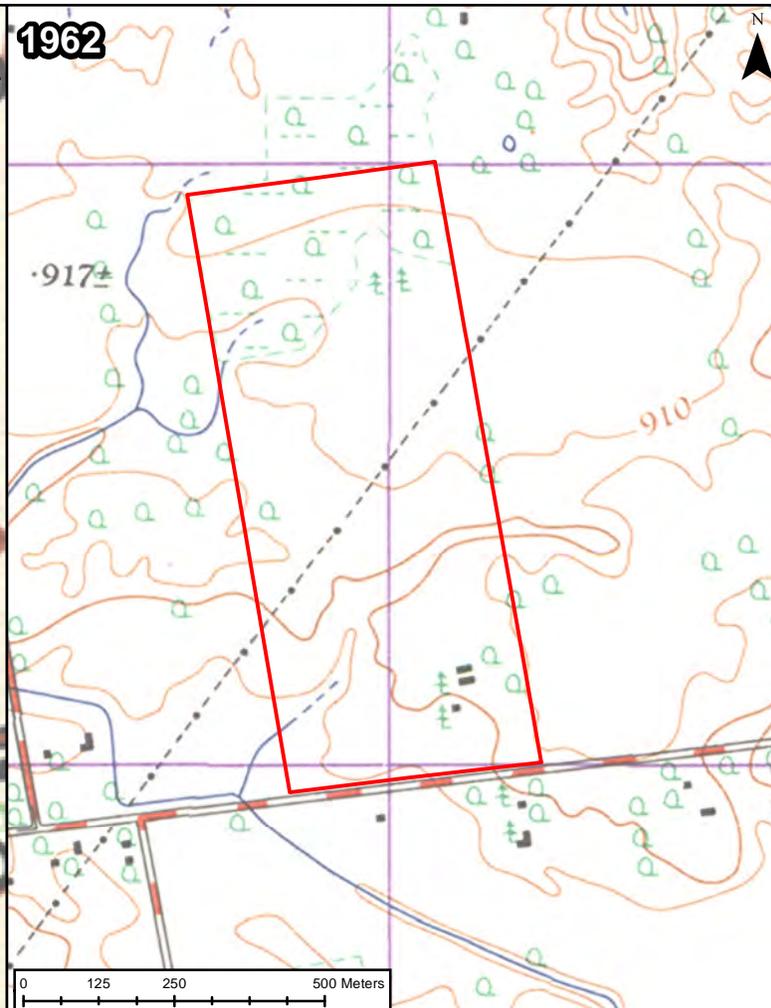
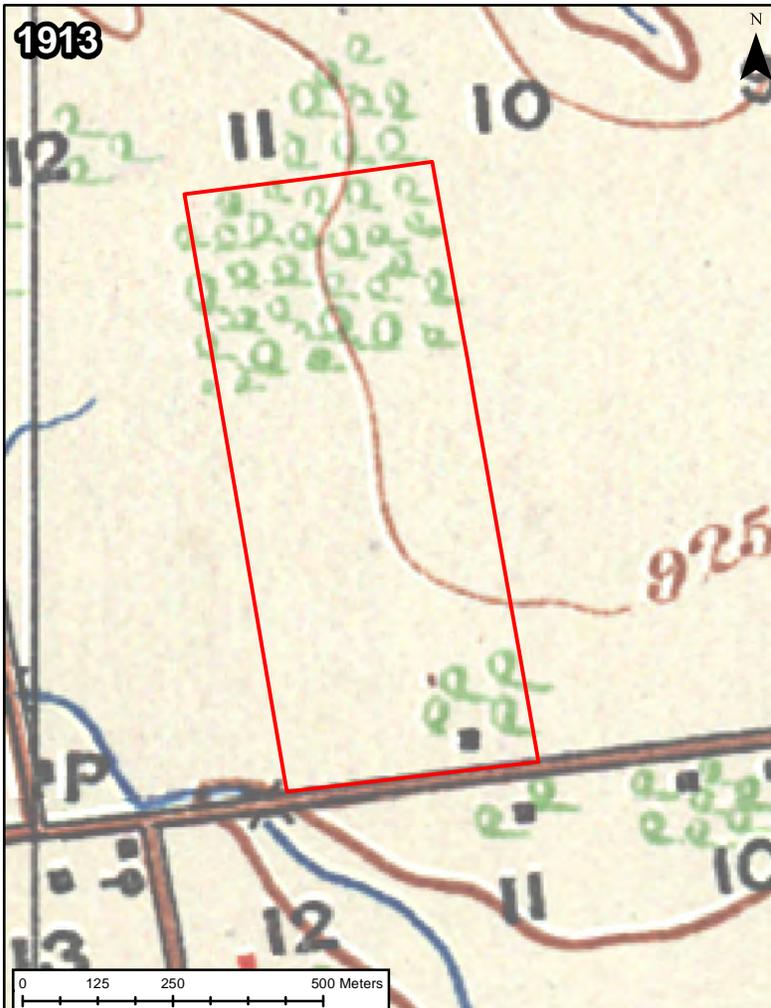
PROJECT NO. LHC0338

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Geo R. & G.M. Tremaine, "Tremaines' Map of the County of Middlesex, Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>; accessed December 5, 2022), scale 1:47,520, Toronto: Geo R. & G.M. Tremaine, 1862.
2. Randall, J.S., "Map of the Township of Westminister", In: H.R. Page & Co., "Illustrated Historical Atlas of the County of Middlesex Ont.", (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>; accessed December 5, 2022), scale 1:47,520, Toronto: H.R. Page & Co., 1878.
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CONSULTANT	YYYY-MM-DD	2022-12-05
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	4



Legend

Property

TITLE
Property on 1913, 1962, and 1973 Topographic Maps

CLIENT
 Elite Developments

PROJECT
 Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario

PROJECT NO. LHC0338

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Geographical Section, General Staff, No. 2197, "Ontario, St. Thomas Sheet", (<http://geo1.scholarsportal.info/#/discovery/show>: accessed December 5, 2022), provided by Ontario Council of University Libraries, sheet 40 I/14, scale 1:63,360, Ottawa: Department of Militia and Defence, 1913.
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DESIGNED	JG
FIGURE #	5

4.6.1 Property Morphology

The morphological evolution of the Property is presented in Table 2 below. Corresponding maps and aerial photographs that indicate change on the Property are displayed in Figure 4 through Figure 6.

Table 2: Morphology of the Property

Year (Medium)	Discussion (Figure #)
1840	It is believed that the main residence was built on the Property.
1878 (Historic Map)	One building is present on the Property and is located in the approximate location of the existing residence. (Figure 4)
1950 (Aerial Photograph)	<p>The property includes six structures, including (Figure 6):</p> <ul style="list-style-type: none"> • the residence; • the barn; • a small outbuilding located to the north of the barn’s northeast corner; • a large outbuilding located to the south of the barn’s southeast elevation; • an outbuilding located to the south of the large outbuilding’s southeast corner; and, • an outbuilding located to the south of the large outbuilding’s southwest corner.
1962 (Topographic Map)	The map shows three structures on the Property, including what is most likely the residence, barn, and large outbuilding to the south of the barn’s southeast elevation. (Figure 5)
1967 (Aerial Photograph)	Four of six buildings that appeared on the 1955 aerial photograph remain including the residence, barn, the small outbuilding to the

Year (Medium)	Discussion (Figure #)
	<p>north of the barn's northeast corner, and the large outbuilding to the south of the barn's southeast corner.</p> <p>A new outbuilding located to the east of the barn and one adjacent to the south of the barn's southwest corner were added. In addition, a large storage shed was built to the northeast of the barn. (Figure 6)</p>
1973 (Topographic Map)	<p>The map shows four structures on the Property, including what is most likely the residence, barn, large outbuilding to the south of the barn's southeast elevation, and a storage shed to the northeast of the barn. An addition appears to have been added to the eastern half of the barn's north elevation. (Figure 5)</p>
1998 (Aerial Photograph)	<p>By 1998, a new building to the east of the residence had been built, the outbuilding located to the south of the barn's southeast corner had received an addition, and a second storage shed to the south of the extant storage shed had been built.</p> <p>This is also the first year that the two sugar shacks located in the wooded area towards the northern Property boundary are visible. (Figure 6)</p>
2002 (Aerial Photograph)	<p>The second storage shed, located to the south of the first storage shed and adjacent to the east elevation of the barn, was replaced. (Figure 6)</p>
2007 (Aerial Photograph)	<p>A row of three silos was added to the northwest of the barn. (Figure 6)</p>

Year (Medium)	Discussion (Figure #)
2012 (Aerial Photograph)	The small outbuilding located to the south of the barn's southwest corner was demolished. (Figure 6)
2014 (Aerial Photograph)	The outbuilding located to the south of the barn's southeast corner is partially demolished. (Figure 6)
2015 (Aerial Photograph)	The first storage shed located to the northeast of the barn is given an addition. (Figure 6)
2022 (Aerial Photograph)	The remainder of the outbuilding located to the south of the barn's southeast corner is demolished. (Figure 6)



Legend

Property

TITLE
Property on 1950, 1967, 1998, 2002, 2007, 2012, 2014, 2015, and 2022 Aerial Photographs

CLIENT
 Elite Developments

PROJECT
 Heritage Impact Assessment, 1944 Bradley Avenue, London, Ontario

PROJECT NO. LHC0338

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Western University, "London Air Photo Collection, 1950", (https://www.lib.uwo.ca/madgic/projects/ldn_airphotos/1950/Line19_155.tif; accessed December 5, 2022), roll 1413-19, photo 155, scale 1:12,000, n.a.: Lockwood Survey Corp., 1950.
2. Western University, "London Air Photo Collection, 1967", (https://www.lib.uwo.ca/madgic/projects/ldn_airphotos/1967/1967-Line%208-181.tif; accessed December 5, 2022), line 8, photo 181, scale 1:12,000, n.a.: Lockwood Survey Corp., 1967.
3. City of London, "Aerial 1998", (<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=a4013f53b4f04f9a88378922af4665d3>; accessed December 5, 2022), Aerial Photo Selector.
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8. City of London, "Aerial 2015", (<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=a4013f53b4f04f9a88378922af4665d3>; accessed December 5, 2022), Aerial Photo Selector.
9. City of London, "Aerial 2022", (<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=a4013f53b4f04f9a88378922af4665d3>; accessed December 5, 2022), Aerial Photo Selector.

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5.0 EXISTING CONDITIONS

5.1 Surrounding Context

The Property is in Southwestern Ontario in the City of London. It is in a rural part of the City southeast of the main urban area. It is approximately 1.2 km south of the south shore of the South Thames River and approximately 8.5 km southeast of downtown London and the fork of the Thames River.

The topography of the surrounding area is relatively flat with farm fields surrounding many of the residential properties. Local vegetation includes a mix of deciduous and coniferous trees, landscaped residential properties, and patches of dense tree cover consisting of both deciduous and coniferous varieties of trees (Photo 1 to Photo 3).

The Property is bounded by Bradley Avenue to the south and residential / agricultural properties to the north, east and west. Bradley Avenue is a municipally maintained arterial road connecting the residential and agricultural properties along Bradley Avenue with the Veterans Memorial Parkway, Highbury Avenue South, and Highway 401. Bradley Avenue near the Property is a two-lane road flanked by gravel shoulders and shallow grass covered ditches. The road has telephone poles on the south side (Photo 1 to Photo 3).

The surrounding area is primarily comprised of rural residential and agricultural properties with some commercial properties. Residential properties are generally one to one-and-a-half storeys in height with setbacks ranging from approximately 19 meters (m) to approximately 40 m (Photo 2, Photo 4, and Photo 5). Agricultural properties generally consist of a residence of one to one-and-a-half storeys and setbacks of the same range surrounded by farm fields and ancillary buildings (Photo 6). Commercial properties are primarily operated from its associated residence with ancillary buildings in the rear to support the commercial use. Commercial properties generally consist of a residence of one to one-and-a-half storeys in height with setbacks ranging from approximately 31 m to approximately 36 m. Accessory buildings are generally large one storey constructions (Photo 7). Building materials primarily consist of brick and wood with some contemporary materials like vinyl siding and metal sheeting (Photo 8 to Photo 15). Generally, residential structures in the area are vernacular. Some incorporate Ontario Cottage, Georgian, and Victorian architectural elements.



Photo 1: View east along Bradley Avenue from the Property's driveway



Photo 2: View west along Bradley Avenue from the Property's driveway



Photo 3: View west along Bradley Avenue from the Property



Photo 4: View south of 1963 Bradley Avenue from the Property



Photo 5: View south of 1913 Bradley Avenue from the Property



Photo 6: View of 2090 Bradley Avenue⁵¹



Photo 7: View of 2055 Bradley Avenue⁵²

⁵¹ Google Streetview, July 2018

⁵² Google Streetview, July 2018

5.2 Adjacent Heritage Properties

Table 3 presents adjacent heritage properties along Bradley Avenue. All adjacent properties are listed under Part IV Section 27 of the *OHA*.

Table 3: Adjacent Heritage Properties⁵³

Address	Heritage Recognition	Notes	Image
1871 Bradley Avenue	Listed	Constructed c. 1850; Ontario farmhouse	 <p>(Google Streetview, July 2018)</p>
2017 Bradley Avenue	Listed	1850; Georgian	 <p>(Google Streetview, July 2018)</p>

⁵³ City of London, "London City Map," accessed 11 November 2022, <https://london.maps.arcgis.com/apps/webappviewer/index.html?id=0187f8a72f204edcbc95d595f31b5117>

5.3 The Property

5.3.1 Property Landscape

The Property is situated on an approximately 42.4-ha rectangular lot. The residence is located on the west side of the Property along a narrow gravel driveway. The driveway traverses in a north-south direction and begins at Bradley Avenue and terminates at the wooded lot in the rear of the Property. The driveway is flanked by agricultural fields and extends east encompassing several barns and outbuildings. The area comprising the farm complex is bordered by mature trees with active farm fields on the other side of the tree line (Figure 1).

5.3.2 Residence

The residence is a one-and-a-half-storey detached building with a cruciform floor plan. The main house is rectangular with an enclosed front porch and a rear wing. It is constructed with red and buff brick laid in a common bond pattern on a fieldstone foundation. The house has a one-storey wooden rear addition and one-storey enclosed front porch (Photo 8 to Photo 15). The enclosed porch is located on the south elevation and clad in an insulbrick-type cladding with a poured concrete base and wood planks covering the southwest and southeast corners (Photo 8, Photo 9, and Photo 15).

The residence has a medium pitch, side gabled roof with asphalt shingles and projecting eaves (Photo 10). It has a plain wood fascia that supports metal rain gutters. The house has a side left brick and concrete block chimney on the east elevation (Photo 13). The rear addition has a medium pitch, front gabled standing seam metal roof and projecting eaves (Photo 11 and Photo 12). The front porch has a standing seam metal shed style roof with overhanging eaves (Photo 8 and Photo 9).

The front door of the residence is a single contemporary wood door with a glass and metal storm door on the east elevation of the southern lean-to (Photo 8). The residence also has a single contemporary wooden door with a glass and metal storm door on the east elevation of the rear addition (Photo 12).

Windows are found on all elevations and vary in size, material, and configuration. The south elevation (front) of the residence has a vinyl single pane over a sliding window with a buff brick voussoir and a vinyl clad lug sill on the east side of the lean-to and a wooden twelve-over-eight sash window with a buff brick voussoir and a cut stone lug sill on the west side of the lean-to. The lean-to comprises a single pane wooden window with a false muntin and a wooden lug sill

on the west elevation and two single pane wooden windows with false muntin and wooden lug sills on the south elevation (Photo 9).

The west elevation features two vinyl one-over-one double hung sash windows with buff brick voussoirs and painted concrete lug sills on the first storey, two vinyl one-over-one double hung sash windows with painted wooden lintels and painted concrete lug sills on the half storey, and a single pane fixed window with a painted concrete lintel on the north side of the basement level. Half of the buff brick voussoir on the north elevation window of the first storey is filled in with concrete (Photo 10).

The north elevation of the main section of the residence has a vinyl one-over-one double hung sash window with a red brick voussoir that is mostly filled in with concrete (where the bricks dislodged) and a concrete lug sill immediately west of the rear addition, and a wood twelve-over-eight double hung sash window with a red brick radiating voussoir and a cut stone lug sill immediately east of the rear addition. The rear addition is comprised of a boarded-up window with a wood lug sill on the west elevation, a large single door without a handle on the north elevation, a boarded up window on the north side of the east elevation, and a single door entrance on the south side of the east elevation (Photo 11 and Photo 12).

The east elevation of the residence has a wooden nine-over-six double hung sash window with false muntin and mullions, a buff brick voussoir, and a painted concrete lug sill on the south side of the first storey and a vinyl one-over-one sash window with a wooden lintel and a painted concrete lug sill on the north side of the second storey. (Photo 13).

The house is representative of a vernacular farmhouse. The *Canadian Farmer*, in 1864 stated that the farmhouse “requires to be adapted to the location, as it is impracticable to make the natural scenery subservient to the architectural composition.”⁵⁴ Characteristic features of a farmhouse include: “extended space on the ground, to afford room for all the in-door occupations of agricultural life, which will always give the farm-house breadth rather than height; a certain rustic plainness, which denotes a class more occupied with the practical and useful than the elegant arts of life; a substantial and solid construction, which denotes abundance of materials to build with, rather than money to expend in workmanship.”⁵⁵ The

⁵⁴ “Rural Architecture: Suburban Villa or Farmhouse,” *The Canadian Farmer* (Toronto, Upper Canada), May 16, 1864, accessed from https://www.canadiana.ca/view/oocihm.8_04206_9/2?r=0&s=1.

⁵⁵ Andrew Jackson Downing, *The Architecture of Country Houses* (Ottawa: Algrove Publishing Limited, 2002 reprint), 138.

house exhibits the extended space of the ground floor, rustic plainness, and solid construction of a farmhouse.



Photo 8: View northwest of southeast elevation of residence



Photo 9: View north of the western half of the south elevation



Photo 10: View east of the west elevation



Photo 11: View southeast of the rear wing, back and side walls of the house



Photo 12: View southwest of the back wall and rear wing of the house



Photo 13: View of the east elevation



Photo 14: Detailed view of the field stone foundation



Photo 15: Detailed view of the insulbrick type cladding on the enclosed front porch area on the south elevation

5.3.3 Barn 1

Barn 1, located northeast of the residence and in the centre of the driveway circle, is a bank barn with a rectangular plan, a one-storey lean-to addition on the west elevation, a one-storey lean-to addition on the north elevation, and a one-storey addition on the east elevation. The barn has a partial above ground level basement with concrete block foundation walls and the north elevation lean-to has a full above ground level basement with poured concrete foundation walls (Photo 16 to Photo 19).

The barn is a mortise and tenon wood frame construction clad in vertical barn boards and sheet metal siding (Photo 16 and Photo 17). The west elevation lean-to is a concrete block construction (Photo 17), the north elevation lean-to is a wood frame construction clad in sheet metal siding (Photo 18), and the east elevation addition is a wood frame construction clad in horizontally ridged sheet metal siding (Photo 19). The barn includes a side gabled roof clad in standing seam metal roofing with projecting verges while the lean-to additions have shed roofs clad in metal sheeting with projecting verges (Photo 16 to Photo 19).

The lower level of the barn has four flat-headed, single sash, fixed windows with false muntins and mullions to divide it into six panes, plain wood trim and two louvred ventilation mechanisms fitted into flat-headed window openings with plain wood trim around the window opening. These windows and window openings are located in the concrete block foundation on the south elevation (Photo 16). The west elevation addition has a single flat-headed, two-over-two fixed wood window with plain wood trim (Photo 17). The north elevation addition contains two flat-headed, single sash, six paned, wood pivoting windows with wood lug sills on the west side (Photo 18). The addition on the east side of the barn has a flat-headed, single sash, single pane, fixed window with plain wood trim on its south side and a flat-headed, two-over-one, single sash window with plain wood trim on its east elevation (Photo 19).

The main entrance to the barn is located on the north elevation and is a flat-headed, double leaved, vertical board set of sliding barn doors (Photo 18). This entrance leads into the first floor of the barn (Photo 20 and Photo 21). There is also a central, flat-headed, single leaf, vertical board entrance into the foundation on the south elevation and a large flat-headed garage door entrance on the west elevation (Photo 16 and Photo 17). The south elevation of the west lean-to has a flat-headed, single leaf, door entrance with plain flat trim offset to the west side (Photo 16). The only exterior entrance into the north elevation lean-to is the flat-headed opening on the east elevation. This leads into the basement storage area (Photo 22).

Barn architecture, like farmhouse architecture, tends to be vernacular in nature. Banked barns were an innovation in barn construction that was brought to North America by German and Swiss settlers. In the mountainous regions of Germany and Switzerland, “it was customary to build the barn into a hillside, with entrances at several levels, the main doors being accessed by a ramp.”⁵⁶ Generally, “heavy timbers formed the framework of these two-storey barns, in which the livestock was housed at ground level, with the threshing floor and hayloft above.”⁵⁷ The main doors, also known as drive doors, “were either level with the hilltop, or reached by a wide earthen ramp.”⁵⁸ Similarly, Peter Ennals describes this kind of barn as a “Central Ontario barn” with the following features:

This barn is distinguished by its large size, usually about 40-50 feet in width and 60-100 feet in length. It is a wooden structure placed upon a stone foundation wall about 10 feet in height, and can have either a gable or a gambrel roof. Thus there are two storeys - a lower stable area and an upper space which combines crop storage, implement storage, and working space. Access to the ground floor is provided by doorways leading to the farmyard, and entry to the upper level is by means of an earthen ramp leading to a large door in the long side. This type of barn is frequently called a bank barn in southern Ontario. The barn is often set into a slope so that direct entry into the upper level can be obtained from the top of the slope. (Where no slope was available, an earth ramp was created which gave entry to the upper level.)⁵⁹

5.3.4 Barn 2

The second barn, located northeast of the main barn, is a vernacular one-storey, rectangular plan, wood frame construction clad in metal sheeting. It has a side gable roof clad in metal sheeting with flush eaves. It does not have a foundation, nor does it have any windows. The east side of the south elevation contains a large opening supported by wood posts (Photo 23 to Photo 25).

⁵⁶ Robin Langley Sommer, *The Ultimate Book of Historic Barns* (Rowayton, CT, USA: Saraband Inc., 2000), 49.

⁵⁷ Sommer, *The Ultimate Book of Historic Barns*, 49.

⁵⁸ Sommer, *The Ultimate Book of Historic Barns*, 50.

⁵⁹ Peter M. Ennals, “Nineteenth-Century Barns in Southern Ontario,” *Canadian Geographer* XVI(3), 256.



Photo 16: View of the south elevation



Photo 17: View of the west elevation



Photo 18: View of the north elevation



Photo 19: View of the southeast elevation



Photo 20: View east of interior



Photo 21: View west of interior



Photo 22: View of the interior of the addition on the north elevation



Photo 23: View of the north elevation



Photo 24: View of the east elevation



Photo 25: View of the south elevation

5.3.5 Storage Shed 1

Storage shed 1, located east of the main barn, is a one-storey hoop barn made of a metal frame covered in a fabric membrane. It has a large entrance on the west elevation. Black square tubing is used for the frame of the structure with metal sheeting covering the bottom half of the walls on the north and south elevations. The roof is a structural fabric membrane that is sewn onto the metal tubing skeleton just above the metal sheeting clad half walls. The east and west elevations are clad in a separate piece of the same fabric membrane (Photo 26 and Photo 27).



Photo 26: View of the south and west elevations



Photo 27: View of the north and east elevations

5.3.6 Storage Shed 2

Storage shed 2, located northeast of the main barn, is similar to storage shed 1 in that it is a one-storey hoop barn construction primarily made of metal and fabric. Black square tubing is used for the main frame of the structure with wood posts as the frame for the half walls. The half walls, located on the north and south elevations, are clad in metal sheeting. The roof is a structural fabric membrane that is sewn onto the metal tubing skeleton just above the metal sheeting clad half walls. The east elevation abuts the adjacent secondary barn and is clad in a separate piece of the same fabric membrane. The west elevation is entirely open (Photo 28 and Photo 29).



Photo 28: View of the south elevations



Photo 29: View of the east elevation and the interior

5.3.7 Outbuilding 1

The first outbuilding, located immediately north of the main barn, is a single detached, one-storey, rectangular plan, wood frame building. It is clad in vertical boards and is on a poured concrete foundation. It has a front gable roof clad in metal sheeting with flush eaves and projecting verges (Photo 30 to Photo 33). The wall boards appear to be fastened to the building by large staples (Photo 34). There is a single flat-headed and boarded up window on the west elevation (Photo 32). In the foundation, there are three flat-headed window openings, one on each of the east, west, and north elevations. Through the foundation openings, the unhewn log beams forming the base of the outbuilding are visible as are the algae lines indicating that the foundation is prone to collecting stagnant water (Photo 30 to Photo 33).

The building has a flat-headed, single leaf, vertical board door offset to the west side on the south elevation. This door is inset and has plain wood trim (Photo 32). The other entrance is a central, flat-headed, single leaf, vertical board door that is flush with the north elevation (Photo 30).



Photo 30: View of the north elevation



Photo 31: View of the northeast elevation



Photo 32: View of the southwest elevation



Photo 33: Detail view of the interior of the foundation



Photo 34: Detailed view of fasteners

5.3.8 Outbuilding 2

The second outbuilding, located east of the residence, is a single detached, one-storey, rectangular plan construction with a poured concrete foundation. It is a wood frame construction clad in horizontal metal sheeting. The building has a front gable roof clad in metal sheeting with projecting eaves (Photo 35 and Photo 36). The windows on the building are fixed panes in vertically oriented rectangular openings. They have wood frames with plain wood trim.



Photo 35: View of the northeast elevation



Photo 36: View of the east elevation

5.3.9 Sugar Shack 1

The main sugar shack, located in the woodlot and northwest of the farm complex, is a single detached, one-storey, L-shaped building with a north side wing and a poured concrete foundation. The building has a wooden frame and is clad in vertical wood boards. It has a shallow pitch side gable roof clad in metal sheeting with projecting eaves and two single chimneys offset to the north side. The north wing also has a wood frame with vertical board cladding on the top half of the north elevation; however, the remainder of the elevations are open. The wing has a saltbox roof clad in metal sheeting with projecting eaves on the east and west elevations and flush eaves on the north and south elevations (Photo 37 and Photo 40).

The south elevation has one flat-headed window with plain wood trim that is boarded up. There are no other windows on the building (Photo 38). The main entrance is a flat-headed, single leaf, vertical board, sliding door offset to the north side of the east elevation (Photo 37). The wing is open and can be easily accessed from any elevation except for the north elevation, which has vertical board siding on the top half (Photo 40). Immediately southeast of the sugar shack is a small, detached shed. (Photo 41).



Photo 37: View of east elevation



Photo 38: View of the south elevation



Photo 39: View of the west elevation



Photo 40: View of the north elevation



Photo 41: View of a small wood structure and equipment southeast of Sugar Shack 1

5.3.10 Sugar Shack 2

The second sugar shack, located in the woodlot and northeast of the first sugar shack, is a partially collapsed single detached, one-storey building. The foundation is not known. It has a wood frame clad in metal sheeting and a side gable roof clad in metal sheeting. The east elevation features two flat-headed, fixed windows with plain wood trim. The north elevation is open and supported by unhewn log posts. Located to the southwest are two single-detached, one-storey, rectangular plan structures with a wood frame and vertical or horizontal board siding. These buildings are connected to the northern section with a metal sheeting clad shed roof (Photo 42 and Photo 43).



Photo 42: View of the west elevation



Photo 43: View of the north elevation



Photo 44: View of the east elevation



Photo 45: View of the southeast elevation



Photo 46: View of the south elevation



Photo 47: Detailed view of supports and metal sheeting

6.0 EVALUATION

6.1 Ontario Regulation O. Reg. 9/06 Evaluation

The Property was evaluated against *O. Reg. 9/06* under the *OHA* using research and analysis presented in Section 4.0 and 5.0 of this HIA.

Table 4: *Ontario Regulation 9/06* Evaluation for 1944 Bradley Avenue

Criteria	Criteria Met	Justification
<p>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.</p>	N	<p>The buildings on the Property are not rare, unique, representative, or early examples of a style, type, expression, material, or construction method. The residence is an example of a vernacular farmhouse with some features consistent with an Ontario Cottage style building. These are common. The residence has also been significantly modified with poorly executed front and rear additions.</p> <p>The main barn is an example of a bank barn construction. However, this building has also been significantly modified and is a common style of barn.</p> <p>The complex itself has had significant changes with the addition and replacement of structures to fill farming needs. It is not a rare, unique, representative or early style of farm complex for the area.</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	N	<p>There is no evidence to suggest that the buildings were constructed with a high degree of craftsmanship or artistic merit. The buildings are generally plain and simple with some decorative elements present on the residence. The buildings are consistent with standard vernacular buildings from the time.</p>

Criteria	Criteria Met	Justification
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	N	<p>The Property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the buildings were constructed with a higher degree of technical or scientific achievement than a standard building at the time.</p>
<p>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.</p>	N	<p>The Property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community. The Property is directly associated with two local farming families. However, there is no evidence that suggests either family made significant contributions to the local community.</p> <p>As described in Section 4.6, when the Rae family moved to the United States, they were prominent members of that community. However, this is not significant to the London area.</p>
<p>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.</p>	N	<p>The Property does not yield or have potential to yield information that contributes to an understanding of a community or culture. The history of 19th and 20th century farms in the are is well documented and understood. Therefore, there is no evidence to suggest that the Property meets this criterion.</p>
<p>6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an</p>	N	<p>The residence, barns, shed, outbuildings, and sugar shacks do not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. There is no evidence to suggest that the buildings on this</p>

Criteria	Criteria Met	Justification
architect, artist, builder, designer or theorist who is significant to a community.		Property were or reflect the work of an architect, artist, designer, or theorist. The builder is unknown.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N	<p>The Property is not important in defining, maintaining, or supporting the character of the area. The surrounding area is generally rural and agricultural with a mix of residential and commercial properties. The character is typically rural near the edge of an urban area. No evidence was found that suggests this area has significant heritage character.</p> <p>Furthermore, a line of trees on either side of the driveway along the southern elevations of the residence and one of the outbuildings obscures most of the buildings from view until the observer is in-line with the trees, making it difficult for the Property to define, maintain, or support the character of the area.</p>
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	The Property is not physically, functionally, visually, or historically linked to its surroundings. No evidence was found that finds this property has any significant links to its surroundings.
9. The property has contextual value because it is a landmark.	N	The house is not a landmark, which is a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous. ⁶⁰ The deep

⁶⁰ MCM, Standards & Guidelines for Conservation of Provincial Heritage properties, Heritage Identification & Evaluation Process. Sept 1, 2014.

Criteria	Criteria Met	Justification
		setback of the buildings on the Property separates them from the roadway. In addition, the line of trees on either side of the driveway along the southern elevations of the residence and one of the outbuildings obscures most of the buildings from view until the observer is in-line with the trees, making it difficult for the Property to serve as a landmark.

6.1.1 Summary

In LHC's professional opinion, the Property does not meet any of the criteria from *O. Reg. 569/22*.

7.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The client plans to develop the northern portion of the Property as a residential subdivision. The residential subdivision will have 283 units in 47 single detached dwellings, 146 street townhouses, and 90 condo townhouses (see Figure 7 and Appendix E, Draft Plan of Subdivision). The woodlot located on the northern portion of the Property will be retained with a buffer between it and the subdivision. Based on the development concept, it is unclear if the sugar shacks will be retained. The southern portion of the Property which includes the farm complex will to be retained and allocated for future development (Figure 7). However, the southern half of the Property is currently outside of the urban growth boundary.

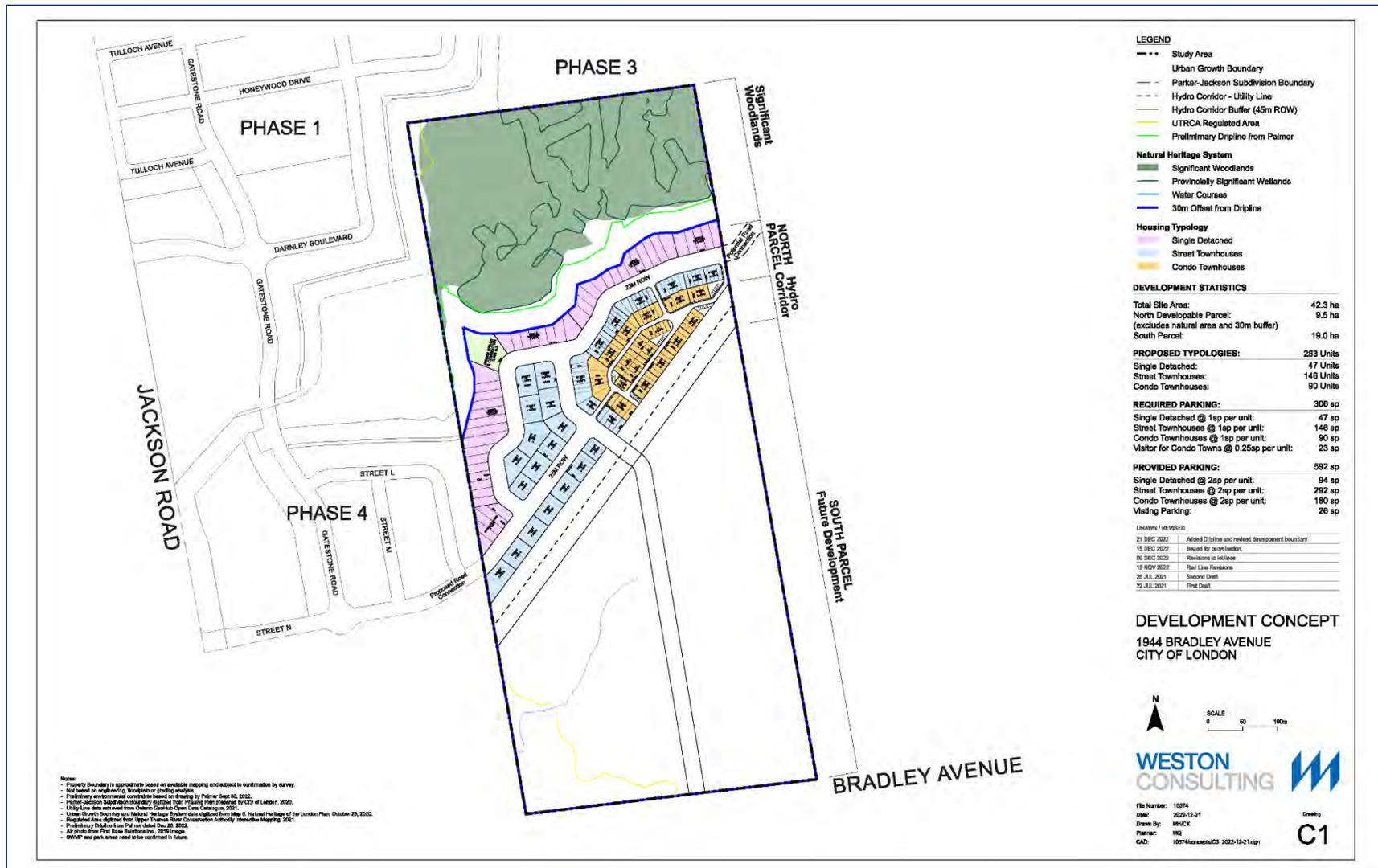


Figure 7: Development Concept for 1944 Bradley Avenue

8.0 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

The MTCS's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration.

The impacts include:

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

The Property, does not meet any of the criteria from *O. Reg. 9/06*. It does not have heritage attributes and therefore there will be no adverse impacts to potential cultural heritage values associated with the Property. Furthermore, the proposed project will be separated from the farm complex on the property by fields and the urban growth boundary which will provide a buffer from potential adverse impacts.

As described in Section 5.2, two adjacent properties are listed on the City's *Register of Cultural Heritage Resources*. Table 5 addresses potential impacts to these adjacent heritage properties.

8.1 Potential Impacts to Adjacent Properties

Table 5: Impact assessment of adjacent properties

Cultural Heritage Resource	Impacts (Yes/No)	Discussion
1871 Bradley Avenue	No	1871 Bradley Avenue is south of Bradley Avenue and is outside of the urban growth boundary. The proposed project will be on the northern half of the Property and north of the urban growth boundary. Construction of and the existence of the proposed subdivision is not expected to destroy, alter or have indirect impacts on 1871 Bradley Avenue. The proposed project is over 250 m from 1871 Bradley Avenue and over 500 m from potential built heritage resources on that property. There is sufficient distance between the proposed project and this listed property to mitigate potential impacts.
2017 Bradley Avenue	No	2017 Bradley Avenue is south of Bradley Avenue and is outside of the urban growth boundary. The proposed project will be on the northern half of the Property and north of the urban growth boundary. Construction of and the existence of the proposed subdivision is not expected to destroy, alter or have indirect impacts on 2017 Bradley Avenue. The proposed project is over 800 m from 2017 Bradley Avenue. There is sufficient distance between the proposed project and this listed property to mitigate potential impacts.

8.2 Summary of Potential Impacts

Since the Property does not demonstrate significant CHVI no adverse impacts from proposed development have been identified. Furthermore, the proposed development project is inside the urban growth boundary while potential built and cultural heritage resources on adjacent properties are outside of the urban growth boundary. No adverse impacts from the proposed project have been identified for adjacent potential cultural heritage resources.

9.0 CONCLUSION AND RECOMMENDATIONS

LHC was retained in October 2022 by the Client to undertake an HIA for the Property. This Property is listed as a non-designated property on the City of London's *Register of Cultural Heritage Resources* under Section 27 Part IV of the *OHA*).

The Property is split by the urban growth boundary for the City. The Client is proposing a draft plan of subdivision for the northern portion of the parcel –inside the urban growth boundary— that will include single detached houses, townhouses and back-to-back townhouses. The southern portion of the Property –where the complex of agricultural buildings is located—will remain rural and be retained for future development.

In LHC's professional opinion, the Property **does not meet** any of the criteria from *O. Reg. 9/06*. Furthermore, no evidence was found that suggests the fields and complex of farm buildings are historically significant. Since the Property does not demonstrate significant CHVI no adverse impacts from proposed development have been identified. Given that no impacts were identified, alternatives and mitigation measures were not explored.

In LHC's professional opinion the proposed development will not have an adverse impact on adjacent cultural heritage resources. The two listed properties near the proposed development are a sufficient distance away that there will be no direct or indirect adverse impacts.

SIGNATURES

Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.



Christienne Uchiyama, MA, CAHP
Principal, Manager Heritage
Consulting Services



Benjamin Holthof, M.Pl., M.M.A., CAHP,
RPP Senior Heritage Planner

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APPENDIX A: QUALIFICATIONS

Christienne Uchiyama, MA CAHP – Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP – Senior Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on

municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum collections management, policy development, exhibit development and public interpretation. He has written museum strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Lisa Coles, MPI – Heritage Planner

Lisa Coles is a Heritage Planner with LHC. She holds a Master of Arts in Planning from the University of Waterloo, a Graduate Certificate in Museum Management & Curatorship from Fleming College, and a B.A. (Hons) in History and French from the University of Windsor. Lisa is also an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member with the Ontario Professional Planning Institute (OPPI). Lisa has over five years of heritage sector experience through various positions in museums and public sector heritage planning. She is excited to have the opportunity to work in all aspects of the heritage field and to build on her previous experience as part of the LHC team.

Ben Daub, B.AT (Hons), MPL – Heritage Planner

Ben Daub joined LHC in May 2022 as a junior heritage planner as he worked towards completing his master's degree in urban planning at the University of Waterloo. In addition to his now completed master's degree, Ben also holds a Bachelor of Applied Technology in Architecture – Project and Facility Management from Conestoga College. Through his education, Ben has gained a detailed understanding of the built environment at a range of geographic- and site-based scales. Professionally, Ben has gained experience working in the heritage planning domain over his time with LHC where he has written heritage impact

assessments, cultural heritage evaluation reports, and official plan amendments. In addition, Ben has previous experience working in real estate development and facility management. Ben is also a Student Member of the Canadian Association of Heritage Professionals (CAHP) and a Candidate Member with the Ontario Professional Planning Institute (OPPI). In academic settings, Ben has also held various research and teaching assistant positions, enabling him to hone his research capacities.

Colin Yu, MA, CAHP – Cultural Heritage Specialist and Archaeologist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and a member of the Board of Directors of the Ontario Association of Heritage Professionals.

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

Jordan Greene, BA (Hons) – Mapping Technician

Jordan Greene is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science (GIS) and a Certificate in Urban Planning Studies from Queen's University. Jordan joined the LHC team shortly after graduating and during her time at the firm has contributed to over 100 technical studies. Jordan has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to project mapping Jordan has also begun to develop interactive maps and tools that will contribute to LHC's internal data management. She has also

taken on the role of Health and Safety representative for the firm. Between graduation and beginning work with LHC her GIS experience allowed her the opportunity to briefly volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Jordan is excited to continue her work with LHC to further develop her GIS skills and learn more about the fields of heritage and archaeology.

APPENDIX B: GLOSSARY

Definitions are based on the *Ontario Heritage Act*, (**OHA**), the *Provincial Policy Statement* (**PPS**), the Middlesex County Official Plan (**MCOP**) and *The London Plan* (**OP**).

Adjacent Lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (**PPS**).

Adjacent Lands means sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource (**OP**).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (**OHA**).

Archaeological Resources include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act* (**PPS**).

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (**PPS**).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (**PPS**).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning

authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*).

Conservation of Cultural Heritage Resources means actions or processes that are aimed at safeguarding the heritage attributes of a cultural heritage resource so that it retains its cultural heritage value or interest and extends its physical life. This may involve preservation, rehabilitation, restoration or a combination of these actions or processes (*OP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (*PPS*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal Community. The area may involve features such as structures, spaces, archaeological sites, or natural elements that are valued together for their interrelationship, meaning or association. Such a cultural heritage landscape is valued by Londoners and is of significance to an understanding of the histories of a people or place (*OP*).

Cultural Heritage Resource means a human work or a place that gives evidence of human activity or has spiritual or cultural meaning or value, and which has been determined to have historic value. Cultural heritage resources include both the physical and intangible resources, properties protected under the Ontario Heritage Act, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources and both documentary and material heritage (*OP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act (*MCOP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a) (*PPS*).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property) (*PPS*).

Heritage Attributes means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; (“attributs patrimoniaux”) (*OHA*).

Property means real property and includes all buildings and structures thereon (*OHA*).

Protected Heritage Property means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (*PPS*).

Redevelopment means the creation of new units, uses or lots on previously developed land in existing settlements, including brownfield sites (*MCOP*).

Significant in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (*PPS*).

APPENDIX C: LAND REGISTRY RECORDS FOR THE PROPERTY

Table 6: Land Registry and Title Search Records for 1944 Bradley Avenue⁶¹

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
5050	Release of Legacy	1 December 1866	8 December 1866	Elizabeth Heggie	William Rae		
12977	Q.C. Deed	14 June 1882	17 June 1882	Thomas Rae et al	William Rae		S ½
28370	Q.C. Deed	24 January 1919	22 February 1919	Marion Rae, widow; Janet B. Farris, widow; Lilian I. Little et al	James and John B. Rae	7000.00 2000.00 666.66	S ½ & lands in Dorchester
30918	Q.C. Deed	1 March 1923	15 March 1923	Stewart Currie, bachelor	James & John B. Rae	407.78	S ½, Grantor one of the heirs of late William Rae Intestate. See 5231GR
33035	Mortgage	21 January 1927	22 January 1927	James McIntyre, unmarried	Joseph Thomas Baker	1000.00	Lot 11
33306	Q.C. Deed	18 May 1927	20 June 1927	Joseph Thomas Baker	George B. Laidlaw	1.00	Lot 11
38501	Oil & Gas Lease	22 Sept 1937	12 May 1939	James Rae	Dominion Natural Gas Co. Ltd.		S ½

⁶¹ Land Registry Ontario, Middlesex County (33), Westminster, Book 10: Concession 1; Lot 1 to 16, accessed 17 November 2022, <https://www.onland.ca/ui/33/books/57928/viewer/52038035?page=104>.

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
41369	Oil & Gas Lease	7 September 1943	30 September 1943	James Rae	Union Gas Co.		S ½
41526	Surrender of 38501	25 November 1942	13 December 1943	Dominion Natural Gas Co. Ltd.	James Rae		
43821	Grant	21 September 1945	23 May 1946	Lillie Little et al, Ex'ors of James Rae	Jules Tobias & Martha Vanhie	7000.00	S ½. Jointly.
43822	Q.C. Deed	15 November 1945	23 May 1946	Lillie Little in own capacity et al; Geo. B. & Helen Laidlaw	Jules T. & Martha Vanhie	1.00	S ½
48980	By-Law	15 December 1949	28 December 1949	Twp. Of Westminster re: Subdivision Control			Lot
53488	Easement	13 March 1952	2 April 1952	Jules T. & Martha Vanhie	H.E.P.C	327.60	Pt.
119427	By-law 59-21	6 April 1959	23 April 1959	Subdivision Control			
128155	Agmt. For R of Way	29 October 1959	16 November 1959	Jules T. & Martha Vanhie	Union Gas Co.	1.00	S 50' of lot
131297	Grant	27 Jan1960	5 Feb 1960	Jules T. Vanhie	Daniel C. Vanhie	13,000.00	S ½
131298	Mortgage	4 Feb 1960	5 Feb1960	Daniel O. Vanhie et ux	Jules T. & Martha Vanhie	13,000.00	S ½. Jointly.; Discharged by 807128

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
195932	By-Law 64-3	3 February 1964	3 April 1954	Subdivision Control			
229806GR	Cert. for Leg.	23 February 1961	25 February 1961	Re : estate of Jules. T. Vanhie			Discharged by 807128
804637	Mortgage		20 June 1988	Daniel Oscar Vanhie	Toronto Dominion Bank	120,000.00	S ½ of lot

APPENDIX D: CITY DIRECTORY RECORDS

Table 7: London / Westminster City Directory Research

Directory ⁶²	Year	Text
	1856-1857	<ul style="list-style-type: none"> Andrew Rae, Lot 11 Concession 1
	1868	<ul style="list-style-type: none"> William Rae, Lot 11 Concession 1 Robert Rae, Lot 11 Concession 1
C.H. Mackintosh & Co's The City of London and County of Middlesex Directory	1871-1872	<ul style="list-style-type: none"> William Rae, Lot 11 Concession 1
Irwin & Co's City of London and County of Middlesex Gazetteer and Directory	1874-1875	<ul style="list-style-type: none"> William Rae, Lot 11 Concession 1, freeholder
McAlpine's London City and County of Middlesex Directory	1875	<ul style="list-style-type: none"> William Rae, Lot 11 Concession 1
London Publishing Company's City of London and County of Middlesex Directory	1883	<ul style="list-style-type: none"> William Rae, Pond Mills, freeholder, Lot 11 Concession 1
R.L. Polk & Co's The London City and Middlesex County Directory	1884	<ul style="list-style-type: none"> William Rae, Pond Mills, freeholder, Lot 11 Concession 1
R. Hills & Co's The London City and Middlesex County Directory	1886	<ul style="list-style-type: none"> William Rae, Pond Mills, freeholder, Lot 11 Concession 1
R.L. Polk & Co's The London City and Middlesex County Directory	1887	<ul style="list-style-type: none"> William Rae, Pond Mills, freeholder, Lot 11 Concession 1

⁶² Library and Archives Canada, "Available Editions in PDF Format," accessed 18 November 2022, <https://www.bac-lac.gc.ca/eng/discover/directories-collection/Pages/directories-collection-available-editions.aspx#e.>; Canadiana. "City of London Directories." Accessed 17 November 2022. <https://www.canadiana.ca/search/general/2?dt=&q0.0=city&q1.0=of&q2.0=London&df=&collection=serials&q3.0=directories.>

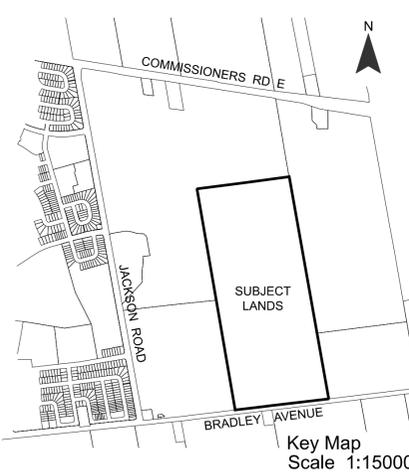
Directory ⁶²	Year	Text
R.L. Polk & Co's The London City and Middlesex County Directory	1888-1889	<ul style="list-style-type: none"> William Rae, Pond Mills, freeholder, Lot 11 Concession 1
R.L. Polk & Co's The London City and Middlesex County Directory	1890	<ul style="list-style-type: none"> William Rae, Pond Mills, owner, Lot 11 Concession 1
Might's Directory Co's The London City and Middlesex County Directory	1891	<ul style="list-style-type: none"> William Rae, Pond Mills
Might's Directory Co's The London City and Middlesex County Directory	1892	<ul style="list-style-type: none"> William Rae, Pond Mills, freeholder, Lot 11 Concession 1
Might Directory Co's The London City and Middlesex County Directory	1893	<ul style="list-style-type: none"> William Rae, Pond Mills, freeholder, Lot 11 Concession 1
Might Directory Co's The London City and Middlesex County Directory	1894	<ul style="list-style-type: none"> William Rae, Pond Mills, freeholder, Lot 11 Concession 1
Might Directory Co's The London City and Middlesex County Directory	1895	<ul style="list-style-type: none"> William Rae, Pond Mills, freeholder, Lot 11 Concession 1
Foster's London City and Middlesex County Directory	1896-1897	<ul style="list-style-type: none"> William Ray, Pond Mills, freeholder, Lot 11 Concession 1
Foster's London City and Middlesex County Directory	1897-1898	<ul style="list-style-type: none"> William Ray, Pond Mills, freeholder, Lot 11 Concession 1
Foster's London City and Middlesex County Directory	1898-1899	<ul style="list-style-type: none"> William Ray, Pond Mills, freeholder, Lot 11 Concession 1
Foster's London City and Middlesex County Directory	1900	<ul style="list-style-type: none"> William Ray, Pond Mills, freeholder, Lot 11 Concession 1

Directory ⁶²	Year	Text
Foster's London City and Middlesex County Directory	1901	<ul style="list-style-type: none"> William Ray, Pond Mills, freeholder, Lot 11 Concession 1
Vernon's city of London Street, Alphabetical, Business and Miscellaneous Directory 1915	1915	<ul style="list-style-type: none"> William Rae, h e s Francis, cor Forward av, L W
Vernon's city of London Street, Alphabetical, Business and Miscellaneous Directory 1916	1916	<ul style="list-style-type: none"> William Rae, h e s Francis, cor Forward av, L W
Vernon's city of London Street, Alphabetical, Business and Miscellaneous Directory 1922	1922	<ul style="list-style-type: none"> William Rae, h e s Francis
Vernon's city of London Street, Alphabetical, Business and Miscellaneous Directory 1981	1981	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1982	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1983	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1984	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1985	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1986	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).

Directory ⁶²	Year	Text
	1987	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1988	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1989	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1990	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1991	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1992	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1993	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1994	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1995	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1996	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1997	<ul style="list-style-type: none"> 1944 Bradley Street not listed in Directory, documentation of Bradley Street stops at Arran Place (2.1km west of the Property).
	1998	<ul style="list-style-type: none"> D. Vanhie
	1999	<ul style="list-style-type: none"> D. Vanhie

Directory ⁶²	Year	Text
	2000	• D. Vanhie
	2001	• D. Vanhie
	2002	• D. Vanhie
	2003	• D. Vanhie
	2004	• D. Vanhie
	2005	• D. Vanhie
	2006	• D. Vanhie • C. Vanhie
	2007	• Vanhie • C. Vanhie
	2008	• Vanhie • C. Vanhie
	2009	• Vanhie • C. Vanhie
	2010	• Vanhie • C. Vanhie
	2011	• Vanhie • C. Vanhie
	2012	• Vanhie • C. Vanhie
	2013	• Vanhie • C. Vanhie

APPENDIX E: DRAFT PLAN OF SUBDIVISION



DEVELOPMENT STATISTICS:

Land Use	Lots/Blocks	Units	Area
Single Detached Residential	Lots 1-49	49 units	2,246 ha
Street Townhouses	Blks 50-72	144 units	2,748 ha
Condo Townhouse Block	Blk 73		1,862 ha
Greenspace Connector	Blk 74		0,232 ha
Future Development	Blk 75,76		17,635 ha
Hydro Easement	Blk 77,78		2,518 ha
30 m Buffer	Blk 79		1,909 ha
Environmental Protection Area	Blk 80		9,449 ha
0.3m Reserves	Blk 81,82		0,001 ha
Roads			3,517 ha
TOTAL		193 units	42,117 ha

ADDITIONAL INFORMATION:
 [Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to February 09, 2023.
 a), b), e), f), g), & j) - on plan.
 c) - on key plan
 d) - see statistics
 h) - piped municipal water supply
 i) - silty clay and gravel
 k) - piped communal sewage disposal
 l) - easements as in instruments

OWNER'S CERTIFICATE:
 I authorize Weston Consulting Group Inc. to prepare and submit this plan for approval.

Date: _____

ELITE BRADLEY DEVELOPMENTS INC.
 SAM SAKHI
 102-3419 SOUTH SERVICE ROAD
 BURLINGTON, ONTARIO L7N 3T2
 PHONE: (289) 816-1024 EMAIL: s.sakhi@elitetdgroup.com

SURVEYOR'S CERTIFICATE:
 I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: _____

A.T. MCLAREN LIMITED
 LEGAL AND ENGINEERING SURVEYS
 69 JOHN STREET SOUTH SUITE 230
 HAMILTON, ONTARIO L8N 2B9
 PHONE: (905) 527-8559 FAX: (905) 527-0032

DRAFT PLAN OF SUBDIVISION
 PART 1, PLAN OF
 SOUTH HALF OF LOT 11
 CONCESSION 1
 GEOGRAPHIC
 TOWNSHIP OF WESTMINSTER
 CITY OF LONDON
 COUNTY OF MIDDLESEX

SCALE
 0 25 50 75 100m

WESTON CONSULTING

Vaughan:
 201 Millway Ave, Suite 19
 Vaughan, Ontario L4K 5K8
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 268 Berkeley St.
 Toronto, Ontario M5A 2X5
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REVISIONS LIST

21 FEB 2023	First Draft
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File Number: 10574
 Drawn By: SM
 Planner: MQ
 Scale: see scale bar
 CAD: 10574/draft plans/D1.dgn

Drawing Number: **D1**