

# HERITAGE IMPACT **ASSESSMENT** REPORT

2325 Sunningdale Road East,  
City of London, Ontario

Date:

**November 2019**

Prepared for:

**Lafarge Canada**

Prepared by:

**MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)**

200-540 Bingemans Centre Drive

Kitchener, ON N2B 3X9

T: 519 576 3650

F: 519 576 0121

Our File: '9526HU'

# Table of Contents

<b>Project Personnel</b> .....	<b>3</b>
<b>Glossary of Abbreviations</b> .....	<b>3</b>
<b>Executive Summary</b> .....	<b>4</b>
<b>1.0 Introduction</b> .....	<b>5</b>
1.1 Background Information .....	5
<b>2.0 Methodology and approach</b> .....	<b>6</b>
2.1 Methodology .....	6
2.2 Approach .....	6
2.2.1 Policy Framework .....	7
<b>3.0 Identification of subject lands</b> .....	<b>9</b>
3.1 Description of Subject Lands .....	9
<b>4.0 Historical overview</b> .....	<b>11</b>
<b>5.0 Current review of building on subject lands</b> .....	<b>17</b>
5.1 Exterior .....	18
5.2 Interior .....	19
5.3 Landscape features.....	19
5.4 Comment on heritage integrity .....	19
<b>6.0 Evaluation under Ontario Regulation 9/06</b> .....	<b>20</b>
6.1 Evaluation criteria.....	20
6.1.1 Physical/ Design Value.....	20
6.1.2 Historical/ Associative Value .....	21
6.1.3 Contextual Value .....	21
6.2 Evaluation of the Subject Lands .....	21
<b>7.0 Description of proposed development</b> .....	<b>23</b>
7.1 Description of development.....	23
<b>8.0 Assessment of impacts of development</b> .....	<b>25</b>
8.1 Classification of impacts .....	25

<b>9.0</b>	<b>Consideration of development alternatives and mitigation measures .....</b>	<b>26</b>
9.1	Alternative development approaches.....	26
9.2	Mitigation measures and monitoring.....	26
<b>10.0</b>	<b>Conclusions and recommendations .....</b>	<b>27</b>
<b>11.0</b>	<b>Bibliography.....</b>	<b>28</b>
<b>Appendix A</b>	<b>Map of Subject Land.....</b>	<b>30</b>
<b>Appendix B</b>	<b>Excerpts from Aggregate Resources Act (ARA) Site Plans.....</b>	<b>31</b>
<b>Appendix C</b>	<b>Listing in the Inventory of Heritage Properties for the City of London.....</b>	<b>32</b>
<b>Appendix D</b>	<b>Photographic documentation .....</b>	<b>33</b>

## Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Nick Bogaert, BES, MCIP, RPP, CAHP	<i>Associate</i>	Editor
Rachel Redshaw, MA, H.E. Dipl.	<i>Heritage Planner</i>	Research, Author

## Glossary of Abbreviations

HIA	<i>Heritage Impact Assessment</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MTCS	<i>Ministry of Tourism Culture and Sport (now Ministry of Heritage, Sport, Tourism and Culture Industries)</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
OLR	<i>Ontario Land Registry</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2014	<i>Provincial Policy Statement (2014)</i>
SOS	<i>Statement of Significance</i>

## Acknowledgements

This report acknowledges that assistance provided by City Staff Planning Staff, University of Western Ontario and the City of London's Library.



## Executive Summary

The subject lands, located at 2325 Sunningdale Road East, are progressing through phased development of an approved gravel pit operation. The site operations are licenced by the Province through the *Aggregate Resources Act (ARA)*. The site operations have progressed to the stage where the removal of the existing home is necessary, as indicated on the approved ARA Site Plans.

Since the existing home is listed on the City's Register of Cultural Heritage Resources (2019), the City of London's Official Plan (1989) policies require a Heritage Impact Assessment be prepared for the proposed ongoing development of the subject land located at 2325 Sunningdale Road East, London.

This Heritage Impact Assessment provides an overview of the site history, documentation of the physical attributes of the property through a photographic record, and an assessment of the potential cultural heritage value of the property. This report concludes that the subject lands do not meet the criteria of Ontario Regulation 9/06 and therefore, does not warrant designation under the *Ontario Heritage Act*.

As a result, this report concludes that there are no adverse impacts to cultural heritage as no significant cultural heritage value exists on the property. It is recommended that due to that fact, the City of London approve demolition of the building and deem this report as sufficient documentation of the building for the archival record. Materials from the building material (i.e. yellow brick) could be made available for salvage purposes should there be interest from the community.

It is also recommended that this report be included in the archival record for this property for future research purposes.

# 1.0 Introduction

## 1.1 Background Information

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in January 2019 by Lafarge Canada Inc. to undertake a Heritage Impact Assessment (HIA) for the property located at 2325 Sunningdale Road East, City of London, Ontario hereafter referred to as the ‘subject land’ (see **Appendix A**). The development proposal under evaluation includes the demolition of the existing building at 2325 Sunningdale Road East and continued development of the land as ‘Area 4’ of a gravel pit operation, as indicated on the approved *Aggregate Resources Act* Site Plans for the Talbot Pit (Licence No. 2081).

The existing building on the subject land is ‘listed’ (non-designated) on the City of London’s Register of Cultural Heritage Resources and receives some protection from demolition as indicated in the *OHA*. The subject land is not located within a Heritage Conservation District under Part V of the *OHA*. The building is identified as a Georgian Farmhouse constructed in 1845 approved to the Register on March 26, 2007.

The purpose of this HIA is to evaluate the potential cultural heritage value of the subject property and if significant cultural heritage is to be found, to determine the impacts of the proposed development upon the identified cultural heritage attributes of the property.

It is important to note that the existing Georgian farmhouse is proposed for removal in the current ARA Site Plans, which govern the operation and rehabilitation of the site. The principle of land use for aggregate extraction has already been established through previous approvals granted for the property.

## 2.0 Methodology and approach

### 2.1 Methodology

The methodology of this report is based on the Heritage Impact Assessment (HIA) guidelines that are provided by the Ontario Ministry of Culture, Tourism and Sport:

- Overview of site history and immediate surrounding area;
- Identification of the subject land;
- Current Conditions of the subject land;
- Written description and overview of heritage attributes of 2325 Sunningdale Road East after evaluation under Ontario Regulation 9/06;
- An outline of the proposed development;
- Assessment of impacts as per Info Sheet No.5 of the Ministry of Culture, Tourism and Sport;
- Alternative development approaches; and,
- Conclusions and Recommendations.

Supplementary to the above requirements, this Heritage Impact Assessment also includes the current Section 2.0 Methodology and Approach as recommended by ICOMOS (2011).

### 2.2 Approach

A site visit was conducted by MHBC Cultural Heritage Staff on April 9<sup>th</sup>, 2019 to complete photographic documentation of the current condition of 2325 Sunningdale Road East, City of London.

This Report reviews the following documents:

- The *Planning Act*
- The *Ontario Heritage Act* and the Ontario Heritage Toolkit
- City of London Official Plan
- City of London's Register of Cultural Heritage Resources (2019)
- Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition)
- Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016)

This report assesses the cultural heritage value of the property and the proposed development in terms of its compliance with these policies, guidelines and recommendations and assesses any impacts of the development on the cultural heritage attributes of the subject property, if any.

## 2.2.1 Policy Framework

### The Planning Act and PPS 2014

The *Planning Act* makes a number of provisions respecting cultural heritage either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2 *the Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests.” Regarding Cultural Heritage, Subsection 2(d) of the Act provides that:

*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,*

*(d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process.

When addressing cultural heritage planning, the PPS provides the following:

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be 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.*

**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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

### The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The building located at 2325 Sunningdale Road is listed under the *Ontario Heritage Act* (OHA) and therefore was guided by the criteria provided with *Regulation 9/06* of the OHA which outlines the criteria for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria and will be utilized to evaluate the subject lands.

### The Ontario Heritage Tool Kit

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long-term duration, and may occur during a pre-construction phase, construction phase or post-

construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. According to the *Ontario Heritage Tool Kit*, the following constitutes adverse impacts which may result from a proposed development:

- Destruction;
- Alteration;
- Shadows;
- Isolation;
- Direct or indirect obstruction;
- A change in land use; and
- Land disturbances.

### **City of London Official Plan (1989)**

The City of London Official Plan does not provide specific policies regarding evaluation criteria of properties of cultural heritage value or formal Terms of Reference regarding the preparation of Heritage Impact Assessments. The preparation of this report is therefore guided by the Ontario Ministry of Culture (now the Ministry of Tourism, Culture and Sport) *InfoSheet #5 Heritage Impact Assessments and Conservation Plans*, part of the 2006 *Heritage Resources in the Land Use Planning Process* document.

As per the guidance in the Ministry document, this report contains the following components:

- Historical research, site analysis and evaluation
- Identification of the significance and attributes of the cultural heritage resources
- Description of the proposed development or site alteration
- Measurement of development or site alteration impact
- Consideration of alternatives, mitigation and conservation methods
- Implementation and monitoring
- Summary statement and conservation recommendations

## 3.0 Identification of subject lands

### 3.1 Description of Subject Lands

The subject land is municipally addressed as 2325 Sunningdale Road, City of London (Concession V, Part Lot 5, Township of London). The subject lands contain a one-and-half storey, vernacular Georgian farmhouse. The subject lands are zoned EX as a resource extraction zone within the Fanshawe Planning District. The house is located in 'Area 4' of the *Aggregate Resources Act* (ARA) Site Plans for the Talbot Pit (Licence No. 2081). See **Appendix A** for a map of the subject lands.



Figure 1: Aerial view of subject land identified as a heritage property by the City of London (City of London E-Map, 2019)

There is an existing one and half storey brick house with a rectangular floor plan and open, steeply sloped, gabled roof. The house has an addition to the rear which appears to have a salt-box style roof. There is also a wood frame outbuilding to the rear of the immediate property.

A yard area is located around the house on the north, west and south side of the building with active aggregate extraction to the east.





Figure 2: Aerial view of existing house on subject land (Google Earth Pro, 2018)



Figure 3: View of front façade of 2325 Sunningdale Road East, London (Google Earth Pro, 2019)

## 4.0 Historical overview

The purpose of this section of the report is to provide a summary of the history of the subject lands.

### First Nations

The City of London was originally inhabited by the Anishnaabeg, Haudenosaunee and Lenni-Lenape Nations. After Europeans arrived in the area, there were agreements made between the First Nations in the area and the European immigrants; one particular to the area was the London Township Treaty of 1796 (City of London, 2019).

### Middlesex County and London Township

Middlesex County represents the central tract of the Erie and Huron Peninsula in Ontario. In the 17<sup>th</sup> century, French explorers travelled through unknown territory which later became Middlesex County, between Lake Erie and Lake Huron. The river, first known as *La Tranchée*, later became The Thames, renamed in the late 18<sup>th</sup> century by Governor Simcoe. During the winter season of 1792/1793, Governor Simcoe ordered parts of Middlesex County to be surveyed (Goodspeed, 1889).

Col. John Graves Simcoe was appointed to take charge of Upper Canada after fighting in the Revolutionary War. Among his first orders of business were defense of the territory and land surveying. In December 1791, he reviewed maps of *La Tranchée*, which was known as a large waterway at the time. Simcoe decided that it may serve as the potential location for his Capital. He gave orders to begin surveying the land in 1793. Upon visiting the land surrounding *La Tranchée*, (which was known in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries as 'The Forks') on March 2, he found a suitable location for the capitol, and the land was surveyed in 1793 by Patrick McNiff (Campbell, 1921).

In 1788, Lord Dorchester divided the colony into Districts, which were renamed by Simcoe as Western, Home, Midland, and Eastern. In 1799 the province was further divided into nine districts, Western, London, Gore, Niagara, Home, Midland, Newcastle, Johnston, and Eastern. These nine districts were further subdivided into counties, or "circles", as they were first known. The counties were subdivided again into townships (Campbell, 1921).

### City of London, Ontario

The City of London was settled due to the proximity to the 'Forks' of the Thames. The location made it convenient to trade with nearby Native populations. Thomas Talbot, another prominent early settler, was granted an officer's 5,000 acres and became the land agent of London (Campbell, 1921). The subject lands were located outside of the City of London boundaries at the time of the 1819 Map including the City of London (see **Figure 4**).



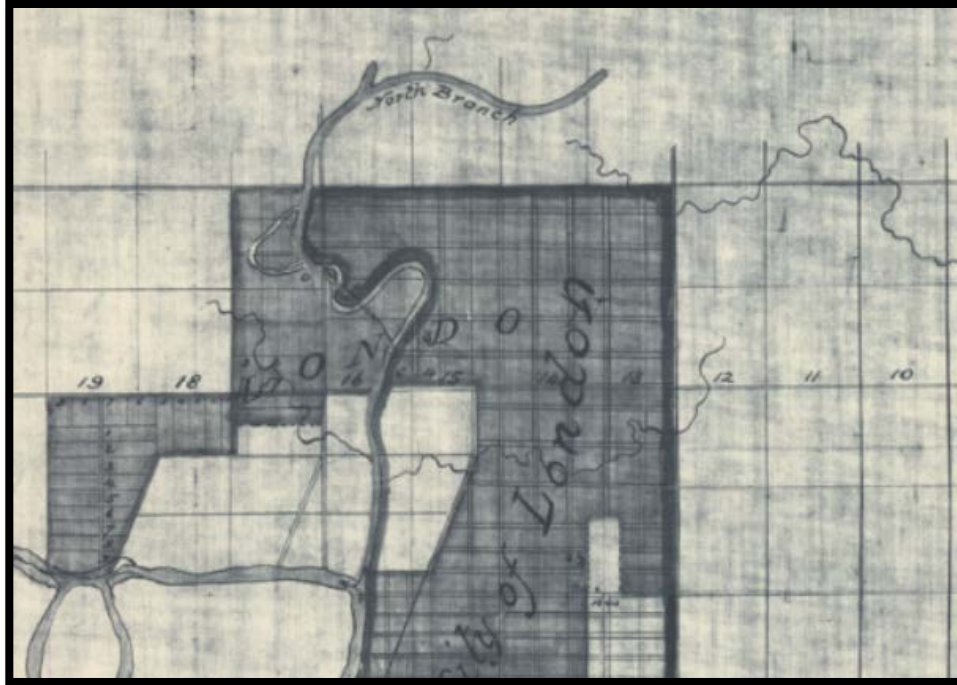


Figure 4: Copy of Part of the Township of London, Copied from Mr. Burwell's 31<sup>st</sup> May 1819 Plan (Courtesy of Western University)  
(note: subject lands are located to north of map)

The subject land was to the north of the original plan of the Township of London of 1819. It was not until 1838 that the land was no longer part of the Crown Lands within the Township of London.

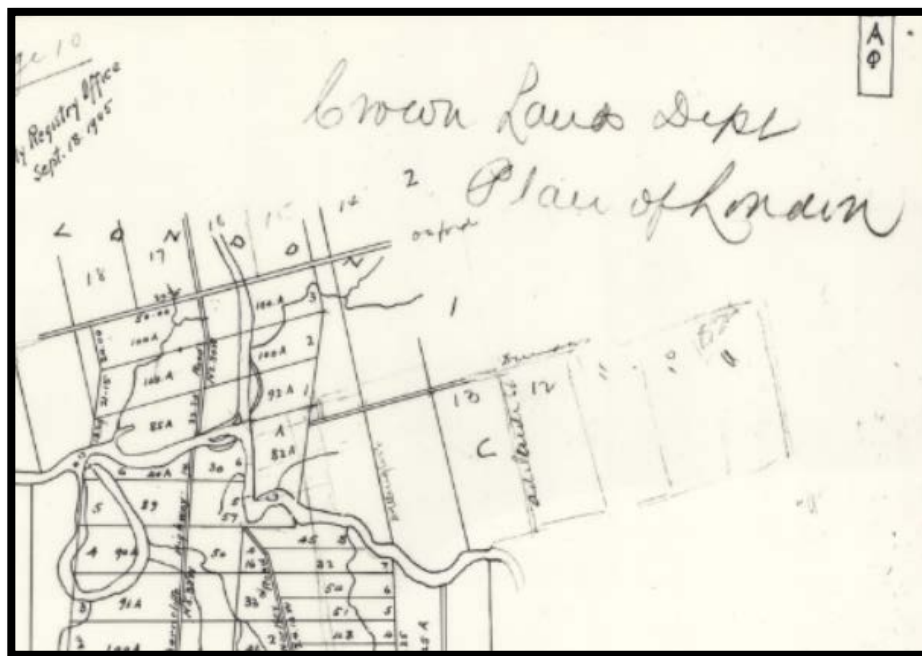


Figure 5: Map of Crown Lands, Department of Planning of London (original 1824, revised 1905) (Courtesy of Western University)  
(note: subject lands are located to north of map)

A survey of London was carried out, which contained 240 acres. The river was located at the south and west boundaries, and extended to the east as far as Wellington Street, bounded to the north by North Street (now Queen's Avenue) (Campbell, 1921).

Primitive streets were laid out in what is now Downtown London in the first half of the 19<sup>th</sup> century. They were unpaved, lacking sewers and ditches (Campbell, 1921). A large swamp on the east side of Richmond Street (near Dundas), was also present.

By the 1850s the population more than doubled, approximately 5,000 of which were skilled working-class men. By this time, London was growing and self-sufficient (Campbell, 1921). In 1854 the Town of London was incorporated into a city and separated from Middlesex County (Godspeed, 1889). At the edge of the City, lay the rural development of the Township of London, which would have included the subject land. This leads to a closer examination of the development of the subject lands.

### 2325 Sunningdale Road East, London

In 1863, University College granted 100 acres (northern half of Lot 5) to William Stephens (LRO); this transaction was not registered until February 27, 1884. In the abstract index 1 up to 1866; Concession 5 (Middlesex County (33), London, Book 4) King's College (University College) is listed as owning 200 acres of Lot 5, Concession 5 in January of 1866. It would be presumed that William Stephens made an agreement in 1863 to own 100 acres of this land as seen below, although not registered until 21 years later. Dating the architecture of the house and the time that the house was owned by the Stephens family, it is likely that the house was constructed and lived in by the Stephens family.

Abstract No.	Grantor	Grant Date	Grantee	Acres	Notes
10816	University College	Feb. 27-1884	William Stephens	100	North half
10817	Reed	Feb. 27-1884	Elizabeth Stevens and Thomas H. Stephens		North half & other land

The subject land located at Concession V, Lot 5 and Lot 6, a total of 150 acres, in the 1877 Map of the County of Middlesex, Ontario notes that it is owned by the "heirs of William Stevens". William Stevens was born in 1833 in England and in the 1871 Canadian Census was living in Middlesex East, London Township in Division 1. He is listed as being a Carpenter and the head of the household. His spouse was Margaret Otty. William Stevens owned other lots within the Township and it appears that he resided on Concession 6, Lot 15 (50 acres), and the subject land was intended for his sons. One of his sons, James Stevens owned Concession V, Lot 4 (100 acres) and was listed as a farmer in 1871 and showing to have owned Concession V, Lot 4 in 1877. John Stevens, however, William's other son, is listed as a labourer but not an owner of land. The land [was] deeded in 1884 from Elizabeth Stevens et al. to H. H. Stephens (LRO).

In the early 20<sup>th</sup> century, the property was owned by the Stone Family. The head of the household, William Stone, was listed as a painter in the 1911 census. In 1913, the property was sold to Lafayette Quinn, who only five years later sold to Walter B. Haskett. Three years later, Walter B. Haskett sold the land to James Lee. In 1925, the land was sold to William Marcus Talbot. In 1936, the land was granted from Eva May Parkinson and Dustin Talbot, executors of William Marcus Talbot, to Allan Marcus Talbot.



Figure 6: 1877 Atlas of the Middlesex County; red box outlines subject lands and dotted line represents Sunningdale Road East (Courtesy of McGill University).

The property has since included aggregate extraction operations beginning in the latter half of the 20<sup>th</sup> century, and the majority of the land is used for the extraction of sand and gravel, known as the Lafarge Talbot Pit. **Figure 9**, provides an overall context as to the surrounding land use, in particular its transition from agricultural to rural industrial use.



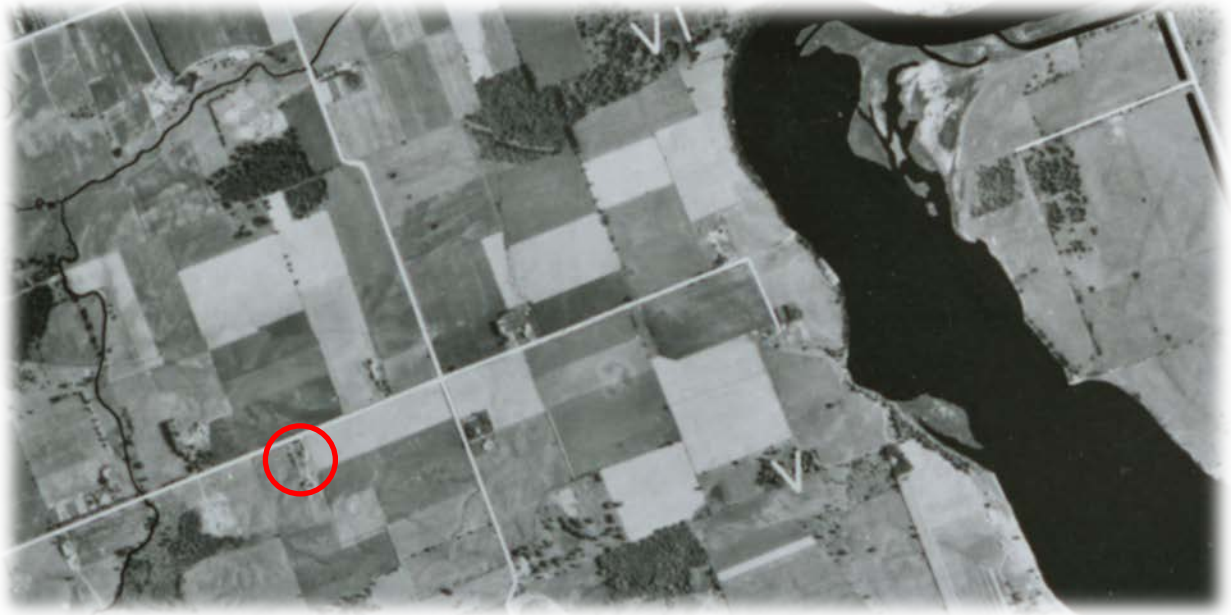


Figure 7 & 8: (Above) 1954 aerial photograph of the subject lands prior to aggregate extraction (Courtesy of the University of Toronto); (Below) 2004 aerial photograph of the subject lands post aggregate extraction (Google Earth Pro, 2019); red circles indicates location of the subject lands.



Figure 9: Aerial of subject land and surrounding area; Red arrow indicates building on subject land (Source: Google Earth Pro, 2019)

## 5.0 Current review of building on subject lands

This Section of the report will review the current conditions of the existing building to evaluate the heritage integrity of the building.

Although *Ontario Regulation 9/06* does not consider the structural integrity of the building, the Ministry of Culture Tourism and Sport advises on *Integrity* and *Physical Condition* of *properties* in part of Section 4, *Municipal Criteria* of the *Heritage Property Evaluation* document of the *Ontario Heritage Toolkit*.

In the matter of integrity the Guide notes that: (underline for emphasis),

*A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*

*For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost. If this same building had a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest for these reasons, but not for its association with the architect.*

*Cultural heritage value or interest may be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, would warrant an assessment of the integrity.*

*There can be value or interest found in the evolution of a cultural heritage property. Much can be learned about social, economic, technological and other trends over time. The challenge is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.*

Ministry guidelines from the *Ontario Heritage Took Kit Heritage Evaluation* resource document note that:

*Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.*

This evaluation of the current condition considers the matter of heritage integrity as outlined by the Ministry of Culture, Tourism and Sport.

The photographic documentation of the current conditions of the building is included in **Appendix D** of this report.

## 5.1 Exterior

### **North (Front) Elevation**

The front elevation of the building has a symmetrical composition. The original window openings remain, as well as the window voussoirs and stone lintels. The windows, however, have been replaced with vinyl, double hung windows. There is a front portico enclosure with stone with a concrete foundation sill and includes a cubed glass window opening centred in on the front façade of the enclosed portico. The pediment has been covered with vinyl siding.

There is a gable dormer placed centred on the roof which has been covered in siding. The open gable has box end eaves. The window has been replaced with a double-hung window. A black sealant has been used both along the adjoining portico and along the boundary of the shed dormer window.

Angel stone infill has been used on both bottom corners of the front façade that was used to enclose the portico; a concrete block has also been placed at these corners.

The roof is open gabled with box end eaves. There is a chimney on the east elevation which also appears to have been covered in a black sealant. The roof is composed of asphalt shingles and original soffit and fascia has been replaced.

### **West Elevation**

The west elevation is composed of four (4) windows; the window openings including voussoirs are original and it appears at least one of the windows are original. There is an original foundation window indicated by the voussoir; the window has been boarded up with wood. The original rubble stone foundation is apparent on this elevation as well as the wrap around stone infill on the western corner of the façade. This façade shows the open gabled roof line and box end eaves and covered/ replaced soffit and fascia.

There are signs of efflorescence on this façade, in particular slightly to the right of the centre of the façade as well as under the sills of both windows on the first level. This has resulted in cracking in parts of the façade.

The rear addition includes two windows with voussoirs and stone lintels and a doorway. The window openings appear to be original, however, the windows have been replaced a single pane within wood frames. The west elevation of the rear addition has been painted with white paint concealing the original yellow brick.

### **South Elevation**

To the rear of the building is a rectangular addition; the addition adjoins immediately following a window opening. The window opening, including voussoir and stone lintel, is original, however, the window is a double-hung vinyl replacement. A portion of the façade has been painted white. The rear façade of the addition has been painted white, it is apparent, however, that it was composed of yellow brick. The rubble stone foundation is also apparent below the white paint. The roof of this rear wing is slanted, mimicking a salt-box cottage. It is most likely that this rear addition was used as a summer kitchen.



## **East Elevation**

The west elevation is composed of the rear wing elevation of the main house. This façade of the rear wing includes a garage door entrance which recedes further back before adjoining to the main house. It is likely that the extension for the garage portion was a later addition. This niche includes a small two pane window with a stone sill. This façade has been covered with siding.

The east elevation of the main home consists of three (3) windows which are the original windows openings including voussoirs and stone sills. The first level window has been replaced with a vinyl double-hung window. The upper two windows appear to be original 4 x 3, double-hung wood framed windows. Both upper windows have been sealed with a black sealant along the window opening and in and around the sill.

There is an original foundation window opening with voussoir along this façade which has been boarded. There is a chimney shaft along this façade that is also covered in a black sealant.

The overall use of waterproof sealing throughout the exterior of the building and the signs of efflorescence on the eastern elevation indicate signs of water damage.

## 5.2 Interior

The interior arrangement of the house has been largely altered throughout the years. Only a few features continue to exist; those being the fireplace opening, the rubble stone foundation and the remaining original windows (also exterior feature) on the western and eastern elevations.

## 5.3 Landscape features

There is a mature White Cedar to the west of the front façade and a mature maple to the rear of the house. These appear to original plantings associated with the house, however, are not particularly a supportive or defining feature.

There are no field areas remaining, which would link to the agricultural history of the area.

## 5.4 Comment on heritage integrity

The building has undergone significant exterior and interior alterations, some of which are irreversible. There is water damage in several locations on the exterior which subsequently could have severe effects on the interior. Lafarge staff indicated during the site visit that several repairs have been made over the years to address water penetration and structural issues. The heritage integrity of the building is limited to the original window openings including voussoirs and the remaining original windows.



## 6.0 Evaluation under Ontario Regulation 9/06

### 6.1 Evaluation criteria

The subject lands have been evaluated as per *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act* in order to determine cultural heritage value or interest where,

*A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:*

- 1. The property has design value or physical value because it,*
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
  - ii. displays a high degree of craftsmanship or artistic merit, or*
  - iii. demonstrates a high degree of technical or scientific achievement.*
- 2. The property has historical value or associative value because it,*
  - i. has direct associations with a theme, event, belief, person, organization or institution that is significant to a community,*
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
- 3. The property has contextual value because it,*
  - i. is important in defining, maintaining or supporting the character of an area,*
  - ii. is physically, functionally, visually or historically linked to its surroundings, or*
  - iii. is a landmark.*

#### 6.1.1 Physical/ Design Value

The house is described as a Georgian farmhouse in the Register, however the alterations to the house, in particular the irreversible covering of a large portion of the main façade, has removed its ability to be an exceptional representative of this type of architecture. There are 102 properties on the Register of Cultural Heritage Resources listed as being of a Georgian architectural style; 51 of which are described as “Georgian”. There is one (1) designated Georgian building under Part IV of the OHA and two (2) designated under Part V of the OHA.



Figures 10 & 11: (Left) Example of other Georgian examples on the Register, street view of 357 Southdale Road East, London (Source: Google Earth Pro, 2019); Photograph of “Georgian” house on the subject lands (Source: MHBC, 2019)

The property does not have physical/ design value as it is not rare, unique or clearly representative of a style, type, expression, or construction method. It does not display a high degree of technical or scientific achievement.

### 6.1.2 Historical/ Associative Value

The house is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to the community, or yield, or has potential to yield information that contributes to the understanding of a community or culture that is significant. It does not demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community; the builder/ architect is unknown.

### 6.1.3 Contextual Value

The existing house is shown in the 1877 map with rows of trees to the east of the property perhaps to facilitate a wind break. The house continues to remain in-situ and there are remnants of the treed windbreak. However, its original context as an agricultural property has been altered by the aggregate extraction activities on the property. Its original functionality has been, for the most part removed. The house is not important in defining, maintaining or supporting the character of the area as land use of the property has altered its original purpose. It is no longer physically, functionally, visually linked to its surrounding area. It is historically linked to the original land patterns and roadways in its orientation and position, however, not in itself significant or unique to any other agricultural landscape in Ontario. It is not a landmark.

## 6.2 Evaluation of the Subject Lands

Ontario Regulation 9/06		2325 Sunningdale Road East
<b>1. Design/Physical Value</b>		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	<input type="checkbox"/>
ii.	Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>
iii.	Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>

<b>2. Historical/associative value</b>		
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/>
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>
<b>3. Contextual value</b>		
i.	Important in defining, maintaining or supporting the character of an area	<input type="checkbox"/>
ii.	Physically, functionally, visually, or historically linked to its surroundings	<input type="checkbox"/>
iii.	Is a landmark	<input type="checkbox"/>

## 7.0 Description of proposed development

### 7.1 Description of development

The proposed development includes the continued development of the existing Talbot Pit to include extraction of aggregate resources from the subject land. The planned development proposes to remove all remaining buildings and structures located on the subject lands including the existing 'listed' house on the property to facilitate the development of 'Area 4' of the Talbot Pit; this would be completed in Phase C of the development plan. The continued development of the gravel pit will result in extraction moving northwards into this area. See **Appendix B** for excerpts from the larger version of the site plan.

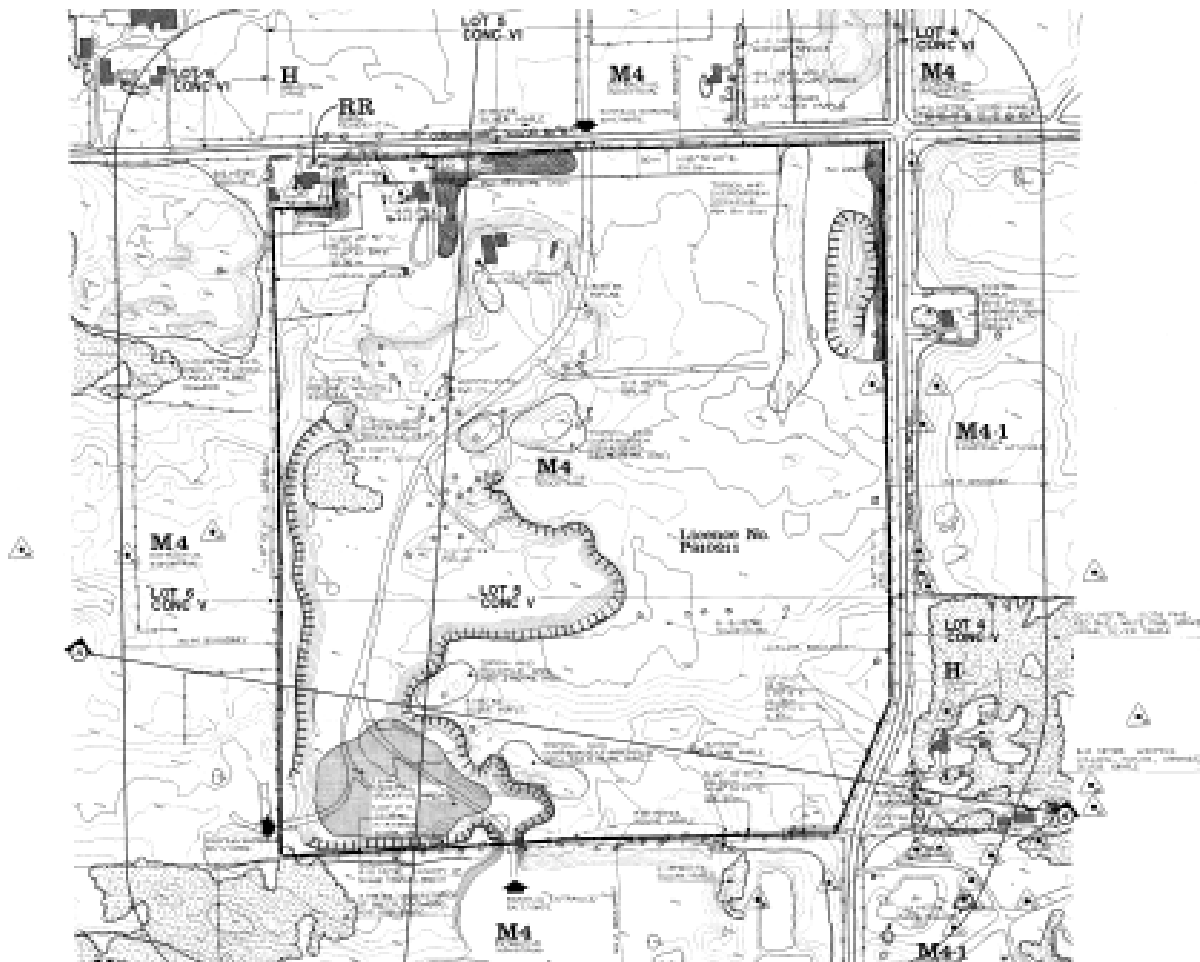


Figure 8: ARA approved site plan for proposed extension of Talbot Pit (Source: Harrington and Hoyle Ltd., March 1993)

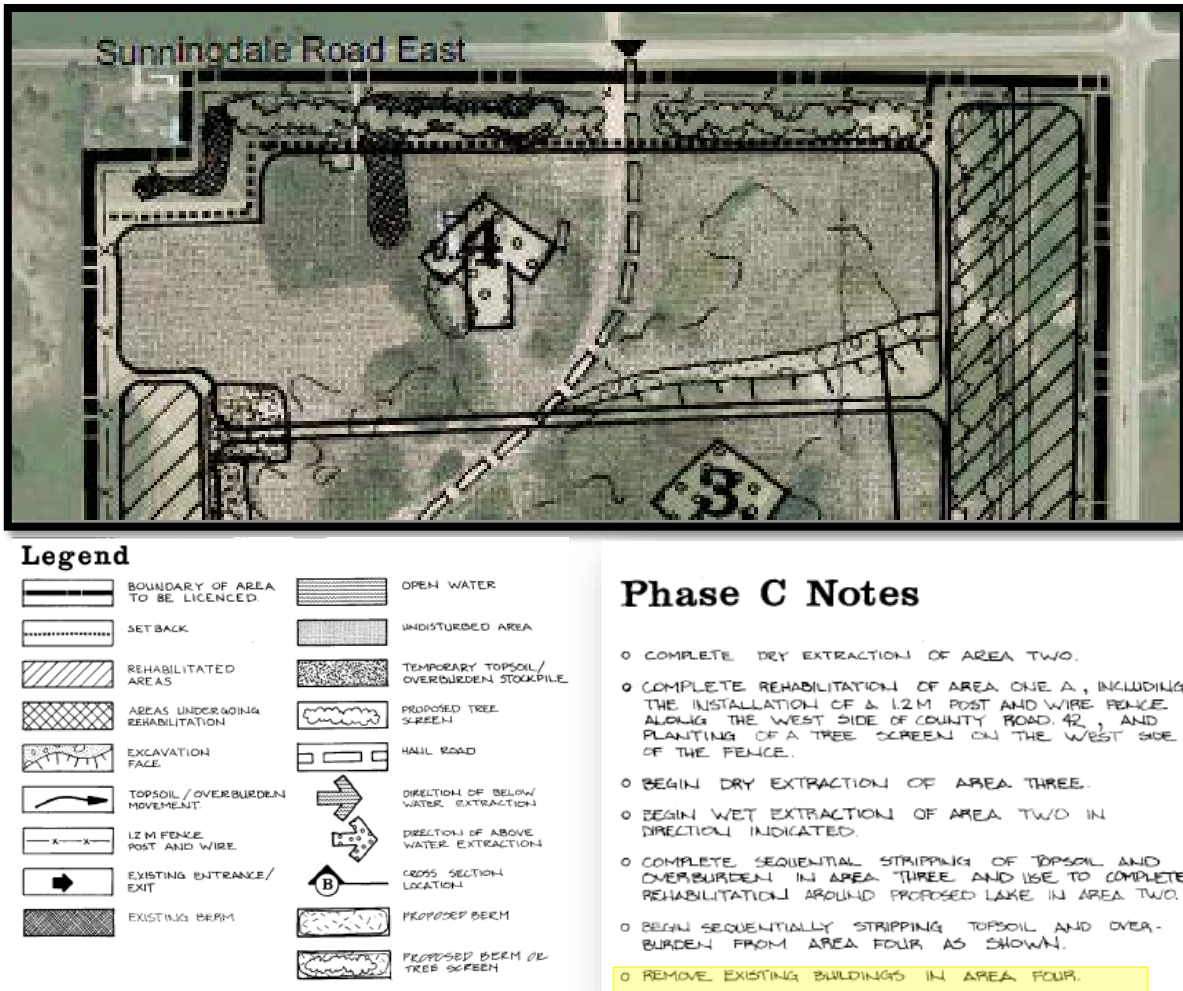


Figure 9: Notes for Phase C of the redevelopment for the extension of the Talbot Pit; the last note reflects the pre-approved demolition/ removal of the existing house on-site. (Source: Harrington and Hoyle Ltd., 1993 & MHBC, 2019)

## 8.0 Assessment of impacts of development

The following sub-section of this report will provide an analysis of impacts which are anticipated as a result of the proposed continued development of the subject lands as they relate to the identified cultural heritage resources. This will include a description of the classification of the impact as beneficial, neutral, or adverse.

### 8.1 Classification of impacts

Based on the Ontario Heritage Tool Kit, there are three classifications of impacts that the effects of a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial impacts may include retaining a resource of cultural heritage value, protecting it from loss or removal, restoring/repairing heritage attributes, or making sympathetic additions or alterations that allow for the continued long-term use of a heritage resource. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions which remove or obstruct heritage attributes. The isolation of a cultural heritage resource from its setting or context, or addition of other elements which are unsympathetic to the character or heritage attributes of a cultural heritage resource are also considered adverse impacts. These adverse impacts may require strategies to mitigate their impact on cultural heritage resources.

This report concludes that there are no impacts to cultural heritage as according to the evaluation under the prescribed Ontario Regulation 9/06, there is no significant cultural heritage value associated with the property.

## 9.0 Consideration of development alternatives and mitigation measures

### 9.1 Alternative development approaches

Heritage Impact Assessments routinely consider alternative development options as a form of mitigation related to potential impacts to cultural heritage resources. Alternatives can include 'do nothing', proceed with proposed development, or proceed with an alternate form of development.

As outlined earlier in this report, there are no significant cultural heritage resources located on the subject lands. Given these conclusions, alternative development approaches were not examined as there would be no benefit to doing so.

### 9.2 Mitigation measures and monitoring

Based on the findings of the report, mitigation measures and monitoring are not required. It is recommended that this report be considered as sufficient documentation of the subject lands for archival purposes.

## 10.0 Conclusions and recommendations

Lafarge Canada Inc. operates the existing Talbot Pit located on the subject lands (2325 Sunningdale Road East), and plans to move to the next approved stage of extraction in the near future. The next stage involves removal of the remaining existing buildings on the subject lands. The City of London Official Plan policies require a Heritage Impact Assessment for the continued approved aggregate resource development of the subject land, since the dwelling is listed on the City of London's Register of Cultural Heritage Resources.

This Heritage Impact Assessment provides an overview of the site history, documentation of the physical attributes of the property through a photographic record, and an assessment of the potential cultural heritage value of the property.

This report concludes that the subject lands do not meet the criteria of Ontario Regulation 9/06 and therefore, does not warrant continued protection under the *Ontario Heritage Act*.

As a result, this report concludes that there are no adverse impacts to cultural heritage as no significant cultural heritage value exists on the property. It is recommended that the City of London consent to the demolition of the building and deem this report as sufficient documentation of the building for the archival record. Materials from the building material (i.e yellow brick) could be made available for salvage purposes should there be interest from the community.

It is also recommended that this report be included in the archival record for this property for future research purposes.



## 11.0 Bibliography

- Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1874 to the Present*. Fitzhenry and Whiteside, 1990.
- Bremner, Archibald. *City of London, Ontario, Canada: The Pioneer Period and the London of Today (2<sup>nd</sup> Edition)*. FB& C Limited, 2016.
- Campbell Cl. T. M.D., *Pioneer Days in London – Some Account of Men and Things in London before it became a City*. London, 1921
- City of London. City of London Official Plan (1989).
- City of London. "Founding of the Forest City". *About London*. Accessed May 5, 2019.  
<http://www.london.ca/About-London/london-history/Pages/Overview.aspx>
- City of London Planning and Development, *Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London*. London: City of London, 1994.
- City of London, *By-law No: L.S.P.-3365-196 (A By-law to designate 672-674 Talbot Street to be of historical and*
- Google Maps & Google Earth Pro, 2018.
- Government of Canada. "1851, 1861, 1881, 1911 census of Ontario" *Library and Archives Canada*. Accessed May 18, 2019. <https://www.bac-lac.gc.ca/eng/census/Pages/census.aspx>
- Government of Canada. Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.
- Harrington and Hoyle Ltd. *Existing, Operational and Progressive Site Plans for 2325 Sunningdale Road East, City of London, ON*. March, 1993.
- London Advisory Committee on Heritage and Department of Planning and Development. *Inventory of Heritage Resources (Real Property – Buildings and Structures)*. London: City of London, 2005.
- London Public Library. Archival records related to Locust Mount. Online resource accessed April 2016:  
<http://www.londonpubliclibrary.ca/research/local-history/historic-sites-committee/locust-mount>
- Mark Thompson Brandt Architect & Associates Inc. (MTBA) in association with the Federal, Provincial, Territorial Ministers of Culture and Heritage in Canada. *Building Resilience: Practical Guidelines to Sustainable Rehabilitation of Buildings in Canada*. 2016.

Ministry of Tourism, Culture and Sport. *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process, InfoSheet #2, Cultural Heritage Landscapes*. Queens Printer for Ontario, 2006.

Ministry of Tourism, Culture and Sport. *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans*. Queens Printer for Ontario, 2006.

Ontario Land Registry. *Concession V, Lot 5, Township of London*. Accessed May 20, 2019. [www.onland.ca](http://www.onland.ca).

Ontario Ministry of Tourism Culture and Sport. Ontario Heritage Act Ontario Heritage Act 2005, R.S.O. 1990, c. 0.18. Retrieved from the Government of Ontario website: <https://www.ontario.ca/laws/statute/90o18>.

Ontario Ministry of Affairs and Housing. Ontario Provincial Policy Statement 2014. S.3 the Ontario Planning Act R.S.O. 1996. Retrieved from the Government of Ontario website: <http://www.mah.gov.on.ca/Page215.aspx>

Wilson, Jim & Malcolm Horne. London Archaeological Master Plan (1995).

## **MAPS**

Government of Canada. "Middlesex: Historical Canadian County Atlas." 1877. Scale not given. McGill University Rare Books and Special Collections Division, McGill University (Digital). <http://digital.library.mcgill.ca/CountyAtlas/searchmapframes.php>

Surveyor Office, Port Talbot, Ontario. "Department of Crown Lands, Toronto, February 22<sup>nd</sup>, 1890. Examined and Certified a True Copy. Aubrey White, Assistant Commissioner." 40 Chains per 1 Inch. 32 x 32cm.

Unknown. "Copy of Part of the Township of London of the Early Plan for the Location of London, Ontario within London Township Survey by Mahlon Burwell." 40 Chains per 1 inch. 51 x 48 cm. Courtesy of University of Western, Ontario


Glover, E.S. "Looking North-East, Population 20,000: Reproduction: Canadian Cities: Bird's Eye Views of 1872". 71 x 56 cm. Coloured Lithograph. Cincinnati, Ohio: Strobridge & Co. Lith. J.J. Talman Regional Collection Room, University of Western, Ontario.

## Appendix **A**      Map of Subject Land



**Figure:  
Aerial Location**

**Legend**

 Subject Lands

**Date:** May, 2019

**Scale:** 1:7,500

**File:** 9526HU

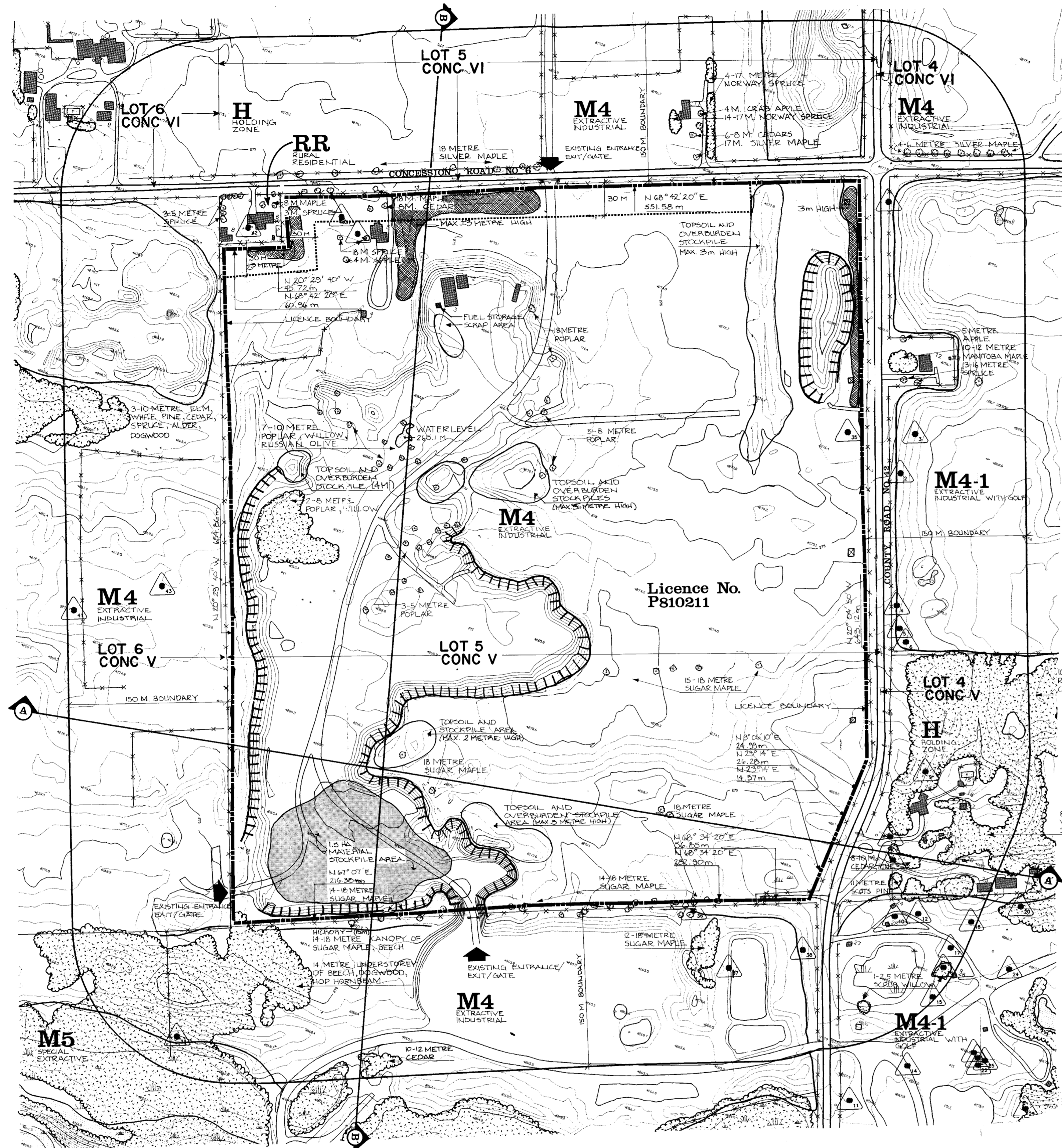
**Drawn:** GC



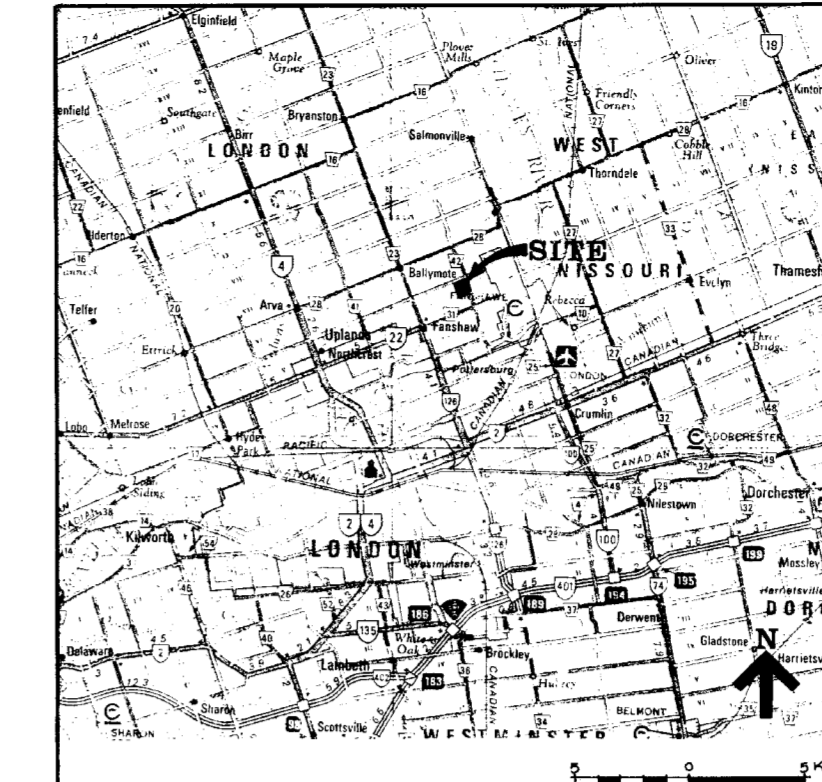
Document Path: K:\9526HU\_Lafarge\_Talbot\RPT\Aerial\_Location.mxd

## Appendix **B** Excerpts from Aggregate Resources Act (ARA) Site Plans





**KEY MAP**



SOURCE: 'ONTARIO TRANSPORTATION MAP SERIES', 1984  
SCALE: 1:250,000

**Legend**

- BOUNDARY OF LICENCED AREA
- SETBACK INTERVAL
- EXISTING CONTOUR
- EXISTING ENTRANCE/EXIT/GATE
- EXISTING 1.2M POST AND WIRE FENCE
- WATER WELL LOCATION
- EXISTING VEGETATION
- ZONING
- CROSS SECTION LOCATION
- EXTRACTION FACE
- BERM
- EXISTING HYDROTOWERS

**Notes**

- 1 TOPOGRAPHIC INFORMATION BY MCELHANNY GEOSURVEYS INC., NEPEAN, ONTARIO, AUGUST 1991.
- 2 THIS SITE PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF SECTION 40 OF THE AGGREGATE RESOURCES ACT AND REPLACES THE SITE PLAN ORIGINALLY SUBMITTED AS A PART OF A LICENSE APPLICANT UNDER THE PITS AND QUARRIES CONTROL ACT AND REGULATIONS.
- 3 WATER WELL INFORMATION FROM THE MINISTRY OF ENVIRONMENT WELL RECORDS IN IMPERIAL AND CONVERTED TO METRIC BY HARRINGTON & HOYLE LTD.
- 4 ZONING INFORMATION AND LOT AND CONCESSION INFORMATION FROM MAP 18, SCHEDULE 'A', TOWNSHIP OF LONDON RESTRICTED AREA, ZONING BY-LAW NO. 0000, SEPTEMBER, 1980.
- 5 ALL MEASUREMENTS SHOWN ON THIS SITE PLAN ARE IN METRES.
- 6 LICENSE B0211 TOTAL AREA LICENCED 42.09 ha  
TOTAL AREA DISTURBED 19.30 ha  
TOTAL AREA TO BE EXTRACTED 40.44 ha
- 7 REFER TO SHEET NO.2 FOR PROGRESSIVE REHABILITATION ILLUSTRATIONS AND NOTES.
- 8 SECTION LINES ARE LOCATED ON DRAWINGS:  
1 EXISTING FEATURES  
2 OPERATIONAL PLAN  
3 PROGRESSIVE REHABILITATION
- 9 MAXIMUM DEPTH OF EXTRACTION IS ± 255.00 A.S.L.
- 10 PROPERTY BOUNDARY INFORMATION TAKEN FROM A PLAN OF SURVEY BY ARCHIBALD, GRAY AND McHAY, O.L.S., DATED NOV. 21, 1964.

**WATER WELL INFORMATION**

NO.	TOP ELEVATION	WATER FOUND	STATIC LEVEL	BOTTOM	SOURCE
1	276.8		28.3		M.O.E. WELL #41-1881
2	274.3		23.8		M.O.E. WELL #41-1880
3	275.8	33.5	19.8	33.5	M.O.E. WELL #41-1916
4	271.3		26.6		M.O.E. WELL #41-1917
5	271.3		13.4		M.O.E. WELL #41-1918
6	271.3		27.6		M.O.E. WELL #41-1875
7	269.7		20.1		M.O.E. WELL #41-1920
8	267.6		14.0		M.O.E. WELL #41-1868
9	268.2		10.2		M.O.E. WELL #41-1886
10	274.7	1.8	14.6		M.O.E. WELL #41-1994
11	265.2		6	14.0	M.O.E. WELL #41-1885
12	266.7	7.9	1.2	14.0	M.O.E. WELL #41-1901
13	264.6		14.0		M.O.E. WELL #41-1887
14	266.7		16.2		M.O.E. WELL #41-1890
15	266.7		14.6		M.O.E. WELL #41-1887
16	268.2		1.2	12.8	M.O.E. WELL #41-1883
17	266.7	7.9	9	12.5	M.O.E. WELL #41-1902
18	271.3		5.5	29.6	M.O.E. WELL #41-1882
19	268.2		14.0		M.O.E. WELL #41-1919
20	268.2		14.0		M.O.E. WELL #41-1915
21	267.6		17.1		M.O.E. WELL #41-1889
22	267.6	7.9	9	14.9	M.O.E. WELL #41-1898
23	267.6	4.3	4.9	15.24	M.O.E. WELL #41-1921
24	266.7	24.1	18.3	24.4	M.O.E. WELL #41-1910
25	267.6		1.2	20.7	M.O.E. WELL #41-1884
26	268.2		5	12.8	M.O.E. WELL #41-1895
27	268.2		14.6		M.O.E. WELL #41-1920
28	271.3		12.8		M.O.E. WELL #41-1901
29	268.2		4.9	17.1	M.O.E. WELL #41-1895
30	274.3		8	21.6	M.O.E. WELL #41-1879
31	274.3	8.2	8.2	8.8	M.O.E. WELL #41-1931
32	274.3	35.7	11.3	35.7	M.O.E. WELL #41-1931
33	268.2		23.2		M.O.E. WELL #41-1925
34	262.1		3.0	19.8	M.O.E. WELL #41-1924
35	275.8	11.9	11.9	13.1	M.O.E. WELL #41-5773
36	265.2		1.2	12.2	M.O.E. WELL #41-1930
37	265.2		21.3		M.O.E. WELL #41-1932
38	265.2		20.7		M.O.E. WELL #41-1922
39	268.2		20.7		M.O.E. WELL #41-1937
40	271.3		15.2		M.O.E. WELL #41-1936
41	271.3	29.6	13.7	29.9	M.O.E. WELL #41-4853
42	271.3		17.1		M.O.E. WELL #41-1938

**BUILDING LIST**

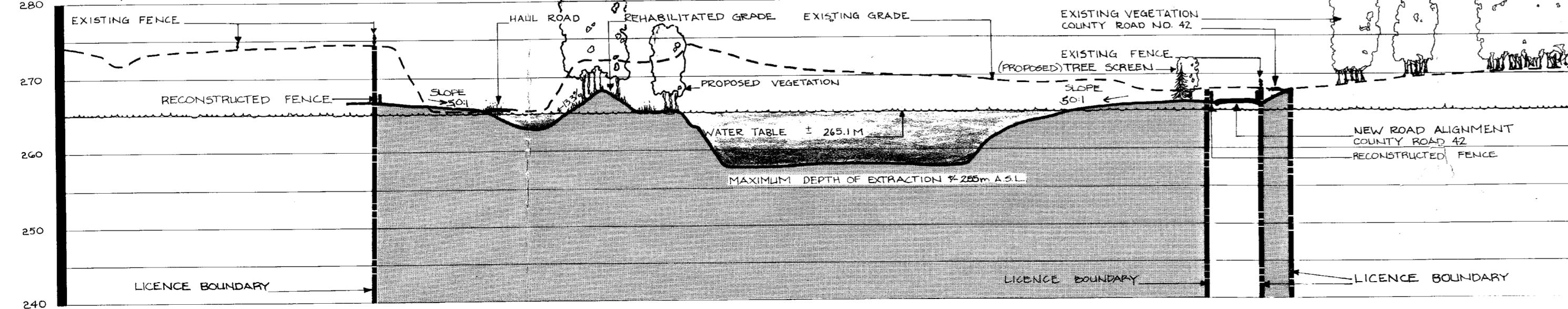
NO.	SIZE	USE
1	4m x 16m x 3.5m	MOBILE HOME TRAILER
2	11.0 x 11m x 3m	METAL SHED GARAGE
3	12m x 28m x 5m	METAL QUINSET HULL (GARAGE)
4	8m x 4m x 3m	SHED
5	14m x 18m x 2m	1 STOREY BRICK HOUSE WITH WOOD FRAME ADDITION
6		1 STOREY BRICK BUNGALOW
7		SHED
8		DOG KENNEL
9		1 STOREY WOOD FRAME HOUSE
10		GARAGE
11		2 STOREY WOOD FRAME HOUSE
12		2 STOREY BRICK HOUSE
13		SHED
14		3 STOREY WOOD FRAME HOUSE
15		POOL CABANA
16		SHED
17		SHED
18		1 CAR GARAGE
19		SHED
20		SHED
21		SHED
22		1 STOREY WOOD FRAME STUCCO HOUSE
23		2 CAR GARAGE
24		SHED
25		SHED
26		OUTDOOR HYDRO SHED
27		SHED
28		SHED
29		SHED

**SITE PLAN OVERRIDE**

THE FOLLOWING CONDITIONS ILLUSTRATED ON THESE PLANS VARY FROM THE REQUIREMENTS OF ONTARIO REGULATION 702/89 AS PROVIDED FOR UNDER SECTION 15.

ITEM	SECTION
THE COMMON WEST 15M SETBACK ABOVE RD ONLY HAS BEEN REMOVED BY BOUNDARY AGREEMENT.	15 (1) (a)
THE COMMON SOUTH 15M SETBACK HAS BEEN REMOVED BY BOUNDARY AGREEMENT.	15 (1) (a)
THE ENTIRE EAST 30M SETBACK PLUS THE EAST PORTION OF THE NORTH 30M SETBACK HAS BEEN REMOVED TO ACCOMMODATE REALIGNMENT OF CLARKE SIDE ROAD (COUNTY ROAD 42).	15 (1) (b) (1)
FENCING TO BE REINSTALLED INSIDE EAST LICENCE BOUNDARY ON WEST SIDE OF THE NEW ALIGNMENT FOR CLARKE SIDE ROAD.	15 (1) (b)

**SECTION A-A** LOOKING NORTH  
VERTICAL SCALE: 1:400  
HORIZONTAL SCALE: 1:2000

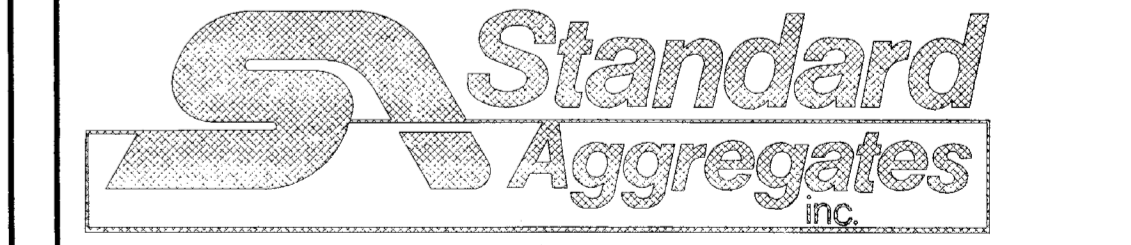


NO.	DATE	REVISION	OWNER	IN. NO.

**Harrington and Hoyle Ltd.**  
LANDSCAPE ARCHITECTS

91 Anderson Avenue, Unit #2  
Markham, Ontario, L6E 1A5  
Telephone: (416) 294-8285  
Fax: (416) 294-7623  
Office in Markham and Waterloo

PROJECT NAME  
**TALBOT PIT**  
PART OF LOT 5, CONCESSION 5, TOWNSHIP OF LONDON,  
MIDDLESEX COUNTY



45 McIntosh Drive  
Markham, Ontario L3R 8C7  
416 475-8110

SCALE 1:8000

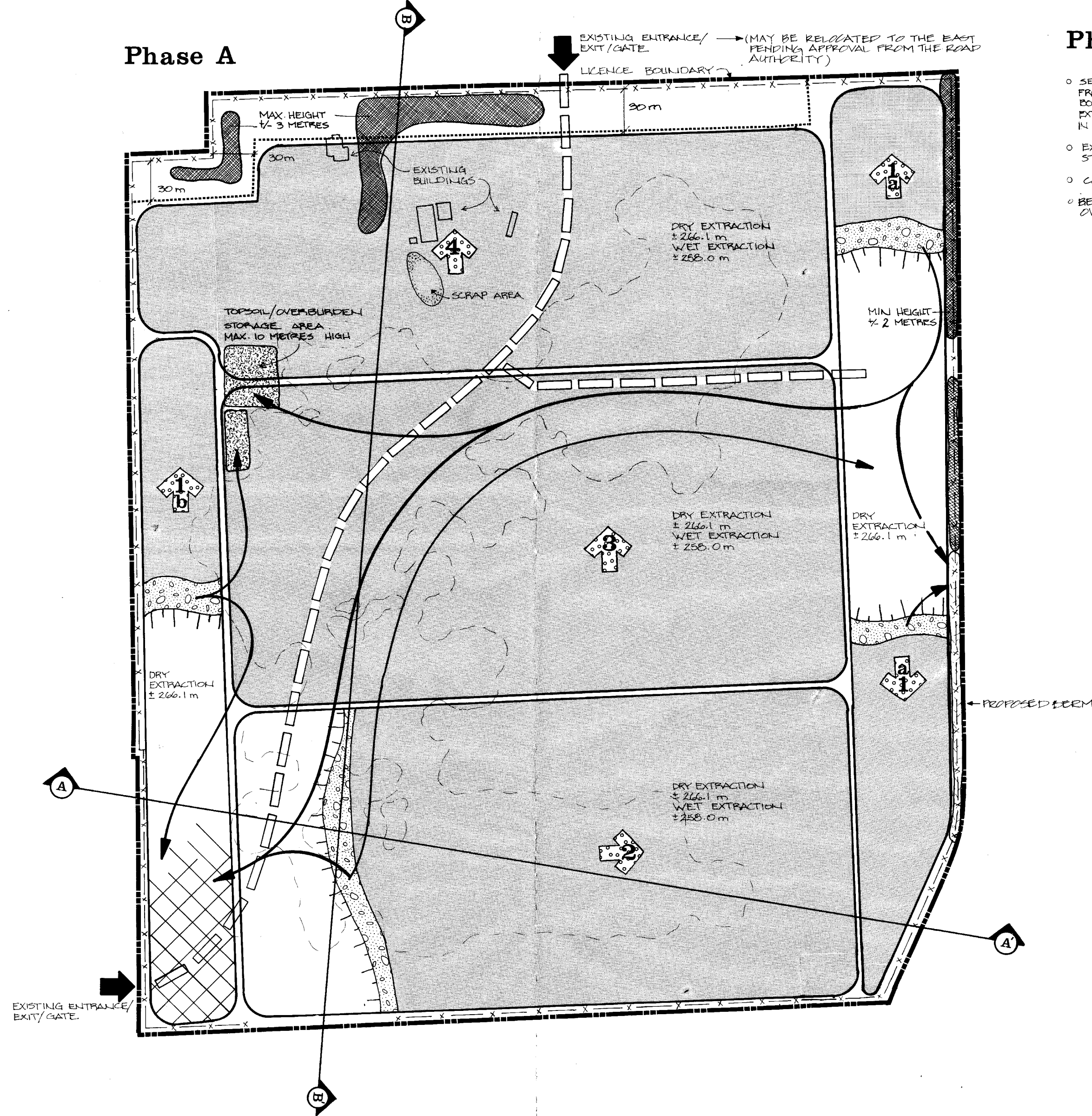
0 25 50 100 150 (METRIC)

DRAWING STATUS: FINAL

DRAWN BY: F.H.O./R.P. CHECKED BY: G.D.H./M.M. ISSUE DATE: MARCH 20, 1993 PROJECT NO: 91-47 DRAWING TITLE: EXISTING FEATURES DRAWING NO: 1 of 3



**Phase A**



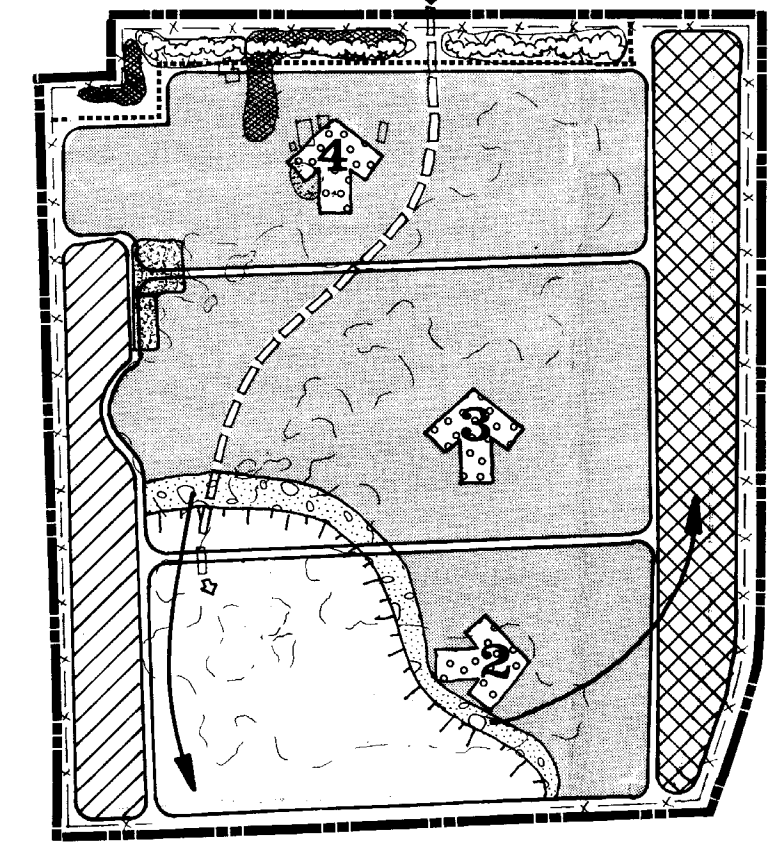
**Phase A Notes**

- 0 SEQUENTIALLY STRIP TOPSOIL AND OVERBURDEN FROM BERMS AND REMAINING UNDISTURBED SECTIONS OF BOTH PARTS OF AREA ONE AND USE TO REHABILITATE THE EXTRACTED AREAS OF AREA ONE (A), AS INDICATED OR IN BERMS ON THE EAST SIDE OF PHASE 1A.
- 0 EXCESS OVERBURDEN AND TOPSOIL IS TO BE STOCKPILED SEPARATELY AS INDICATED.
- 0 CONTINUE DRY EXTRACTION IN BOTH PARTS OF AREA 1.
- 0 BEGIN SEQUENTIALLY STRIPPING TOPSOIL AND OVERBURDEN FROM AREA TWO.

**Phase B Notes**

- 0 INSTALL BERM AND/OR TREE SCREEN ON NORTH BOUNDARY AS SHOWN AND RELOCATE HYDROTRENCS IN AREA 1(A) USE TOPSOIL STOCKPILED IN BERMS IN EAST PART OF 1(A) TO BEGIN REHABILITATION OF AREA 1(A).
- 0 COMPLETE DRY EXTRACTION IN BOTH PARTS OF AREA 1.
- 0 BEGIN DRY EXTRACTION OF AREA TWO.
- 0 COMPLETE REHABILITATION IN AREA 1(B) AND REINSTALL A 1.2M POST AND WIRE FENCE ALONG THE COMMON WESTERN BOUNDARY.
- 0 COMPLETE SEQUENTIAL STRIPPING OF TOPSOIL AND OVERBURDEN FROM AREA TWO AND USE TO COMPLETE REHABILITATION IN AREA 1(A).
- 0 BEGIN SEQUENTIALLY STRIPPING TOPSOIL AND OVERBURDEN FROM AREA THREE AS SHOWN.
- 0 CONTINUE DRY EXTRACTION IN AREA TWO.
- 0 AS EXTRACTION OF AREA TWO PROGRESSES EASTWARD THE FENCE ON THE SOUTH COMMON BOUNDARY WILL BE PROGRESSIVELY REPLACED.

**Phase B**

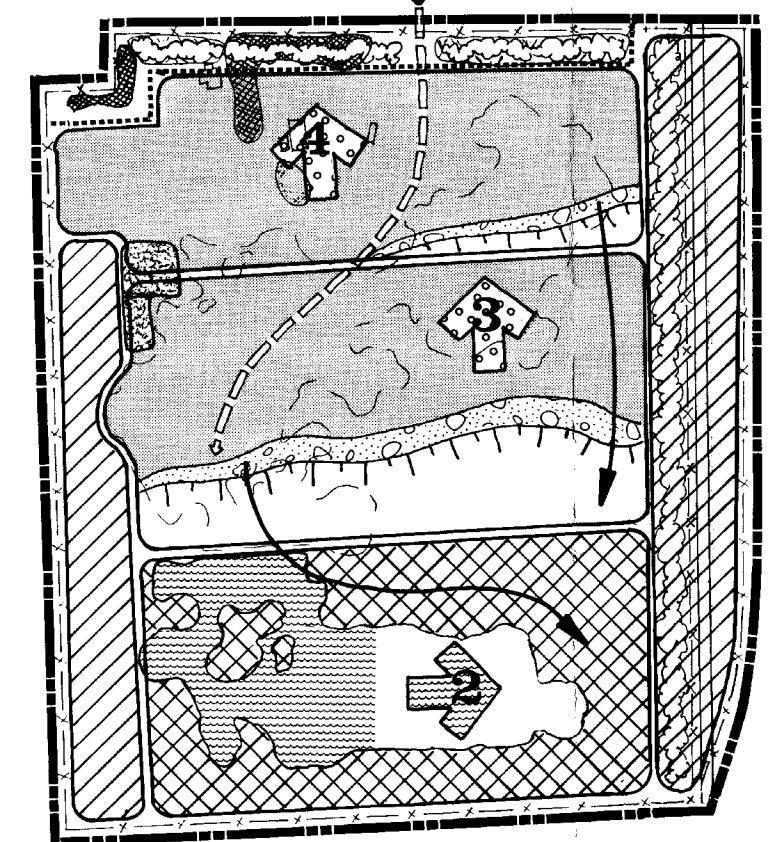


N.T.S.

**Phase C Notes**

- 0 COMPLETE DRY EXTRACTION OF AREA TWO.
- 0 COMPLETE REHABILITATION OF AREA ONE A, INCLUDING THE INSTALLATION OF A 1.2M POST AND WIRE FENCE ALONG THE WEST SIDE OF COUNTY ROAD 42, AND PLANTING OF A TREE SCREEN ON THE WEST SIDE OF THE FENCE.
- 0 BEGIN DRY EXTRACTION OF AREA THREE.
- 0 BEGIN WET EXTRACTION OF AREA TWO IN DIRECTION INDICATED.
- 0 COMPLETE SEQUENTIAL STRIPPING OF TOPSOIL AND OVERBURDEN IN AREA THREE AND USE TO COMPLETE REHABILITATION AROUND PROPOSED LAKE IN AREA TWO.
- 0 BEGIN SEQUENTIALLY STRIPPING TOPSOIL AND OVERBURDEN FROM AREA FOUR AS SHOWN.
- 0 REMOVE EXISTING BUILDINGS IN AREA FOUR.

**Phase C**



N.T.S.

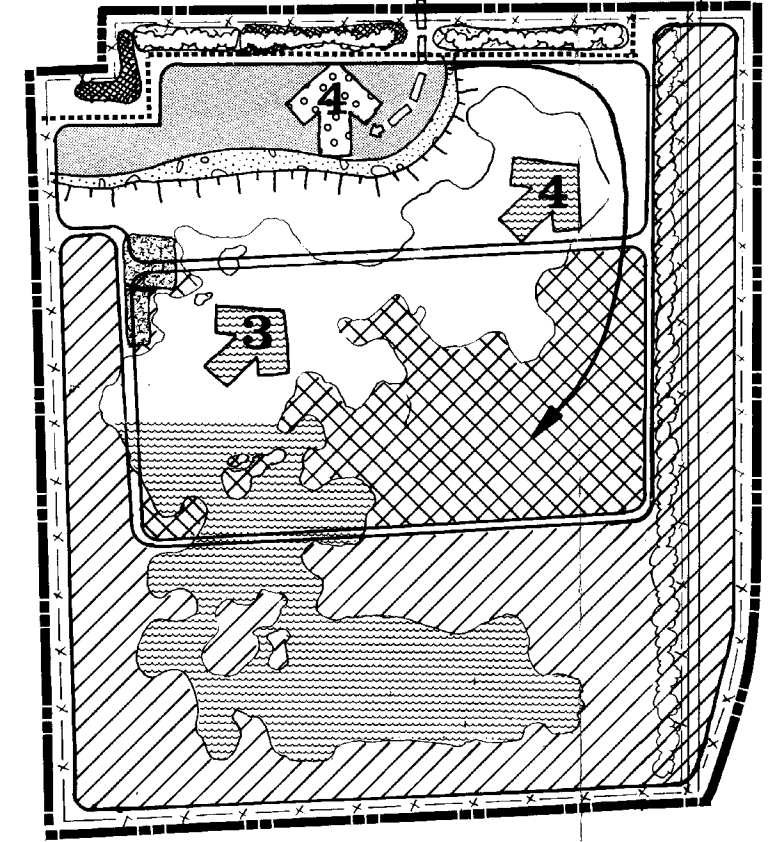
**Phase E (not shown)**

- 0 COMPLETE REHABILITATION OF AREA THREE.
- 0 COMPLETE DRY EXTRACTION OF AREA FOUR.
- 0 COMPLETE WET EXTRACTION OF AREA FOUR.
- 0 REMOVE ALL BUILDINGS, EQUIPMENT, AND SCRAP.
- 0 COMPLETE REHABILITATION OF AREA FOUR (INCLUDING THE HALL ROAD) USING STOCKPILED TOPSOIL AND OVERBURDEN.

**Phase D Notes**

- 0 COMPLETE WET EXTRACTION OF AREA TWO.
- 0 COMPLETE DRY EXTRACTION OF AREA THREE.
- 0 BEGIN WET EXTRACTION OF AREA THREE.
- 0 CONTINUE REHABILITATION THROUGH AREA THREE USING TOPSOIL AND OVERBURDEN STRIPPED FROM AREA FOUR.

**Phase D**



N.T.S.

**Notes cont'd**

16 CLEAN INJECT FILL THAT MEETS THE DEFINITION OF REGULATION 347 OF THE ENVIRONMENTAL PROTECTION ACT MAY BE IMPACTED INTO THE PROPERTY FOR REHABILITATION PURPOSES.

**Legend**

BOUNDARY OF AREA TO BE LICENCED	OPEN WATER
SETBACK	UNDISTURBED AREA
REHABILITATED AREAS	TEMPORARY TOPSOIL/OVERBURDEN STOCKPILE
AREAS UNDERGOING REHABILITATION	PROPOSED TREE SCREEN
EXCAVATION FACE	HALL ROAD
TOPSOIL/OVERBURDEN MOVEMENT	DIRECTION OF BELOW WATER EXTRACTION
1.2M FENCE POST AND WIRE	DIRECTION OF ABOVE WATER EXTRACTION
EXISTING ENTRANCE/EXIT	CROSS SECTION LOCATION
EXISTING BERM	PROPOSED BERM
	PROPOSED BERM OR TREE SCREEN

**Notes**

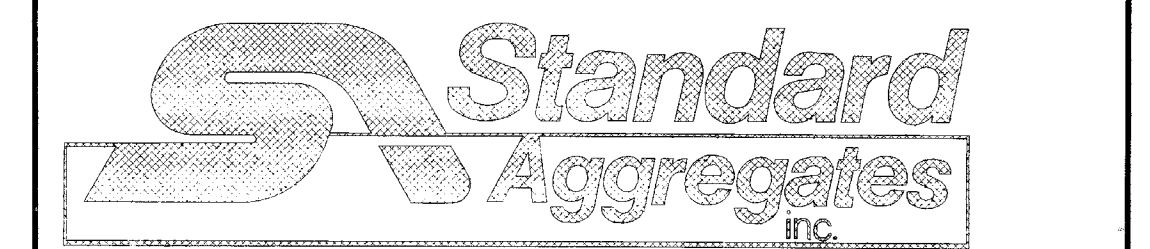
- THIS PLAN DEPICTS A SCHEMATIC OPERATIONS SEQUENCE FOR THESE PROPERTIES BASED UPON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION. PHASES SHOWN ARE SCHEMATIC AND MAY VARY WITH DEMAND OR TO MEET PROTECTIVE OPERATIONS PHASES DO NOT REPRESENT ANY SPECIFIC OR EQUAL TIME PERIOD.
- THE ENTIRE LICENCED BOUNDARY IS PRESENTLY FENCED WITH A 1.2M POST AND WIRE FENCE.
- ALL GATES WILL BE PROPERLY MAINTAINED AND WILL BE LOCKED WHEN THE PIT IS NOT IN OPERATION.
- TOPSOIL/OVERBURDEN SHALL BE STORED & STOCKPILED SEPARATELY IN STOCKPILES AND LOCATED 4M-5M FROM ANY LICENSE BOUNDARY, BERMS AND STOCKPILES OF TOPSOIL SHALL BE GRADED TO STABLE SLOPES AND SEEDED TO PREVENT EROSION AND MINIMIZE DUST. THIS WILL INCLUDE ANY TOPSOIL OR OVERBURDEN STORED AS A BERM WITHIN SETBACK AREAS.
- BERMS SHALL CREATE AN EFFECTIVE VISUAL BARRIER TO A MIN. OF 2.1 M ABOVE EXISTING GRADE AND SIDE SLOPES SHALL NOT EXCEED 2:1. REFER TO BERM CROSS SECTION ON P. 3.
- SURFACE WATER ON SITE HAS AN ELEVATION OF 264.25 M. EXTRACTION SHALL EXTEND BELOW THE WATER TABLE TO A MAXIMUM DEPTH OF 2.286.0 M.
- EXTRACTION OF AGGREGATES IS BY FRONT END LOADERS AND PORTABLE CRANALINE. THERE WILL BE NO PERMANENT PROCESSING EQUIPMENT ON SITE. PORTABLE PROCESSING EQUIPMENT WILL BE USED ON SITE AND MAY CONSIST OF A PORTABLE CRUSHER, SCREENS AND STACKERS. TEMPORARY STOCKPIILING OF MATERIALS WILL OCCUR DIRECTLY ADJACENT TO THE EXTRACTION FACE AND WILL BE LOCATED A MINIMUM OF 30M FROM ANY LICENSE BOUNDARY. MAXIMUM HEIGHT OF STOCKPILES IS 5M.
- FUEL STORAGE SHALL BE IN ABOVE GROUND CONTAINERS AND SHALL MEET THE REQUIREMENTS OF THE GASOLINE HANDLING ACT, SBO AND THE GASOLINE HANDLING CODE AND REGULATIONS (SBO). AS PERMITTED, REFUELLING SHALL BE WITHIN CONTAINMENT PAD AND ANY SPILLS SHALL BE REMOVED AND DISPOSED OF AT AN APPROPRIATE FACILITY.
- NO PUMPING, DEWATERING, WASHING OF AGGREGATE OR OFFSITE DISCHARGE OF WATER WILL OCCUR.
- DURING THE REHABILITATION OF AREA 1A, THE REALIGNMENT OF COUNTY ROAD 42 WILL OCCUR. ONCE THE NEW ROAD IS COMPLETED, A 1.2 M POST AND WIRE FENCE WILL BE PLACED ON THE WEST SIDE OF THE ROAD ALONG WITH A TREE SCREEN.
- AS EXTRACTION MOVED NORTHWARD, THE BUILDINGS EXISTING IN AREAS 3 AND 4 WILL BE REMOVED AND DISPOSED OF OFFSITE.
- TREE SCREENS AS SHOWN ON P. 3 & 5, WILL BE INSTALLED DURING PHASES INDICATED. ALL SEEDLING STOCK WILL BE A MINIMUM OF 4 YEARS OLD. TREES WILL BE MAINTAINED IN A HEALTHY, VIGOROUS GROWING CONDITION UNTIL REHABILITATION IS COMPLETE.
- SCRAP WILL BE STORED ON SITE AS SHOWN AND DISPOSED OF OFFSITE AT REGULAR INTERVALS.
- SETBACKS - BOUNDARY AGREEMENT TO ELIMINATE 15M SETBACKS ON WEST & SOUTH BOUNDARIES.
  - 30M SETBACK ALONG NORTH BOUNDARY
  - REDUCTION OF 30M SETBACK ALONG EAST BOUNDARY TO FACILITATE REALIGNMENT OF COUNTY ROAD 42.
- IF NO EXTRACTION OF AGGREGATE SHALL OCCUR WITHIN THE OLD ALIGNMENT OF COUNTY ROAD 42, UNTIL SUCH TIME AS THE LICENSEE PROVIDES THE MINIMUM OF NATURAL RESOURCES WITH COPIES OF ALL THE NECESSARY AGREEMENTS FROM THE COUNTY OF MIDDLESEX, THE CITY OF LONDON, (SANDWICH) AND ANY OTHER APPLICABLE AGENCIES HAVING AN INTEREST IN THE MATTER.

4	APPROVED PERMITS AND COMMENTS		
3	BY COMMENTS		
2	BY COMMENTS		
1	BY COMMENTS		
0	BY COMMENTS		

**Harrington and Hoyle Ltd.**  
LANDSCAPE ARCHITECTS

91 Anderson Avenue, Unit #2  
Markham, Ontario, L6E 1A5  
Telephone: (416) 294-8282  
Fax: (416) 294-7853  
Office in Markham and Waterloo

**PROJECT NAME**  
**TALBOT PIT**  
PART OF LOT 5, CONCESSION 5, TOWNSHIP OF LONDON,  
MIDDLESEX COUNTY



46 McIntosh Drive  
Markham, Ontario L3R 8C7  
416 475-6110

**SCALE 1:8000**

0 20 40 60 80 100 120 140 (METRIC)

**DRAWING STATUS**  
FINAL

**DRAWN BY** F.H.O./R.P. **CHECKED BY** G.D.H./M.M. **ISSUE DATE** MARCH 20, 1995 **PROJECT NO.** 91-47

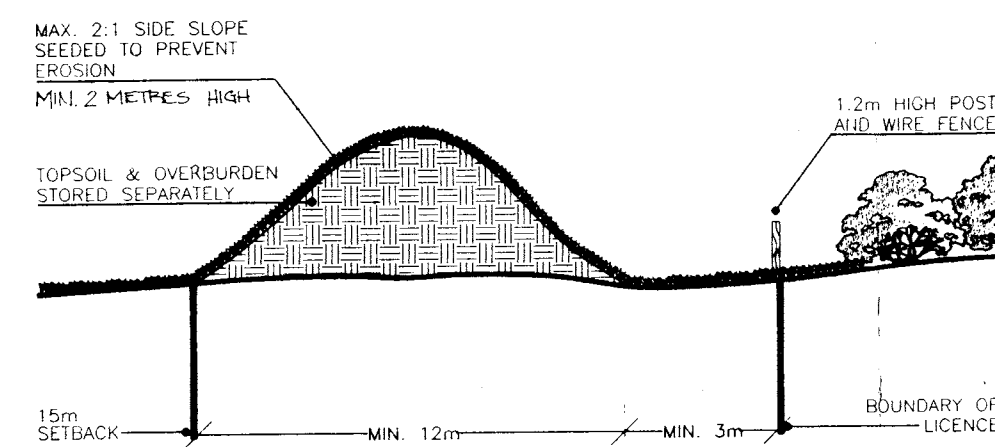
**DRAWING TITLE**  
**OPERATIONAL PLAN**

**DRAWING NO.**  
2 of 3

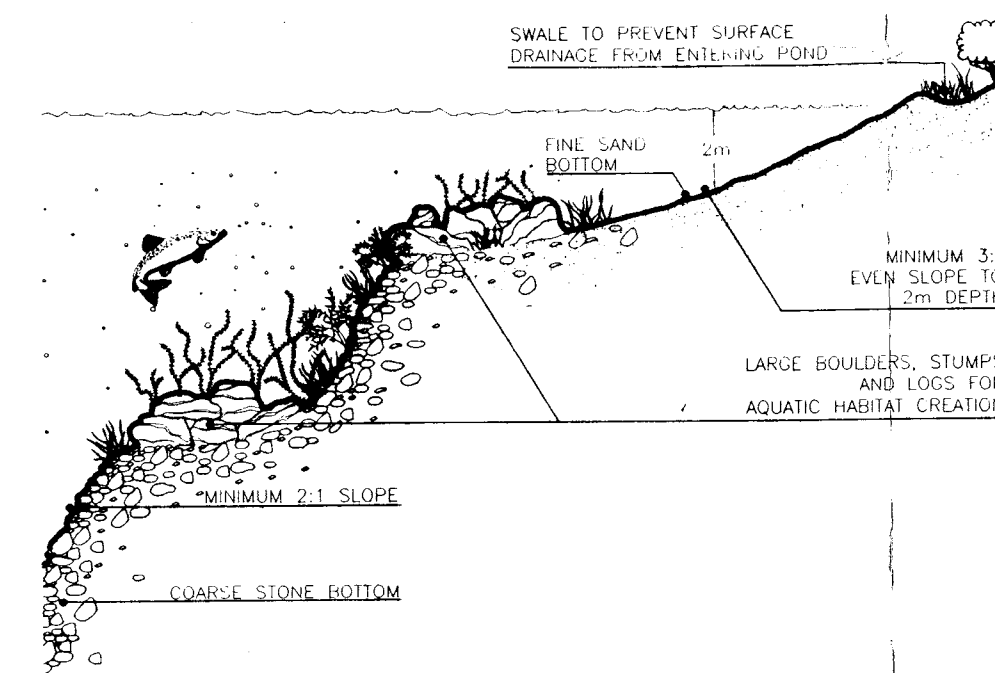




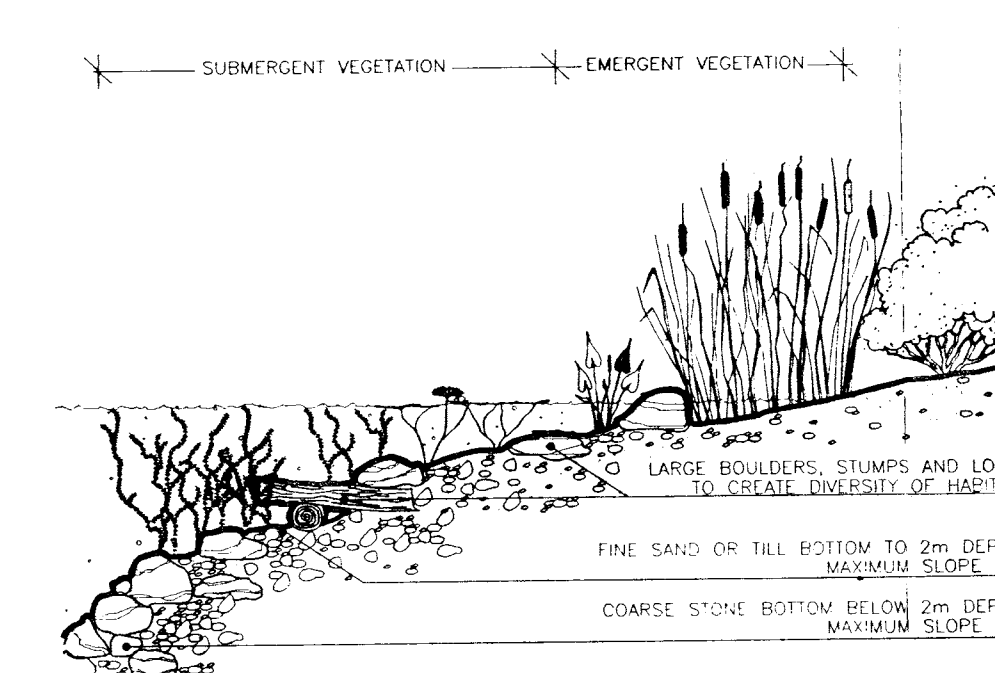
**TYPICAL BERM/STOCKPILE SECTION** N.T.S.



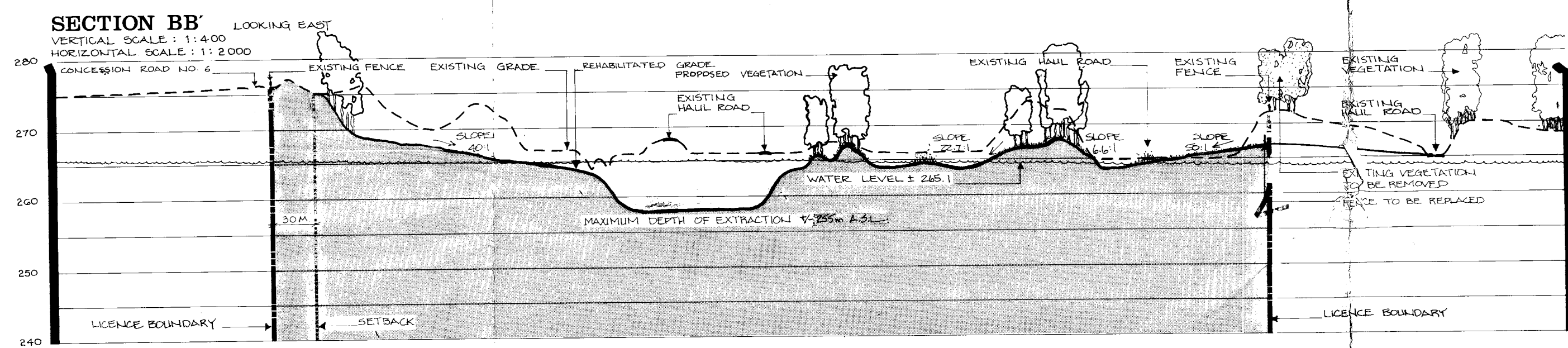
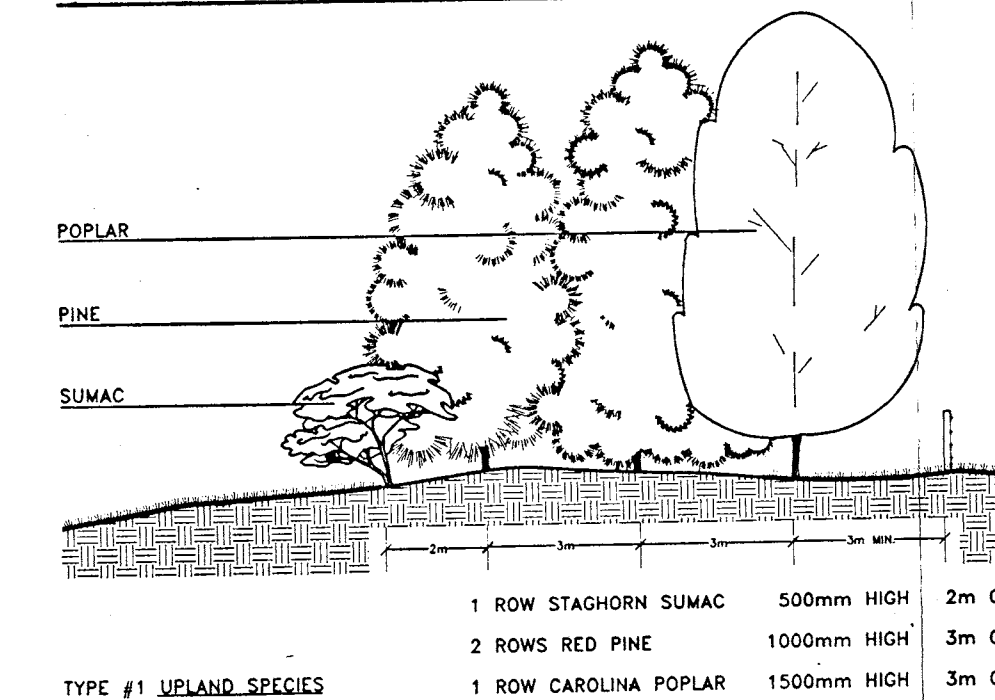
**TYPICAL SHORELINE SECTION**



**TYPICAL SHORELINE SECTION WITH WEEDS**



**TREE SCREEN** N.T.S.



**Legend**

- 12m POST AND WIRE FENCE
- BOUNDARY OF AREA TO BE LICENCED
- SETBACK
- EXISTING BUILDING
- 150m BOUNDARY
- SECTION LOCATION
- WEEDBED
- POND
- PROPOSED CONTOUR (1m INTERVAL)
- EXISTING CONTOUR (1m INTERVAL)
- PROPOSED VEGETATION
- EXISTING VEGETATION
- DIRECTION OF DRAINAGE

**Notes**

- 1 REFER TO SHEET #1 FOR ADDITIONAL SECTIONS. REFER TO SHEET #2 AND SHEET #3 FOR PROGRESSIVE REHABILITATION AND NOTES.
- 2 REHABILITATION OF THE PROPERTY INCLUDES THE CREATION OF A LAKE, AND NATURALIZED RECREATIONAL LAND.
- 3 TOTAL RECTANGLE TO BE REHABILITATED IS 49.42 HA WHICH INCLUDES: 11.58 HA LAKE 20.84 HA LAND
- 4 REHABILITATION OF SLOPES SHALL BE BY BACKFILLING USING TILL OVERBURDEN AND TOPSOIL FROM THE SITE. NO FILL WILL BE ACCEPTED FROM OFFSITE. AT THIS PROPERTY OVERBURDEN ON SIDE SLOPES SHALL BE A MINIMUM OF 500mm THICK AND TOPSOIL SHALL BE A MINIMUM OF 200mm THICK. SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING AT A RATE OF 125 kg/ha: 10% BUCKWHEAT 20% ALFALFA 20% CROWN VETCH 15% WHITE CLOVER 25% PERENNIAL RYE 10% TALL FESCUE.
- 5 REHABILITATION OF THE LAKE SHALL INCLUDE SHALLOW AREAS FOR SWIMMING AND WILD GROWTH, AND DEEP CELLS TO CREATE COLD WATER HABITAT AREAS. UNDERWATER HABITAT ENHANCEMENT WILL USE LOGS, STUMPS, AND OVERSIZE AND WASTE ROCK (SEE SHORELINE HABITAT DETAIL ON SHEET #3). THE LAKE WILL BE SEEDED WITH SUBMERGED AND EMERGENT VEGETATION IN SHALLOW AREAS TO ENHANCE WATER FOWL HABITAT.
- 6 THE FOLLOWING VEGETATION WILL BE PLANTED: WOODY VEGETATION: PLANTED IN CLUSTERS AS SHOWN SHALL INCLUDE WHITE PINE, AUSTRALIAN PINE, WHITE CEDAR AND LARCH - 3 YEAR OLD SEEDLINGS; BALSAM POPULAR, BLACK ASH, SEVER MAPLE, WILLOW AND BLACK CHERRY - 80mm CALIBER ± 1.5m HIGH; DOGWOOD, SAKAKI AND ALDER - 3 YEAR OLD PLANTS. WEEDBEDS / EMERGENT VEGETATION: PLANTED AS ROOTSTOCK IN PLUGS 1m O.C. BROADLEAF CATTAIL, SWEET FLAG AND NORTHERN ARROWHEAD. SUBMERGENT VEGETATION: PLANTED AS ROOTSTOCK IN PLUGS 3m O.C. NORTHERN WATERLILY, COONTAIL AND BLUNTLEAF FRODOWEED.
- 7 ALL BUILDINGS, EQUIPMENT AND MACHINERY WILL BE REMOVED UPON COMPLETION OF EXTRACTION.
- 8 REFER TO SHEET #2 FOR PROGRESSIVE REHABILITATION ILLUSTRATIONS AND NOTES.
- 9 SECTION LINES ARE LOCATED ON DRAWINGS: 1 EXISTING FEATURES 2 OPERATIONAL PLAN 3 PROGRESSIVE REHABILITATION
- 10 MAXIMUM DEPTH OF EXTRACTION IS ± 2.55 METRES A.S.L.
- 11 UNDERWATER REHABILITATION WILL BE IN ACCORDANCE WITH THE TYPICAL SECTIONS SHOWN ON THIS PAGE. THE TYPICAL SHORELINE SECTION WITH WEEDBEDS WILL BE CONSTRUCTED IN AREAS MARKED AS WEED BEDS ON THE FINAL REHABILITATION PLAN.
- 12 UPON COMPLETION OF FINAL REHABILITATION, THERE WILL BE NO BUILDING WITHIN THE LICENCED BOUNDARY.
- 13 UPON COMPLETION OF FINAL REHABILITATION, ALL SURFACE DRAINAGE SHALL BE DIRECTED TOWARDS THE LAKE.
- 14 UPON COMPLETION OF FINAL REHABILITATION, THE LICENCED AREA THAT CONTAINS THE NEW ROAD ALLOWANCE WILL BELONG TO THE COUNTY OF MIDDLESEX. THE LANDS EAST OF THE NEW ROAD ALLOWANCE, INCLUDING THE FORMER ROAD ALLOWANCE, WILL REMAIN THE LICENCED PROPERTY OF STANLEY AGGREGATES AS SHOWN.

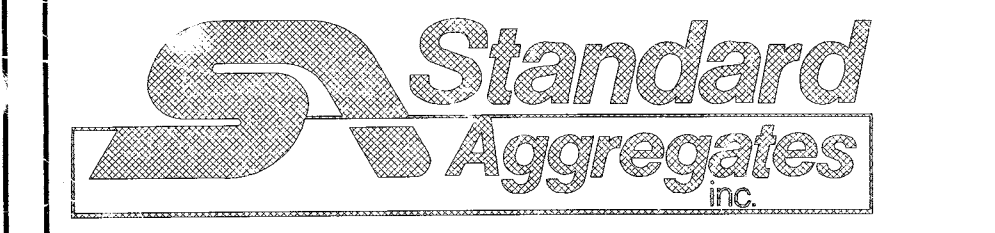
1	DATE	REVISION	BY	CHKD	DATE

Pre Licence Review      Revisions To Licence

**Harrington and Hoyle Ltd.**  
LANDSCAPE ARCHITECTS

91 Anderson Avenue, Unit #2  
Markham, Ontario, L3R 1A5  
Telephone: (416) 294-8282  
Fax: (416) 294-7623  
Offices in Markham and Waterloo

**PROJECT NAME**  
**TALBOT PIT**  
PART OF LOT 5, CONCESSION 5, TOWNSHIP OF LONDON  
MIDDLESEX COUNTY



45 McIntosh Dr., L3R 8C7  
Markham, Ontario  
(416) 475-6110

SCALE 1:8000

0 25 50 100 150 (METRIC)

DRAWING STATUS: FINAL

DRAWN BY: F.H.O./R.P.      CHECKED BY: G.D.H./M.M.      ISSUE DATE: MARCH 20, 1993      PROJECT NO.: 91-47

DRAWING TITLE: **PROGRESSIVE REHABILITATION AND FINAL REHABILITATION PLANS**

DRAWING NO.: **3 of 3**



## Appendix C Listing in the Inventory of Heritage Properties for the City of London

Heritage Building Inventory

1	A	B	C	D	E	F	G	H
	MUNNUM	STREET NAME	PRIORITY	YEAR BUILT	BUILDING NAME	ARCHITECTURAL STYLE	DESIG	COMMENTS
2238	65	STANLEY ST	2	c1870		ECLECTIC		
2239	66	STANLEY ST	1	c1880	HEWITT MICHELE LEE	ONTARIO COTTAGE		
2240	75	STANLEY ST	3	c1878		ITALIANATE		
2241	80	STANLEY ST	2	1887	RUSSEL PROPERTY	ECLECTIC		DOUBLE HOUSE WITH #82
2242	85	STANLEY ST	2	1895	LOZON REGINALD J.	ONTARIO COTTAGE		
2243	90	STANLEY ST	2	c1870		ONTARIO COTTAGE		
2244	98	STANLEY ST	2	c1899		GOTHIC REVIVAL INFLUENCE		
2245	100	STANLEY ST	1	1896		QUEEN ANNE		
2246	40	SUMNER RD	3	1914	PLEASANT HILL FARM	EDWARDIAN	Y	LSP310949
2247	348	SUNNINGDALE RD E	1	1860		ONTARIO COTTAGE		
2248	660	SUNNINGDALE RD E	2	1925				3 RED TILE BARNS
2249	1896	SUNNINGDALE RD E	2	1895		LPLAN FARMHOUSE		
2250	2100	SUNNINGDALE RD E	2	1880		VERNACULAR		
2251	2325	SUNNINGDALE RD E	2	1845		GEORGIAN FARMHOUSE		
2252	1035	SUNNINGDALE RD W	2	1850		GEORGIAN FARMHOUSE		
2253	1744	SUNNINGDALE RD W	1	c1870		FARMHOUSE		
2254	1950	SUNNINGDALE RD W	1	1865	LYNCH FARMS	GOTHIC REVIVAL		
2255	1965	SUNNINGDALE RD W	3	c1875		ONTARIO FARMHOUSE		
2256	126	SYDENHAM ST	2	1871		ONTARIO COTTAGE	Y	LSP3167285
2257	131	SYDENHAM ST	3	1893		SHP COTTAGE		
2258	133	SYDENHAM ST	2	1902		QUEEN ANNE		
2259	148	SYDENHAM ST	3	c1868		ONTARIO COTTAGE	Y	LSP311151
2260	154	SYDENHAM ST	2	1909		QUEEN ANNE		
2261	160	SYDENHAM ST	2	1880	VICTORIA CARTER	ITALIANATE		
2262	175	SYDENHAM ST	2	c1875	STEWARDSON PROPERTY	ITALIANATE		
2263	181	SYDENHAM ST	3	1870		ONTARIO COTTAGE		
2264	188	SYDENHAM ST	3	1868		COTTAGE		
2265	191	SYDENHAM ST	2	1885	LACEY PROPERTY	ONTARIO COTTAGE		
2266	205	SYDENHAM ST	3	c1910		VERNACULAR		
2267	259	SYDENHAM ST	2	c1910		QUEEN ANNE REVIVAL	Y	LSP3333305
2268	260	SYDENHAM ST	1	1930		COLONIAL REVIVAL	Y	LSP311252
2269	270	SYDENHAM ST	1	c1845		COLONIAL REVIVAL	Y	LSP3333305
2270	0	TALBOT ST	1	1889	RAIL UNDERPASS	INDUSTRIAL		
2271	272	TALBOT ST	3	p1881		ITALIANATE		
2272	304	TALBOT ST	2	1924		VERNACULAR		
2273	331	TALBOT ST	1	c1855	HOTEL BRUNSWICK	GEORGIAN		
2274	345	TALBOT ST	2	c1886		ITALIANATE		
2275	347	TALBOT ST	2	c1886		ITALIANATE		
2276	349	TALBOT ST	2	c1886		ITALIANATE		
2277	350	TALBOT ST	1	1890	ANN MCCOLL'S KITCHEN	ROMANESQUE REVIVAL	Y	LSP2961304
2278	351	TALBOT ST	2	c1886		ITALIANATE		
2279	357	TALBOT ST	1	c1865		VERNACULAR		
2280	359	TALBOT ST	3	c1925	MARKET FURNITURE	RED BRICK COMM		
2281	398	TALBOT ST	1	c1927	BANK OF MONTREAL	NEO-CLASSICAL		
2282	479	TALBOT ST	1	c1870	CAMDEN TERRACE	ITALIANATE		
2283	481	TALBOT ST	1	c1870	CAMDEN TERRACE	ITALIANATE		
2284	483	TALBOT ST	1	c1870	CAMDEN TERRACE	ITALIANATE		
2285	487	TALBOT ST	1	c1870	CAMDEN TERRACE	ITALIANATE		
2286	489	TALBOT ST	1	1870	CAMDEN TERRACE	ITALIANATE		
2287	505	TALBOT ST	1	c1880		ITALIANATE INFLUENCE		
2288	507	TALBOT ST	2	c1884		GOTHIC REVIVAL		
2289	511	TALBOT ST	2	c1884		VERNACULAR		

## Appendix **D**      Photographic documentation

**Appendix D: Photographic Documentation of 2325 Sunningdale Road East, London, Ontario by MHBC Staff,  
April 9, 2019**



North (Front) Elevation







Shed dormer covered with siding. Original window replaced.



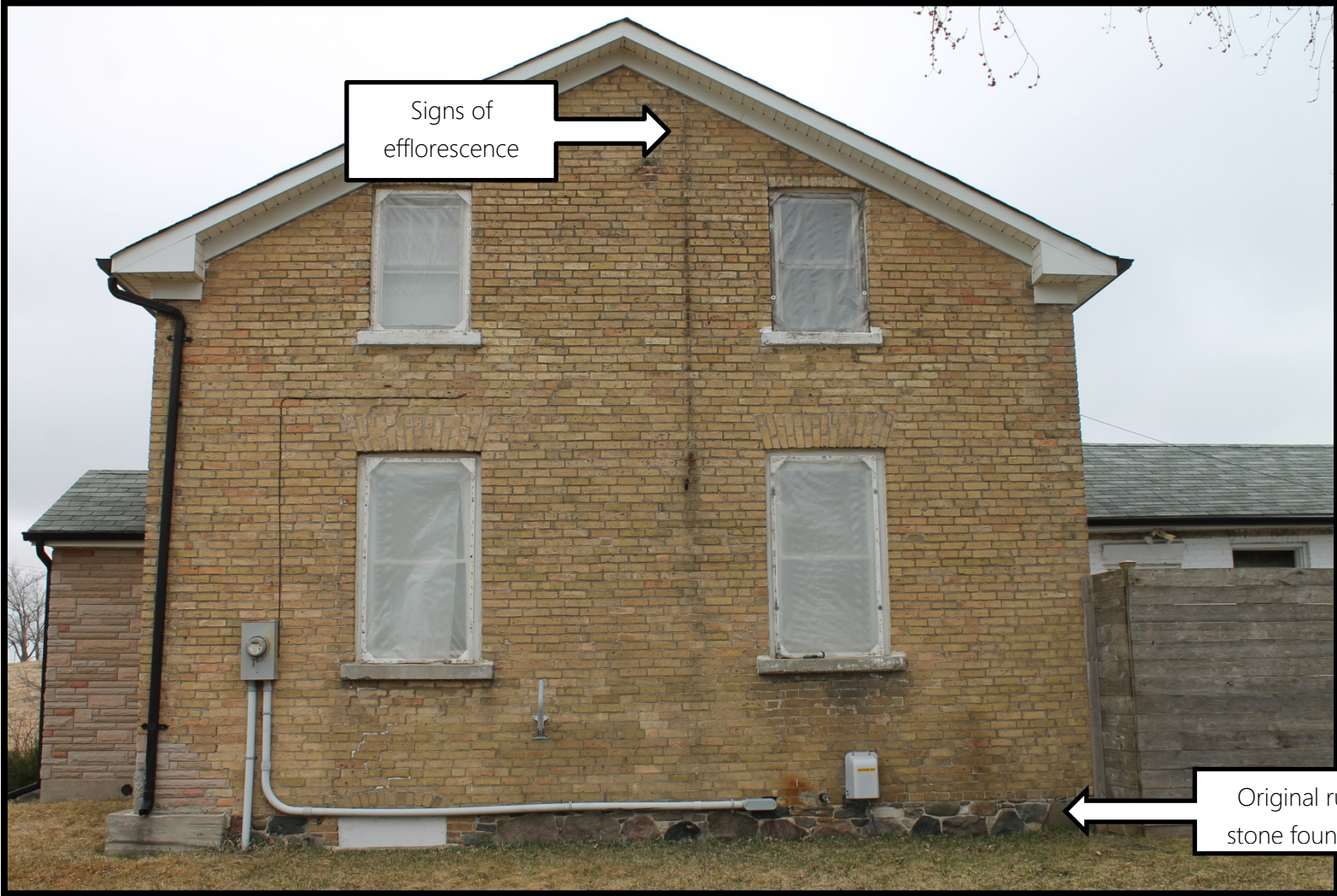
Later stone infill on western corner of the front facade



Later stone infill on eastern corner of the front facade



West Elevation



Signs of efflorescence



Original rubble stone foundation









Wood frame outbuilding



Brick infill in window opening; window boarded up



South Elevation







Original rubble  
stone foundation

Painting of  
original façade



East Elevation







Interior Features

