

# **APPENDIX A**

## **Correspondence**





An agency of the Government of Ontario

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## VIA MAIL AND EMAIL

August 3, 2011

Stantec Consulting Ltd.  
300-675 Cochrane Drive, West Tower  
Markham, ON L3R 0B8

Attention: J. A. Leggett, Project Manager

Dear Mr. Leggett:


**Re: Niagara Region Wind Project, Town of Grimsby, Town of Lincoln and Township of West Lincoln, Niagara Region and Haldimand County**

We are in receipt of your correspondence dated July 15<sup>th</sup>, 2011 to Beth Hanna of the Trust and the enclosed notice of proposal to engage in the above-noted renewable energy project. You have requested input from the Trust concerning this project. Pursuant to O. Reg. 359/09, a proponent of a renewable energy project is required to investigate and confirm whether or not the property in question is the subject of an agreement, covenant or easement entered into by the Ontario Heritage Trust under the *Ontario Heritage Act*. We note that the study area for the project is identified on the Notice of proposal to engage enclosed with your letter.

As the Province's lead heritage agency, the Ontario Heritage Trust is mandated to preserve, protect and promote the conservation of the Province's rich natural and cultural heritage. In carrying out the above mandate, the Trust protects many significant cultural heritage and natural heritage sites across Ontario through ownership and conservation easements. The Trust also promotes appropriate measures to protect heritage resources which may be affected by large-scale undertakings.

We have reviewed the study area site map you provided and advise that, as per O. Reg. 359/09, s. 19, the Trust does not protect any property through a conservation easement on lands that will be directly impacted or visually affected by this renewable energy undertaking. However, we encourage you to contact the Ministry of Tourism and Culture, if you have not already done so, to confirm if there are any other cultural heritage interests noted in s. 19 which may be affected by this project.

Should you have any questions, please contact me at 416 325-5019.

Yours truly,  
  
Sean Fraser  
Manager, Acquisitions and Conservation Services

Copy to: Chris Schiller, Manager, Culture Services Unit, Ontario Ministry of Tourism and Culture

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## PLANNING AND DEVELOPMENT DEPARTMENT

February 20, 2013

Jennifer Mondell  
Planner  
Stantec Consulting  
49 Frederick Street  
Kitchener, ON N2H 6M7

Re: Protected Property in the Township of West Lincoln as part of Niagara Region  
Wind Farm – Comfort Barn

Dear Ms. Mondell,

In response to the letter dated November 14, 2012 the Township Heritage Committee has now had an opportunity to meet and discuss the letter and the potential impact to the barn. The Committee discussed the potential impact on the heritage designation at their November 26, 2012 and December 10, 2012 meetings. The minutes from those meetings were adopted by the Heritage Committee on February 4, 2013 and have now been accepted by the Township Planning Committee (meeting of February 11, 2013) and Township Council (meeting of February 19, 2013). Both sets of minutes have been attached to this letter for your review.

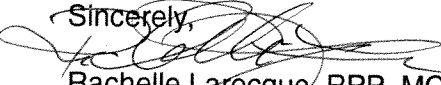
The Heritage Committee, in their review of the proposed turbines on the subject property and the designation on the property determined that the proposed turbines will have no impact on the historic characteristics of the barn. The designation that is on the property applies only to the barn, not the entire property. The designation is registered on the title of the property, however, it describes only the features on the property that will be designated. The designation does not prevent the continued use of the property or barn for continued farming purposes, as was suggested in the letter dated November 14, 2012. The Heritage Committee is of the opinion that the interpretation that was taken was overly stringent, and if followed, would prevent any farming operation on the property.

The reasons for designating the barn, as outlined in the attached designating by-law, were to recognize the historic links with agriculture that the Township has, as well as to recognize the building as an excellent example of barns from that period. The Comfort Barn was designated as a working barn as it continues to be used for animals and as part of the farm operation.

Should any alterations to the physical structure of the Comfort Barn be proposed, the Heritage Committee would be required to review the proposed changes. No changes will be allowed that impact the reasons for designation.

This opinion is based on the information provided in the November 14, 2012 letter and the draft REA reports. Should the plans change, and there be potential impacts to the heritage characteristics and designation of the Comfort Barn, we respectfully request to be notified.

Sincerely,

  
Rachelle Larocque, RPP, MCIP  
Planner II / Heritage Committee Secretary

cc. Heritage Committee Chair

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**TOWNSHIP OF WEST LINCOLN: HERITAGE COMMITTEE MINUTES**

**MEETING NO. 5 HELD:** Monday, November 26, 2012– Township of West Lincoln Committee Room #1, 318 Canborough Street, Smithville, 11:00 AM

1. **MEETING TO ORDER:** 11:05AM

**Present:** Dick Van Dyke  
Everett Lampman  
Clifford Travis  
Ben Sisler  
Alderman Eric Leith  
Chair Deborah Coon-Peterson  
Rachelle Larocque, Secretary

2. **CONFIRMATION OF MINUTES:** Regular Meeting of April 10, 2012

It was recommended that Mr. Harley Smith be identified as a guest on the minutes to distinguish him from the Heritage Committee members.

That, minutes of regular meetings held on April 10, 2012 be accepted.

- Carried

3. **BUSINESS ARISING FROM PREVIOUS MINUTES:**

- (a) List of significant properties in the Township

There was limited discussion about significant properties in the Township. The discussion regarding significant structures was done in conjunction with the discussion regarding Township Bridges under "Other Business."

- (b) Items Stored at Public Works

Alderman Leith informed the Committee that he had stopped by to inspect the items that are stored at the Public Works Yard along Regional Road 65. He let the committee know that the shipping container was not locked and smelled of mould. It was determined that something will need to be done with these items to ensure that they don't deteriorate further. Ms. Larocque will look into getting the container locked. There is an inventory of the items that are stored there though.

- (c) Mural at Murgatroyd Parkette

All members of Committee agreed that they would like to see a mural put up on the wall at the Murgatroyd Parkette as it is owned by the Township. Discussion regarding the Committee's budget and whether there were sufficient funds to cover the costs of a mural. Ms. Larocque informed the Committee of what their current budget was, and without knowing the cost of a mural it would be difficult to determine if it is sufficient. Ms. Larocque suggested that the Committee may also need to look for outside funding, such as the Trillium Foundation, for additional money to put the mural up. It was agreed upon

by all Committee members that a black and white photo of Smithville would be an appropriate choice for a mural. Chair Coon-Peterson suggested a photo that is in the book 'Links with our Past' that shows the Murgatroyd Building with a horse and carriage in front of it. It was agreed upon by all that it would be a good photo. Chair Coon-Peterson will try and bring the photo in for the next meeting.

Alderman Leith volunteered to contact companies regarding the cost for putting up a mural. He will provide a response back to the Committee at the next meeting.

4. **CORRESPONDENCE:**

- (a) Letter from AECOM re: Reece Bridge Replacement
  - Ms. Larocque informed the Committee that the letter was provided to identify that the Environmental Assessment process was completed and bridge improvements were recommended. It was questioned as to whether there was a plaque on this bridge. Ms. Larocque informed the Committee that she was not aware of a plaque ever being on that bridge.
  - Received for information
- (b) HCF National Awards program
  - Received for information

5. **OTHER BUSINESS:**

- (a) Process for adding new members

Ms. Larocque informed the Committee that the report requesting that Harley Smith be appointed to the Committee had been brought to Council for review. Council had not supported appointing Mr. Smith to the Committee because it was felt that a proper process should be followed for appointing new members. If the Committee was still interested in appointing Mr. Smith, a notice would need to be put in the newspaper advertising that anyone who was interested in joining the Heritage Committee should respond. It was agreed by all members of the Committee that the appointment of Mr. Smith was an effort to formalize his presence at the meetings, however, they did not feel that it was needed to formally recognize him on the Committee. Chair Coon-Peterson suggested a letter be sent to Mr. Smith to explain this to him. Ms. Larocque will put together this letter.
- (b) Comfort Barn

Ms. Larocque provided a letter from Stantec Consulting and from the Comfort family. The Comforts have leased their lands to put two wind towers on the property. The information provided states that approval from the municipal Heritage Committee is required because the property is designated under the Ontario Heritage Act. It was requested by the members of the Committee that they have some time to review the information provided to them before they make any recommendation. This item will be placed on the December agenda and discussed at that time. Ms. Larocque will also send the designation by-law to members of the Committee.
- (c) Historic Bridges

It was identified by Alderman Leith that the Committee should look at the bridges that are slated for replacement and repair in the next few years and the Committee take an inventory of the plaques. Ms. Larocque stated that she was aware that the Public Works Department had included a five year bridge repair plan in their budget. Ms. Larocque

suggested that these bridges would be the priority for inventory and that she would speak with the Director of Public Works to get a list of the bridges that are slated for repair in the short term. Mr. Sisler identified that he was aware that the Philips, Sisler, Beattie, Laidlaw, and Dochstader Bridges all used to have plaques on them but was not aware if they are still on the bridges. Ms. Larocque will get a list of all of the bridges in the Township and provide it to the members. The members will then be assigned different sections of the Township to inventory the bridges through photos and identify which ones have plaques. Ms. Larocque will see if it is possible to have the photos and plaque information linked to the Township's GIS data so that all this information will be in the Township's database.

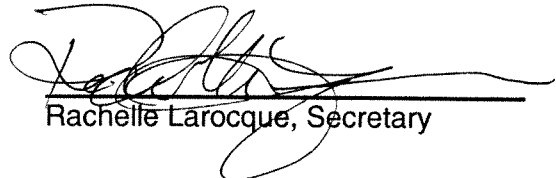
6. **NEXT MEETING:** December 10, 2012

7. **ADJOURNMENT:**

Moved by Dick Van Dyke and Seconded by Clifford Travis.

- That the meeting be adjourned at the hour of 12:30PM.
- Carried.

  
Chair Deborah Coon-Peterson

  
Rachelle Larocque, Secretary

## TOWNSHIP OF WEST LINCOLN: HERITAGE COMMITTEE MINUTES

**MEETING NO. 6 HELD: Monday, December 10, 2012**– Township of West Lincoln Committee Library, 318 Canborough Street, Smithville, 11:00 AM

1. **MEETING TO ORDER:** 11:05AM

**Present:** Dick Van Dyke  
Everett Lampman  
Ben Sisler  
Chair Deborah Coon-Peterson  
Rachelle Larocque, Secretary

**Absent:** Clifford Travis  
Alderman Leith

2. **CONFIRMATION OF MINUTES:** There were no minutes to confirm.

3. **BUSINESS ARISING FROM PREVIOUS MINUTES:**

(a) Comfort Barn

Committee discussed the designation of the Comfort Barn that is on the property and the impact that the turbines would have on the historic character of the barn. It was agreed upon by all members present that the intent of the designation was not to restrict Mr. Comfort's use of the property in any way. It was agreed upon by all members that if the turbine was to be physically attached to the barn, then it would have an impact on the historic character of the building, but the information provided identified that the barns would be at the far north-east corner of the lot. As such, the Committee had no concerns with the proposed wind turbines being placed on the property and felt that there would be no impact to the historic nature of the Comfort Barn. Ms. Larocque will write a report to the Planning/Building/Environmental Committee outlining this position.

(b) Mural at Murgatroyd Parkette

Ms. Larocque informed the Committee that Alderman Leith had provided information that suggested that the plaque could be anywhere from \$4,500 - \$6,000 in cost, not including the maintenance of the plaque. The cost of the plaque is far greater than we have available for funding. Ms. Larocque informed the Committee that the current budget will hopefully be carried over into 2013, which will provide approximately half of the funds for the cost of the project. Ms. Larocque will look into the Trillium Fund deadlines to apply to Trillium to offset the costs of the mural. Mr. Van Dyke inquired what the timeline for the funding was and when we would need the information regarding the mural costs. Ms. Larocque informed the committee that the deadline for Trillium was March 1<sup>st</sup>, so cost information would be required early in January. It was agreed that if funding is received from other agencies the project could move forward this year, however, if funding is not received, it would need to be a multi-year project.



4. **OTHER BUSINESS:**

(a) Bridges

Mr. Sisler confirmed for the Committee that Beattie, Sisler and Laidlaw bridges all have plaques on them. All of the bridges over the Chippawa River had bridges in the past. There was discussion regarding the cement works on the Laidlaw, Beattie and Sisler Bridges which appears to be wearing down. It is likely that the Public Works Department will have these bridges slated for repairs. Ms. Larocque will get the information and present it to the Committee.


6. **NEXT MEETING:** January 14, 2013

7. **ADJOURNMENT:**

Moved by Dick Van Dyke and Seconded by Chair Coon-Peterson.

- That the meeting be adjourned at the hour of 12:10PM.
- Carried.

  
Chair Deborah Coon-Peterson

  
Rachelle Larocque, Secretary

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2007-88

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS PART ROAD ALLOWANCE BETWEEN LOTS 24 AND 25, CONCESSION 4, CLOSED BY RO182087; PART LOT 24 AND PART LOT 25, CONCESSION 4, GAINSBOROUGH, 1639 ROSEDENE ROAD, FORMER TOWNSHIP OF GAINSBOROUGH, TOWNSHIP OF WEST LINCOLN, AS BEING THE SITE OF THE COMFORT BARN (C. 1870) AS A PROPERTY OF ARCHITECTURAL, HISTORICAL AND/OR CONTEXTUAL VALUE OR INTEREST.

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 as amended, authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural value or interest;

AND WHEREAS the Council of the Corporation of the Township of West Lincoln has caused to be served on the owners of the lands and premises known as Part Road Allowance between Lots 24 and 25, Concession 4, closed by RO182087; Part Lot 24 and Part Lot 25, Concession 4, 1639 Rosedene Road, Former Township of Gainsborough, Township of West Lincoln and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid property and has caused such notice of intention to designate to be published in West Niagara News, a newspaper having general circulation in the municipality in its publication of January 12, 2007;

AND WHEREAS the reasons for the designation are set out in Schedule "B" attached hereto and forming part of this by-law;

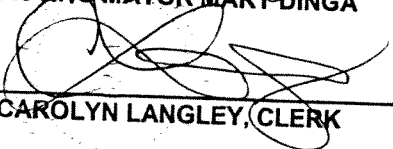
AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN ENACTS AS FOLLOWS:

1. There is designated as being of architectural, historical and/or contextual value or interest, the property known as 1639 Rosedene Road, Part Road Allowance between Lots 24 and 25, Concession 4, closed by RO182087; Part Lot 24 and Part Lot 25, Concession 4, Former Township of Gainsborough, Township of West Lincoln, as being a place of architectural, historical and/or contextual value or interest, more particularly described on the attached Schedule "A" and for the reasons as described in Schedule "B" attached hereto and forming part of this by-law.
2. For greater certainty, this designation shall recognize the architectural, historical and/or contextual value or interest of Comfort Barn (c.1870) erected thereupon.
3. The Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property as outlined in Schedule "A" attached hereto and forming part of this by-law.
3. The Clerk is hereby authorized to serve a copy of this by-law on the owner of the aforesaid property and on the Ontario Heritage Foundation and to publish notice of the passing of this by-law, once, in the newspaper having general circulation in the municipality.
4. That, By-law 2007-23 be and is hereby repealed.

READ A FIRST, SECOND AND THIRD  
TIME AND FINALLY PASSED THIS  
20<sup>TH</sup> DAY OF AUGUST, 2007.

  
ACTING MAYOR MARY-DINGA

  
CAROLYN LANGLEY, CLERK

**SCHEDULE "B"**  
**To By-law 2007-88**

**REASONS FOR DESIGNATION**

**Property**

To designate the Comfort Barn, located at 1639 Rosedene Road, Part Road Allowance between Lots 24 and 25, Concession 4, closed by RO182087; Part Lot 24 and Part Lot 25, Concession 4, Former Township of Gainsborough, Township of West Lincoln (attached as Schedule A)

**Setting**

The Comfort Barn was constructed circa 1870. This barn is representative of West Lincoln's strong agricultural community for a period of over 100 years and of particular interest is the fact that this is still a working mixed farming operation. The work of the restoration and repair is on-going and being done in a manner that maintains the original structure.

**Architecture**

The barn, which is 54 feet long and 48 feet wide, has a heavy timber frame construction with mortise and tenon connections. The barn was remodeled in 1898 using 12" by 12" hand hewn pine timbers in the main frame along with a number of 12" by 12" hand hewn oak timbers salvaged from another area barn. The main pine timbers run the full width of the barn. Most of the pine timbers came from trees harvested in the area.

The barn rests on a limestone foundation. Typical of area farms, livestock were housed in the lower level and feed for the livestock was stored above the livestock. The barn is known as a bank barn; the bank is an earthen ramp that allowed a team of horses to draw wagons loads of feed up on to the main floor for unloading. The gambrel type of roof provided additional storage space for loose hay in the large mows on either side of the central alley. The barn has a roofed entrance over the bank. Inside the barn is a wagon rack lifter which was used to raise the wagon rack and its load of hay up high enough so that the hay could pitched into the mow.

**History**

The property is linked to the Crowe family name which is noted as being one of the early settlers of Rosedene, in the former Township of Gainsborough.

**SCHEDULE "A"**  
**By-law 2007-88**

1639 Rosedene Road, being Part Road Allowance between Lots 24 and 25, Concession 4,  
closed by RO182087; Part Lot 24 and Part Lot 25, Concession 4, Former Township of  
Gainsborough, Township of West Lincoln.  
Property Assessment Roll # 260202000502900 0000