

# Book 26

## Witness Statement of Peter Stewart

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2	GRA Response to Unterman January 26, 2015
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5	Executed OMB Experts Duty Form - P Stewart

**ONTARIO MUNICIPAL BOARD**  
**Commission des affaires municipales de l'Ontario**

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P 13, as amended

**Applicant and Appellant:** James Dick Construction Limited  
**Subject:** Application to amend Zoning By-law No. 57/1999 - Refusal or neglect of Township of Guelph/Eramosa to make a decision Agriculture (A) and Hazard (H) .  
**Existing Zoning:** Agriculture (A) and Hazard (H) .  
**Proposed Zoning:** Extractive Industrial (M3) and Hazard (H)  
**Purpose:** To permit a quarry  
**Property Address/Description:** Part Lot 1, Concession 6  
**Municipality:** Guelph Eramosa  
**Municipality File No.:** ZBA09/12  
**OMB Case No.:** PL150494  
**OMB File No.:** PL150494  
**OMB Case Name:** James Dick Construction Limited v. Guelph/Eramosa (Township)

**PROCEEDING COMMENCED UNDER** subsection ,11(5) of the *Aggregate Resources Act*, R.S.O. 1990, c. A.8, as amended

**Referred by:** Jane Ireland  
**Objector:** Shirley Allen  
**Objector:** Ron & Debbie Brennen  
**Objector:** John & Ann Brophy  
**Objector:** Dennis & Laura Campbell; and others  
**Applicant:** James Dick Construction Limited  
**Subject:** Application for a Class A licence for the removal of aggregate  
**Property Address/Description:** Part Lot 1, Concession 6  
**Municipality:** Guelph Eramosa  
**OMB Case No.:** PL150494  
**OMB File No.:** MM150034  
**OMB Case Name:** James Dick Construction Limited v. Guelph/Eramosa (Township)

**WITNESS STATEMENT FOR PETER STEWART**

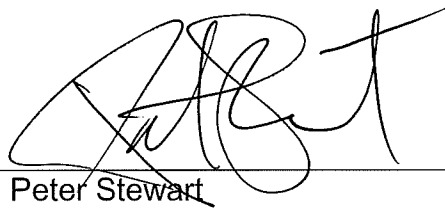
- The evidence to be presented by Peter Stewart will consist of a presentation and review of the following reports and documents:

Tab No.	Reports/Documents	Date
1.	Cultural Heritage Resource Assessment	June 2013 (rev. Sept. 8, 2014)
2.	GRA Response to Unterman	January 26, 2015

3.	Cultural Heritage Resource Assessment, Addendum Number 1	April 18, 2016
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2. In addition, Peter Stewart, will refer to the Ministry and Agency Review Comments and the Township of Guelph-Eramosa Peer Review Comments set out in the Document Books produced and provided by James Dick Construction Limited.

May 28, 2016  
Date



Peter Stewart

# Cultural Heritage Resource Assessment

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for the  
Proposed Hidden Quarry, Part Lot 1 W 1/2, Concession 6  
Township of Eramosa, County of Wellington, Ontario

June 2013  
(revised September 8, 2014)

Prepared for: **James Dick Construction Ltd.**

Prepared by: **Peter Stewart from George Robb Architect.**

## **GEORGE ROBB ARCHITECT**

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## 1.0 Purpose of the Study

James Dick Construction Ltd. Retained George Robb Architect on May 16, 2013 to prepare an assessment of built heritage resources and cultural heritage landscapes on or adjacent to their proposed Hidden Quarry site. The purpose of this report is to determine the cultural heritage value or interest of resources within the study area.

The following background documents were provided by the applicant.

- A Stage I-II Archaeological Assessment of the Proposed James Dick Construction Limited Hidden Quarry: Located in Part 1 W1/2, Concession 6, Eramosa Township, County of Wellington, Ontario, dated August 31, 2012.
- “Existing Features” and “Operations Plan” drawings (1 & 2 of 5), dated Sept. 21, 2012, prepared by Stovel and Associates Inc.,
- Letter of response from the Ministry of Tourism, Culture and Sport regarding the Stage I-II Archaeological Assessment noted above, dated November 7, 2012.

Peter Stewart of GRA visited the site on May 24, June 1, 2013 and September 7, 2014.

## 2.0 Policy Considerations

The Provincial Policy Statement, issued under the Planning Act, of 2005 (PPS '05), provides guidance regarding the conservation of built heritage resources and cultural heritage landscapes.

### **2.6 Cultural Heritage and Archaeology**

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

*2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property 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.*

In addition, the **Wellington County Official Plan, 2006**, adds the following:

*6.6.5 In considering proposals to establish new aggregate operations, the following matters will be considered:*

- i) The effect on cultural heritage resources.*

O.Reg. 9/06 of the **Ontario Heritage Act, 2005**, describes property of cultural heritage value or interest as displaying one or more of the following attributes:

*(2) 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, activity, 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. O. Reg. 9/06, s. 1 (2).*

### **3.0 Historical Overview of the Site**

#### **3.1 Summary of site history**

The report entitled *A Stage I-II Archaeological Assessment of the Proposed James Dick Construction Limited Hidden Quarry: Located in Part 1 W1/2, Concession 6, Eramosa Township, County of Wellington, Ontario*, dated August 31, 2012, prepared by York North Archaeological Services Inc., contained elsewhere in this application, provides the following early history of the site.

*“The First Nation bands who resided in the Guelph-Eramosa area of Wellington County, after the American Revolutionary War (1776-1783), were Iroquois and Algonquins (Ojibwa, Chippewa and Mississaugas). The Iroquois who had fought for the British were granted a strip of land six miles wide along the Grand River from Lake Erie to its headwaters near Ayr. This land was obtained by the British via a treaty with the Mississaugas in 1792. This area, which includes present-day Guelph was surrendered by the Mississaugas on December 7, 1792 for the sum of £1,180.7s, 4d sterling. The following year, the Grand River tract, including the area north and west of Guelph Township, was then officially granted to the Iroquois. This treaty included Nichol, Pilkington, Wilmot, Waterloo and Dumfries townships. The balance of Wellington County, laying northwest and north of Nichol and Pilkington, was surrendered by the Mississaugas at a later date via two treaties, in 1818 and 1825.*

*The October 28th 1818 treaty included Eramosa, Erin, West Garafraxa and West Luther Townships (Johnson 1977:4; Quaile 2007:3). This treaty resulted in the surrender of 648,000 acres by the Mississaugas for an annual consideration of £522/10 currency in goods at the Montreal price. Known as the Mississauga Tract it was bounded on the east by the Townships of Etobicoke, Vaughan and King, on the southwest from the outlet of Burlington Bay, north fortyfive degrees fifty miles and from thence north seventy-four degrees east or thereabout to the northwest angle of the Township of King. In the process the Mississaugas gave up the Credit River and Twelve and Sixteen Mile Creeks on the north shore of Lake Ontario (CITS 1891:4748; Johnson 1977:4).*

*Eramosa Township was surveyed into lots and concessions, as a prelude to settlement,*

*by Samuel Ryckman, Deputy Surveyor, in 1819 (Winearls 1991:495). Ryckman was granted Lot 26, Concession 2, as partial payment for his survey costs. Three of the earliest settlers in Eramosa were Robert, Henry and John Ramsey. They settled in Lot 1, Concession 3W, Lot 2W, Concession 3 and Lot 1E, Concession 3, respectively (Quaile 2007:2).*

*Although not shown on the early township maps, there was apparently an Indian Trail that began at the 2nd Line and curved in a southeasterly direction, ending at the 4th Line. At the 4th Line there developed a wagon track that was used for travel to Guelph. "About 1830 John Galt may have intended the road to be the main one from Guelph to York (Toronto), but when the railroad passed through the northern end of Rockwood in 1856 it made more sense to keep the traffic flow through the town on what is now Highway 7 (Quaile 2007:34)".*

*The Crown Patent to Lot 1, Concession 6 (200 acre parcel of land), was granted to Gabriel Hopkins on April 11, 1822. On April 5, 1837 Gabriel Hopkins transferred the title for the west half of this lot to [Royal] Hopkins, who was likely his son. [Royal] Hopkins and his wife sold this 100-acre lot to Robert Ramshaw, for £100, on November 30, 1854 (GLRO Documents 510 & 7039) (Map 5). Ryckman's (1819) survey map shows a pond near the northwest corner of the study area. The subject property appears to remain under the ownership of the Ramshaw family throughout most of the balance of the 19th century. In the 1851 census for Eramosa Township, Wellington County, Robert Ramshaw is listed as a farmer, born in England, who worships in the Methodist church. He is the head of a household that lists 5 males - Robert (ca. 1822-1892), Thomas (1844-1904), George (1846-1925), Robert (1845-1927), David (1849-1905) - and one female - Hannah (26) as occupants. All four boys were born in Upper Canada, which suggests that Robert and his wife, Hannah Easton (1823-1861) may have been living in the Eramosa area since 1843 or 1844. They are listed as living in a 1 ~ story log cabin. New immigrants often could not afford to purchase land upon their arrival in Upper Canada and they either indentured themselves for short periods or stayed with relatives until they could afford to place a down payment upon land for themselves.*

*The possibility exists that Robert and his family spent the first few years working and/or residing with William Ramshaw in Nassagawey Township, Halton County. The 1861 census for William Ramshaw indicates that he was the father of 11 children, all born in Upper Canada. The eldest child was 22 in 1861, which suggests William had been living in the Halton area since 1839-1840.*

*On the east-west road to Guelph a congregation of New Connection Methodists, known as the Town-Line Society, worshipped in the 2nd and 3rd quarters of the 19th century (Quaile 2007:142). Both Robert and William Ramshaw and their families were members of this congregation.*

*Ramshaw and his wife purchased Lot 1W, Concession 6, on November 30, 1854 for £100. This suggests that the 100-acre parcel was uncut forest with no buildings upon it. On December 6, 1858 Robert Ramshaw and his wife borrowed \$100 from Frederick Jasper Chadwick, possibly in order to begin building their log cabin. The mortgage was transferred from Chadwick to the Rev. Henry Wm. Stewart on April 20, 1859 and was discharged by Robert Ramshaw and his wife, on November 8, 1864. Robert Ramshaw, took out a mortgage with the*



*Hon. H.H. Killaly for \$800 on July 8, 1864.*

*Robert's first wife, Hannah Easton, died on January 13, 1861 and he married Elizabeth Hogan (1844-1923) the following year. Issue from Robert Ramshaw's first marriage in addition to Thomas, George, Robert and David, listed above also included Mary (1853-?) and George Easton (1854-1921). Children from his second marriage, to Elizabeth Hogan, included Elizabeth (1867-?), Annie Marie (1869-1892), Samuel (1872-1936), Amy Alice Emmie (1874-1921), James Edmund (1877-1879), Martha Anna (1879-?), Nellie (1882-?), Ellen Grace 1883-?) and James Edmund (1885-1885).*

*The Ramshaw's may have fallen upon hard times in the late 1860s as Robert is now listed as a laborer, while his two eldest sons; Robert (age 23) is a blacksmith, and David (age 20) is a harness maker in the 1871 census. Five of the children are still living with their parents on the Lot 1, Concession 6, farm. Ten years later, Robert (age 56) is still listed as a laborer and his wife Elizabeth (age 37) is employed as a glover. In the 1891 census, Robert Ramshaw, now 68, is listed as a farmer, two daughters Elizabeth and Annie are listed as glove stitchers and Ann Amy is working as a wollen weaver. There are nine living in the household, seven children from two generations and Robert and Elizabeth Ramshaw.*

*On July 27, 1872 Robert Ramshaw discharged the mortgage held since 1864 by the Hon. Hamilton Killaly a civil engineer, who had tried his hand at farming in the London area in the 1840's. Robert Ramshaw and his wife sold his property to their son Thomas and his wife, and took back a mortgage for \$2,000.00, on February 15, 1884. Robert died on November 11, 1892 as the result of heart disease. His wife Elizabeth lived during the latter part of her life in Rockwood passing away on December 26, 1923 (Ancestry.com).*

*As part of the settlement of Robert Ramshaw's estate, Thomas Ramshaw's widow Martha sold Lot 1W, Concession 6, Eramosa township to Archibald Shaw, who owned the farm to the immediate north, for a consideration of \$2,100.00, on May 7, 1905. The Shaw's sold the property to Robert Johnson on March 4, 1916 for the same price as they had paid for it, \$2,100.00 (Guelph Land Registry Office).*

*The 1904 Eramosa land ownership map shows Archibald Shaw as the owner of the former Ramshaw property in Lot 1W, Concession 6. Although there is a building shown along the east side of the 6th concession it was possibly abandoned as the main farmstead associated with Shaw who by 1904 appears to reside to the north of the study area in Lot 2W, Concession 6, to the immediate south of a small stream. [Shaw purchased the Ramshaw property between 1878 and 1904, however the Ramshaw's retained a mortgage on the lot until 1914 (GLRO Document 7230)].*

*Archibald Shaw's widow sold the study area to Robert E. Johnston on March 4, 1916 for \$2,100.00, subject to the existing mortgage (GLRO Document 7456).*

*To the north of the pond, along the east side of the 6th concession, there is an abandoned pit with a quantity of sand and gravel stockpiled to the north of the pond. This pit is referred to as the Drennan pit (ARIP 39).*

### **3.2 20<sup>th</sup> Century Site History**

It appears that the subject property was owned by Robert Johnston from 1916 when he purchased it from the Ramshaws until his death in 1961. At this time, land registry records show that the land was granted to his estate. In 1989, the property was sold by Marie Marion Jean Johnston (the spouse of Robert Johnston) to James Dick Ltd.

The archaeological report suggests that the subject property was likely held in pasture rather than divided for crops, due to the low natural fertility of the soil in the area. By the 1930s, topographic mapping shows that all dwellings or outbuildings associated with the Ramshaw farm have been removed from the lot. A 1954 aerial photograph of the subject area shows some remnants of the farmstead located south of the pond. The land is not cultivated at the time of this image, but remnants of fencerows and field divisions are evident on the aerial photograph.

The archaeology report suggests that a pine tree plantation was established at the subject property in the mid-20<sup>th</sup> century, based on reforestation recommendations in the Speed Valley Conservation Report, by the Grand Valley Conservation Authority (now the Grand River Conservation Authority). While the conservation report does recommend the subject property be acquired as an area for reforestation, no evidence of tree planting appears on the 1954 air photo. A 1966 air photo of the subject property also shows no evidence of tree planting. Based on land registry records for the era, it does not appear that the Conservation Authority formally acquired the land, though they or the Ministry of Natural Resources (MNR) may have encouraged the landowners to establish a plantation after the 1960s.

By 1982, air photographs show a faint dotting on the terrain of the subject property to the east side, suggesting that by this time what are now the mixed woods have begun to grow. The pine tree plantation on the west side of the property may have been planted by this time, but would likely not have been mature enough to show up on aerial imagery.

As previously discussed, the farm dwelling and outbuildings associated with the agricultural history of the subject property were removed prior to 1933. Until 1972, there are no other structures pictured on topographic mapping. In 1972, a building is depicted just north of the subject property, along Concession 6. By 1980, two structures are depicted towards the east side of the lot, facing Highway 7.

Aerial photos from 1954 and 1966 show some disturbance to land north of the pond, likely a small quarry or pit. By 1982, the quarry area has been enlarged. By 1985, the topographic map depicts expanded quarrying activity around the pond on the subject property. The house at #4943 also appears at this time north of the pond. The property was sold to James Dick Ltd. in 1989. By 1994, the topographic map no longer depicts quarrying on the site, but the building north of the pond remain on the map.

### **3.3 Pine Tree Plantations/Agreement Forests in Ontario**

The pine tree plantation appears to have been planted by the 1980s, judging by the size of the trees and evidence from aerial photographs.

Tree plantations became an important practice in Southern Ontario beginning in the early 19<sup>th</sup> century. European settlers in southern Ontario from the early 1800s onwards had been very effective at clearing the land for agriculture and the timber industry. By the 1880s settlers or timber companies had cleared 75-80% of southern Ontario forests. In some areas where there were large sand and gravel deposits from the glaciers, removal of the forest cover created significant problems as the thin layer of topsoil soon blew away, leaving infertile sand and gravel. A number of farms across Ontario were abandoned and hundreds of hectares of once-fertile land were laid to waste.

In the early 20<sup>th</sup> century, the provincial government began partnering with county governments to create laws and agreements encouraging people to plant trees in the blowsand areas to regenerate the area forests. The government established a forest tree nursery at the Ontario Agricultural College (now the University of Guelph) to produce seedlings for landowners to plant. A forestry station was also opened in St. Williams in 1908, run by the provincial government, to produce seedlings for reforestation efforts. The St. Williams nursery was the first in the province, and was operated by the government until 1998 when it became privatized.

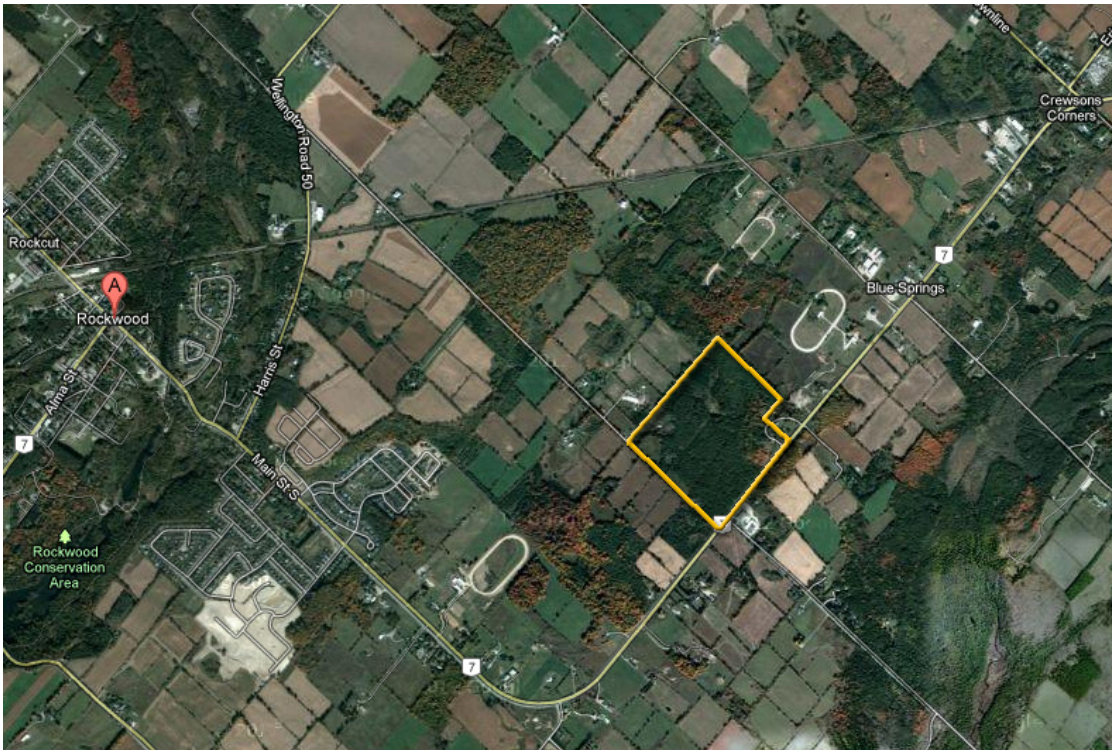
Coniferous trees, such as red pine and white scotch pine were recommended for reforestation projects as they were a native species with future value. On many sites, mature pines were harvested for utility poles and other uses.

There were two types of reforestation efforts in 20<sup>th</sup> century Ontario: MNR encouragement of private landowners to plant trees on less fertile or agriculturally valuable land; and *agreement forests* on land often owned by counties, townships, municipalities, Conservation Authorities, the Federal Government, or later private companies. On private plantations, seedlings were provided for a very low cost by MNR run tree nurseries like St. Williams. They were planted and maintained by the private landowner. The subject property appears to have been this type of plantation.

The agreement forests were managed by the land-owner for the Ministry of Natural Resources (previously the Department of Lands and Forests). They were usually formally named as agreement forests or community forests, and many were open to the public when they matured for recreational or educational purposes. By the mid 20<sup>th</sup> century, Conservation Authorities were being established for many of the southern Ontario watersheds, and the Conservation Authorities became another key group to be involved with agreement forests and tree plantations. By the 1960s, municipalities could qualify for grants to purchase land for agreement forests. Agreement forests functioned by a landowner leasing land to the Ministry of Natural Resources for the specific period of time. During that time, the ministry would manage the land for forestry purposes including wood production of wood and wood products, environmental conditions, recreation, and production or protection of water supplies for the forest. During the agreement period, the ministry would pay expenses for the site and collect revenue. There was typically no charge for trees for reforestation lands.

Although they were initially established in response to drastic problems in the early 20<sup>th</sup> century, tree plantations and agreement forests continued throughout the 20<sup>th</sup> century. By the 1990s many of the forests were maturing and the involvement of the MNR in day-to-day management began to decrease and the MNR began to transfer responsibility of the forests back to municipalities or conservation authorities that owned the lands. The agreement forest program ended in 1998, but Conservation





Current Aerial Photo indicating site in yellow

Currently the site, which had been cleared farmland most likely used for grazing livestock, contains a combination of pine plantation (photo 4) from various dates and mixed woods. Sixth Line heads north-west from Hwy. 7 and is a tree-lined rural roadscape (photo 3). 6<sup>th</sup> Line is discontinuous in that it dead ends at the railway approximately two kilometres north of Hwy. 7. Hwy. 7 is a paved two lane provincial highway along the south boundary (photo 1 & 2).

Notable features include remnants of earlier quarry operations in the north west corner (photo 9 -11), a pond south of that area (photo 6) and a former farmhouse foundation identified in the Stage I-II Archaeological Assessment as AjHa-50, the James D site (photo 7 & 8).

The Stage I-II Archaeological Assessment of the Proposed James Dick Construction Limited Hidden Quarry: Located in Part 1 W1/2, Concession 6, Eramosa Township, County of Wellington, Ontario, dated August 31, 2012 and prepared by York North Archaeological Services Inc. deals in detail with the former farmhouse foundations (AjHa-50 James D. Site) and surroundings and the current Owner has agreed to undertake a Stage 3 archaeological assessment as this application process moves forward. The quarry is identified in the Ontario Geological Survey of Eramosa Township of 1980 as Pit 19, an unlicensed pit, belonging to Mr. Johnston of Lot 2, 6th Concession.

There are two late twentieth century dwellings in the south east corner of the site. One is outside the site on severed land and the other remains on the site and will be retained. Both are accessed from Hwy. 7 (photo 13 & 14). These dwellings first appear on the 1980 topographical map.

## 5.0 Study Area Review

### 5.1 Area Cultural Heritage Resources

The Planning Department of the Township of Guelph/Eramosa confirmed that there are no designated or non-designated properties of cultural heritage value on their municipal register on Sixth Line in this area. This fact was recently confirmed prior to the 2014 revision to this report by Acting Deputy Clerk of the municipality, Ms. Jordan Dolson.



#4958 6<sup>th</sup> Line



#4963 6<sup>th</sup> Line



Entrance Drive to #5006 6<sup>th</sup> Line

The remnant farmstead at 4958 6<sup>th</sup> Line contains an early stone 1 ½ storey dwelling and multiple out buildings, including a large log structure directly behind the dwelling (see figure 11, Appendix A). The property appears overgrown and in need of maintenance.

The farmhouse at #4963 6<sup>th</sup> Line is another early stone 1 ½ storey dwelling. To the right of the photo above is a frame barn that consistently appears on the 20<sup>th</sup> century topographical maps in Appendix A to this report. This property is well maintained.

The buildings at #5006 6<sup>th</sup> Line are not visible from the public thoroughfare. The location of the dwelling (and barn), however, are consistent from the 1878 Atlas map through the 20<sup>th</sup> century topographical maps.

### 5.2 Proposed Licensed Area

The licensed area borders Sixth Line on its western boundary. The Sixth Line rural roadscape is a cultural heritage landscape based on its tree lined rural profile and remaining three nineteenth century farmsteads to the north of the property. These three farmsteads are well separated from the site, the closest being approximately 250 metres north west. The applicant intends to maintain/supplement the treed verge of the roadway and design landscaped berms inside the existing tree line (see separate visual impact assessment prepared by Stovel and Associates Ltd.). Although the southerly section of the Sixth Line will be re-graded and paved to a point just north of the new quarry entrance, there will be no visual impact on the rural roadscape north of that point.

The nineteenth century farmhouse and outbuildings were removed from the property prior to 1933 (fig. 4). Later pine plantation plantings removed any other evidence of the nineteenth century agricultural uses. The applicant has agreed to conduct a Stage 3 archaeological assessment of the original farmhouse site as a condition of approval of his application.

The remaining residential bungalow at 8352 Hwy. 7 on the site, built in the late 1970's based on the topographical mapping, is likely less than 40 years old and is considered to be a non-heritage resource. This dwelling is to be retained on site.

### 5.3 120 metre off-site zone

There are five buildings within the 120 metre off-site zone. They are:

- The residential dwelling at 8540 Hwy. 7 (photo 14), which is contemporary with the dwelling at #8352,
- The industrial complex south of Hwy. 7 (photo 12), which first appears on the 1985 topographical mapping,
- The residential dwelling at 5036 Hwy. 7 (photo 16) on the south side adjacent to the industrial complex, which first appears on the topographical mapping in 1980,
- The residential dwelling at 4943 Sixth Line (photo 17), directly north of the site, which first appears on the topographical mapping in 1980, and
- The "mushroom farm" at 4953 Sixth Line, which first appears on the topographical mapping in 1994.

These five structures are considered to be non-heritage structures.

## 6.0 Conclusions

The MTCS has a document entitled *Screening Impacts to Built Heritage and Cultural Heritage Landscapes*, which may be used to identify impacts, as a result of development on or adjacent to a cultural heritage resource, that may require mitigation. The tests are described as follows:

*Will the proposed undertaking/project involve or result in any of the following potential impacts to the subject property or an adjacent property?*

- ***Destruction, removal or relocation of any, or part of any, heritage attribute or feature.***  
Neither the five buildings within the 120 metre off-site zone nor the three nineteenth century farmsteads north on 6th Line will be relocated, destroyed or removed.
- ***Alteration (which means a change in any manner and includes restoration, renovation, repair or disturbance).***  
Neither the five buildings within the 120 metre off-site zone nor the three nineteenth century farmsteads north on 6th Line will be altered.
- ***Shadows created that alter the appearance of a heritage attribute or change the exposure or visibility of a natural feature or plantings, such as a garden.***  
Neither the five buildings within the 120 metre off-site zone nor the three nineteenth century farmsteads north on 6th Line will be impacted by shadows from the development.
- ***Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.***  
Neither the five buildings within the 120 metre off-site zone nor the three nineteenth century farmsteads north on 6th Line will be isolated from their surrounding environment or context.
- ***Direct or indirect obstruction of significant views or vistas from, within, or to a built or natural heritage feature.***  
The cultural heritage landscape represented by the rural roadscape of the Sixth Line north of Hwy. 7 will be preserved by the retention of the treed road verge and the landscaped berm beyond.
- ***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.***

The site has a history of use as a gravel pit, and the current application is an extension of that use. James Dick Construction Ltd. has agreed to conduct a Stage 3 assessment of the AjHa-50 site once the Ministry of Natural Resources has issued the Category 2 Class “A” quarry license under the Aggregate Resources Act.

- **Soil disturbance such as a change in grade, or an alteration of the drainage pattern, or excavation, etc.**

There will be no impact to cultural heritage features around the site due to the change in grade associated with the operation of the gravel pit/ quarry, save and except for AjHa-50 which is being properly dealt with as indicated above.

In summary, there are two identified cultural heritage resources on the subject property; the former quarry site and the archaeological site (AjHa-50 James D.). The “area to be excavated” in the application excludes the former quarry site and the pond. AjHa-50 will undergo a further Stage III archaeological investigation with appropriate mitigation.

Of the 6 buildings either on-site or within the 120 metre off-site area, all are late twentieth century buildings and, in any case, will not be altered by this application.

Although not identified by the local municipality, there may be three properties north of the site along 6th Line of cultural heritage value or interest as early representative examples of mid-nineteenth century farmsteads. The three properties will not be altered by this application.



## Sources

Grand Valley Conservation Authority. *Speed Valley Conservation Report*. Department of Planning and Development Conservation Branch, 1953.

Guelph Land Registry Office Title Abstracts for Lot 1 Concession 6 Eramosa Township.

Ministry of Natural Resources. *Evergreen Challenge: The Agreement Forest Story*. Ontario: Queen's Printer for Ontario, 1986.

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Richardson, A.H. *Conservation by the People: The History of the Conservation Movement in Ontario to 1970*. Toronto: University of Toronto Press, 1974.

York North Archaeological Services Inc. "A State I-II Archeological Assessment of the proposed James Dick Construction Ltd. Hidden Quarry: Located in Part Lot 1 W 1/2 , Concession 6, Eramosa Township, County of Wellington, Ontario". August 2012.

Appendix A - Aerial Photographs and Maps



Figure 1: Excerpt of 1954 aerial photograph, Hunting Survey Corporation Ltd. University of Toronto Map and Data Library, online resource: [http://maps.library.utoronto.ca/data/on/AP\\_1954/index.html](http://maps.library.utoronto.ca/data/on/AP_1954/index.html) Subject property denoted by circle.



Figure 2: Excerpt from 1966 aerial photograph. National Air Photo Library, Ministry of Natural Resources. Original scale 1:10,000. Image A19411-3. Subject property denoted by circle.



Figure 3: Excerpt of 1982 aerial photo. Ontario Base Mapping, Toronto-Guelph. Original Scale 1:30,000. Image B 82-30 161-15- 59. Subject property denoted by circle.

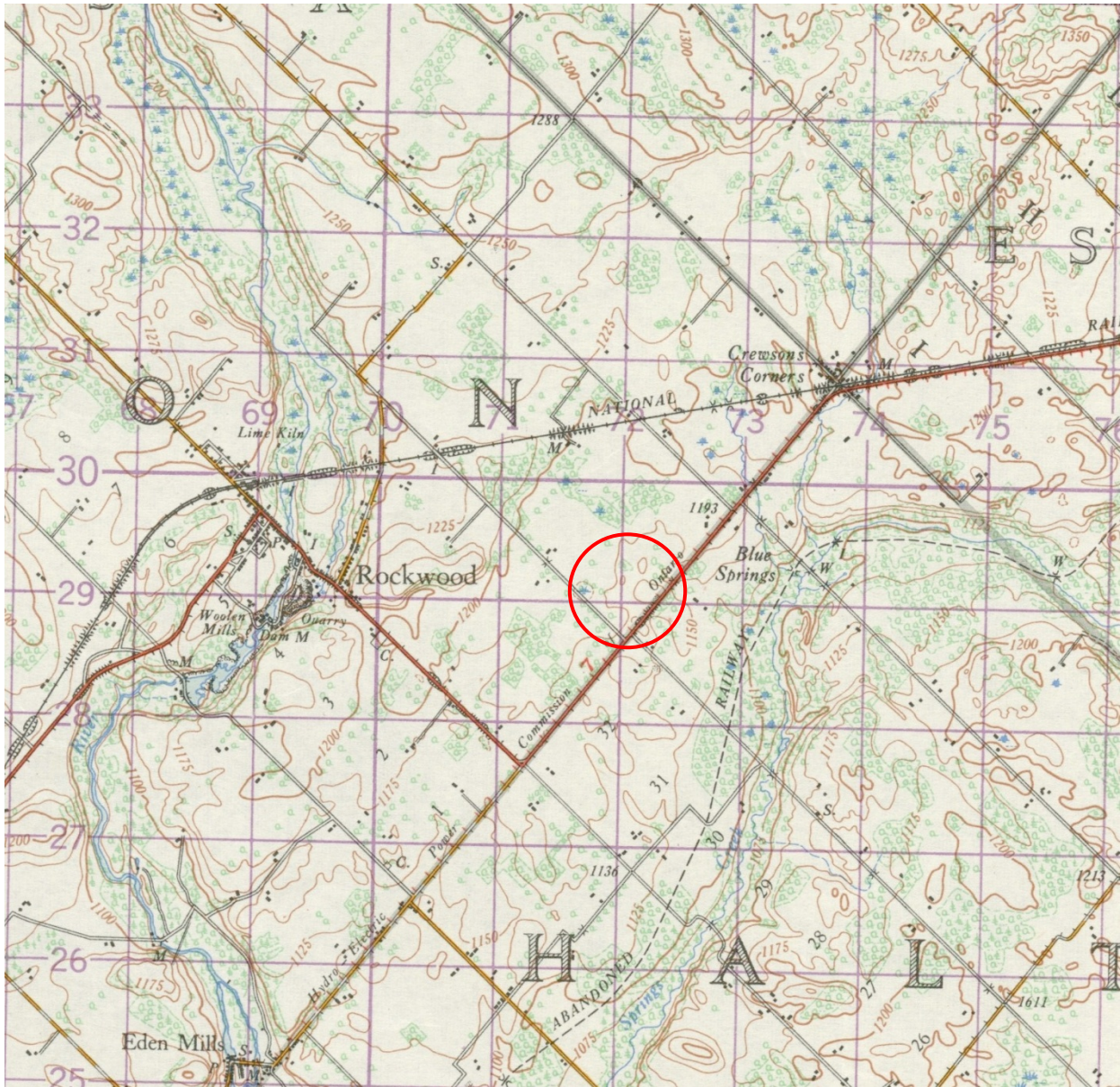


Figure 4: Excerpt from 1933 "Guelph" topographic sheet 40 P/9. Geographic Section, Department of National Defence. 1:63,360. Subject property denoted by circle.

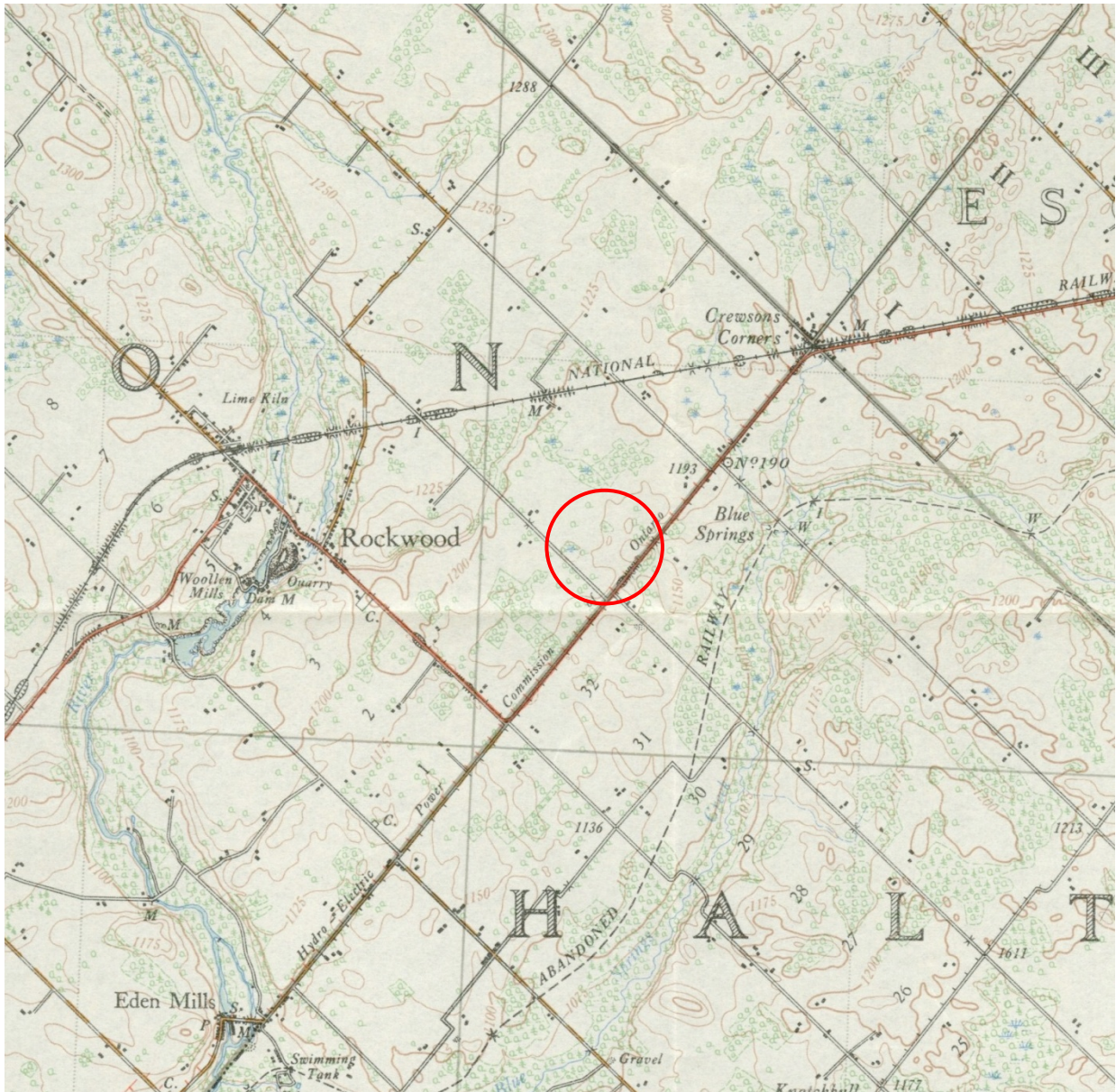


Figure 5: Excerpt from 1935 “Guelph” topographic sheet 40 P/9. Geographic Section, Department of National Defence. 1:63,360. Subject property denoted by circle.

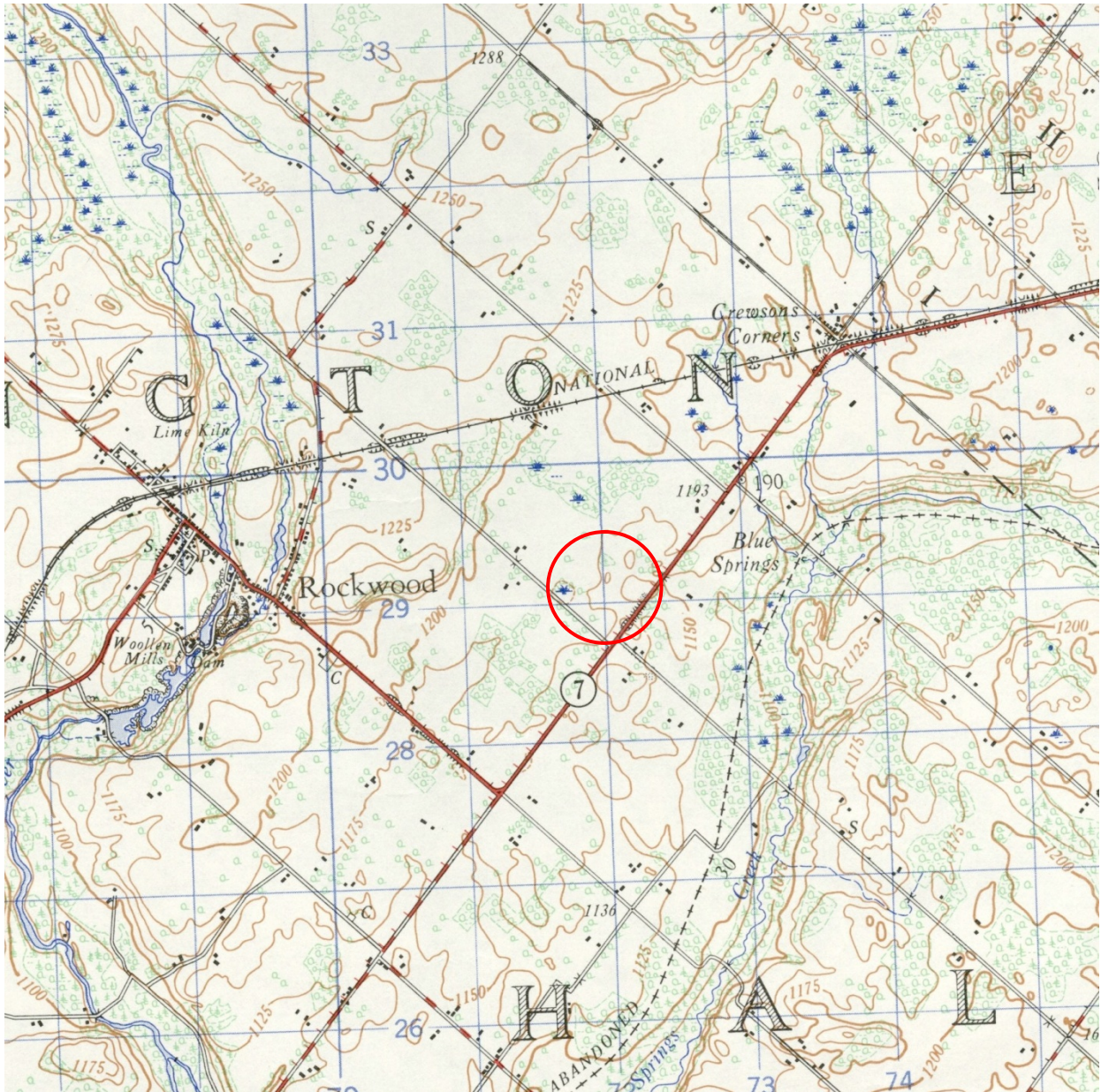


Figure 6: Excerpt from 1952 "Guelph" topographic sheet 40 P/9. Army Survey Establishment R.C.E 1:50,000. Subject property denoted by circle.





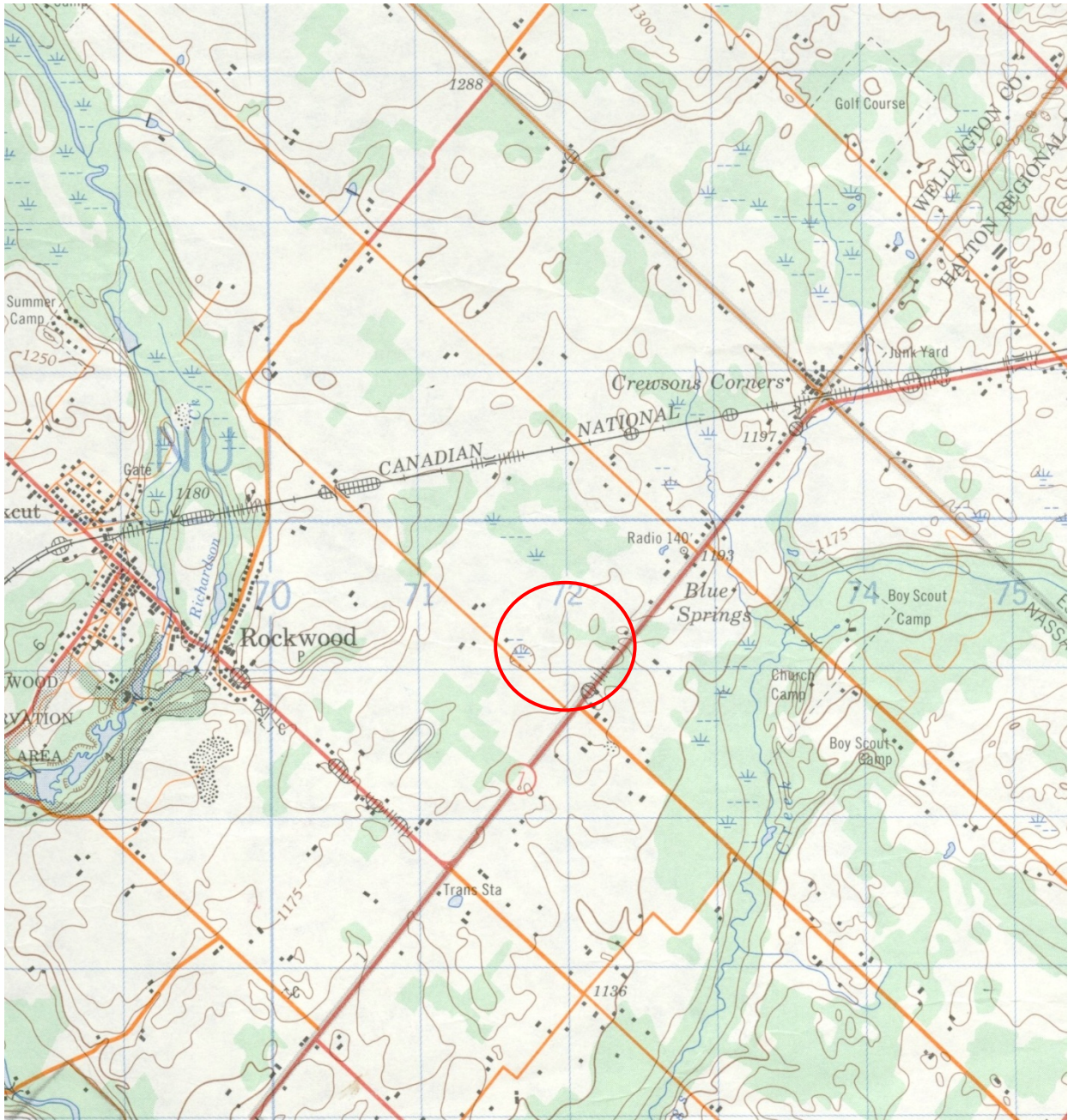


Figure 8: Excerpt from 1980 “Guelph” topographic sheet 40 P/9. Surveys and Mapping Branch, Department of Energy Mines and Resources. 1:50,000. Subject property denoted by circle.

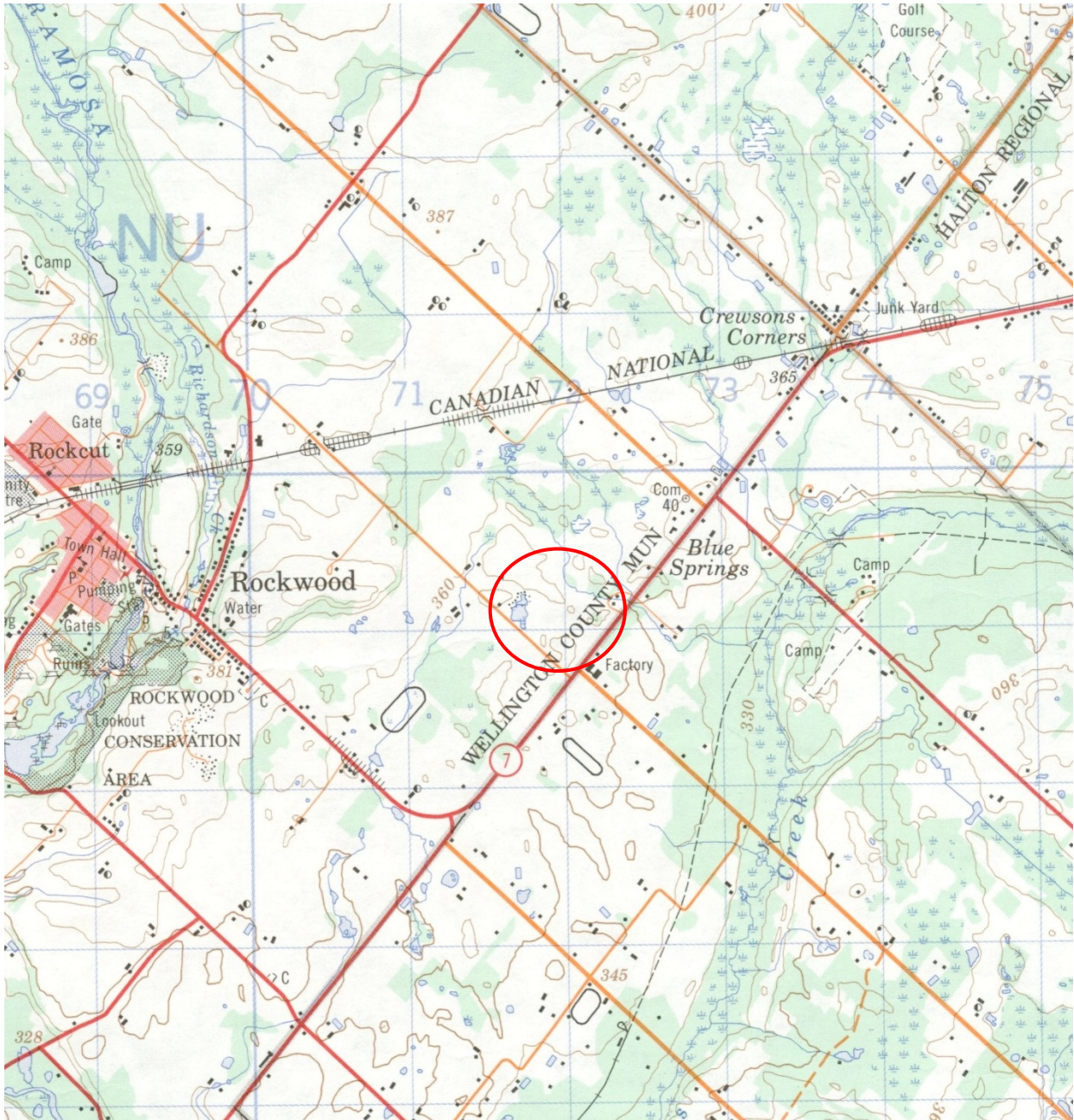


Figure 9: Excerpt from 1985 “Guelph” topographic sheet 40 P/9. Surveys and Mapping Branch, Department of Energy Mines and Resources. 1:50,000. Subject property denoted by circle.

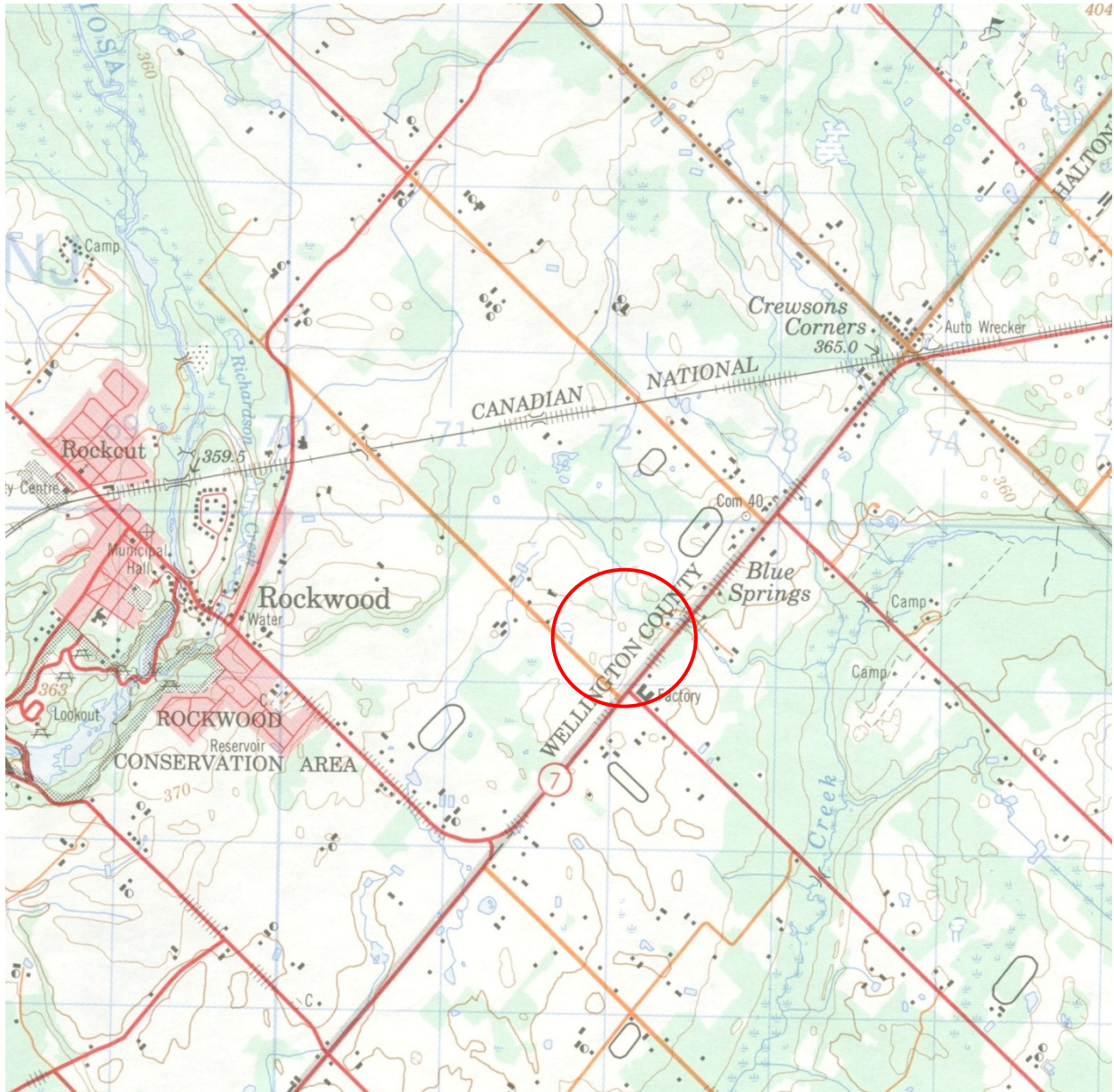


Figure 10: Excerpt from 1994 "Guelph" topographic sheet 40 P/9. Canada Centre for Mapping, Department of Energy Mines and Resources. 1:50,000. Subject property denoted by circle.

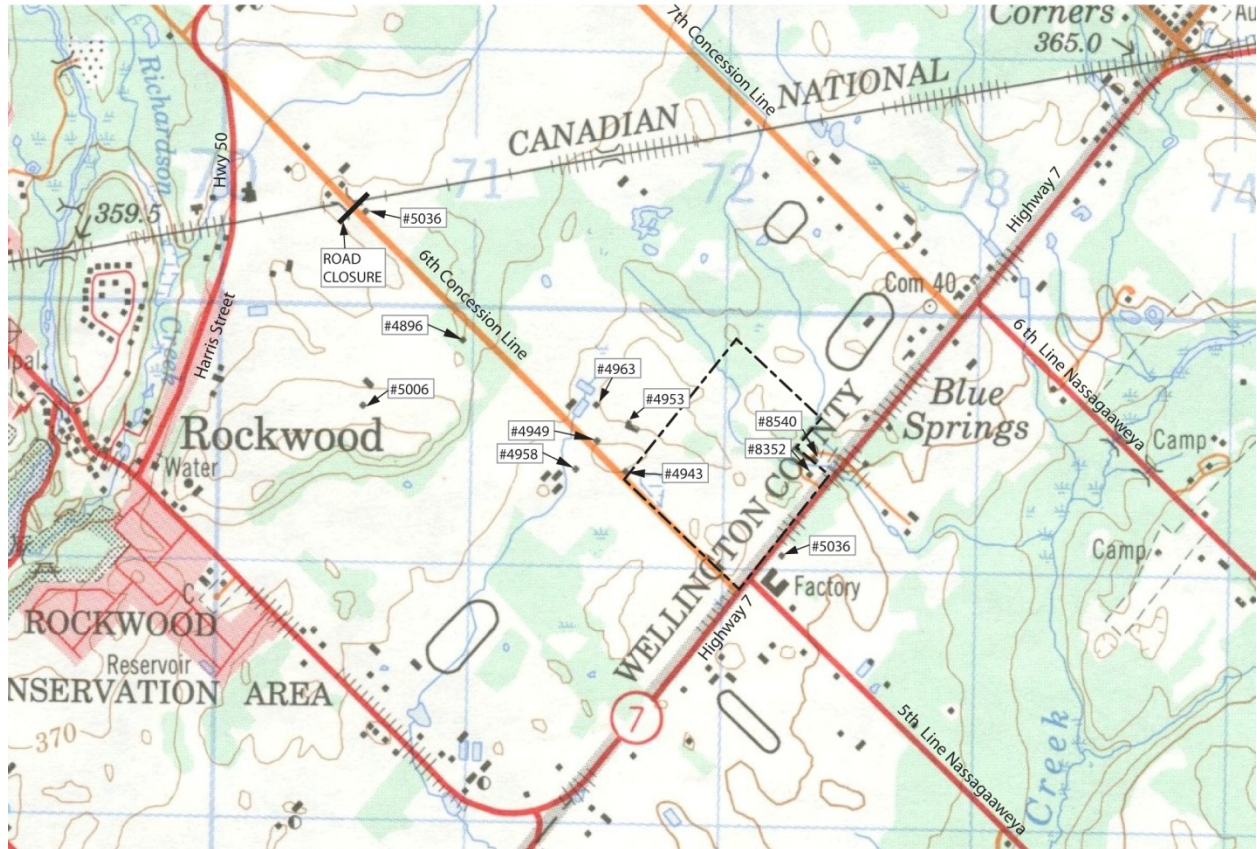


Figure 11: Identifies site location and surrounding residential addresses. Map is an excerpt from 1994 “Guelph” topographic sheet 40 P/9. Canada Centre for Mapping, Department of Energy Mines and Resources. 1:50,000. Subject property denoted by circle.

Appendix B – Site Photographs



Figure 12: identifying the location and vantage points of photographs taken. Map was extracted from Page 1 of 5 Existing Features - Hidden Quarry, Part of lot 1, Concession 6, township of Guelph-Eramosa, former township of Eramosa, county of Wellington by Stovel and Associates Inc. dated September 21, 2012, prepared for James Dick Construction Ltd.



**Photo 1 – Highway 7 looking east from Sixth Line**



**Photo 2 – Intersection of Highway 7 and Sixth Line**



**Photo 3 – Sixth Line looking south**



**Photo 4 – Pine plantation**



**Photo 5 – Clearing east of former farmhouse site**



**Photo 6 – Pond & Marsh**



**Photo 7 – Concrete cistern at farmhouse site**



**Photo 8 – Midden at farmhouse site**



**Photo 9 – Gravel stockpile at former quarry**



**Photo 10 – Abandoned ‘crusher’; note wooden wheels**



**Photo 11 – Conveyor overgrown by cedars**



**Photo 12 – Commercial/industrial development south of site on Hwy. 7**





**Photo 13 – Mid-twentieth century bungalow on site  
(8352 Hwy. 7)**



**Photo 14 – Mid-twentieth century bungalow off-site  
on south east severance (8540 Hwy. 7)**



**Photo 15 – Industrial land east of the site**



**Photo 16 – Bungalow at 5036 Hwt. #7**



**Photo 17 – Bungalow at 4943 Sixth Line**



**Photo 18 – Sixth Line dead ends at the north at railway right-of-way**

## Appendix C – Qualifications of Author

*Peter Stewart* is a partner in the firm of George Robb Architect. In addition to professional accreditation as an architect since 1974, he is a member of the Canadian Association of Heritage Professionals (member of the Board from 2002 to 2006) and a member of the Architectural Conservancy of Ontario (member of the Board from 2006 to present).

The firm has had an ever increasing involvement in conservation and adaptive reuse projects involving built heritage resources since its involvement in the restoration of the Duff-Baby House in Windsor for the Ontario Heritage Foundation (now Trust) in 1993. Other projects for the OHT have included exterior restoration of the Mather Walls Museum in Kenora, partial exterior restoration of the George Brown House in Toronto and the condition assessment for Fools' Paradise, the home and studio of artist Dorothy McCarthy. Other recent projects have included the Eyer Homestead Restoration and Adaptive reuse for the Town of Richmond Hill (Parks and Recreation Ontario Innovation Award, 2011), exterior restoration of the former Lincoln County Courthouse for the City of St. Catharines in 2005 (Canadian Association of Heritage Professionals Building Award, 2005), the Leslie Log House restoration and adaptive reuse for the City of Mississauga (Mississauga Heritage Foundation Award, 2011) and several projects at the Todmorden Mills Museum and Arts Centre for the City of Toronto Culture Division from 2007 to the present. Other City of Toronto projects involving cultural heritage properties have been undertaken at Spadina House Museum, Montgomery Inn Museum, CanStage Theatre on Berkeley Street and the Theatre Passe Muraille building.

Mr. Stewart has been involved in 39 assessments of built heritage resources and cultural heritage landscapes since 2005 for a variety of clients including the Ontario Heritage Trust, the City of Toronto, the City of Hamilton and numerous commercial and private residential clients.

Heritage Conservation District Plans have included Old Port Credit Village in Mississauga (2004) and Lower Main Street South in Newmarket (2010). As a sub-consultant to Bousfield Planning, Mr. Stewart contributed to the team that updated the Churchville Heritage Conservation District Plan in 2006. In association with MHBC Planning, was involved with the Oil Springs Heritage Conservation District Plan (ACO and CAHP Planning Awards, 2011) and is currently a member of their team which is in the process of finalizing Heritage Conservation District Plans for both Downtown Oakville and the Brooklin and College Hill Neighbourhood in Guelph.

Most recently his firm was lead consultant, in association with MHBC Planning, in the analysis of the cottage community and its surroundings at Rondeau Provincial Park. The resulting assessment, *Rondeau - A Cultural Heritage Landscape*, received a planning award from the Canadian Association of Heritage Professionals in 2012.

January 26, 2015

4800 DUNDAS STREET WEST  
SUITE TWO HUNDRED & ONE  
TORONTO, ONTARIO  
CANADA M9A 1B1  
PHONE: 416 596 8301  
FAX: 416 596 1508

Mr. Greg Sweetnam  
James Dick Construction Limited  
The James Dick Group  
PO Box 470  
Bolton, Ontario  
L7E 5T4

Dear Greg,

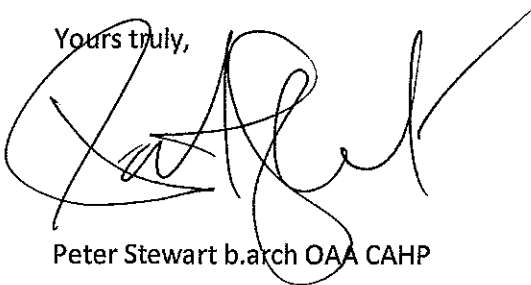
Re Cultural Heritage Resource Assessment  
Hidden Quarry, Part Lot 1 W1/2, Concession 6  
Township of Eramosa, County of Wellington

Further to your email of last Thursday and Mr. Unterman's comments of October 1, 2014, I would like to respond as follows.

- a. We were asked to provide "detailed history on the Hopkins, Ramshaw, Johnson or Shaw families..." and their roles in the community. Since this research had already been done by York North Archaeological Services Inc. in their report of August 31, 2012, we incorporated their work (with credit) outlining the history of ownership of the property through the Hopkins, Ramshaw, Johnson and Shaw periods (from the patent in 1822).
- b. No further information on the quarrying activity was found. Its limited size may very well indicate the quarry was only of small scale local work. The analysis of air photos indicates some local disturbances of quarry activity from 1954 to 1985. By 1994, quarry is no longer indicated on the topographical maps.
- c. We have used the applicant's Existing Features Site Plan to locate photographic points of view. Certainly the applicant's submission has an abundance of Site Plans depicting different aspects of the development. Can Mr. Unterman identify which Site Plan may best enhance community understanding?

We trust this is as you require.

Yours truly,



Peter Stewart b.arch OAA CAHP

Addendum Number 1, April 18, 2016

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**The following paragraph replaces the first paragraph of Section 5.0, Study Area Review:**

***5.2 Proposed Licensed Area***

*The licensed area borders Sixth Line on its western boundary. The Sixth Line rural roadscape is a cultural heritage landscape based on its tree lined rural profile and remaining three nineteenth century farmsteads to the north of the property. These three farmsteads are well separated from the site, the closest being approximately 250 metres north west. The applicant intends to maintain/supplement the treed verge of the roadway and design landscaped berms inside the existing tree line (see separate Visual Information Package prepared by James Dick Construction Limited and peer reviewed by Brook McIlroy Inc.). Although the southerly section of the Sixth Line will be re-graded and paved to a point just north of the new quarry entrance, there will be no visual impact on the rural roadscape north of that point.*

## EDUCATION

1974 Obtained Professional Registration

1971 Bachelor of Architecture  
University of Toronto

1965 Honours Graduation Diploma  
Etobicoke Collegiate Institute

## PROFESSIONAL AFFILIATIONS

- Member of the Ontario Association of Architects
- Member of the Canadian Association of Heritage Professionals (Board member 2003-2007)
- Advisor to the Board of the Architectural Conservancy of Ontario
- Member of Association for Preservation Technology
- Member Heritage Canada Foundation



## PROFESSIONAL ACTIVITY

- Guest Speaker, Windsor Architectural Conservation Advisory Committee - 1995
- Guest Speaker, Algonquin Club, Windsor/Detroit Chapter - 1994
- Guest Speaker  
Amherstburg Historic Sites Association - 1994
- Member, Advisory Panel  
Architectural Handbook for the  
Canadian Wood Council - 1990
- Guest Lecturer  
Bowling Proprietor's Association of Canada - 1988
- Facilitator, RAIC Conference  
"Energy in the Design Process" - 1980

## COMMUNITY ACTIVITY

- Member of the Belfountain Heritage Society (Ontario Heritage Trust Community Achievement Award, 2006)
- Former Board Member, Ontario Combined Driving Association
- Former Board Member, Central Ontario Pleasure Driving Association
- Facilities Advisor & Founding Member  
Toronto Gymnastics International

## EXPERIENCE

1991-Present George Robb, Architect, Toronto, Ontario  
Partner

Involved in all aspects of a wide range of conservation, commercial, residential and institutional projects throughout Southern Ontario.

1991-1994 Partner-in-Charge of Windsor Office

1984-1988 Robb/Stewart Design Inc., Toronto, Ontario  
Partner

Involved in a wide range of interior design and renovation projects throughout the North Eastern United States for a multi-national recreational client based in Long Island, NY.

1980-1991 George Robb Architect, Toronto, Ontario  
Associate

Involved in design, supervision of document production, tendering and field review of major hotel projects in Thunder Bay, Kitchener, and Markham, Ontario; a private rural high school in King City, Ontario; and numerous smaller commercial, residential and institutional projects.

1974-1979 George Robb Architect, Toronto, Ontario  
Junior Architect

Involved in design, production and field review of major hotel projects in Cambridge and Etobicoke; a variety of housing projects for the Ministry of Housing; and numerous smaller commercial, residential and institutional projects.

1971-1974 George Robb Architect, Toronto, Ontario  
Architectural Assistant

Involved in construction document production for a major hotel project (unexecuted) and numerous residential projects in southern Ontario.

1970 Toronto Board of Education

Conducted survey of pattern of use for all auditoria in Toronto's junior and secondary schools.

# Resume of Work & Experience



## Selected Projects

### A.

#### Heritage Conservation

	Client (location)	
Auchmar Estate, garden wall restoration	City of Hamilton	2015
Ancaster Town Hall, masonry & structural repairs	City of Hamilton	2015
Dundurn Castle, column repairs	City of Hamilton	current
Belfountain Conservation Area, stone wall consolidation	Credit Valley Conservation	current
Silver Spire United Church	(St. Catharines)	2012
26 Berkeley Street (CanStage Theatre), Toronto	City of Toronto, Culture	current
Montgomery Inn Museum, landscape	City of Toronto, Culture	current
Robertson School restoration	City of Toronto, Culture	2012
Dalhousie House	City of St. Catharines	2011
Cenotaph, Memorial Park	City of St. Catharines	2012
Guild Inn Architectural remnants	City of St. Catharines	2010
Interior Re-restoration, Spadina House Museum	City of Toronto, Culture	2009-2012
Forest Hill War Memorial	City of Toronto, Culture	2009
Alexander Farmhouse, Halton Museum	Region of Halton	2010
Inner Range Lighthouse, Port Dalhousie	City of St. Catharines	2011
Leslie Log House Adaptive Re-Use	City of Mississauga	2011
Mather-Walls House, Kenora	Ontario Heritage Trust	2011
Cumberland House	City of Toronto	2008
Assembly Hall	City of Toronto, Culture	2008
Carillon Tower, Simcoe, Norfolk County	AECOM	2009
Hollingshead House	Town of Newmarket	2008
Todmorden Mills, Toronto	City of Toronto, Culture	current
Eyer Homestead (1828)	Town of Richmond Hill	2011
Lime Kilns, Limehouse Conservation Area	Credit Valley Conservation	2009
Entrance Gates, Old Fort York	City of Toronto	2006
Coach House, Colborne Lodge	City of Toronto	2006
George Brown House, Toronto	Ontario Heritage Trust	2005-08
Forester House & Barns (1830)	Town of Richmond Hill	2010
Garden Wall reconstruction, Spadina House	City of Toronto	2005
Montebello Park Pavilion (1880)	City of St. Catharines	2005
Varley Gallery / McKay House, Unionville	Town of Markham	2005
Reconstruction of the Shaw House	Town of Richmond Hill	2004
Lincoln County Courthouse (1849)	City of St. Catharines	2000-04
Ebenezer Primitive Methodist Church (1858)	(Brampton)	2002-05
Merritton Town Hall (1879)	City of St. Catharines	2001-03
President's House, Guelph (1882)	University of Guelph	2001
Morningstar Mill, Decew Falls (1872)	City of St. Catharines	2001 & 2007
Belfountain Conservation Area (1914), Caledon	Credit Valley Conservation	2000-03
Melville Church (1837)	(Caledon)	1999-04
Coach House, Oakville Museum (1896)	Town of Oakville	1997
La Maison Francois Baby House Museum (1812)	City of Windsor	1997-98



## Resume of Work & Experience



Our Lady of the Rosary Porch (1924), Windsor	Diocese of London	1997
Knox Presbyterian Church Restoration (1907)	(Toronto)	1995-01
Duff Baby House Restoration (1798), Sandwich	Ontario Heritage Trust	1995

### B. Conditions Assessments/Studies

Cultural Heritage Evaluation Report, TH&B RR Station	Metrolinx	current
Cultural Heritage Screening Report, Don Valley RR Bridges	Metrolinx	2015
Cheltenham Brickworks, Caledon	Brampton Brick Ltd.	2014
CanStage Theatre	City of Toronto	2014
Montgomery's Inn	City of Toronto	2012
Todmorden Mills Museum, 5 historic buildings	City of Toronto	2011
Chedoke House, Hamilton	City of Hamilton/OHT	2009
Arts & Letters Club	Toronto	2010
Mather-Walls House, Kenora	Ontario Heritage Trust	2009
7420 Ninth Line, Milton (mitigation of partial collapse)	City of Mississauga	2009
Woolner Farmstead	(Kitchener)	2008
Trussler Rd./Ottawa Street Farmsteads	(Kitchener)	2008
11185 Airport Road	(Brampton)	2008
345 Steeles Ave. (Harrop Restaurant)	(Milton)	2008
Morningstar Mill, Millers House & outbuildings	City of St. Catharines	2007
Stratford City Hall, Entrance Steps	City of Stratford	2007
5600 Tremaine Road, HIA	(Milton)	2008
8675 Creditview Road, HIA	(City of Brampton)	2007
551 Harrop Drive, HIA	(Milton)	2007
JR Park Homestead Museum, Harrow	ERCA, Essex	2007
3361 Mississauga Road, HIA	(Mississauga)	2007
Pinchin Riviere Farm	City of Mississauga	2006
Gairdner Estate	City of Mississauga	2006
7420 Ninth Line, Milton	City of Mississauga	2006
St. Joachim & Annunciation Churches, HIA	Town of Lakeshore	2005-07
Workmen's Compensation Board Building	ORC, Toronto	2005
Crown Inn	City of Windsor	2004
John Campbell School, HIA	City of Windsor	2004
Salmoni Building, HIA	(Amherstburg)	2004
Nodwell Farmhouse, HIA	(Hillsburgh)	2004
St. John's Anglican Church (Feasibility & Concept Design)	(Cookstown)	2003
City Owned Heritage Building Stock		
Willistead Manor House, Coach House & Gate House	Windsor	2003
Mackenzie Hall	Windsor	2003
Richardson Library	Windsor	2003
Sandwich Fire Hall	Windsor	2003
351 Mill Street	Windsor	2003
West Park Secondary School (Swimming Pool Assessment)	City of St. Catharines	2002
Centennial Library Building Envelope Assessment	City of St. Catharines	2002
St. Andrew's Presbyterian Church (1885)	(Trenton)	2002

## Resume of Work & Experience



Montebello Park	City of St. Catharines	2000
Morningstar Mill	City of St. Catharines	2000
Robertson School	City of St. Catharines	2000
Merriton Town Hall	City of St. Catharines	2000
Dalhousie House (1850)	City of St. Catharines	2000
Knox Presbyterian Church - Stone Masonry Report	(Toronto)	1995
Knox Presbyterian Church Building Review	(Toronto)	1993

### C. Planning

Heritage Conservation District Plan, Rondeau (MHBC Planning)	Chatham-Kent	current
Charlton Hall, Cultural Heritage Assessment	City of Hamilton	2014
Delta Secondary School, Cultural Heritage Assessment	City of Hamilton	2014
Royal Connaught Hotel, Cultural Heritage Assessment	City of Hamilton	2012
Guelph Heritage Conservation District (with MHBC Planning)	City of Guelph	current
Oakville Heritage Conservation District (with MHBC Planning)	Town of Oakville	2012
Cultural Heritage Landscape Assessment, Rondeau Provincial Park	Rondeau Cottagers' Assoc.	current
Oil Springs Heritage Conservation District Study & Plan (with WSLA)	County of Lambton	2009
Heritage Conservation District Plan, Main Street, Newmarket	Town of Newmarket	2010
Façade Improvement Guidelines, Main Street, Picton	County of Prince Edward	2007
Feasibility Study, Heritage Conservation Districts in Brampton	City of Brampton	2009
Review of Churchville Heritage Conservation District Guidelines	City of Brampton	2007
Improvement Guidelines, Main Streets of Alliston, Tottenham, Beeton	Town of New Tecumseth	2004-05
Façade Improvement Guidelines for Main St. Newmarket	Town of Newmarket	2004-07
Heritage Conservation District Plan, Old Port Credit Village	City of Mississauga	2003-04

### D. Awards

ACO Craftsmanship Award, Dineen Building	(Toronto)	2013
Heritage Toronto Craftsmanship Award, Honorable Mention, Dineen Building	(Toronto)	2013
CAHP Heritage Planning Award, Rondeau-A Cultural Heritage Landscape (MHBC Planning)	(Rondeau Provincial Park)	2012
Ontario Parks & Recreation Innovation Award, Eyer Homestead	Richmond Hill	2012
ACO Award of Merit-Planning for Oil Springs HCD (MHBC Planning)	Lambton County	2011
CAHP Landscape Award for Oil Springs HCD (MHBC Planning)	Lambton County	2011
Mississauga Heritage Foundation Award for Leslie Log House	City of Mississauga	2011
Niagara Region Urban Design Award for Lincoln County Courthouse	St. Catharines	2010
CAPHC Award for Preservation of a Heritage Building	St. Catharines	2005
Ontario Heritage Trust Community Achievement Award	Ontario Heritage Trust	2006
Heritage Cambridge Award for Dumfries Mutual Insurance Co.	Galt	1988



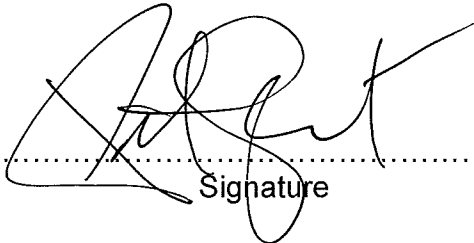
Ontario  
 Ontario Municipal Board  
 Commission des affaires municipales de l'Ontario

**ACKNOWLEDGMENT OF EXPERT'S DUTY**

Case Number	Municipality
PL 150494	Guelpb Erasosa

1. My name is..... Peter Stewart .....(name)  
 I live at the Town of Erin .....(municipality)  
 in the County of Wellington .....(county or region)  
 in the Ontario .....(province)
2. I have been engaged by or on behalf of James Dick Construction ..(name of party/parties) to provide evidence in relation to the above-noted Board proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
  - a. to provide opinion evidence that is fair, objective and non-partisan;
  - b. to provide opinion evidence that is related only to matters that are within my area of expertise; and
  - c. to provide such additional assistance as the Board may reasonably require, to determine a matter in issue.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date April 14, 2016

  
 Signature