

Varna Wind, Inc.

Bluewater Wind Energy Centre Heritage Assessment Addendum

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REVISED REPORT

Distribution List

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Revision Log

Revision #	Revised By	Date	Issue / Revision Description
1	Adria Grant	4 Sept	Incorporating MTCS comments
2	Adria Grant	6 Sept	Addition of more details from Golder Associates Ltd. previous assessments

AECOM Signatures

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Executive Summary

Varna Wind, Inc. (Varna), a wholly owned subsidiary of NextEra Energy Canada, ULC (NextEra), is proposing to construct a wind energy project in the Municipalities of Bluewater and Huron East in Huron County, Ontario. The Project is referred to as the Bluewater Wind Energy Centre (the "Project").

A Heritage Assessment report was written in March 2012 by Golder Associates Ltd. (Golder) for the Project (Golder 2012a) and accepted by MTCS on March 22, 2013. Due to project layout modifications Golder submitted an addendum to the report on August 2, 2012 (Golder 2012b) and a letter of satisfaction with the addendum was issued by MTCS on September 25, 2012. Following the first addendum project components were relocated from municipal right-of-ways onto private property and a second addendum was submitted by Golder on November 14, 2012 (Golder 2012c) and a letter of satisfaction was provided by the MTCS on December 7, 2012.

This addendum to the Heritage Assessment Report addresses the following proposed layout modifications:

- 1) The road to Turbine 7 now heads north to Crystal Springs Road, not west, on property BLW1510.
- 2) Easements are added for construction of the transmission line on properties BLW1591, BLW1748, BLW1261, BLW1258 and BLW1096 and in the right-of-way adjacent to properties BLW1042/BLW1679, BLW1738/BLW1692 and BLW1430/BLW1431.

This addendum to the original heritage assessment (Golder 2012a), first addendum (Golder 2012b) and second Golder (2012c) addendum is a required component of an Application for a Renewable Energy Approval (REA application) under Ontario Regulation (O.Reg.) 359/09 made under the *Environmental Protection Act* (EPA).

In order to confirm that the recommendation provided in the original heritage assessment (Golder 2012a), first addendum (Golder 2012b) and second Golder (2012c) addendum continues to be applicable, a windshield survey of the new location of the access road to Turbine 7, the four transmission line easements and the three CDA's was conducted on July 3, 2013.

The participating parcels evaluated here as a result of the proposed layout modifications listed in Section 1.1 were all determined to represent a vernacular landscape that is characterized by a homogeneous land use pattern of pastures, agricultural fields, woodlots and associated farmsteads. Due to the typical nature of the landscape cultural heritage value or interest was not identified according to O. Reg. 09/06.

The participating properties examined during the original heritage assessment (Golder 2012a), first addendum (Golder 2012b), second Golder (2012c) addendum and this current assessment, again triggered by layout modifications, were found to contain a total of 80 built heritage resources: 45 residences and 35 barns. These structures were identified as having cultural heritage value or interest according to O. Reg. 09/06. No further mitigation is recommended as it was determined that there are no anticipated direct or indirect impacts as a result of the undertaking.

The Ontario Ministry of Tourism, Culture and Sport is asked to review this addendum to the original Heritage Assessment Report (Golder 2012a), first addendum report (Golder 2012b) and second addendum report (2012c). As this addendum did identify additional potential and confirmed heritage resources existed on the parcels of land that were added to the project area the MTCS is asked to issue a revised written comments letter.

Project Personnel

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Acknowledgements

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Ministry of Tourism, Culture and Sport	Paula Kulpa, Team Lead - Heritage Land Use Planning

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Appendix A. Inventory of Built Heritage

1. Introduction

Varna Wind, Inc. (Varna), a wholly owned subsidiary of NextEra Energy Canada, ULC (NextEra), is proposing to construct a wind energy project in the Municipalities of Bluewater and Huron East in Huron County, Ontario. The Project is referred to as the Bluewater Wind Energy Centre (the "Project").

A Heritage Assessment report was written in March 2012 by Golder Associates Ltd. (Golder) for the Project (Golder 2012a) and accepted by MTCS on March 22, 2013. Participating properties were screened for potential heritage resources and if potential heritage resources were identified they were evaluated according to the criteria outlined in O. Reg. 09/06 under the *Ontario Heritage Act*, as required by O. Reg. 359/09.

Due to project layout modifications Golder submitted an addendum to the report on August 2, 2012 and a letter of satisfaction with the addendum was issued by MTCS on September 25, 2012. Following the first addendum project components were relocated from municipal right-of-ways onto private property and a second addendum was submitted by Golder on November 14, 2012 and a letter of satisfaction was provided by the MTCS on December 7, 2012.

Section 5.0 of the *HERITAGE ASSESSMENT REPORT NextEra Energy Canada, ULC Bluewater Wind Energy Centre, Huron County, Ontario* (Golder 2012a) determined that the Project Location, which is defined as the "participating parcels within the Study Area where project components are proposed to be located" (Golder 2012:4), represents a single cultural landscape and due to the typical nature of the landscape cultural heritage value or interest was not identified (Golder 2012a:43). A detailed inventory of structures dated 40 years or older that contribute to the vernacular rural landscape resulted in the determination that 47 of the 76 structures, 20 houses and 27 barns, had potential cultural heritage value or interest (Golder 2012a:43). As no direct or indirect impacts were anticipated as a result of the project undertaking no further mitigation was recommended (Golder 2012a:43).

This addendum to the heritage assessment report addresses the proposed layout modifications listed in Section 1.1 and is a required component of an Application for a Renewable Energy Approval (REA application) under Ontario Regulation (O.Reg.) 359/09 made under the *Environmental Protection Act* (EPA).

1.1 Proposed Modifications to the Project Layout for REA Amendment

The majority of layout modifications consist of the relocation of infrastructure within properties that were evaluated in the original Heritage Assessment report and addendums (Golder 2012a, 2012b and 2012c); however, there are some modifications to infrastructure layout that impact properties not previously evaluated that require a heritage assessment. The following proposed layout modifications require additional heritage assessment:

- 1) The road to Turbine 7 now heads north to Crystal Springs Road, not west, on property BLW1510.
- 2) Easements are added for construction of the transmission line on properties BLW1591, BLW1748, BLW1261, BLW1258 and BLW1096 and in the right-of-way adjacent to properties BLW1042/BLW1679, BLW1738/BLW1692 and BLW1430/BLW1431.

1.2 Evaluation Process

In order to confirm that the recommendations provided in the original Heritage Assessment Report original Heritage Assessment Report (Golder 2012a), first addendum report (Golder 2012b) and second addendum report (2012c) continue to be applicable, a windshield survey of each of the additional properties was conducted on July 3, 2013.

During this investigation the cultural landscape was re-evaluated in accordance with *Ontario Regulation 9/06*. All buildings greater than 40 years of age located on the properties now included in the Project Location due to the proposed modifications to the layout were assessed for their cultural heritage value or interest. Appendix A provides an inventory of additional structures dating to over 40 years of age now included in the Project Location, and the details of the evaluation of cultural heritage value or interest for each structure are provided in Section 2.

1.3 Impact Assessment

Where potential cultural heritage value or interest was determined to be present according to *Ontario Regulation 9/06*, the anticipated direct and indirect impacts of the Project were assessed based on the potential impacts outlined in *Info Sheet #5 in Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (MTCS 2006). The potential impacts defined in *InfoSheet #5* (MTCS 2006) include both direct and indirect negative impacts. Direct negative impacts to heritage features include destruction of any, or part of any, significant heritage attributes or features; and/or alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance (MTC 2006). Indirect negative impacts include shadows, isolation, direct or indirect obstruction, a change in land use and land disturbances (MTC 2006). Tables 1 and 2 outline the potential impacts identified in *InfoSheet #5* (MTCS 2006).

Table 1. Direct Negative Impacts to Built Heritage

Types of Direct Negative Impact
Destruction of any, or part of any, <i>significant heritage attributes</i> or features
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

Taken from MTCS 2006

Table 2. Indirect Negative Impacts to Built Heritage

Types of Indirect Negative Impact
Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden
Isolation of a <i>heritage attribute</i> from its surrounding environment, context or a <i>significant</i> relationship
Direct or indirect obstruction of <i>significant</i> views or vistas within, from, or of built and natural features
A change in land use such as rezoning a battlefield from open space to residential use, allowing new <i>development</i> or <i>site alteration</i> to fill in the formerly open spaces
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an <i>archaeological resource</i>

Taken from MTCS 2006

2. Results

The Project Location was previously determined to represent a single vernacular rural landscape consisting of a homogenous land use pattern of agricultural fields, pastures, woodlots and associated farmsteads and the evaluation according to *Ontario Regulation 9/06* concluded that the vernacular rural landscape was not of cultural heritage interest or significance (Golder 2012a, 2012b, 2012c). The additional land to be impacted by the proposed modifications remains within this single vernacular rural landscape.

Participating properties were screened for potential heritage resources and if potential heritage resources were identified they were evaluated according to the criteria outlined in O. Reg. 09/06 under the *Ontario Heritage Act*, as required by O. Reg. 359/09. Two additional individual cultural features are now situated within the Project Location, at 74434 Parr Line and 39550 Centennial Road. Both were photographed and evaluated according to *Ontario Regulation 9/06*. The two 19th-20th century barns were determined to have cultural heritage value or interest based on their age and impacts to these heritage resources were evaluated. Appendix A provides the details of the additional features to be added to the Built Heritage Inventory for the Bluewater WEC.

The anticipated direct and indirect impacts of the Project were assessed based on the potential impacts outlined in *Info Sheet #5 in Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (MTCS 2006). Tables 3 and 4 provide the analysis of direct and indirect impacts.

Table 3. Analysis of Direct Negative Impacts to Built Heritage

Type of Direct Negative Impact	Impacts Associated with Layout Modifications
Destruction of any, or part of any, <i>significant heritage attributes</i> or features	None anticipated
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	None anticipated

Table 4. Analysis of Indirect Negative Impacts to Built Heritage

Type of Indirect Negative Impact	Impacts Associated with Layout Modifications
Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden	None anticipated
Isolation of a <i>heritage attribute</i> from its surrounding environment, context or a <i>significant</i> relationship	None anticipated
Direct or indirect obstruction of <i>significant</i> views or vistas within, from, or of built and natural features	None anticipated
A change in land use such as rezoning a battlefield from open space to residential use, allowing new <i>development</i> or <i>site alteration</i> to fill in the formerly open spaces	None anticipated
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an <i>archaeological resource</i>	None anticipated

The relocation of the access road to Turbine 7 and the addition of easements for construction on the properties listed in Section 1.1 will not cause direct or indirect impacts to any cultural features. No impacts to heritage resources are anticipated as a result of the proposed layout modifications and the recommendations presented in the original Heritage Assessment Report remain unchanged.

3. Recommendations

The Project Location was previously determined to represent a single vernacular rural landscape consisting of a homogenous land use pattern of agricultural fields, pastures, woodlots and associated farmsteads and the evaluation according to *Ontario Regulation 9/06* concluded that the vernacular rural landscape was not of cultural heritage interest or significance (Golder 2012a, 2012b and 2012c). The additional land to be impacted by the proposed modifications remains within this single vernacular rural landscape. Due to the typical nature of the landscape cultural heritage value or interest was not identified according to O. Reg. 09/06.

The participating properties examined during the original heritage assessment (Golder 2012a), first addendum (Golder 2012b), second Golder (2012c) addendum and this current assessment, again triggered by layout modifications, were found to contain a total of 80 built heritage resources: 45 residences and 35 barns. These structures were identified as having cultural heritage value or interest according to O. Reg. 09/06. No further mitigation is recommended as it was determined that there are no anticipated direct or indirect impacts as a result of the undertaking.

4. References

Golder Associates Ltd. (Golder)

- 2012a *HERITAGE ASSESSMENT REPORT NextEra Energy Canada, ULC Bluewater Wind Energy Centre, Huron County, Ontario*. On file with the Ministry of Tourism, Culture and Sport, Toronto.
- 2012b *APPENDIX B: BUILT HERITAGE INVENTORY – FINAL LAYOUT NextEra Energy Canada, ULC Bluewater Wind Energy Centre, Huron County, Ontario*. On file with the Ministry of Tourism, Culture and Sport, Toronto.
- 2012c *APPENDIX C: BUILT HERITAGE INVENTORY – FINAL LAYOUT NextEra Energy Canada, ULC Bluewater Wind Energy Centre, Huron County, Ontario*. On file with the Ministry of Tourism, Culture and Sport, Toronto.

Ontario Government

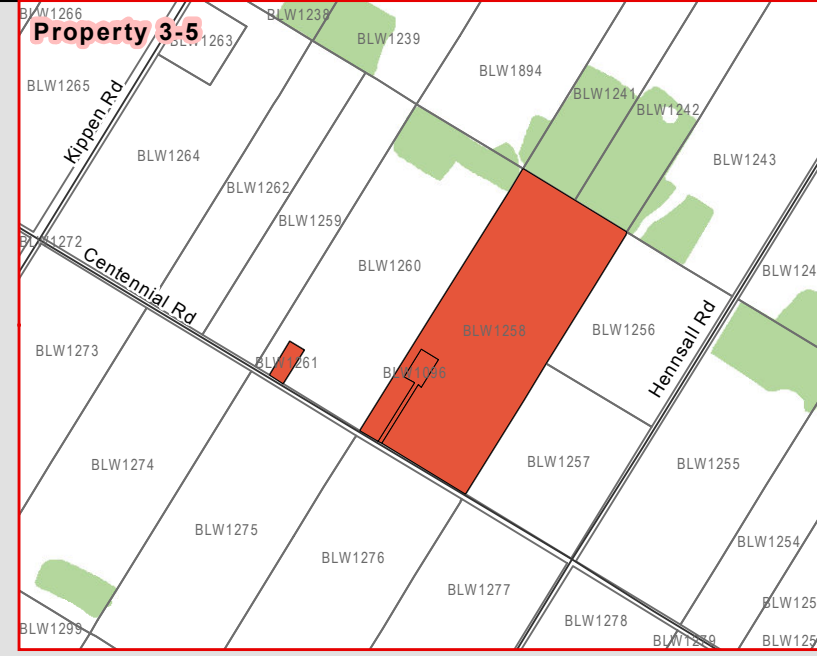
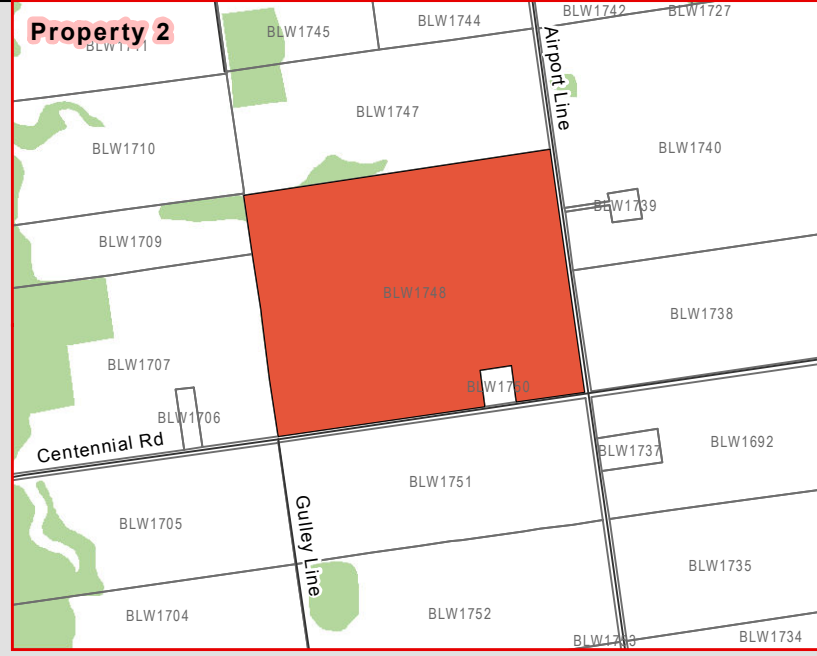
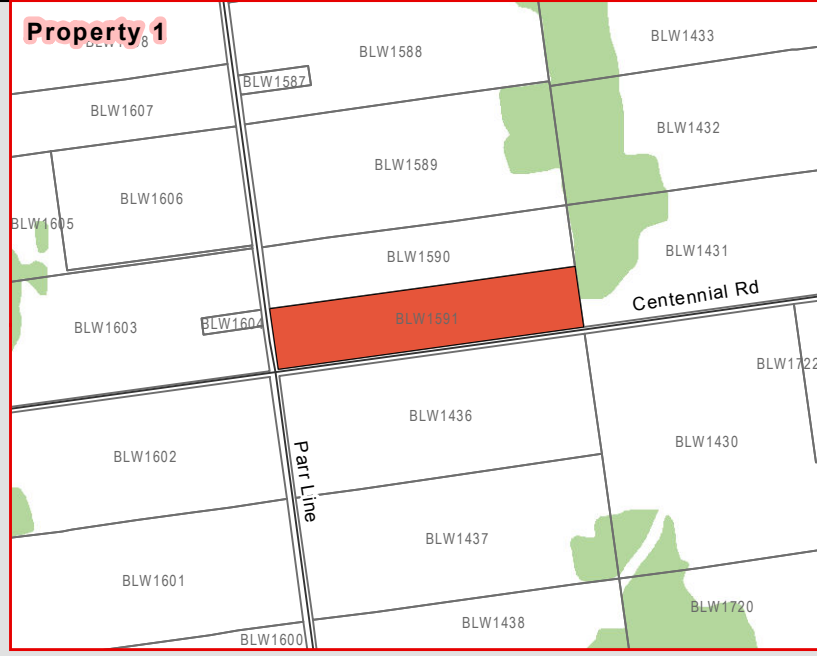
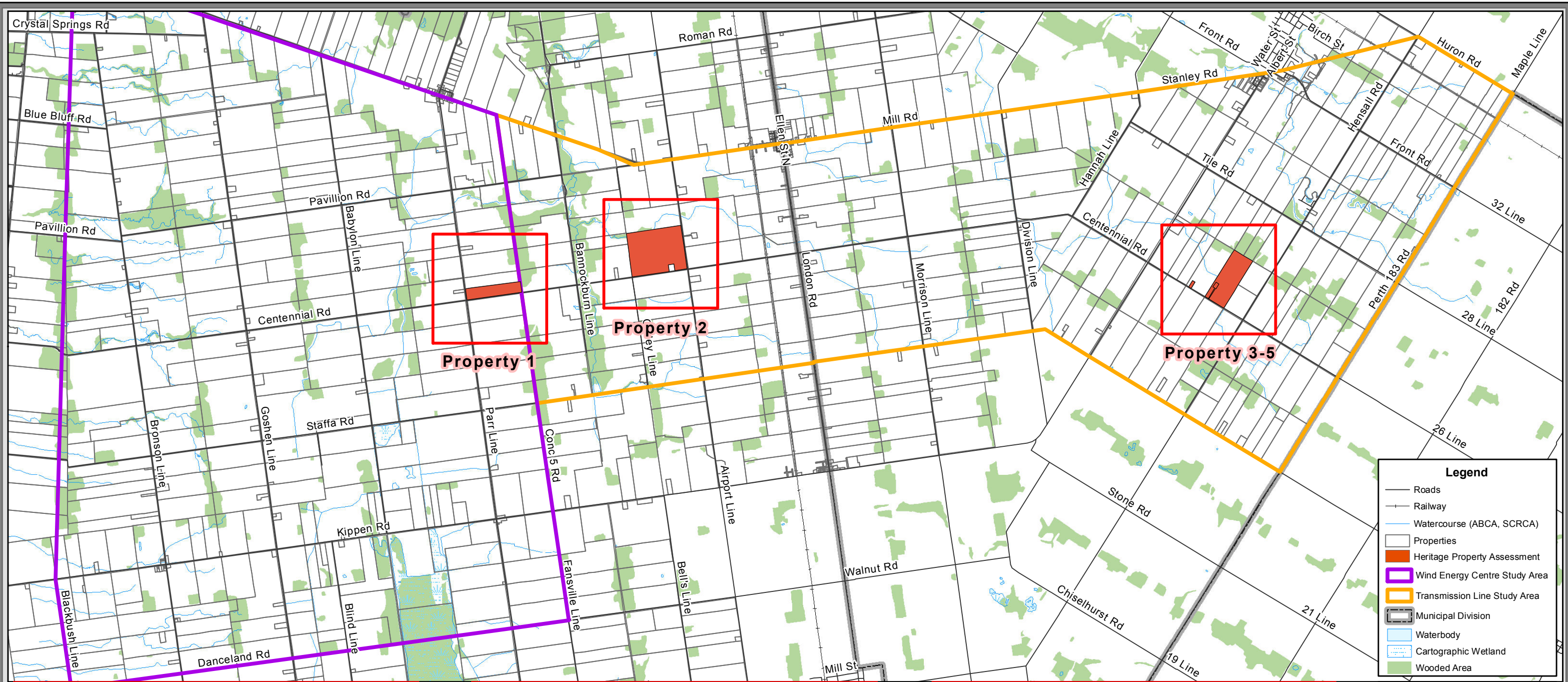
- 2006 *ONTARIO REGULATION 9/06, CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST*. Retrieved July 16, 2013 from http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_060009_e.htm

Ministry of Tourism, Culture and Sport (MTCS)

- 2012 *REA Checklist: Consideration of Potential for Heritage Resources*. Retrieved 22 July 2013 from [http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0483E~1/\\$File/0483E.pdf](http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0483E~1/$File/0483E.pdf)
- 2006 Info Sheet #5. In *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. Retrieved July 16, 2013 from http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf

5. Figures

Maps illustrating the location of the additional properties subject to heritage assessment and the location of structures added to the inventory may be found in the following pages.



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UTM Zone 17N, NAD 83

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Bluelwater Wind Energy Centre
Heritage Addendum

**Location of Additional
Properties Subject to
Heritage Assessment**

July 2013
Project 60303557

AECOM **Figure 2**

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APPENDIX A: Built Heritage Inventory

Addendum Site #1: 74434 Parr Line, Municipality of Bluewater

Date: 19th – 20th Century

Description: A 2-storey timber-framed bank barn with a raised floor and a centrally located large sloped entrance into the 2nd storey. A cinder block foundation and steel roof compliment the structure. .

Heritage Attributes: A timber-framed 2-storey Bank Barn.

Heritage Value According to O. Reg 9/06

Design or Physical Value: Representative of a typical 19th-20th century timber-framed **Bank Barn**.

Historical or Associated Value: None identified.

Contextual Value: This 19th-20th century Bank Barn is of a typical style within the vernacular rural landscape.

Heritage Attributes Potential Direct or Indirect Impact: None anticipated.

Proposed Mitigation of Negative Impacts: No direct or indirect impacts identified, therefore no further mitigation is recommended.

Addendum Site #2: 39550 Centennial Road, Municipality of Bluewater

Date: 19th - 20th Century

Description: A timber framed, metal roof, raised 3-bay barn.

Heritage Attributes: Timber framed 3-bay barn construction that compliments the vernacular rural landscape of Centennial Road.

Heritage Value According to O. Reg 9/06

Design or Physical Value: Representative of a 19th - 20th century timber frame barn, typical of the Study Area.

Historical or Associated Value: None identified.

Contextual Value: Typical structure within the vernacular rural landscape.

Heritage Attributes Potential Direct or Indirect Impact: None anticipated.

Proposed Mitigation of Negative Impacts: No direct or indirect impacts identified, therefore no further mitigation is recommended.