

**Cultural Heritage Impact Assessment- Scoped  
37 Newell Street, Ayr  
Township of North Dumfries  
Regional Municipality of Waterloo  
Lot 34, Concession 8  
Geographic Township of North Dumfries  
Former Waterloo County**

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## ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.  
BHR – Built Heritage Resource  
CHIA – Cultural Heritage Impact Assessment  
CHL – Cultural Heritage Landscape  
CHVI – Cultural Heritage Value or Interest  
HSMBC – Historic Sites and Monuments Board of Canada  
MCM – Ministry of Citizenship and Multiculturalism  
MMAH – Ministry of Municipal Affairs and Housing  
OHA – Ontario Heritage Act  
OHT – Ontario Heritage Trust  
O. Reg. – Ontario Regulation  
PPS – Provincial Policy Statement

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## REPORT REQUIREMENTS CHART

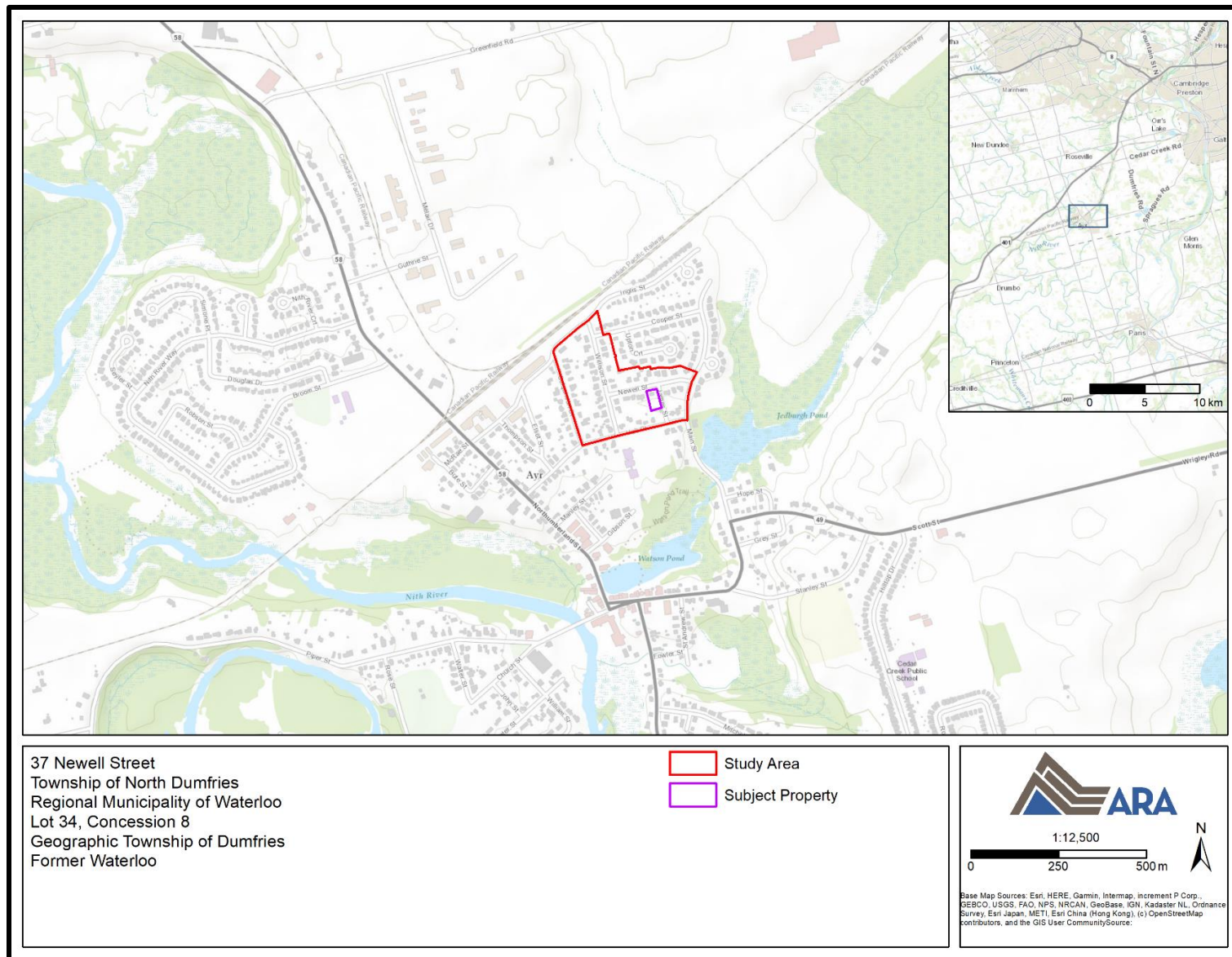
Township of North Dumfries (Project Specific Requirements)	Relevant ARA Section
Background Information/ Project Context	1.0 Project Context 2.0 Legislative and Policy Review
Heritage Recognition	4.0 Heritage Recognition
Historical Context (Scoped)	3.0 Historical Context
Contextual Description	5.0 Neighbourhood Description
Proposed Alteration	6.0 Proposed Alteration
Analysis and Recommendations	7.0 Impact Assessment and Analysis 8.0 Mitigation Measures and Recommendations 9.0 Summary
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## 1.0 PROJECT CONTEXT

Under a contract awarded in December 2023, by the property owner Guenther Hague, Archaeological Research Associates Ltd. (ARA) completed a scoped Cultural Heritage Impact Assessment (CHIA), related to a proposed severance at 37 Newell Street, Ayr, Township of North Dumfries, Regional Municipality of Waterloo (henceforth subject property). The subject property has a zoning designation of Zone-4 Urban Residential and an Official Plan designation of Urban Residential & Ancillary (Dryden, Smith & Head 2024). The scoped CHIA has been requested because the subject property is located adjacent (contiguous) to 122 Hall Street, a non-designated property listed on North Dumfries Heritage Register. 122 Hall Street consists of a one-and-one-half storey brick residential cottage built in approximately 1885, with a cross gable roof, rear wing, and raised quoins and voussoirs, located on the north side of Hall Street in the Village of Ayr.

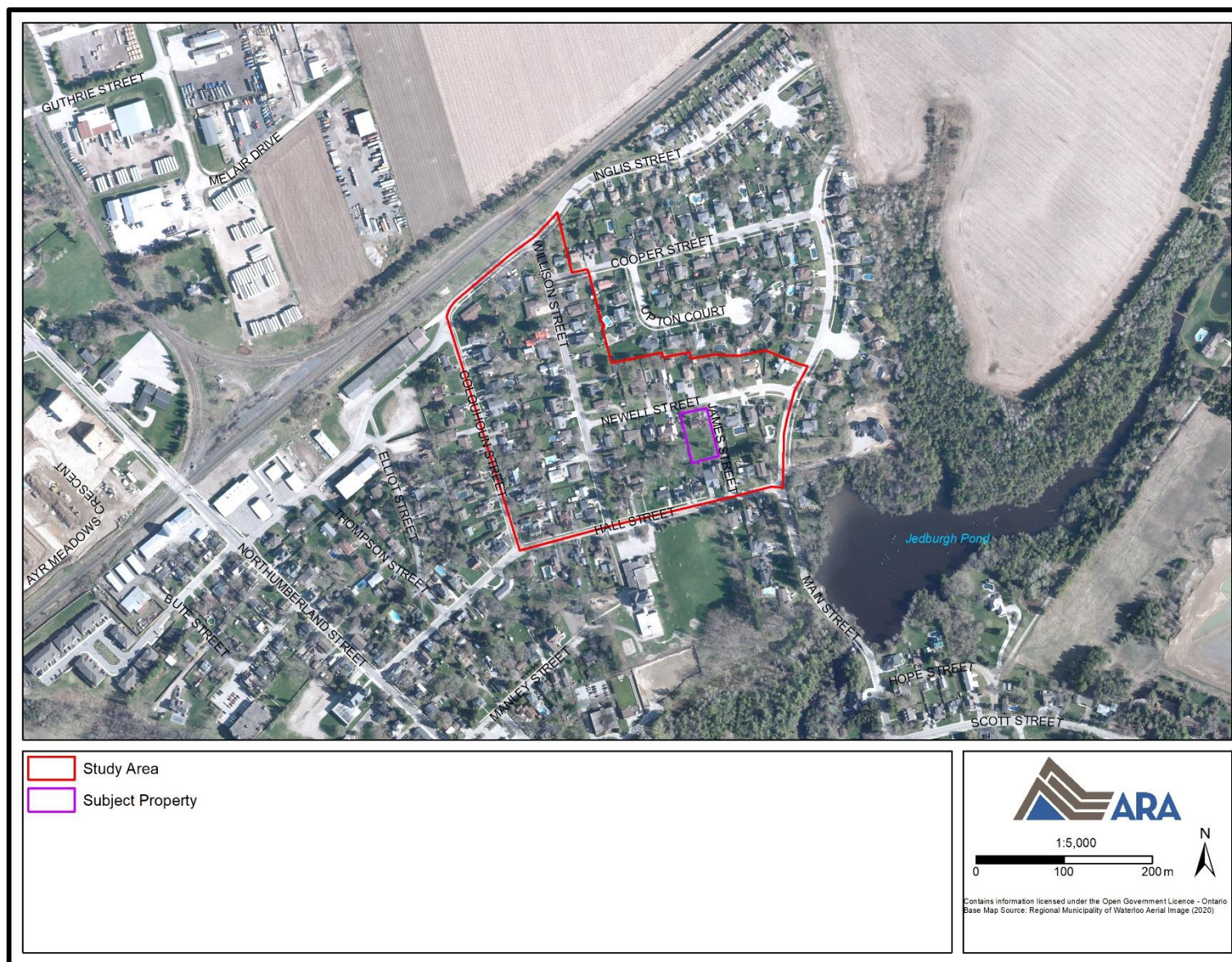
In addition to the impact assessment of the proposed alteration on 122 Hall Street, and in consultation with Municipality of North Dumfries Staff, the scoped CHIA will include an understanding of the general heritage significance and architectural characteristics of the area, specifically Newell Street, James Street, Willison Street, Colquhoun St, and the north side of Hall Street (henceforth study area). The location of the subject property and the study area is displayed Map 1 and Map 2. Additionally, as requested by Town staff, recommendations will include a discussion on building style/architectural features/materials etc. for any future dwellings which are compatible with the character of the area.

This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2020), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, *Township of North Dumfries Official Plan* (2018), and the *Regional Official Plan*, and the Township's *Heritage Impact Assessment Terms of Reference*.



**Map 1: Study Area in Ayr, Township of North Dumfries**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)





**Map 2: Aerial of Study Area in Ayr, Township of North Dumfries**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

## 2.0 LEGISLATION AND POLICY REVIEW

The framework for this assessment report is provided by federal guidelines, provincial planning legislation, and policies as well as regional and local municipal Official Plans and guidelines.

### 2.1 Provincial Policies and Guidelines

#### 2.1.1 Planning Act

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

- 1.1 The purposes of this Act are,*
- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
  - (b) to provide for a land use planning system led by provincial policy;*
  - (c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
  - (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
  - (e) to encourage co-operation and co-ordination among various interests;*
  - (f) to recognize the decision-making authority and accountability of municipal councils in planning.* 1994, c. 23, s. 4.

*Part I Provincial Administration, Section 2 states:*

- The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest.* 1990: Part I (2. d).

*Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:*

- A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,*
- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
  - (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.* 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Policy Statement (PPS)*, issued under section 3 of the *Planning Act*, came into effect May 1, 2020.



### **2.1.2 The Provincial Policy Statement (2020)**

The *Provincial Policy Statement (PPS 2020)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Section 1.7 c) as including:

*Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits (Section 1.7 e, MMAH 2020:24).*

The *PPS 2020* promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved" and

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (MMAH 2020:31).*

### **2.1.3 Ontario Heritage Act**

The *OHA*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The *OHA* has policies which address individual properties (Part IV) and heritage districts (Part V), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 (as amended by O. Reg, 569/22) made under the *OHA* sets out nine criteria for determining cultural heritage value or interest (CHVI) (MCM 2006b:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 (as amended by O. Reg, 569/22) to determine if they have CHVI. These nine criteria are:

- 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or*
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*

6. *The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area,*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or*
9. *The property has contextual value because it is a landmark. (O. Reg. 569/22, s. 1 (2)).*

The *OHA* provides three key tools for the conservation of built heritage resources (BHRs) and cultural heritage landscapes (CHLs). It allows for protection as:

1. A single property (i.e., farmstead, park, garden, estate, cemetery), a municipality can designate BHRs and CHLs as individual properties under Part IV of the *OHA*.
2. Multiple properties or a specific grouping of properties may be considered a CHL, as such, a municipality can designate the area as a Heritage Conservation District (HCD) under Part V of the *OHA*.
3. Lastly, a municipality has the authority to add an individual or grouping of non-*OHA* designated property(ies) (often called “listed” properties) of heritage value or interest on their Municipal Heritage Register.

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources.

## 2.2 Key Concepts

The following concepts require clear definition in advance of the methodological overview and proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Adjacent Property** can be defined in the *PPS* as “lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan (MMAH 2020:39).
- **Built Heritage Resource** (BHR) can be defined in the *PPS* as: “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial and/or federal and/or international registers” (MMAH 2020:41).
- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2020:41).
- **Heritage Attributes** are defined as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).” (MMAH 2020:44-45).

- **Protected heritage property** is defined as "property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites" (MMAH 2020:49).
- **Significant** in reference to cultural heritage is defined as: "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act" (MMAH 2020:51).

## 3.0 HISTORICAL CONTEXT

After a century of archaeological work in southern Ontario, scholarly understanding of the historical usage of the area has become very well-developed. With occupation beginning in the Palaeo period approximately 11,000 years ago, the greater vicinity of the study area comprises a complex chronology of Indigenous and Euro-Canadian histories. Section 3.1.1 summarizes the region's settlement history, whereas Section 3.1.2 documents past and present land uses.

### 3.1 Settlement History

#### 3.1.1 Pre-Contact

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three main periods: Palaeo, Archaic and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patterns, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in Table 1.

**Table 1: Pre-Contact Settlement History**  
(Wright 1972; Ellis and Ferris 1990; Warrick 2000; Munson and Jamieson 2013)

Sub-Period	Timeframe	Characteristics
Early Palaeo	9000–8400 BC	Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted points
Late Palaeo	8400–7500 BC	Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted points
Early Archaic	7500–6000 BC	Side-Notched, Corner-Notched (Nettling, Thebes) and Bifurcate traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels)
Middle Archaic	6000–2500 BC	Stemmed (Kirk, Stanly/Neville), Brewerton Side- and Corner-Notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools
Late Archaic	2500–900 BC	Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-distance trade (marine shells and galena)
Early Woodland	900–400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and Side-Notched points; Bands of up to 35 people
Middle Woodland	400 BC–AD 600	Saugeen tradition; Stamped ceramics appear; Saugeen projectile points; Cobble spall scrapers; Seasonal settlements and resource utilization; Post holes, hearths, middens, cemeteries and rectangular structures identified
Middle/Late Woodland Transition	AD 600–900	Princess Point tradition; Cord roughening, impressed lines and punctate designs on pottery; Adoption of maize horticulture at the western end of Lake Ontario; Oval houses and 'incipient' longhouses; First palisades; Villages with 75 people
Late Woodland (Early)	AD 900–1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements

Sub-Period	Timeframe	Characteristics
Late Woodland (Middle)	AD 1300–1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years)
Late Woodland (Late)	AD 1400–1600	Pre-Contact Neutral tradition; Larger villages (1.7 ha); Examples up to 5 ha with 2,500 people; Extensive croplands; Also hamlets, cabins, camps and cemeteries; Potential tribal units; Fur trade begins ca. 1580; European trade goods appear

Although Iroquoian-speaking populations tended to leave a much more obvious mark on the archaeological record and are therefore emphasized in the Late Woodland entries above, it must be understood that Algonquian-speaking populations also represented a significant presence in southern Ontario. Due to the sustainability of their lifeways, archaeological evidence directly associated with the Anishinaabeg remains elusive, particularly when compared to sites associated with the more sedentary agriculturalists. Many artifact scatters in southern Ontario were likely camps, chipping stations or processing areas associated with the more mobile Anishinaabeg, utilized during their travels along the local drainage basins while making use of seasonal resources. This part of southern Ontario represents the ancestral territory of various Indigenous groups, each with their own land use and settlement pattern tendencies.

### 3.1.2 Post-Contact

The arrival of European explorers and traders at the beginning of the 17<sup>th</sup> century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The post-contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 2.

**Table 2: Post-Contact Settlement History**  
(Smith 1846; Coyne 1895; Lajeunesse 1960; Janusas 1988; Ellis and Ferris 1990; Surtees 1994; AO 2024)

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 <sup>th</sup> century	Brûlé explores southern Ontario in 1610/11; Champlain travels through in 1613 and 1615/1616, making contact with a number of Indigenous groups (including the Algonquin, Huron-Wendat and other First Nations); European trade goods become increasingly common and begin to put pressure on traditional industries
Increased Contact and Conflict	Mid- to late 17 <sup>th</sup> century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid-18 <sup>th</sup> century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid- to late 18 <sup>th</sup> century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties subsequently arranged by the Crown; First land cession under the new protocols is the Seneca surrender of the west side of the Niagara River in 1764; The Niagara Purchase (Treaty 381) in 1781 included this area



Historical Event	Timeframe	Characteristics
Loyalist Influx	Late 18 <sup>th</sup> century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Between the Lakes Purchase completed with the Mississaugas in 1784 and confirmed in 1792 (Treaty 3); Haldimand Proclamation of 1784 grants land to Six Nations (the Haldimand Tract), clarified by the Simcoe Patent (Treaty 4) in 1793; <i>Constitutional Act of 1791</i> creates Upper and Lower Canada
County Development	Late 18 <sup>th</sup> to early 19 <sup>th</sup> century	Became part of York County's 'West Riding' in 1792; Brant surrenders Blocks 1–6 of the Haldimand Tract to the Crown in 1798; Became part of the Gore District and Halton County in 1816; Wellington District and Waterloo County created in 1840; Waterloo County independent after the abolition of the district system in 1849
Township Formation	Early 19 <sup>th</sup> century	North Dumfries was originally part of Block 1 of the Haldimand Tract; Block 1 purchased by Philip Stedman in 1798; Acquired by William Dickson in 1816; Adrian Marlett surveyed the area that year; Early settlers in North Dumfries included the Shades, Frasers, McBeans, Mackenzies, Buchanans, Carricks, Harvies, McArthurs and McColls; Only 163 people in all of Dumfries by 1818 (the majority in the south); Rate of settlement increased after 1825
Township Development	Mid-19 <sup>th</sup> to early 20 <sup>th</sup> century	By 1846, there were 7 grist mills and 16 saw mills in all of Dumfries; North and South Dumfries divided between Waterloo and Brant Counties ca. 1850; Traversed by the Great Western Railway's Galt Branch (1854), the Galt & Guelph Railway (1855), the Grand Trunk Railway's Doon Branch (1873), the Credit Valley Railway (1879/81), the Galt, Preston & Hespeler Street Railway (1894/95 and 1905), the Grand Valley Railway (1904) and the Lake Erie & Northern Railway (1916); Largest settlements included Ayr (Mudge's Mill) and Galt (Shade's Mill); Smaller communities at Branchton, Greenfield (formerly Greenfield Mills), Reidsville, Roseville and Whistlebare

### 3.1.3 Ayr

The small villages of Mudge's Mills (settled in 1824 by Able Mudge), Jedburgh (settled in 1832 by John Hall), and Nithvale (settled circa 1830 by persons unknown) eventually became the Village of Ayr (Taylor 1970). The name Ayr was first used in 1840 when the first post office was established (Township of North Dumfries 2024). Nithvale became part of Ayr in the middle of the 19th century and Jedburgh joined in 1884; however, each small village still retained its name for some years after joining (Taylor 1970). The first half of the 19th century saw few landowners settle in the area. Although the first landowner was Absalom Shade, he did not settle in the area as his residence and business ventures (Shade's Mills) were based in Galt, Cambridge (Taylor 1970). The first recorded settler was Able Mudge, an Englishman who had emigrated from the United States to Canada and settled around 1824. Mudge constructed a dam, sawmill, and a grist mill, which was the impetus behind the construction of the public road (Northumberland Street) between Mudge's Corner and Roseville (Township of North Dumfries 2024). This road helped Mudge transport his goods and services to neighboring communities, but also facilitated settlement to the area.

Settlement to all three villages increased between 1830 and 1840 (Taylor 1970). In 1839, Robert Wylie laid out a formal settlement and established a post office, under the name Ayr. Most sources suggest that the name was assigned by Robert Wylie after his hometown in Scotland, but some sources suggest it was the first postmaster, James Jackson, who named it after his hometown, the Ayrshire region in Scotland (Taylor 1970). By the mid-1840s there were multiple businesses in the area including: a grist mill; a carding mill; a tannery; a blacksmith shop; two stores; two shoemakers; two tailors; two carpenters; and a cooper (Taylor 1970). The surrounding Jedburgh

and Nithvale villages also grew, but on a smaller scale. In 1837, Nithvale became well known as one of the drill and meeting places for rebels who fought with William Lyon Mackenzie in the 1837 rebellion (Town of North Dumfries 2024).

The population continued to grow and by 1860, the population was over 1000 inhabitants (Taylor 1970). The prominent and profitable John Watson foundry, established in the late 1840s, was a well-known business throughout the Dominion of Canada. Makers of various iron implements, pots, stoves, and agricultural equipment, the foundry grew substantially over the years and were a major employer in the area. The foundry went on to build high quality mowers, reapers, and threshing machines (Taylor 1970, Township of North Dumfries 2024).

Throughout early 19<sup>th</sup>-century the transportation roads that connected Ayr with other communities gradually expanded resulting in an increase of economic and residential development. Northumberland Street, (from Roseville to Ayr), was opened in 1826; however, walking trails remained the primary transportation and communication routes until in the early 1840s (Taylor 1970). By 1847, the road had been improved sufficiently that horses could now travel; and one year later, a road south to Paris was also improved providing greater access to and from the settlement. The initial railway built in 1850s did not pass through Ayr, which meant that goods would continue to be transported by road until 1879 when Ayr received its first railway, the Credit Valley Railroad (later the Canadian Pacific Railway) (Taylor 1970). Although it increased the degree and scope of services and goods, the railway did not have as significant of an impact on the growth of the village as it did in many neighboring communities.

Several social institutions established around 1850 increased the desirability of Ayr as a place for settlement. This included: the Ayr Observer newspaper (1854); a library (1856); the Mechanical institute (1856); a fire company (1850); multiple churches; and the first Ayr School (built 1842 and used until the 1880s) (Taylor 1970). The latter half of the 19th century saw Ayr continue to flourish as an economic and agricultural settlement. The town was incorporated in 1884 with John Watson as the first appointed Reeve (Township of North Dumfries 2024). On January 1st, 1973, Ayr was amalgamated with North Dumfries Township in the Regional Municipality of Waterloo (Township of North Dumfries 2024).

## 3.2 Study Area History

### 3.2.1 Mapping and Imagery Analysis

In order to gain a general understanding of the study area's past land uses, two historical settlement maps and one topographic map were examined. The limits of the study area are shown on georeferenced versions of the consulted historical resources in Map 3–Map 6. The study area traversed only Lot 34, Concession 8 in the geographic Township of North Dumfries. Specifically, the following resources were consulted:

- *Tremaines' Map of the County of Waterloo, Canada West* (1861) (OHCMP 2019);
- *The Illustrated Historical Atlas of the County of Waterloo, Ont.* (1881) (MU 2001)
- A topographic map from 1916 (OCUL 2023); and
- An aerial image from 1954 (UW 2016).

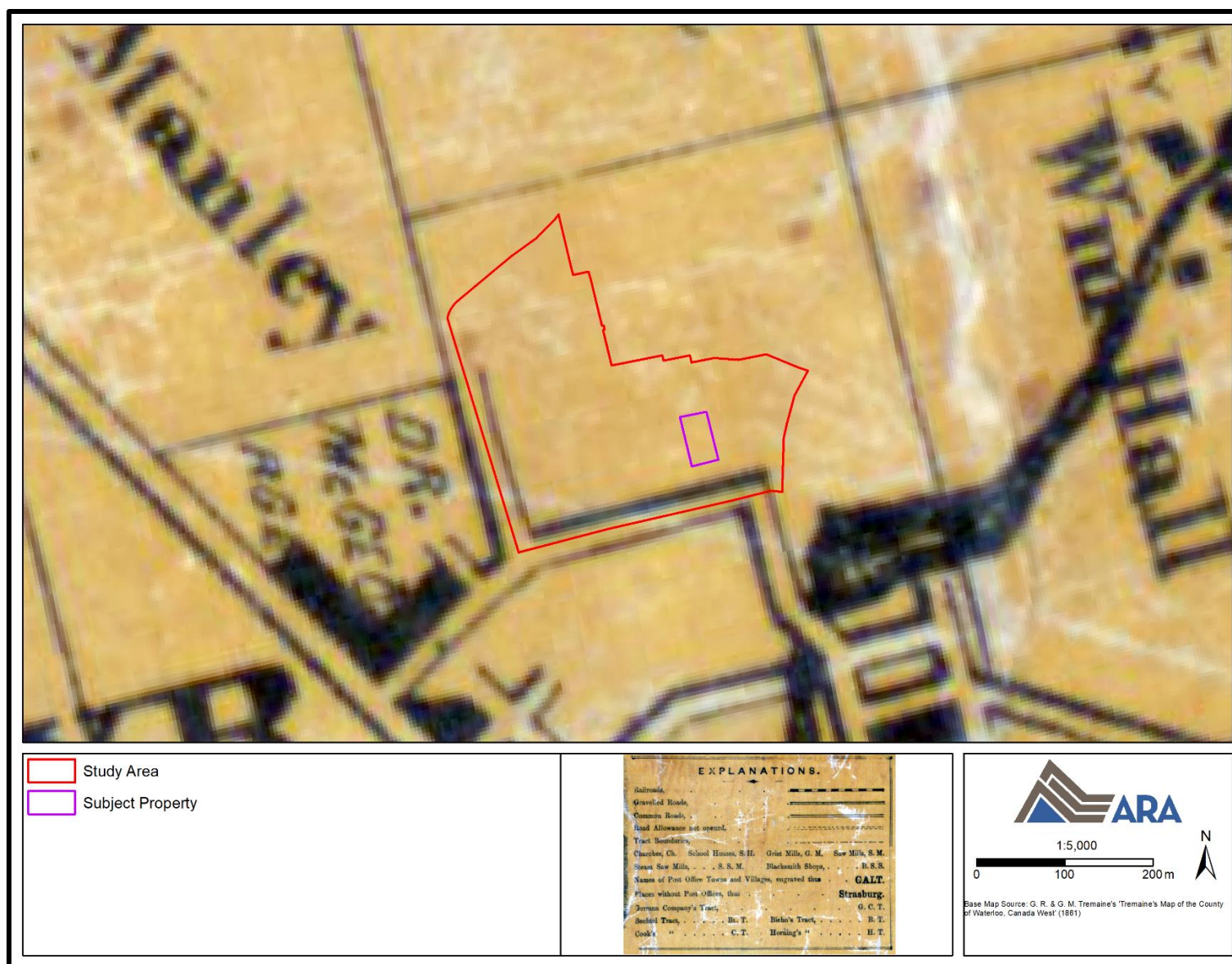
*Tremaines' Map of the County of Waterloo, Canada West* (1861) indicates that the study area was located at the northeast intersection of two historic roads: which are currently known as Colquhoun Street and Hall Street (Map 3). The subject property appears to be to the north of Ayr's more densely settled town centre, and some shaded blocks of intensification was located

to the southwest of the subject property on land that belonged to a Dr. McGee. There is a watercourse and pond in proximity to the study area, although the watercourse does not cross the subject property's boundaries. The landowner of the subject property was not listed in the atlas, nor are any structures represented within it. There are no landmarks like mills, schools, or cemeteries indicated on the atlas.

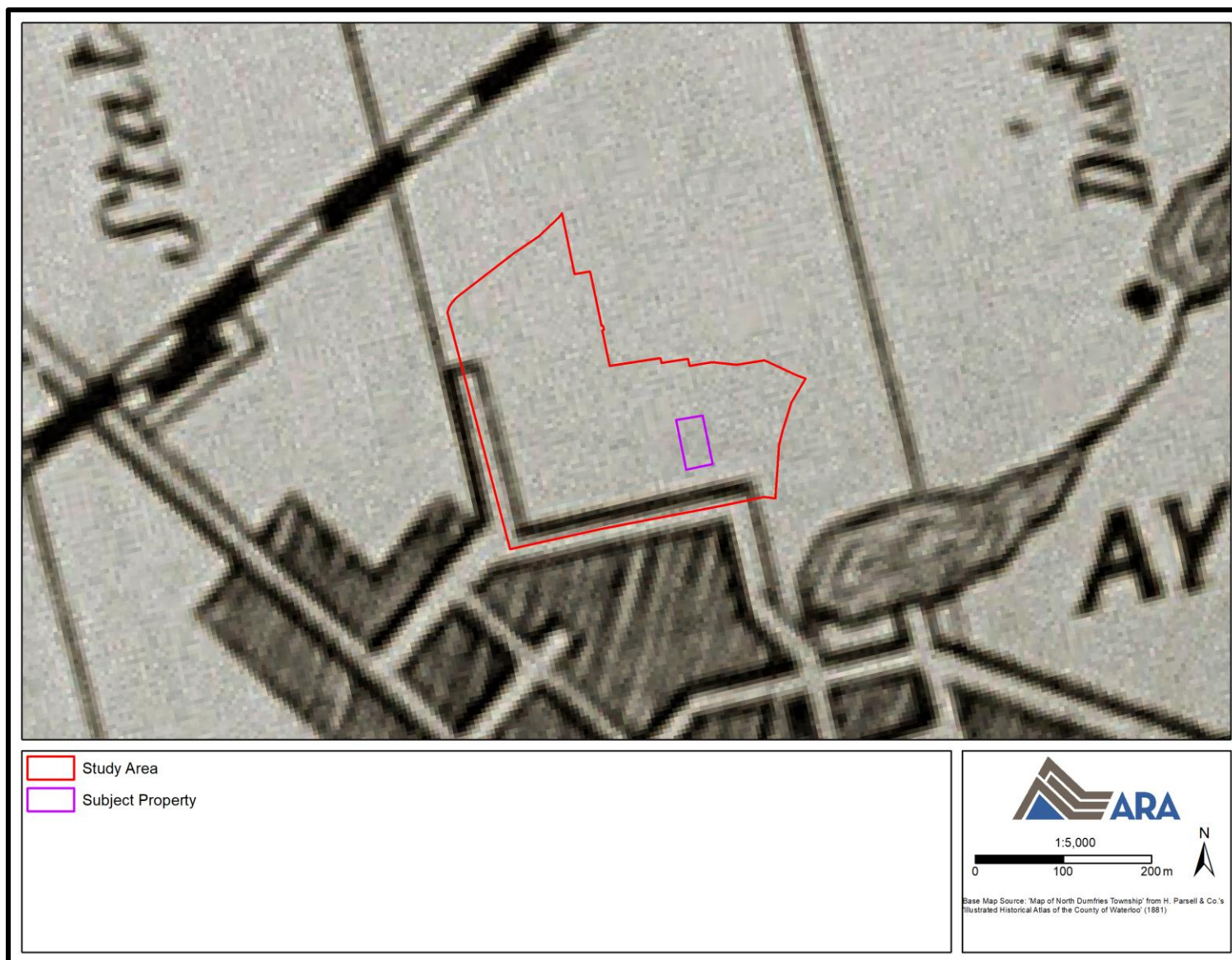
The *Illustrated Historical Atlas of the County of Waterloo, Ont.* (1881) continues to show the location of the study area at the northeast corner of two historically surveyed roadways (Map 4). Like the 1861 map, there are no structures marked within the subject property. Local landmarks include a watercourse and pond located to the southeast of the subject property. The settlement of Ayr appears to have grown between its depiction on the 1861 atlas to how it appears in the 1881 atlas; shaded blocks of more intensive settlement are indicated directly south of the subject property, and a railway corridor was located to the northwest of the subject property, which was not present twenty years prior in 1861.

The topographic map from 1916 depicts wood or frame house (black square) located in roughly the same location as the 122 Hall Street with numerous other frame and brick/stone buildings (red squares) located throughout the study area (Map 5). Additional roads had been surveyed between 1881 and 1916: Colquhoun Street had been extended to the north, Inglis Street at the north end of the subject property had been partially constructed, and Willson Street had been surveyed and constructed on a north-south axis through the middle of the subject property. A rail corridor is located to the north of the study area, and a watercourse and pond are located to the southeast. Numerous structures are located adjacent or in proximity to the study area, indicating a well-settled hamlet or village.

An aerial image from 1954 shows a well-settled rural village, surrounded by a predominately agricultural landscape (see Map 6). The subject property is located at the north end of the settled area, with a railway corridor to the north and agricultural fields beyond. The resolution of the photograph is poor but numerous structures can be seen within the boundaries of the study area, although their individual details or features cannot be discerned. The historic thoroughfares of Colquhoun Street and Hall Street remain in the same configuration depicted in the 19<sup>th</sup> century atlases and Inglis Street and Willson Street are in the same configuration as the 1916 topographic map, although two new streets had been surveyed inside the boundaries of the study area. These streets are Newell Street, which runs east to west, and James Street, which runs north to south. A watercourse and Jedburgh Pond were the local landmarks, located to the southeast of the subject property.







**Map 4: Illustrated Historical Atlas of the County of Waterloo, Ont. (1881)**  
(Produced under licence using ArcGIS® software by Esri, © Esri; MU 2001)





**Map 5: Topographic Maps from 1916**  
(Produced under licence using ArcGIS® software by Esri, © Esri, OCUL 2023)



**Map 6: Aerial Image (1954)**  
(Produced under licence using ArcGIS® software by Esri, © Esri UW 2016)

## 4.0 HERITAGE RECOGNITION

Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario.

The Minister of Environment and Climate Change, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. There exists Parks Canada's online *Directory of Federal Heritage Designations* which captures these national commemorations. This directory also lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. The *Federal Canadian Heritage Database* was searched, and no plaques or properties were noted within or adjacent to the study area (Parks Canada 2022).

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a "provincial heritage property" (MCM 2010). The OHT plaque database was searched and none of the properties within or adjacent to the study area are commemorated with an OHT plaque (OHT 2024).

The study area is within the Nith River watershed which is part of the Grand River. The Grand River is recognized as a Canadian Heritage River System. Designated in 1994, the 627 km Grand River cultural heritage value is described as:

*Over 800 archeological sites tell the story of 11,000 years of human history within the Grand watershed. When Europeans arrived, the Neutral people controlled the territory of the Grand. Following the American Revolution, members of the Iroquois Confederacy were granted land in the watershed as a reward for their loyalty to the British Crown. Loyalist settlers soon followed, along with Mennonites from Pennsylvania as well as Scottish immigrants. The Mohawk Chapel in Brantford and the Pioneer Memorial Tower in Kitchener are two national historic sites that recognize these settlers. Adaptive reuse of historical structures like mills and factories along the river has helped to preserve the Grand's built heritage in areas such as Elora, Fergus, Cambridge and Brantford and Paris. (CHRS 2023)*

The Grand River is commemorated with plaques by the Grand River Conservation Authority as a Canadian Heritage River. There are five plaques at various points along the Grand River at associated tributaries which include: Grand River: Cambridge (Galt); Conestogo River: St. Jacobs; Nith River: New Hamburg; Speed River: Guelph; Eramosa River: Halton Hills. No plaques relating to the Grand River are located within the study area.

MCM's list of Heritage Conservation Districts was consulted. No designated districts were identified in or adjacent to the study area (MCM 2024). The list of properties designated by the MCM under Section 34.5 of the *OHA* was consulted. No properties in or adjacent to the study area are listed. The list of properties designation under Part IV of the *OHA* was consulted. A

property at 105 Hall Street, located adjacent to the study area, is recognized under Part IV of the *OHA* under By-Law No. 1240-90 (1990). The Township of North Dumfries maintains a list of historically significant properties recognized by the North Dumfries Municipal Heritage Committee (MHC), as per Section 27 of the *OHA*, which appears to be last updated September 24, 2021. The subject property is not listed under Part 27 of the *OHA*. 122 Hall Street (which is adjacent to the subject property) is included on the Register, which describes it as “1/12 storey rectangular house with rear wing raised quoins and voussoirs” built in 1885 and made of “brick and wood. Several other properties within the study area are also listed on the Register and are identified in Section 5.0.

Prior to project commencement, ARA contacted Planning Staff at the Township of North Dumfries to inquire about: 1) protected properties within or adjacent to the study area, 2) properties with other types of recognition in or adjacent to the study area, and 3) confirmation that a scoped CHIA was acceptable. ARA contacted the Municipality of North Dumfries staff via email September 2023 and a site-specific Terms of Reference for the requirements of this report were confirmed. The scope of work reflects the Townships desire to establish the heritage significance of the area and a discussion on recommendations on architectural/design features appropriate for future dwellings that will compliment the character of the surrounding area.

## 5.0 NEIGHBOURHOOD DESCRIPTION

An in-person and desktop survey were used to review streetscapes in the study area to develop an understanding of the character of the area. Cultural heritage resources found within the study area, specifically those which have been identified through the Township of North Dumfries Heritage Register, were reviewed and considered. An in-person field survey was conducted on January 18, 2024, to photograph and document the subject property and streetscapes within the study area. Additional photographic documentation was conducted using online mapping programs.

The following sections provide a description and overview of characteristics of the streetscapes found in the study area with a focus on built form, materials, setbacks, and overall street composition. A summary of the character of the area as a whole is also provided in Section 5.6

### 5.1 Newell Street

Newell Street is a two-lane paved street which runs in an east-west direction and connects with Main Street to the east and Willison Street to the west. A cross section of the street shows a curbed street with no streetlamps, no side walks (although a sidewalk begins on the south side of the street, east of James Street, towards Main Street), and a small handful of mature trees. The street is exclusively residential (Image 1-Image 3). Lots sizes are generally consistent, and properties evenly spaced.

There are no properties on Newell Street which have been recognized under the *OHA*.

The height of the buildings along Newell Street ranges from one to two-storeys and generally follow a suburban architectural style (bungalows). Overall massing includes gable roofs and brick construction. Buildings all front toward Newell Street and have various setbacks on the north side and a relatively consistent modest setback on the south side. Driveways are typically place in front of the house, connecting to an attached garage, with a few exceptions which place the driveway directly adjacent to the building (Image 1-Image 3).

#### 5.1.1 37 Newell Street

The subject property consists of a one-and-a-half storey, red brick residential building, location on the south side of Newell Street at the corner where Newell Street intersect with James Street. The building follows a rectangular plan with end gable end roof with return eaves. The three-bay façade has a centrally placed door flanked by rectangular windows of various sizes with lug concrete or stone sills. All windows appear modern. There is a centrally placed chimney. It appears to rest on stone foundation, or the foundation is clad in a decorative multicolour finish which mimics stone. A concrete open porch with steps and wooden railing provides access to the façade door. The building has a modest set back from the road and there is a double lane driveway is located on the west side of the property. Two stone pillars with concrete tops denotes the edges of the driveway.

The rear yard follows a slope which leads downwards to the south. A split rail fence runs along the property line along James Street. Several mature trees are located along the corner where the property intersects with James Street.

The property is not recognized under the *OHA*.





**Image 1: Context View – View of South Side of Newell Street at Intersection with James Street Looking West**  
(Photo taken on January 18, 2024; Facing West)



**Image 2: View of North Side of Newell Street at Intersection with James Street Looking West**  
(Photo taken on January 18, 2024; Facing Northwest)





**Image 3: Context View – View of Newell Street at Intersection with James Street  
Looking East  
(Photo taken on January 18, 2024; Facing East)**



**Image 4: Context View – View of 37 Newell Street  
(Photo taken on January 18, 2024; Facing Southwest)**





**Image 5: Context View – View of Side Elevation of 37 Newell Street**  
(Photo taken on January 18, 2024; Facing Northwest)



**Image 6: Context View – View of Rear of 37 Newell Street**  
(Photo taken on January 18, 2024; Facing Northwest)

## **5.2 James Street**

James Street is a short, two-lane, paved street which runs in a north-south direction and connects Hall Street to the south with Newell Street to the north. A cross section of the street shows a curbless street, with no streetlamps, no sidewalks, and a handful of mature trees, concentrated near Newell Street.

There are no existing properties which front onto James Street.



**Image 7: Context View – View of James Street Looking South from Newell Street  
(Photo taken on January 18, 2024; Facing South)**





**Image 8: View of James Street Looking North from 37 Newell Rear Property Boundary**  
(Photo taken on January 18, 2024; Facing North)



**Image 9: View of James Street Looking North from 37 Newell Rear Property Boundary**  
(Google Maps 2023; Facing North)

### 5.3 Willison Street

Willison Street is a two-lane paved street which runs in a north-south direction and connects Hall Street to the south with Inglis Street to the north. A cross section of the street shows a curb-less street (although curbs are in place on a southern portion of Willison Street where it intersects with Newell Street on the east side and carry on north until Inglis Street), with streetlamps, sidewalk on the west side only, and generally lined with mature trees on both sides. Lot lines are generally consistent, with a handful of large lots interspersed throughout the streetscape.

There are several properties which are listed under Section 27 of the *OHA*. These include:

- 14 Willison Street (1915) Ontario Cottage
- 28 Willison Street (c.1895) Vernacular with Georgian influences
- 43 Willison Street ( 1895) Ontario Cottage
- 52 Willison Street ( 1895) Front Gable Edwardian
- 63 Willison Street (1895) Ontario Cottage
- 72 Willison Street (c.1870) Ontario Cottage

The properties along Willison Street are one to two-storey residential buildings. Although there are exceptions, the majority of the buildings have gable roofs, front porches, and brick construction. As identified on the Register and as depicted on the 1917 topographical map, the streetscape has a concentration of buildings built in the late 19<sup>th</sup> century, mostly in an Ontario Cottage architectural style and early 20<sup>th</sup> century buildings. There are a handful of buildings which appear to be mid-20<sup>th</sup> century infill and follow a bungalow or two storey suburban style . One building, 57 Willison Street, appear to be modern construction (21<sup>st</sup> century). Despite the later construction date, the buildings are compatible with the streetscape through the use of design details, including gable roofs, set back and architectural articulation (use of wood and stone materials, return eaves etc.). Driveways are typically located to the side of the house, most often connecting to an attached garage. The street has a general uniformed setback, however, older homes appear to be set closer to the street, while later infill is set farther back.





**Image 10: Context View – View of Willison Street Looking North from Hall Street  
(Google Maps 2023; Facing North)**



**Image 11: Context View – View of 43 Willison Street (built c. 1895) and mid-20<sup>th</sup>  
century infill  
(Photo taken on January 18, 2024; Facing Northwest)**



**Image 12: Context View – View of 63 Willison Street (built 1894) and Modern Century Infill**  
(Photo taken on January 18, 2024; Facing East)



**Image 13: Context View – View of 72 Willison Street (built c. 1870)**  
(Google Maps 2023; Facing West)

#### 5.4 Hall Street (north side)

Hall Street is a two-lane paved street which runs in an east-west direction and connects Main Street to the east with Northumberland Street to the west. A cross section of the street shows a curb-less street (although curbs are in place on a portion of the street), with streetlamps and a sidewalk on the north side only. There are a handful of mature trees on both sides of the street. Lots vary in size along the streetscape.

There are several properties which are listed under Section 27 of the *OHA*. These include:

- 62 Hall Street (c. 1850) Regency Style
- 66 Hall Street (c.1885) Gothic Revival Farmhouse
- 78 Hall Street (c.1840) Gothic Cottage
- 86 Hall Street (1895) Vernacular
- 102 Hall Street (c. 1885) Italianate
- 114 Hall Street (1922 addition) Gothic Revival
- 122 Hall Street (c. 1885) Ontario Cottage

The properties along the north side of Hall Street are one to two-storey residential buildings. Although there are a few hip roofed Italianate residences, most of the residence have gable roofs, modest front entrance and/or porches, and brick construction. As identified on the Heritage Register, and as depicted on the 1917 topographical map, the streetscape has a concentration of buildings built in the late 19<sup>th</sup> century, mostly in an Ontario Cottage architectural style and early 20<sup>th</sup> century buildings. These buildings decorative details including ornate window details, decorative brickwork, quoins, bay windows, and voussoirs. There are two buildings, west of James Street, which appear to be later infill. One appears to be a mid-20<sup>th</sup> century bungalow (110 Hall Street) and one, 126 Hall Street, is of modern construction built between 2014-2021. 126 Hall Street is located at the corner of Hall Street and James Street, directly south of the subject property. As shown on streetscape mapping, the new building at 126 Hall Street appears to have retained the wooden outbuilding originally associated with 122 Hall Street's lot.

Despite the later construction date, the buildings are generally compatible with the streetscape through the use of gable roofs, set back and architectural articulation (use of wood and stone materials, return eaves etc.). Driveways are typically located to the side of the house, most often connecting to an attached garage. 102 Hall Street has a large set back, breaking up the generally uniformed set back of the street.





**Image 14: Context View – View of Hall Street Looking West  
(Goggle Maps 2023; Facing West)**



**Image 15: Context View – View of 126 Hall Street with 122 Hall Street in the Rear  
(Goggle Maps 2023; Facing Northwest)**



**Image 16: Context View – View of 122 Hall Street  
(Google Maps 2023; Facing North)**



**Image 17: Context View – View of 110 Hall Street and 102 Hall Street in Rear  
(Google Maps 2023; Facing Northwest)**

## 5.5 Colquhoun Street

Colquhoun Street is a two-lane paved street which runs in a north-south direction and connects Hall Street to the south with Inglis Street to the north. A cross section of the street shows a curbless street, with streetlamps and sidewalk on the west side only. Lots vary in size along the streetscape, but are generally more consistent on the south end of the street. Mature trees are found on both sides of the street.

There are several properties which are listed under Section 27 of the *OHA*. These include:

- 15 Colquhoun Street (1908) Edwardian Classicism
- 24 Colquhoun Street (c.1900) Ontario Cottage
- 30 Colquhoun Street (c.1895) Gothic Revival Farmhouse
- 37 Colquhoun Street (c.1910) Vernacular (Gothic influence)
- 43 Colquhoun Street (c.1885) Ontario Cottage
- 57 Colquhoun Street (c.1895) Italianate
- 63 Colquhoun Street (c.1870) Ontario Cottage
- 65 Colquhoun Street (c.1885) Gothic Revival Farmhouse
- 77 Colquhoun Street (c.1900) Vernacular (one storey)

The properties along Colquhoun Street are one to two-and-a-half storey residential buildings. Although there are exceptions, the majority of the residences have gable roofs, front entrance porticos and/or porches, and brick construction. As identified on the Heritage Register, and as depicted on the 1917 topographical map, the streetscape has a number of buildings built in the late 19<sup>th</sup> century, mostly in an Ontario Cottage or Gothic Revival architectural style and early 20<sup>th</sup> century buildings. These buildings include decorative details including ornate window details, decorative brickwork, quoins, voussoirs, bay windows, and decorative woodwork. There are a handful of buildings which appear to be mid-20<sup>th</sup> century infill and are generally bungalow or two storey suburban style. 74 Colquhoun Street appears to be of modern construction. Despite the later construction date, the buildings are compatible with the streetscape through the use of gable roofs, set back and architectural articulation (use of wood and stone materials, etc.). Driveways are typically located to the side of the house connecting to an attached garage, or a detached garage set to the side and set back from the house. The street has a general uniformed setback, particularly on the south end of Colquhoun Street.





**Image 18: Context View – View of Colquhoun Street Looking North from Hall Street  
(Goole Maps 2023; Facing North)**



**Image 19: Context View – View of Colquhoun Street Looking South from Inglis  
Street  
(Goole Maps 2023; Facing South)**



**Image 20: Context View – View of 49 Colquhoun Street (left) and 43 Colquhoun Street Built c.1885 (right)**  
(Goole Maps 2023; Facing East)



**Image 21: Context View – View of 24 Colquhoun Street Built c. 1900 (left) and 30 Colquhoun Street Built c. 1895 (right)**  
(Photo taken on July 7, 2023; Facing Northeast)





**Image 22: Context View – View of 67 Colquhoun Street Built c. 2004 (left) and 65 Colquhoun Street Built c. 1885 (right)**  
(Photo taken on July 7, 2023; Facing Northeast)

## 5.6 Summary of Neighbourhood Character

The study area is a mature neighbourhood which contains a high number of late 19<sup>th</sup> century and early 20<sup>th</sup> century residential buildings. The residential buildings reflect architectural styles of that time period which include Ontario Cottage (majority of buildings), Italianate, Edwardian, Gothic Revival, and Regency designs. The streetscape also reflects a mature neighbourhood with its mature tree canopy and/or vegetation, sidewalks on one side of the street only, and a general consistency in setback.

Overall, the physical features that showcase the late 19<sup>th</sup> and early 20<sup>th</sup> century character include, but are not limited to:

- One to two storey height
- Brick construction (red and/or buff brick)
- Gable roof lines (side gables and/or front gables)
- Driveways at side of house (often leading to an attached or detached garage)
- Porches and/or porticos (street facing entrance)
- Decorative details, which include ornate windows (size and/or style), ornate door openings (i.e. sidelights or transoms), decorative brickwork (i.e. quoins, voussoirs), bay windows, and decorative woodwork (gingerbread trim)

## 6.0 PROPOSED ALTERATION

The proposed alteration includes the severance of the rear portion of 37 Newell Street into two separate lots (see Image 23). As part of the proposed alteration, a minor variance for a “reduced lot area” is being sought. The proposed lots will front onto James Street, making them the only properties fronting onto this street. Both lots follow the same dimensions and layout and are proposed to include a single detached dwelling with two car garage (see Figure 1). Each lot is proposed to have a lot area of  $452.5 \pm \text{m}^2$ , a lot width of  $15.9 \pm \text{m}$ , a front yard setback of  $7.5 \text{m} \pm$ , an interior side yard of  $2.4 \text{m} \pm$ , a rear yard of  $7.5 \pm$  and a “front yard landscaping” of 62.2% (Dryden, Smith & Head 2024). The subject property will retain the residential building and will have a  $9.1 \text{m} \pm$  rear yard (see Figure 1).

Detailed designs of the proposed buildings were not available at the time of this report. The recommendation of this report will be used to help inform future building design.



**Image 23: Context View – Showing Area Proposed for Severance.**  
(Photo taken on January 18 2024; Facing Northwest)

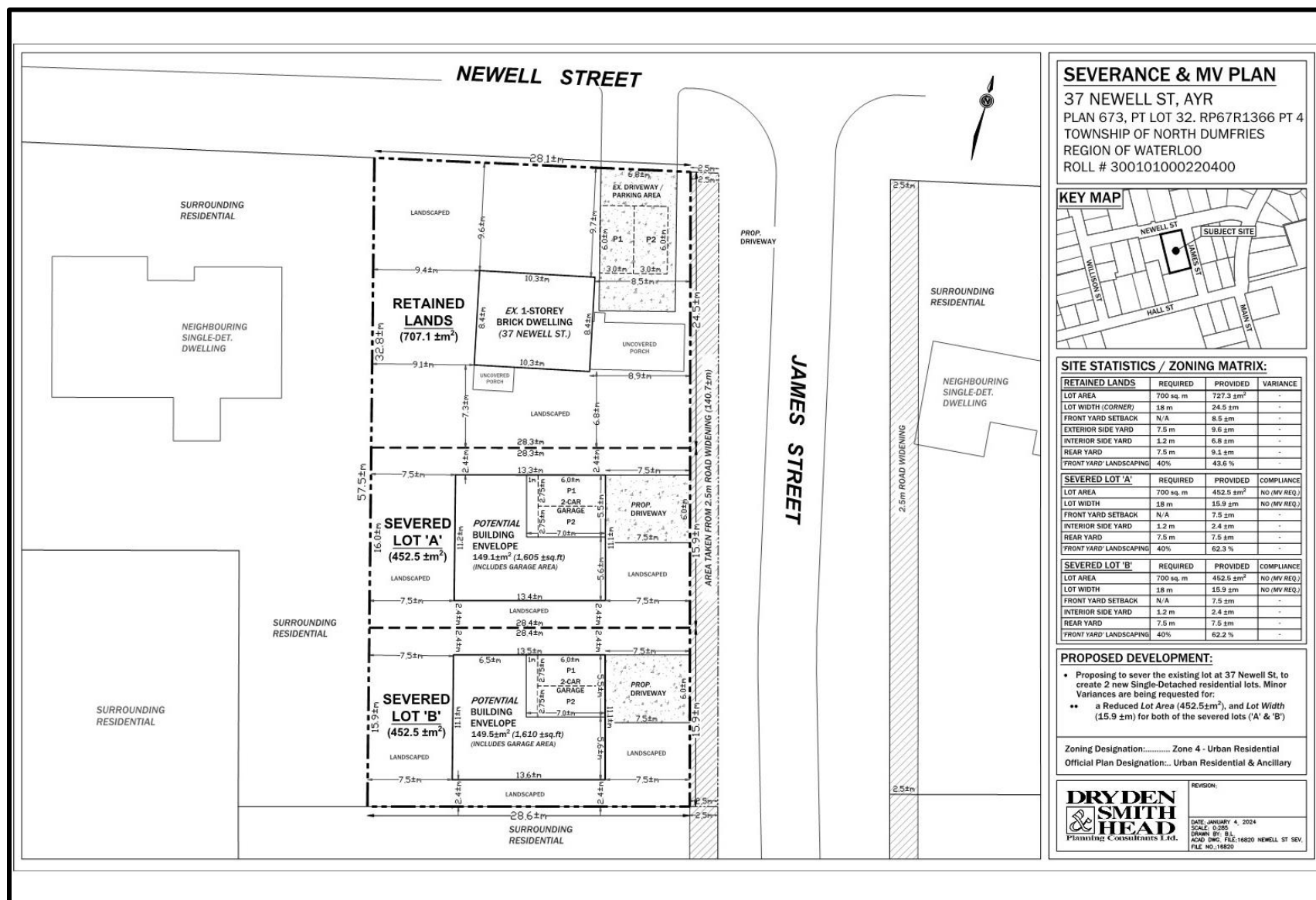


Figure 1: Proposed Severance – Site Plan  
(Provided by Dryden, Smith & Head 2024)

## 7.0 IMPACT ASSESSMENT AND ANALYSIS

The MCM *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3) provides a list of potential negative impacts to consider when evaluating any proposed project. Impacts can be classified as either direct or indirect.

Direct impacts (those that physically affect the heritage resources themselves) include, but are not limited to: initial project staging, excavation/levelling operations, construction of access roads and renovations or repairs over the life of the project. These direct impacts may impact some or all significant heritage attributes or may alter soils and drainage patterns and adversely impact unknown archaeological resources.

Indirect impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area; alterations that detract from the cultural heritage values, attributes, character or visual context of a heritage resource. This could include the construction of new buildings; the creation of shadows that alter the appearance of an identified heritage attribute; the isolation of a heritage attribute from its surrounding environment; the obstruction of significant views and vistas; and other less-tangible impacts.

Given that the Municipality did not provide a list of heritage attributes and scope did not include additional research for 122 Hall Street, the impact evaluation will consider the heritage attributes of 122 Hall Street to be the building as a whole. An assessment of impacts on 122 Hall Street and the neighbourhood character as defined in Section 5.6 can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCM 2006c). The impacts are examined below in Table 3.

**Table 3: Impacts on 122 Hall Street and the Neighbourhood Character**  
(Adapted from MCM 2006b)

Impact	Applicable? (Yes/No)	Comments
Destruction of any, or part of any, significant heritage attributes.	No	There is no proposed destruction of any, or part of any, heritage attributes associated with 122 Hall Street or the neighborhood character as part of the severance and the anticipated construction of two single detached dwellings.
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource; such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	Yes	<p>The proposed severance does not share the same frontage as 122 Hall Street. The proposed severance is located at the rear of 122 Hall Street. The rear yards of the lots will be adjacent to 122 Hall Street, thereby providing a buffer between the new buildings and 122 Hall Street. The proposed severance will not detract from the heritage attributes of 122 Hall Street.</p> <p>Detailed designs of the proposed buildings were not available at the time of this report. The anticipated construction of two single detached dwellings may have the potential to detract from the neighbourhood character.</p>



Impact	Applicable? (Yes/No)	Comments
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	No	No shadows are anticipated to be created as part of the proposed severance which would impact 122 Hall Street or the neighbourhood character.  No shadows are anticipated with the construction of two single detached dwellings that would alter the appearance of the heritage attributes of 122 Hall Street or the neighbourhood character.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	No	No heritage attributes associated with 122 Hall Street, or the neighbourhood character, will be isolated as part of the proposed severance or the anticipated construction of two single detached dwellings.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No	No significant views or vistas were identified as heritage attributes associated with 122 Hall Street or within the surrounding neighbourhood.
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.	No	The proposed severance and the creation of two single detached dwellings will not result in a change of land use. They are proposed to be residential.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	No	The proposed severance will not result in land disturbance.  The proposed creation of two single detached dwellings may have the potential to impact the grade and drainage patterns which may adversely affect unknown archaeological resources. The requirement for an archaeological assessment is a separate process and it will be at the direction of the Municipality of North Dumfries to determine if it is required.

As Table 3 summarizes, the proposed severance will not have the potential to adversely impact the heritage attributes of associated with 122 Hall Street.

As Table 3 summarizes, the anticipated creation of two single detached dwellings may have the potential to negatively impact the neighbourhood character. The impacts which have been identified by ARA include:

- Impact 1: Detailed designs of the proposed buildings were not available at the time of this report. The anticipated construction of two single detached dwellings may have the potential to detract from the character of the neighbourhood.

## 8.0 MITIGATION MEASURES AND RECOMMENDATIONS

No impacts to 122 Hall Street were identified and therefore no mitigation measures are proposed.

Given that potential impacts have been identified as a result of the proposed future construction, mitigation measures can be suggested to guide future planning decision making. The MCM *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006d:3) lists specific methods to minimize any potential negative impacts. The following mitigation considerations, as it relates to the future design of the new buildings should be considered:

### 8.1 Vegetative Screening (General Recommendation)

A vegetative buffer between the proposed residential buildings and the surrounding properties would assist in softening any visual impact of the new buildings on surrounding lots. Adding trees and/or vegetation to the front lawn is encouraged and is in keeping with the character of the surrounding neighbourhood.

### 8.2 Design Consideration for Proposed New Buildings

In order to mitigate the potential negative impacts of the proposed new buildings on the surrounding character of the neighbourhood, future design details should be considered. Design details found within the neighbourhood can be integrated into the design and will work to ensure compatibility of future buildings within the surrounding area. Overall, the physical features that were identified throughout the late 19<sup>th</sup> and early 20<sup>th</sup> century character of the neighbourhood which should be considered within the new design include, but are not limited to:

- **One to two storey height**
  - Since the property is located on a lower terrain than neighboring properties, a two-and-a-half storey height could be considered without negatively impacting the surrounding properties.
- **Brick construction**
  - Red and/or buff brick construction is the most prevalent in the neighbourhood. The integration of natural materials (stone, wood etc.) is also compatible with the neighbourhood and is present on several newer properties (infill) without detracting from the streetscape. The use of exclusively vinyl cladding, stucco, or composite boards should be discouraged.
- **Gable roof**
  - The majority of properties in the neighbourhood have gables roofs (side gable and/or front gable peaks/roofs). Hipped roofs are also compatible with the neighbourhood and are found throughout the study area. Flat roofs, asymmetrical roofs, shed roofs, and mansard roofs, should be discouraged.
- **Driveways at side of house.**
  - Driveways over three lanes wide should be discouraged.
- **Porch or porticos**
  - Decorative details on any street facing porch or portico using natural materials (wood/stone) is encouraged. Should no porch or portico be proposed, consideration of a more detailed doorway (i.e. decorative surrounds side lights, transom) is encouraged.
- **Decorative details**

- There are several decorative details found throughout the neighbourhood which could be integrated into the proposed design to increase compatibility. Not all of these need to be applied to create a compatible design. Features which would be in keeping with the character of the neighbourhood include
  - Ornate windows (ex. lancet or rounded window in a gable peak, evenly placed window openings, regular sized windows). Bay windows are appropriate and found in the neighbourhood. The use of oversized or large floor-to-ceiling windows is discouraged
  - Ornate facade door surrounds (i.e. inclusion of sidelights and/or transom)
  - Decorative brickwork (i.e. inclusion of quoins, banding, and/or voussoirs),
  - Decorative woodwork (gingerbread trim on porch and/or decorative columns on portico)

## 9.0 SUMMARY

The scoped CHIA was requested because the subject property is located adjacent (contiguous) to 122 Hall Street, a non-designated property listed on North Dumfries Heritage Register. 122 Hall Street consists of a one-and-one-half storey brick residential cottage built in approximately 1885, with a cross gable roof, rear wing, and raised quoins and voussoirs, located on the north side of Hall Street in the Village of Ayr. In addition to the impact assessment of the proposed site alteration on 122 Hall Street, and in consultation with Municipality of North Dumfries Staff, the scoped CHIA included an understanding of the general heritage significance and architectural characteristics of the area, specifically Newell Street, James Street, Willison Street, Colquhoun St, and the north side of Hall Street.

The anticipated creation of two single detached dwellings may have the potential to negatively impact the neighbourhood character. The impacts which have been identified by ARA include:

- Impact 1: Detailed designs of the proposed buildings were not available at the time of this report. The anticipated construction of two single detached dwellings may have the potential to detract from the character of the neighbourhood.

No impacts to 122 Hall Street were identified and therefore no mitigation measures are proposed.

In order to mitigate the potential negative impacts of the proposed new buildings on the surrounding character of the neighbourhood, vegetative buffers and future design details should be considered.

A vegetative buffer between the proposed residential buildings and the surrounding properties would assist in softening any visual impact of the new buildings on surrounding lots. Adding trees and/or vegetation to the front lawn is encouraged and is in keeping with the character of the surrounding neighbourhood.

Design details found within the neighbourhood can be integrated into the design and will work to ensure compatibility of future buildings within the surrounding area. Overall, the physical features that were identified throughout the late 19<sup>th</sup> and early 20<sup>th</sup> century character of the neighbourhood which should be considered within the new design include, but are not limited to:

- **One to two storey height**
  - Since the property is located on a lower terrain than neighboring properties, a two-and-a-half storey height could be considered without negatively impacting the surrounding properties.
- **Brick construction**
  - Red and/or buff brick construction is the most prevalent in the neighbourhood. The integration of natural materials (stone, wood etc.) is also compatible with the neighbourhood and is present on several newer properties (infill) without detracting from the streetscape. The use of exclusively vinyl cladding, stucco, or composite boards should be discouraged.
- **Gable roof**
  - The majority of properties in the neighbourhood have gables roofs (side gable and/or front gable peaks/roofs). Hipped roofs are also compatible with the neighbourhood and are found throughout the study area. Flat roofs, asymmetrical roofs, shed roofs, and mansard roofs, should be discouraged.

- **Driveways at side of house.**
  - Driveways over three lanes wide should be discouraged.
- **Porch or porticos**
  - Decorative details on any street facing porch or portico using natural materials (wood/stone) is encouraged. Should no porch or portico be proposed, consideration of a more detailed doorway (i.e. decorative surrounds side lights, transom) is encouraged.
- **Decorative details**
  - There are several decorative details found throughout the neighbourhood which could be integrated into the proposed design to increase compatibility. Not all of these need to be applied to create a compatible design. Features which would be in keeping with the character of the neighbourhood include
    - Ornate windows (ex. lancet or rounded window in a gable peak, evenly placed window openings, regular sized windows). Bay windows are appropriate and found in the neighbourhood. The use of oversized or large floor-to-ceiling windows is discouraged
    - Ornate facade door surrounds (i.e. inclusion of sidelights and/or transom)
    - Decorative brickwork (i.e. inclusion of quoins, banding, and/or voussoirs),
    - Decorative woodwork (gingerbread trim on porch and/or decorative columns on portico)

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## **Appendix A: Key Team Member's Qualifications**

### **Kayla Jonas Galvin, MA, RPP, MCIP, CAHP Director - Heritage Operations**

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Director - Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a Registered Professional Planner (RPP), Member of the Canadian Institute of Planners (MCIP), a professional member of the Canadian Association of Heritage Professionals (CAHP) and is the President of Ontario Association of Heritage Professionals.

### **Amy Barnes, M.A., CAHP Heritage Project Manager**

Amy Barnes, a Project Manager with ARA's Heritage team, has 15 years of experience evaluating cultural heritage resources and landscapes and community engagement. Amy has extensive experience working with provincial and municipal legislation and guidelines, including the Ontario Heritage Act, Official Plans, the Standards and Guidelines for the Conservation of Historic Places, and the Ontario Heritage Toolkit. Ms. Barnes has completed over 100 heritage related project and 200+ cultural assessments and has been qualified as an expert witness at the Ontario Superior Court of Justice. Amy has worked in the public and private sector where her duties included project management, public consultation, facilitator, researcher, database and records management, and report author. Amy supported the completion of peer reviews of 9/06 evaluations for multiple high-profile properties in the City of Toronto. Amy Barnes holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario. Amy has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation, the IAP2 Planning and Techniques for Effective Public Participation, and Indigenous Awareness Training through Indigenous Awareness Canada. Amy is a professional member of CAHP and the former Vice-Chair of the Cambridge Municipal Heritage Advisory Committee.