

CULTURAL HERITAGE IMPACT ASSESSMENT

DRAFT

Part of Lots 16, 17, and 18,
Concession 9, Township of North
Dumfries, Regional Municipality of
Waterloo

Date:

December 1, 2022

Prepared for:

Cambridge Aggregates

Prepared by:

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Glossary of Abbreviations

CHIA

*Cultural Heritage Impact Assessment (also
referred to as Heritage Impact Assessment or
HIA)*

MHBC

*MacNaughton Hermesen Britton Clarkson
Planning Limited*

MCM

*Ministry of Citizenship and Multiculturalism
(Formerly the Ministry of Heritage, Sport,
Tourism and Culture Industries)*

NDRCHR

*North Dumfries' Registry of Cultural Heritage
Resources*

OHA

Ontario Heritage Act

OHTK

Ontario Heritage Toolkit

O-REG 9/06

*Ontario Regulation 9/06 for Determining
Cultural Heritage Significance*

PPS 2020

Provincial Policy Statement (2020)

Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject lands within the Township of North Dumfries, is situated territory of the Haudenosaunee, of the Haudenosaunee Confederacy. These lands are acknowledged as being associated with the following treaties:

- Treaty # 4 (Haldimand Tract/ Simcoe Patent) signed in 1793

This document takes into consideration the cultural heritage of Indigenous Communities, including their oral traditions and history when available and related to the scope of work.

Acknowledgement of Historical Societies and Archives

This report acknowledges that assistance provided by the North Dumfries Historical Preservation Society, Local History Digital Collection of the Waterloo Region Library, and Heritage Resource Centre of the University of Waterloo.

Client Contact Information

Owner/ Client: Cambridge Aggregates

Project Address: Part of Lots 16,17, and 18, Concession 9 in the Township of North Dumfries, Regional Municipality of Waterloo

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Executive Summary

This Heritage Impact Assessment (HIA) included an evaluation of the subject lands to determine their cultural heritage value or interest under *Ontario Regulation 9/06*. This report concludes that the property located at 1262 Greenfield Road, Cambridge, Ontario has significant cultural heritage value or interest for its physical/ design, historical/ associative and contextual value as an early, historic farmstead of North Dumfries Township (see sub-section 5.2 for Statement of Significance). The property located at 1395 Spragues Road was not identified as having significant cultural heritage value or interest (CHVI).

Although several of the original farmsteads still remain in the surrounding area, there have also been changes to lot patterns, spatial organization and infill that have distorted what would be identified as a historical agricultural landscape. There are also potential cultural heritage landscapes in the form of scenic roads which include: Shouldice Road, Spragues Road and Greenfield Road as rural roads with ditches, culverts, tree lines, rural topography and Spragues Road also represents a historic land route.

The following lists the adverse impacts to 1262 Greenfield Road as a result of the proposed development:

- Temporary impact of isolation as the proposed development will isolate the historic farmstead from associated agricultural fields, however, this is a temporary impact and the original lot fabric has already been altered by severances; and,
- Temporary impact of change of land use as the proposed land use will have an impact on the property as it removes the associated agricultural fields associated with the historic farmstead, however, this will be a temporary impact since the lands will be returned to agricultural use once the aggregate extraction is complete.

The property at 1354 Spragues Road was not assessed for impact as it was determined that it does not have significant CHVI. No impacts were identified for the adjacent properties at 1261 Alps Road.

The following lists the adverse impacts to identified potential cultural heritage landscape features within the Study Area as a result of the proposed development:

- Temporary impact of direct and indirect obstruction of views as the background view of identified historic scenic roads, particularly Shouldice Side Road, will be altered due to the development.
- Temporary impact of change of land use as the proposed development will impact the character of the immediate surrounding area as it relates to existing historic farmsteads.

The above-mentioned impacts are identified as 'temporary' as post the extraction period, the land that has been disturbed on the property will be reverted to its original state after a 12 year period, eliminating identified impacts.

Alternative development options were reviewed in Section 7.0 of this report including the increase of the existing buffer just north of the farmstead, however, as the impact is temporary and the fields will be

reinstated following extraction, it is recommended that the development proceed as proposed. This implies that there is the assurance that a 2 metre berm (Berm "C") will provide a physical buffer between the farmstead and the extraction area and that an ecological linkage will be implemented and the rehabilitation of the agricultural field so that it reinstates its former grade and historic use.

Any aggregate related activity, such as traffic, should remain only within the extraction area and should be a sufficient distance from the existing buildings on the farmstead. Any storage of material or equipment related to the extraction should not be stored within the immediate area of the extraction limits just north of the farmstead as a precautionary measure to protect the existing heritage farmstead.

1.0 Introduction

MacNaughton Britton Hermsen Clarkson Planning Limited (“MHBC”) has been retained by Cambridge Aggregates Inc., to complete a Cultural Heritage Impact Assessment (CHIA) for lands legally known as Part of Lots 16, 17, and 18, Concession 9, Former Geographic Township of Dumfries, Regional Municipality of Waterloo (“the subject lands”). The entirety of the lands—approximately 46 hectares—have been proposed as a licensed aggregate pit titled the *Edworthy West Aggregate Pits*. Of these lands, the extraction area is proposed to be approximately 38 hectares in area. For the purpose of this assessment, a Study Area has been identified within a 500 metre offset to review not only potential and identified cultural heritage resources on-site and adjacent to the subject lands, but within the broader surrounding area. Cultural heritage resources to be assessed would include both built heritage and cultural heritage landscapes, if identified.

1.1 Location and Description of Subject Lands

The subject lands in the Project Site includes: 1262 Greenfield Road, Pt Lt 17, Concession 9, North Dumfries (as in 1445582, s/t 159775) and 1354 Spragues Road. There are no buildings or structures identified in extraction area identified in orange in Figure 1. However, there are buildings and structures identified within parcels included in the overall project site. A portion of the south half of 1262 Greenfield Road will exempt from the project site and includes a one and half storey fieldstone farmhouse with one and half storey attached garage and rear addition and three outbuildings including a wood frame barn with fieldstone foundation (See Figures 3 & 4). There is also a contemporary one and half storey dwelling and outbuildings located on the eastern portion of 1354 Spragues Road which will be omitted from the extraction area (see Figure 5 for an aerial of these buildings and structures as they are not visible from the public realm). The subject lands are currently used predominately for agricultural uses, including field crops, pasture areas, and include wooded areas and vegetated hedgerows.

The project area specific to the extraction of aggregate does not include any buildings or structures and are primarily comprised of open, agricultural fields and are located north-west of the intersection of Greenfield Road and Spragues Road (Hwy 75) in North Dumfries Township. The subject lands do include 1262 Greenfield Road and 1354 Spragues Road. The property located at 1262 Greenfield Road is a ‘listed’ (undesigned) property on the municipal heritage register. The development is also adjacent to a ‘listed’ (undesigned) property on the municipal heritage register located at 1261 Alps Road.



Figures 1 & 2: (above) Map figure of license boundary in red and extraction area in orange (Source: MHBC, 2022) (below) General view of project site related to Phase 1 (Source: Google Earth Pro).



Figure 3: Aerial view of buildings and structures located at 1262 Greenfield Road (Source: Waterloo Region GIS Locator).



Figures 4 & 5: (above) View of stone farmhouse and addition at 1262 Greenfield Road; (below) View of fieldstone foundation barn at 1262 Greenfield Road (Source: MHBC, 2022).

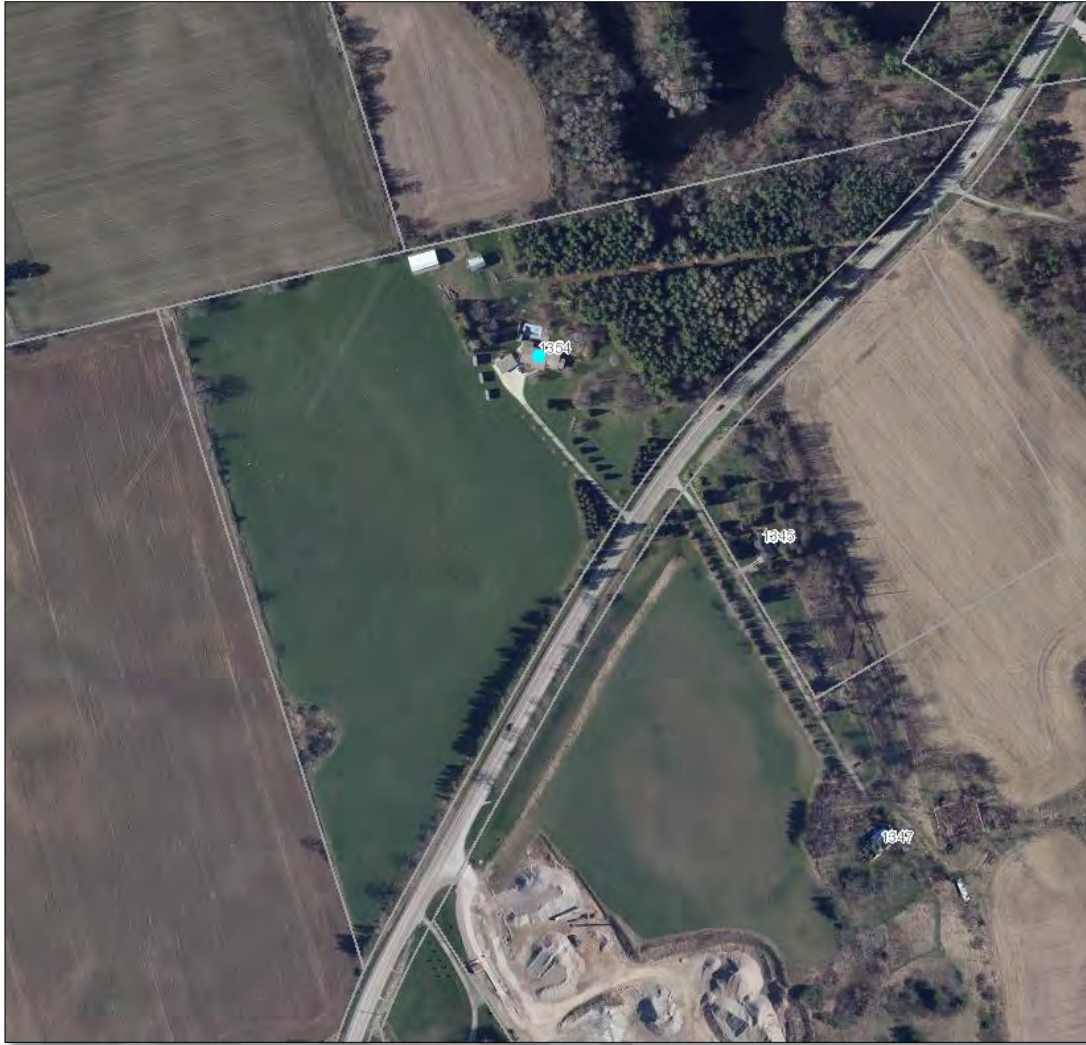


Figure 6: Aerial view of buildings and structures located at 1354 Spragues Road (Source: Waterloo Region GIS Locator).

1.1 Description of Surrounding Area

The surrounding area is primarily an agricultural area but also has other uses including: rural residential lots, an existing Mineral Aggregate Operation (Al's Stone Service, License no. 625482) and Rural Industrial (Township Public Works yard).



Figures 7, 8, 9 & 10: (above left) View of Greenfield Road looking westwards; (above right) View of Greenfield Road looking eastwards towards Spragues Road; (below left) View of Al's Stone Service adjacent non-contiguous to the subject lands on the south side of Spragues Road (Source: MHBC, 2022).



Figures 11, 12 & 13: (above) View of former Stone School S.S. 19 that was also the former Township Administration Office until 2015; (below left) Plaque on former Township Office property; (below right) Crimson maple planted in 1957 to commemorate the centennial celebration of the Stone School (Source: MHBC, 2022).

1.3 Study Area

For the purpose of this report, a Study Area has been identified to understand any impact to the broader surrounding area. This Study Area is a 500 metre offset from the license boundary (see Figure 14 below).



Figure 14: Map figure of broader Study Area (Source: MHBC, 2020).

1.4 Methodology and Approach

The methodology of this report is guided by provincial guidelines and definitions including: *Region of Waterloo- Guidelines for CHL Conservation (2013; reviewed 2017)*, *Standards and Guidelines for*

the Conservation of Historic Places in Canada, Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) as well as *Ontario Regulation 9/06*.

Properties that have been previously identified as cultural heritage resources by the municipal, provincial or federal government, including inventoried properties, will be identified to review potential impact due to the proposed development; this includes the identification of properties within the wider Study Area.

Furthermore, this report will also identify potential cultural heritage landscapes to determine if there is a culturally significant context or grouping to adequately assess potential impact. In order to determine if cultural heritage landscapes are present, an evaluation will be completed based on both the *Standards and Guidelines for the Conservation of Historic Places in Canada* and *Ontario Regulation 9/06*. Potential cultural heritage landscapes include: farmsteads, historical agricultural landscape, historical settlements, scenic roads and streets, railway lines and associated features, waterways and cemeteries or a combination thereof.

1.5 Heritage Status

Several databases were reviewed to determine the heritage status of surrounding properties, these include: Township's Municipal Heritage Register (also known as the *Township of North Dumfries Inventory of Buildings of Architectural and Historical Significance*), *Waterloo Region Public Building Inventory*, *Spanning the Generations: A Study of Old Bridges in Waterloo Region*, *Scenic Roads and Streets Study by the Region of Waterloo (December 2011)*, *Ontario Heritage Act Register Database* and the *Parks Canada National Historic Site of Canada* database or *Canadian Register of Historic Places (CHRP)*.

It was determined through the review that Sprague's Road (which traverse the Study Area) is identified as a Scenic Road/ Rural Connector within the Region of Waterloo's Scenic Roads and Streets Study. The Study has rankings ranging from: 'some scenic qualities' to 'extremely scenic.' Sprague's Road is identified in Section 4.4.3 and Appendix 'A' of this Study as being "Extremely Scenic" (see Figure 15 below).



Figure 15: Map figure from Region of Waterloo's Scenic Roads and Streets Study; red arrow identifies Sprague's Road (Source: Region of Waterloo, 2011).

Table 1.0 below lists properties identified as having heritage status within the Study Area (see corresponding map figure in Figure 16 and **Appendix 'A.'**).

Table 1.0- Heritage Status within Study Area			
		Status	Description from Register
1	Subject Lands 1262 Greenfield Road	<i>Listed on the Township of North Dumfries Inventory of Buildings of Architectural and Historical Significance</i>	c. 1860, stone, one storey T-shaped house with a left wing, voussoirs, 9 over 9 windows and a dormer.
2	Adjacent (contiguous) 1261 Alps Road	<i>Listed on the Township of North Dumfries Inventory of Buildings of Architectural and Historical Significance</i>	c. 1860, brick, two storey square house with a rear wing, a dormer with 3 windows, rear dormer, portico and 2 chimneys.
<u>Greater Study Area (500m offset)</u>			
3	1347 Spragues Road	<i>Designated under Part IV of the Ontario Heritage Act</i>	C. 1850, one and half storey square house with a left wing forming an overall T-shape, gable dormers, front portico, main doorway with transom and side lights. Random rubble and coursed cut stone.
4	1155 Spragues Road	<i>Listed on the Township of North Dumfries Inventory of Buildings of Architectural and Historical Significance</i>	c. 1880, brick two storey L-shaped house with front two storey bay window, front verandah and centre gable, radiating voussoirs and projecting slipsills.
5	1358- 1384 Greenfield Road	<i>Listed on the Township of North Dumfries Inventory of Buildings of Architectural and Historical Significance</i>	c. 1856, brick one and half storey rectangular house with a rear wing, centre hall plan.
6	1866 Shouldice Road	<i>Listed on the Township of North Dumfries Inventory of Buildings of Architectural and Historical Significance</i>	1870, stone, two storey irregular house with a dormer, portico, and detached wood barn.
7	1375 Alps Road	<i>Listed on the Township of North Dumfries Inventory of Buildings</i>	1884, two storey rectangular house with cornices, a portico, wooden

		<i>of Architectural and Historical Significance</i>	garage, and a dated stone above front door.
13	1720 Spragues Road	<i>Designated under Part IV of the Ontario Heritage Act</i>	One storey, rubble stone octagonal structure probably used as shed/barn and later as a blacksmith shop which has been restored.
14	1606 Spragues Road	<i>Listed on the Township of North Dumfries Inventory of Buildings of Architectural and Historical Significance</i>	c. 1850, 2 ½ storey fieldstone Georgian home with a hip roof, a balanced façade of three bays and portico.
16	1155 Greenfield Road	<i>Listed on the Township of North Dumfries Inventory of Buildings of Architectural and Historical Significance</i>	c. 1880, 2 storey, brick L-shaped house with front, two storey bay window, front verandah and centre gable, radiating voussoirs and projecting slipsills.
17	1001 Greenfield Road	<i>Listed on the Township of North Dumfries Inventory of Buildings of Architectural and Historical Significance</i>	c. 1850, one storey, fieldstone rectangular home with balanced façade and an addition on the right wing.
18	1282 Spragues Road	<i>Listed on the Township of North Dumfries Inventory of Buildings of Architectural and Historical Significance</i>	Demolished.



Figure 16: Map figure identifying listed (non-designated) and designated properties as well as potential cultural heritage landscape features within the Study Area

2.0 Policy Review

The following sub-sections provide an overview of applicable heritage legislation, policies and guidelines which are related to the scope of this Cultural Heritage Impact Assessment.

2.1 The Planning Act and PPS 2020

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

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...

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

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

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

Significant: *e) in regard to cultural heritage and archaeology, 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.*

Built Heritage Resource: means 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 an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

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 the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

2.2 Growth Plan for the Greater Golden Horseshoe (The Growth Plan) 2020

The Growth Plan is a framework for implementing the Provincial Government's vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe. Protecting cultural heritage resources is part of the vision of the Growth Plan, stating that, "unmanaged growth can degrade the region's...cultural heritage resources". Also, it stresses that existing cultural heritage resources provide people "with a sense of place" (Section 1.1). The Plan acknowledges the challenges that growth can have on cultural heritage resources:

The GGH also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live (section 4.1).

Section 4.2.7 outlines its policies in relation to cultural heritage resources:

- 1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*
- 2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.*

This report acknowledges the policies of the Plan as it relates to cultural heritage resources and evaluates the impacts to the subject property within this framework.

2.3 The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O. 1990, c.o.18 is the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This Cultural Heritage Impact Assessment has been guided by the criteria under *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism(s) for determining cultural heritage value or interest.

The Ontario Heritage Tool Kit provided by the Ministry of Heritage, Sport, Tourism and Cultural Industries offers guidance in the implementation of the Act. This Ontario Heritage Toolkit includes several Info Sheets such as Heritage Resources in the Land Use Planning Process, Info Sheet # 2 (Cultural Heritage Landscapes) and Heritage Resources in the Land Use Planning Process Sheet # 5 ((Heritage Impact Assessments and Conservation Plans) which are referenced in this report. The OHTK also includes a guide entitled *Heritage Property Evaluation* which aids in evaluating the cultural heritage value or interest of a property. This evaluation was used to determine the CHVI of the subject property.

2.4 Region of Waterloo Official Plan

Chapter 3, Section 3.G of the Regional Official Plan provides policies regarding the conservation of cultural heritage resources which are related to the scope of this Heritage Impact Assessment as follows:

3. G Cultural Heritage

Cultural heritage resources are the inheritance of natural and cultural assets that give people a sense of place, community and personal identity. Continuity with the past promotes creativity and cultural diversity. The region has a rich and diverse heritage, including distinctive cultures, traditions, festivals, artisans and craftspeople, landmarks, landscapes, properties, structures, burial sites, cemeteries, natural features and archaeological resources. These resources provide an important means of defining and confirming a regional identity, enhancing the quality of life of the community, supporting social development and promoting economic prosperity. The Region is committed to the conservation of its cultural heritage. This responsibility is shared with the Federal and Provincial governments, Area Municipalities, other government agencies, the private sector, property owners and the community.

Cultural Heritage Impact Assessment

3. G.13 Area Municipalities will establish policies in their official plans to require the submission of a Cultural Heritage Impact Assessment in support of a proposed development that includes or is adjacent to a designated property, or includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register.

3. G.14 Where a Cultural Heritage Impact Assessment required under Policy 3.G.13 relates to a cultural heritage resource of Regional interest, the Area Municipality will ensure that a copy of the assessment is circulated to the Region for review. In this situation, the Cultural Heritage Impact Assessment submitted by the owner/applicant will be completed to the satisfaction of both the Region and the Area Municipality.

3. G.16 the Region will undertake a Cultural Heritage Impact Assessment and consult with the affected Area Municipality and the Regional Heritage Planning Advisory Committee prior to planning, designing or altering Regional buildings or infrastructure that may affect a cultural heritage resource listed on the region-wide inventory described in Policy 3.G.4. The Cultural Heritage Impact Assessment will be reviewed and approved in accordance with the policies in this Plan.

3. G.17 Cultural Heritage Impact Assessment will include, but not be limited to the following:

- (a) Historical research, site analysis and evaluation;*
- (b) Identification of the significance and heritage attributes of the cultural heritage resource;*
- (c) Description of the proposed development or site alteration;*
- (d) Assessment of development or site alteration impacts;*
- (E) Consideration of alternatives, mitigation and conservation methods;*
- (f) Schedule and reporting structure for implementation and monitoring; and*
- (g) A summary statement and conservation recommendations.*

1. G.18 Where a Cultural Heritage Impact Assessment required in this Plan relates to a cultural heritage resource of Regional interest, the conservation recommendations will, wherever feasible, aim to conserve cultural heritage resources intact by:

- (a) recognizing and incorporating heritage resources and their surrounding context into the proposed development in a manner that does not compromise or destroy the heritage resource;*
- (b) protecting and stabilizing built heritage resources that may be underutilized, derelict, or vacant; and*
- (c) designing development to be physically and visually compatible with, and distinguishable from, the heritage resource.*

3.G.19 Where it is not feasible to conserve a cultural heritage resource intact in accordance with Policy 3.G.18, the conservation recommendations will:

- (a) promote the reuse or adaptive reuse of the resource, building, or building elements to preserve the resource and the handiwork of past artisans; and*

(b) require the owner/applicant to provide measured drawings, a land use history, photographs and other available documentation of the cultural heritage resource in its surrounding context.

3.G.20 Cultural Heritage Impact Assessments may be scoped or waived by the Region or the Area Municipality as applicable.

The subject property and adjacent cultural heritage resources have not been identified as Regionally significant cultural heritage resources.

2.5 Township of North Dumfries' Official Plan

Section 7 of the North Dumfries Official Plan (2016) provides the following policies regarding the conservation of cultural heritage resources as it relates to the scope of this Heritage Impact Assessment as follows:

7.1 General Policies

7.1.1 The Township will conserve and enhance cultural heritage resources using the provisions of the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Funeral, Burial and Cremation Services Act and the Municipal Act.

7.1.2 The Township will establish and maintain a Municipal Heritage Committee to provide consultation regarding the designation, demolition, or alteration of buildings, structures, landscapes and sites of architectural or historic interest or significance.

7.1.3 The Township may coordinate the creation and delivery of financial incentive programs for the promotion, preservation, restoration and rehabilitation of cultural heritage resources.

7.1.4 The Township will consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

7.2 Registry of Cultural Heritage Resources

7.2.2 The Township, in consultation with the Municipal Heritage Committee, will determine what cultural heritage resources should be included on the Registry. In order to be included on the Registry a cultural heritage resource must satisfy at least two of the following criteria: heritage resources of Federal, Provincial and Regional interest, archaeological areas, properties which have been designated pursuant to the Ontario Heritage Act; historic sites, cemeteries, properties, buildings, structures or elements of North Dumfries Official Plan 96 these with archaeological, historic or architectural value or interest, which in the opinion of the Township, satisfies at least two of the following criteria:

- a) it dates from an early time period in the development of the Township;
- b) it is a good, representative example of the work of an outstanding local, regional, provincial, national or international architect, engineer, builder, designer, landscape architect, interior designer or sculptor and is well preserved;
- c) it is associated with a person who is recognized as having made a significant contribution to the Township's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;
- d) it is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;
- e) it is a well-preserved example and illustration of the Township's social, cultural, political, economic or technological development history;
- f) it is a well preserved, representation of construction methods now rarely used;
- g) it is a well preserved and representative example of its architectural style or period of building;
- h) it is a well preserved and outstanding example of architectural design;
- i) it terminates a view or otherwise makes an important contribution to the landscape or streetscape of which it forms a part
- j) it is generally well recognized as a historic Township landmark;
- k) it is a well preserved example of outstanding historic interior design;
- l) it is an example of a rare or otherwise important historic feature of good urban design or landscaping, or streetscaping; or,
- m) it makes an important contribution to the urban/rural composition given its unique aesthetic or picturesque qualities.

7.2.3 The Township will encourage the preservation, restoration and integration of cultural heritage resources into the design of new developments.

7.4 Cultural Heritage Landscapes

7.4.1 The Township will identify, document, and designate Cultural Heritage Landscapes and establish associated policies to conserve these areas in accordance with the policies in the ROP and the Regional Implementation Guideline for Cultural Heritage Landscape Conservation.

There are no policies in the Township's Official Plan that designate the Study Area as part of an identified Heritage Conservation District or Cultural Heritage Landscape or specify character guidelines of the streetscape or area.

7.5 Cultural Heritage Impact Assessments

7.5.1 The Township will require the submission of a Cultural Heritage Impact Assessment for any proposed development or site alteration that includes or is adjacent to a designated property or includes a non-designated cultural heritage resource that is identified in the Registry.

A Cultural Heritage Impact Assessment will include but may not be limited to:

- a) historical research, site analysis and evaluation;*
- b) identification of the significance and heritage attributes of the cultural heritage resource;*
- c) description of the proposed development or site alteration;*
- d) assessment of development or site alteration impacts;*
- e) consideration of alternatives, mitigation and conservation methods;*
- f) schedule and reporting structure for implementation and monitoring; and*
- g) a summary statement and conservation recommendations.*

7.5.2 The Township, in consultation with the Municipal Heritage Committee, may scope or waive the requirement for a Cultural Heritage Impact Assessment where the scale and nature of the proposed development is such that no useful purpose would be served by the completion of the Cultural Heritage Impact Assessment.

7.5.3 Where a Cultural Heritage Impact Assessment relates to a cultural heritage resource of Regional interest, the Township will ensure a copy of the assessment is circulated to the Region for review. In this situation, the Cultural Heritage Impact Assessment submitted by the owner/applicant will be completed to the satisfaction of both the Township and the Region.

7.5.4 Where a development application includes, or is adjacent to, a cultural heritage resource of Regional interest which is not listed on the Registry, the owner/applicant will be required to submit a Cultural Heritage Impact Assessment to the satisfaction of the Region.

7.5.5 The Township will consider conservation alternatives for any proposed development in the following order of preference:

a) rehabilitate and incorporate the heritage resource(s) and its surrounding context into the proposed development;

b) recognize and incorporate the cultural heritage resource(s) and its surrounding context into development applications in a manner which does not conflict with the heritage resource;

c) promote the use of scale and design in new developments which blends harmoniously with existing cultural heritage resources; promote the re-use of the resource, building, or building elements where the heritage resource cannot be conserved intact; and,

d) require, prior to approving a development application that would result in the destruction of a heritage resource, that the applicant provide measured drawings, a land use history, photographs and other available documentation of the heritage feature in its surrounding context and, if feasible, relocate the heritage resource.

7.5.6 The Township will encourage measures which enhance public appreciation and visibility of heritage features.

7.5.7 The Township, where feasible, will facilitate the restoration, rehabilitation, use and maintenance of cultural heritage resources located within public open space for any purpose compatible with the existing or proposed function of the public space.

7.5.8 The Township will assess the impact of proposed road construction, improvements and other public works abutting cultural heritage resources identified in the Registry, and provide in the project design for the mitigation of any negative impacts.

Township Staff has advised that a CHIA is required as part of the proposed development of the subject lands.

2.6 Terms of Reference

The methodology of this report is based on the Township of North Dumfries Terms of Reference for completing Heritage Impact Assessments approved November 2018 (see **Appendix 'C'**). The Township of North Dumfries requires the following content for a CHIA:

- Introduction to the Development Site;
- Overview of Applicable Heritage Legislation, Policies and Guidelines
- Background Research and Analysis;
- Statement of Significance;
- Assessment of Existing Condition;
- Description of the Proposed Development or Site Alteration;
- Impact of the Proposed Development or Site Alteration;

- Considered Alternatives and Mitigation Strategies;
- Conservation Strategy;
- Sources; and
- Appendices.

This reports reviewed the applicable heritage legislation, policies and guidelines mentioned in the Township's CHIA Terms of Reference, however, concluded that the following documents were irrelevant to the analysis in this report:

Table 3.0- Documents Required to be Review in CHIA Terms of Reference	
Report	Rationale for Exclusion
<i>Eight Guiding Principles in Conservation of Built Heritage</i>	The proposal does not include the alteration of built heritage and therefore, not applicable.
<i>Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016)</i>	The proposal does not propose to alter built heritage and therefore this document is not applicable.
<i>Region of Waterloo Arts, Culture and Heritage Master Plan (2002)</i>	The conservation of built heritage is consistent with this Plan's vision of "Community Identity and Character". The goals and strategies within this Plan are inherent in the Township's Official Plan which is analyzed in this report.
<i>Region of Waterloo Archaeological Facilities Master Plan (1989)</i>	Relevant archaeological issues will be dealt with in archaeological reports. A Stage 2 Archaeological Assessment of the property was completed and submitted to the Ministry of Heritage, Sport, Tourism and Culture Industries and determined that no further archaeological assessment of the study area is warranted (MHSTCI File no. 0011451).
<i>Region of Waterloo- Guidelines for CHL Conservation (2013; reviewed 2017)</i>	The Study Area is not identified as an official cultural heritage landscape, however, the guidelines have been used to inform the evaluation of potential cultural heritage landscapes in the area.
<i>Township of North Dumfries' Greenfield Heritage Conservation District Plan (2014)</i>	The subject lands are not located in the Greenfield Village Heritage Conservation District and therefore, this Plan no applicable.
<i>Canadian Heritage River System- Grand River</i>	The subject lands are approximately 4.0 kilometres from the Grand River, however, are not identified as a human feature which supports the designation as per <i>The Heritage River Inventory- Grand River Watershed</i> .

3.0 Historical Overview

The following section provides information regarding indigenous communities. It is acknowledged that this history is not from the perspective of indigenous communities and associated traditional knowledge and ways of knowing. It also noted that there are erroneous references to indigenous communities in images used in this section which are dated from the mid-20th century.

3.1 Indigenous Pre-Contact History

The Palaeo-Indian Period between 9000-8500 B.C.E., at which time small groups of hunter-gathers occupied Southern Ontario. The Woodland Period included an egalitarian society that spanned between 1000 BC- 1650 AD (AMICK Consultants Limited, 4-5). Carbon dating of several artifacts in the area of North Dumfries Township show that the Attiwanderonk or “Neutral” people encamped in the area about 9,000 years ago (University of Waterloo). The term ‘neutral’ was attributed by the French “because their perceived neutrality between their neighbouring First Nations group” (University of Waterloo). The name “Attwandaron” was used by the Huron-Wendat and means “people of a slightly different language” (University of Waterloo). Within a one kilometre radius of the Study Area, 14 archaeological sites were identified between Late Paleo-Indian, Archaic and Woodland affiliations (AMICK Consultants Limited, 7).

In 1626, when Father Daillon arrived to the area he noted that “there is an incredible number of stags” (Taylor, 19). Boundaries outlining the hunting grounds of the Attiwanderonk by F. Douglas Reville, noting he is not providing this outline from an indigenous perspective, showed that Dumfries was located in the heart of this designated area (Taylor, 19). The subject lands are within Treaty #4 signed in 1793 as the Crown Grant to the Six Nations or Haldimand Tract or Simcoe Patent (Government of Ontario, see Figure 16). The British purchased land from the Mississauga nation and then issued the Haldimand Proclamation (referred to as the Haldimand Tract) in 1793 which granted a tract of land to the Six Nations in recognition of their support during the American Revolution (Government of Ontario).

The Haudenosaunee people also known as ‘Six Nations’ and ‘Iroquois’ were nations included in the Haudenosaunee Confederacy which originally included the Cayuga, Oneida, Onondaga, Mohawk, and Seneca. The Tuscarora joined in 1722, constituting the ‘Six Nations.’ Most of the Neutral tribe disappeared due to being destroyed or forced out by the Seneca and Mohawk tribes of the Six Nations around 1680-1685 as well as diseases and colonization while the remaining members joined the Haudenosaunee Confederacy (Wilfrid Laurier University, 2020).



Figure 17: A survey of the Haldimand Tract from 1821, by Thomas Ridout (Source: Library and Archives).

There have been several native artifacts found in North Dumfries Township, in particular, in Concession 9, the concession in which the subject lands are situated. In 1904, workers for the Grand Valley Railway uncovered several native graves near Concession 9 when completing work on the railway line. Andrew Taylor, a former local historian and writer, stated that in 1950 a man by the name of Alex Edgar picked up a butterfly stone on his farm on Concession 9 which was sent to an ethnologist at the Royal Ontario Museum (ROM) where they concluded that it was 2,000 perhaps 3,000 years old (Taylor 1719). Mr. Kenneth Kidd, Curator of Ethnology at the ROM stated, "They are nowhere abundant, only occasional finds occurring. Usually they are made of banded variety of slate known as Huronian slate, and show a high degree of skill in their manufacture" (Taylor, 18).

A few years later in 1954, a skeleton of a native girl was uncovered eighteen inches underground beside the foundation of what was then, "Mr. Tillson's house" on Concession 9. Buried with her were included beads, earrings and bracelets and part of a necklace (Taylor, 17)¹.

Andrew Taylor states, "Farmers as they plough their fields still find arrowheads and bits of flint. There is a tradition that there were trails winding through the bush. Evidences of [native] campsites are perhaps

¹ It is important to note that a Stage 2 archaeological assessment was completed and the Ministry requires no further assessment.

more frequent where the soil is sandy, the ground being adapted to cultivation and the growing of corn and other native crops" (Taylor, 17). Below is an image from the Andrew Taylor, "Our Todays and Yesterdays" identifying "probable [native] trails and bush roads". It is acknowledged that there may be inaccuracies/ speculation used to develop this map, but based on this information, there were no 'probable' native trails within the immediate vicinity of the subject lands.

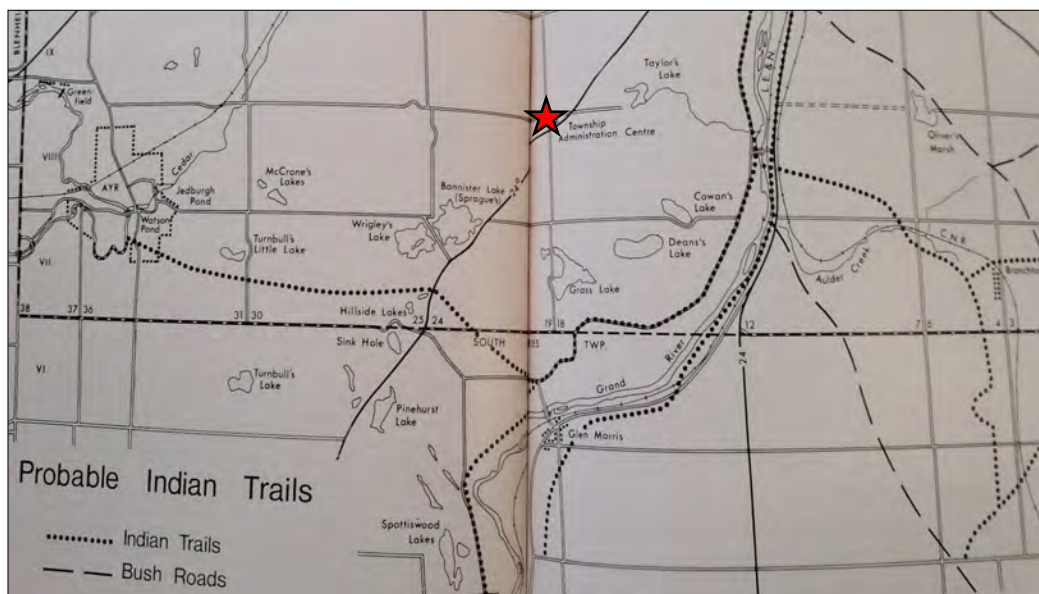


Figure 18: Map identifying "Probable [Native] Trails" for North Dumfries Township from Andrew Taylor's "Our Today's and Yesterdays".

The Township of North Dumfries is associated with the traditional territory of the Mississauga of the Credit First Nation, Attiwonderonk (Neutral), Anishinabewaki and Haudenosaunee (Native Land.ca).

3.2 History of the Township of Dumfries, Block 1

The Township of Dumfries was originally known as part of "Block No.1" and was part of the land given to Joseph Brant, leader of the Six Nations. Block 1 consisted of approximately 94,305 acres and was sold to Philip Stedman for £ 8,841 (Young). Upon his death, the property was inherited by his sister, Mrs. John Sparkman and her husband. According to land records available at the Waterloo Land Registry, the land was sold to the Honourable Thomas Clarke of Stamford, County of Lincoln on July 26, 1811. Not long after the time that Clarke had assumed ownership of Block 1, Honourable William Dickson was searching for land to purchase in what is now Waterloo County (Taylor, 1970).

William Dickson immigrated to Canada from Scotland in 1792 and began to practice law in Niagara. He was called to the Legislative Council of Upper Canada in 1816. Dickson was also an active member of the War of 1812 (Young). Shortly after the end of War of 1812, he sought to possess large tracts of land and

became acquainted with Honourable Thomas Clarke. After several negotiations, Mr. Dickson purchased all of Block 1 on July 3rd, 1816; this Block would become the Township of Dumfries (Taylor).

Absalom Shade, a young entrepreneur from Pennsylvania, met with Dickson in 1816 (Young, 1880). Together, Shade and Dickson visited Dumfries in July of 1816 by means of the Governor's Road to the Grand River and thereafter by a native trail. At the time, there was no settlement in Dumfries Township and it was Dickson's goal to establish a village (Taylor, 1970). Dumfries Township was surveyed by Deputy Provincial Surveyor Adrian Marlett and was divided into 12 concessions which were 12 miles in length and one mile apart with the majority of lots being 200 acres in size (Wood, 40).

3.3 Historical Overview of Study Area

In 1822, Dumfries (at the time not yet divided into 'north' and 'south') was mainly populated with Pennsylvanian Dutch and Scottish Highlanders that arrived from the United States (Taylor, 31). In Figure 14, there were no settlers in the area of the subject lands. Between 1825 and 1832, there was a steady influx of settlers from Lowlands in Scotland to North Dumfries Township (Taylor, 1880). Without having enough funds to purchase the land upon arrival, William Dickson allowed for settlers to become tenants until they were able to purchase the property, allowing for the land to be cleared and worked in the interim. The Study Area includes lots in Concession 8 and 9 and Lots (or part thereof) 16-19.

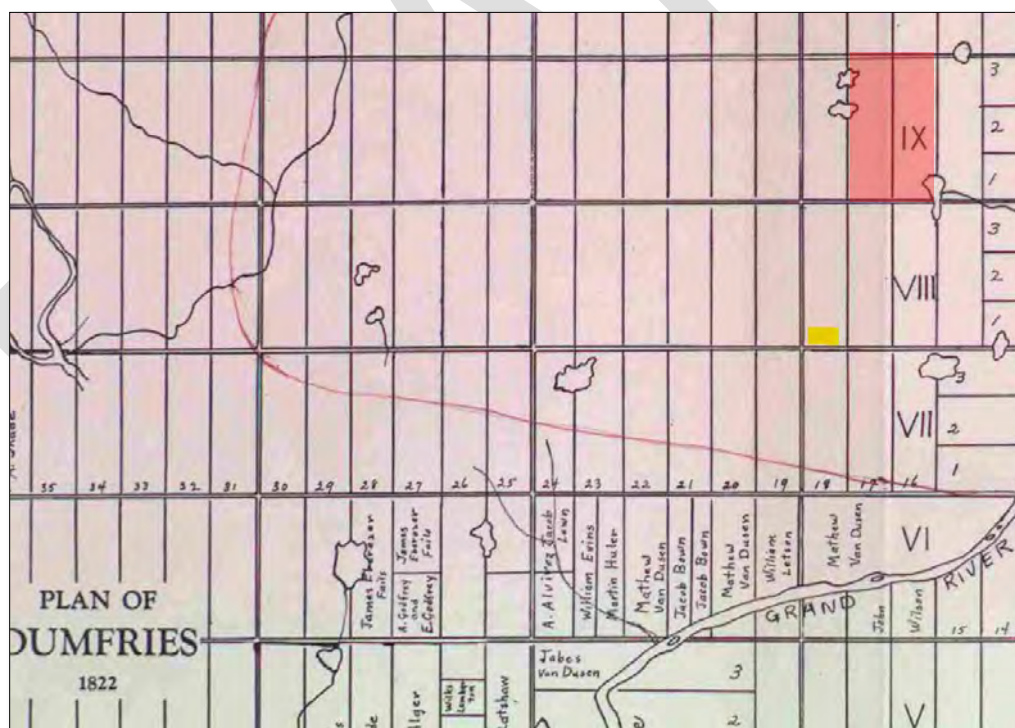
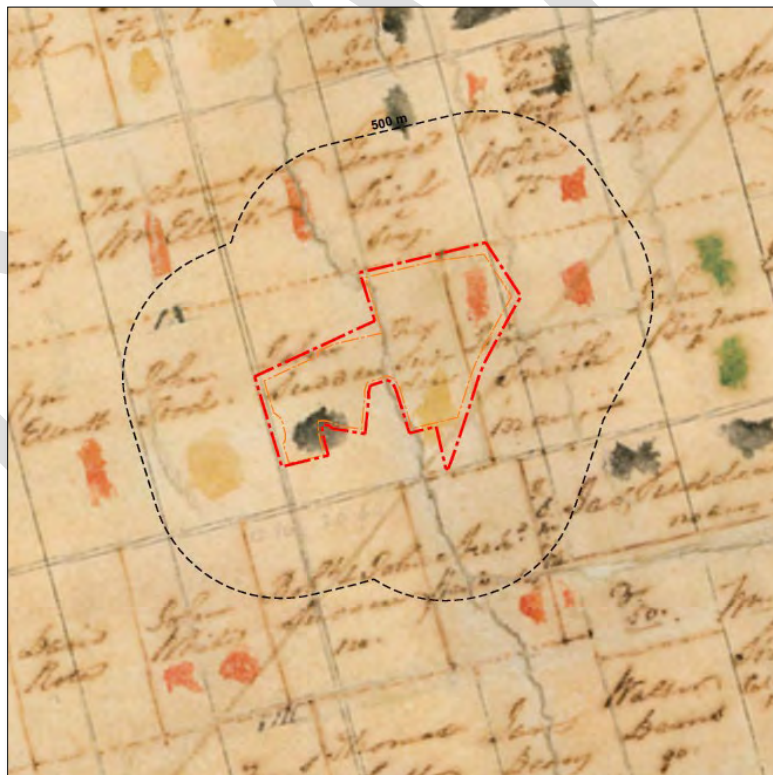


Figure 19: Plan of Dumfries of 1822 based on tax assessments (Source: Our Today's and Yesterdays).

Four years later, in 1826, it appears that several settlers had arrived in the area, or at least laid claim to lots throughout Dumfries, many of which were of Scottish and English descent. By the early 1830s,

several groups of Scottish immigrants were arriving in Dumfries Township " Four further ships, in addition to the Donegal, sailed from Maryport to Quebec in 1831, carrying a total of 456 passengers, many of whom would have been on their way to Dumfries, Upper Canada. Double this number sailed in the following year" (Campey, 139). Records indicate that the Sudden Family arrived around 1831, perhaps even being one of the families that sailed from Maryport.



Figures 20 & 21: (above) Broad view of Plan of Dumfries of 1826 based on tax assessments (Source: Our Today's and Yesterdays); (below) Excerpt of 1826 Map of Dumfries identifying extraction area and broader Study Area (Courtesy of the Cambridge Archives).

In the 1820 and 1830s, land routes were established in Dumfries. On November 22, 1824, William B. Spragues purchased 150 acres that would include the site of Wrigley's Corners (Taylor, 146). Spragues Road (Highway 24A), according to the community, was named after Spragues who used the route as a cattle path which explains its irregular route; Taylor describes Spragues Road as "angles across country from Galt to Paris, quite unrelated to lot lines or township survey" (Taylor, 145).

Lots in the Study Area were associated with the Sudden Family, Shiel Family, Smith Family and Douglas Family. In the 1834 tax assessment, Thomas Sudden is identified as having one male and female above 16 years old, however, does not mention anything regarding livestock (etc). Robert Shiel is identified as having two females under the age of 16 and one male and female above 16 years of age (Taylor, 305). John Smith had 13 acres of improved land, with two oxen, two cows and one calf, two males under 16 years old and one male and female 16 years and older, 1 young calf not of rateable age and 12 swine and 20 acres of wheat (Taylor, 305).

In 1835, the first school in S.S. 19 was erected in the vicinity of the former Township Administration Office. The school was a log building plastered with clay and divided into sections, one for the school room and the other for the teacher's residence (Taylor, 100). In 1844, the log school house was replaced by a larger log building sized at 22ft c 24 ft, was furnished with benches and included upwards to 75 pupils; this school was located north east of the former Township Administration Office (Taylor, 100).

By 1840, the population of Dumfries Township was approximately 6,000 people who were, "almost all Scots" (Campey, 139). In Lucille Campey's book "The Scottish Pioneers of Upper Canada, 1784-1855, Glengarry and Beyond" she states, in reference to Dumfries Township, "It was well supplied with churches and schools and its settlers were said to be highly prosperous. Its first settlers were also said to be "generally of a superior class" (139). In 1849, the Baldwin Municipal Act was passed and by 1852 Waterloo County was established and at this point Dumfries was divided in the north and the south with only North Dumfries, the area subject to this report, being included in the boundary of Waterloo County (Waterloo Region Museum).

In 1844, John Goldie, who settled just north of Ayr, attributed the name 'Greenfield' to the 'village' of Greenfield on the ninth concession where he settled. Greenfield Road ran past the Goldie Mill to connect with the Eleventh Concession Road of Blenheim (Taylor, 164). Not long after, timber from Sprague's Road to the Alps was cut in 1856 and work continued over the decades attempting to remove obstructions and level out the steep hills (hence its' naming, "The Alps" (Taylor, 163).

By 1857, the Stone School was re-constructed, yet again, on land purchased from Alexander Smith on a "three cornered piece of land". A photograph shows what is identified as the "Old School House on Spragues Road", also known as the Stone School S.S. 19 constructed of logs with dovetailed corners and medium-pitched roof with agricultural fields in the foreground and a winding path to the rear (see Figure 20).



Figure 22: Photograph of John Shiel and the “Old School House on Spragues Road, North Dumfries Township; date unknown (Courtesy of the Waterloo Region Museum, DHC 971.099.007).

By 1861, the following owners are identified with the Study Area: John and Thomas Sudden, John Smith, James and Robert Shiel and David Douglass (see Figure 17). In 1864 County of Waterloo Gazetteer and General Business Directory, Thomas is associated with Concession 8, Lot 19. Thomas was married to Jane and together they had 9 children: Elizabeth, Esther, Robert, Andrew, James, Isabella, John, Thomas (Jr) and William (Waterloo Generations). John Smith was identified as being born in 1796 in Scotland and identified as a ‘gentleman’ in 1871 in the census (Library and Archives Canada). Robert Shiel was born in 1811 in Scotland and was identified as a ‘farmer’ in the 1861 and 1871 census passing away in 1873. James Shiel is identified as being born in 1826 in Galt (Cambridge) and identified as a butcher/ flesher in 1856 and a stock dealer in 1871 (Waterloo Generations). David Douglas was born in 1802 in England and is identified as a farmer in the 1852, 1871 and 1881 census.

The 1881 Illustrated atlas of the County of Waterloo, it does not identify buildings or structures but does show the location of the Stone School which is where it is currently located (see Figure 18). Larger versions of Figure 17 and 18 are located in **Appendix ‘A’** of this report.



By the turn of the century, North Dumfries was growing and hamlets became villages and infrastructure was developing, allowing for a greater organization. The Waterloo Region Museum states,

North Dumfries Township was transformed both technologically and socially by the turn of the twentieth century. Not only did there now exist an elaborate network of rails, roads, and factories, but also a well formed system of schools, churches, health facilities...Although Galt and North

Dumfries remained somewhat on the periphery of economic and political life of Waterloo County that was centered in Berlin, it has kept a strong and cohesive identity based on its roots in agriculture and the unique individualism of its founding Scottish peoples.

A map included in Andrew Taylor's "Our Todays and Yesterdays" identifies some key features of the Study Area and surrounding area including: schools, mills, cemeteries and lakes. This map identifies the former Stone School within the Study Area and Taylor's Lake is the closest lake and Dryden's Saw Mill and Patterson's Turning Mill are the closest mills to the Study Area.

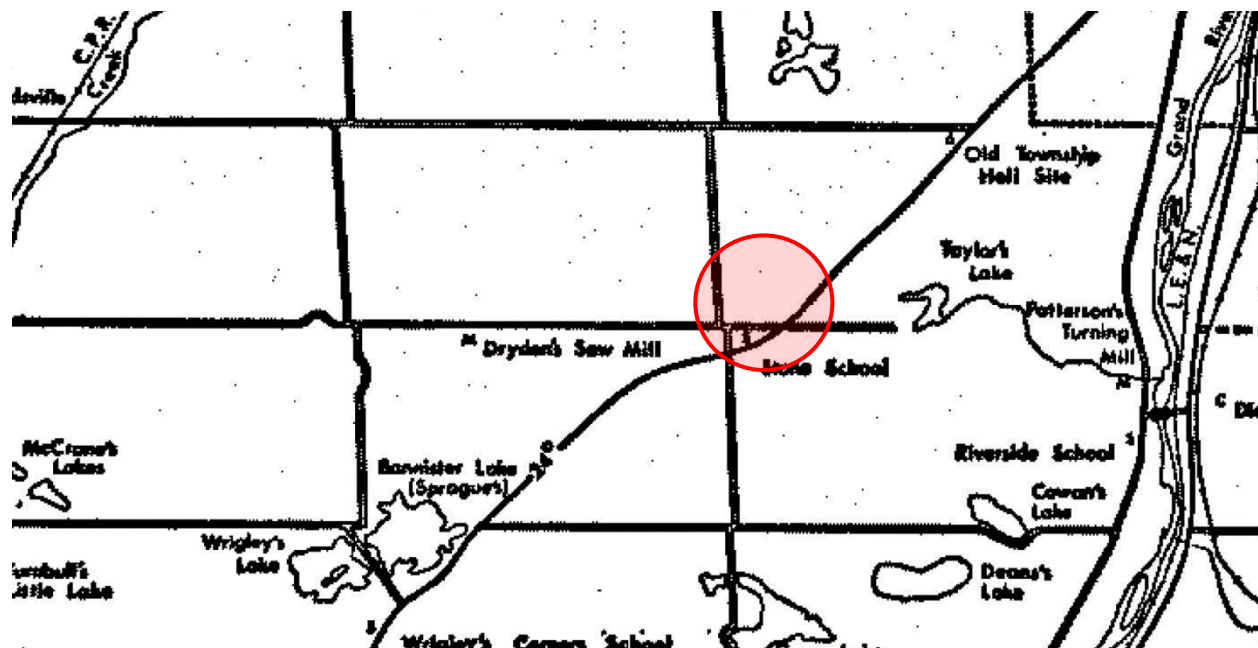


Figure 25: Map of Schools, Cemeteries, and Early Industries of North Dumfries (Source: Our Todays and Yesterdays, 94).

In 1936, the first power grader was purchased for the Township which later was 'housed' in a framed shed constructed by William MacMillan located on land at the corner of Spragues and Greenfield Roads that was purchased in 1938 (which currently still partially operates as the public works for North Dumfries Township) (Taylor, 52). In 1944, upgrades were made to the school, enlarging the classroom, a new library room, kitchen and basement room for storage (Taylor, 100). In 1957, a Centennial Celebration was held and a commemorative crimson maple tree was planted which still exists on the property. A historical booklet was also written for the celebration of the school entitled, "Glimpses of the Past" by Marion A. Lake (Taylor, 100).

In a 1945 aerial photograph, the Study Area is dominated by agricultural fields and some wooded lots. Original lot sizes appear to be for the most part, intact.



Figure 26: Detail of the Study Area in 1945 Air Photos of North Dumfries Township; Extraction area is identified in red and black line identified Study Area (Source: University of Waterloo)

By 1954, the property was enlarged and the existing meal-clad township service building was constructed to for greater storage and to provide shelter for a light truck and larger grader; by 1961, the property was enlarged yet again (Taylor, 52). In an aerial photograph from 1955, it appears that the original lot sizes are generally intact in the Study Area. There are some changes on the north side of Spragues immediately west of the former Township Office and opposite to the Township Office which captures the evolvement of the public works site.



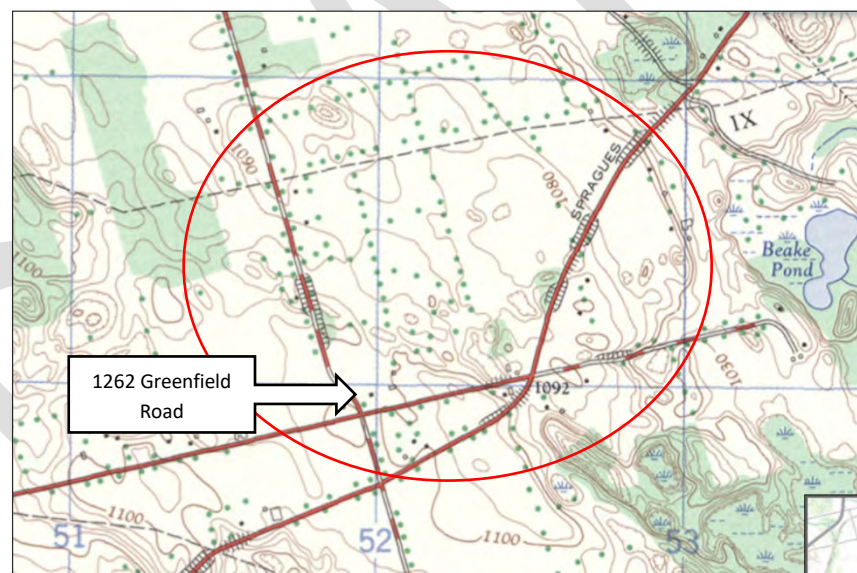
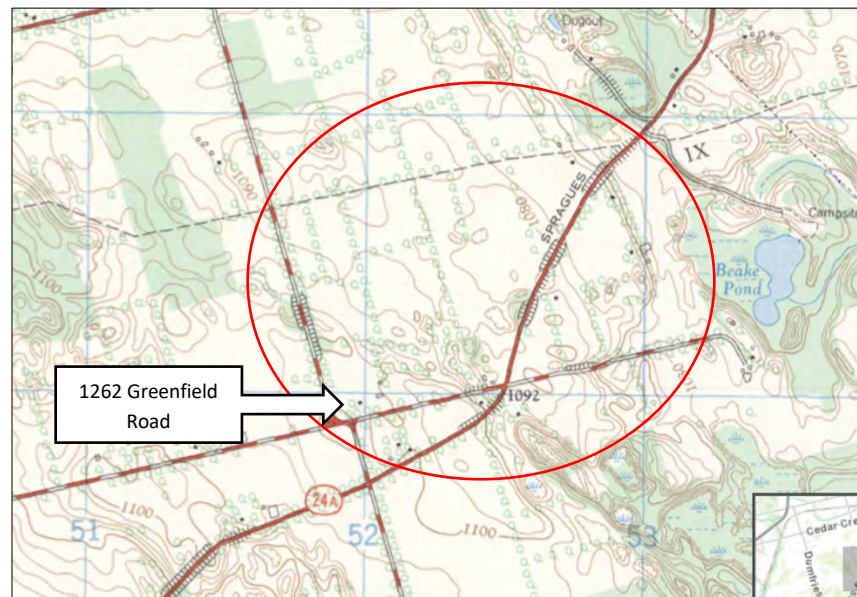
Figure 27: Detail of the Study Area in 1955 Air Photos of North Dumfries Township; Extraction area is identified in red and black line identified Study Area (Source: University of Waterloo)

An aerial photograph from 1966, it appears that the lots in the extraction area remain the same, however, there are changes to the landscape of the overall Study Area, particularly, to the south of Spragues Road currently where Al's Stone Services is situated. In the 1967, the Stone School was transferred to the Township Council to be converted into an "Administration and Community Centre" (Taylor, 100). The former Stone School was renovated to become the Township Administration Centre including an, "addition to the original building of an entrance hallway facing Greenfield Road to the north, washrooms, kitchen and storeroom plus a large garage for Township fire-fighting equipment. A generous amount of space was provided for Township offices and Council meeting" (Taylor, 54).



Figure 28: Detail of and aerial photograph from 1966 of the extraction in red and Study Area in black (Source: University of Waterloo)

Topographic maps from 1968 and 1975 remains the same with a few exceptions including the alignment of the intersection at Greenfield Road and County Road 71/ Shouldice Side Road.



Figures 29 & 30: (above) Detail of the 1968 Topographic Map of North Dumfries, noting general location of Study Area; (below) Detail of the 1975 Topographic Map of North Dumfries, noting general location of Study Area in red. (Source: Ontario Council of University Libraries Historical Maps).

The following page provides a visual comparative analysis of the Study Area between 1945 and 2006. Between 1966 and 2006, there were changes to the overall landscape including the alteration of lot patterns, particularly north-west of the extraction area (1793 and 1817 Shouldice Road) and operations south of Spragues Road.

Since 2006, there have not been significant changes to the overall landscape with the exception of the expansion of earthworks at 1793 and 1817 Shouldice Road on the south side of Spragues, adjacent, non-contiguous to the subject lands. In 2015, the Township Administration Office vacated the building at 1711 Greenfield Road and relocated to the North Dumfries Community Complex located 2638 Greenfield Road, Ayr, Ontario. The former office is currently vacant.

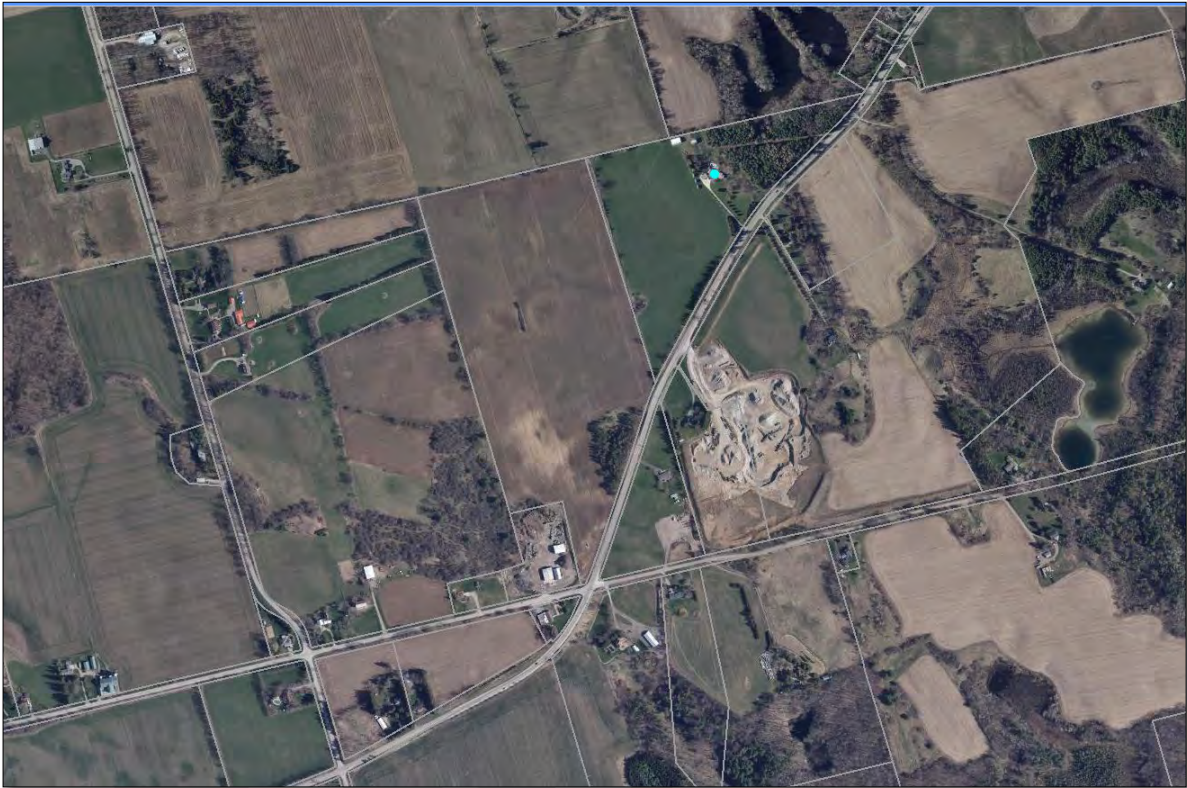


Figure 31: 2020 Aerial view of buildings and structures located at 1262 Greenfield Road (Source: Waterloo Region GIS Locator).



Figure 32: Comparative Analysis of Study Area with Aerial Photography

3.4 History of 1262 Greenfield Road, “The Sudden/ Ford/ Wright Family Farmstead”

The sub-section below provides a historical overview of the property located at 1262 Greenfield Road. Please see **Appendix ‘D’** for a more detailed history of the property including historical photographs.

The subject property was originally owned by the Sudden Family. John Sudden Sr. was born in 1777 in England and immigrated with his children: Esther, John Jr., Isabella and James to Canada in the 1831, a year following the death of his wife Mary Foster (Waterloo Generations). In the 1804 census in Northumberland, England, he is identified as a tailor and also as a tailor in 1861 census (Waterloo Generations). His son John Jr., born in 1805 in England would have been around 25 years of age upon arriving and his brother James around 21 years of age; both brothers are identified/ associated with land in the Study Area according to the 1826 Map of Dumfries prior to their settlement.

In 1862, an official land sale was completed between John Sudden and William Dickson Jr. for Lot 18, Concession 9; John Sudden Sr. passed away in the fall of the same year. John Sudden Jr. was married to Margaret Hudson who was born in Scotland and they had nine children: Isabella, Mary, Jane, John, Margaret, Elizabeth, Agnes, Sarah and James Thomas. In the 1861 census, John Sudden Jr. is identified as a farmer and identified as owning a one storey stone house (the existing house on the property) (Library and Archives Canada). In 1865, John Sudden Jr. passed away and his obituary states, “In North Dumfries, died on Wednesday, 12th July, Mr. John Sudden, farmer, aged 58 years old” (Galt Reporter, July 21, 1865, page 3). John Sudden Jr., also had a son by the name of John (née 1839) who would inherit the property (for the purpose of this report, he will be referred to as John Jr. (II)). In 1864, he is associated with Lot 20 of Concession 8 and 9 and identified as a ‘labourer’ or ‘farmer’ in the 1861, 1871, 1881, 1891, 1901 censuses (Library and Archives Canada). John Sudden Jr (II), was married to Agnes Ford who was born in North Dumfries Township, and together they had 8 children: Margaret Hewison ‘Maggie’, Jane, Mary A., Anne, John, Edith B., Eli Ford “Ford” and Ida. Ford, born in 1884, would later serve as a member of for North Dumfries Township Municipal Council between 1936 and 1939 and between 1945 and 1946 and Deputy Reeve between 1940 and 1942 and 1943 and 44 (Taylor, 335).

In 1889 (registered in 1892) the property was deeded from John Sudden Jr (II) et al. to Hugh Moore (LRO). In 1892, the property was sold by the Executors and Trustees of Hugh Moore to John Ford (who was John Sudden Jr. (II)’s brother in-law) and it was mortgaged for \$4,000.00 (LRO). In 1910, the property was transferred to Elizabeth (Miller) Ford (John’s widow) (LRO).

The existing barn on the site was completed in the spring of 1898. In 1921, the property was granted by Elizabeth Ford, Elizabeth Elliott, Margaret Mary, et al. (described as ‘widow and children of John Ford deceased’) to Thomas P. Wright (LRO). Thomas Peter Wright was born in 1882 in Scotland and was married to Elizabeth Elliot “Bessie” Ford (the daughter of John Ford), who was born in North Dumfries Township in 1882, and together they had a daughter: Viola Wright (Waterloo Generations).

By the mid-20th century, it appears in a mid-century axonometric photograph that there were no additions to the original household. The barn, wood shed/ outbuilding and chicken coop are present in the photograph as well as the treed line Shouldice Side Road in the background.

Mrs. Thomas Wright (Elizabeth Elliott Ford) and daughter, Mrs. Schramm (Viola Wright) are associated with Concession 9, Lot 18 as well as Peter Schramm and Richard Schramm. In *Our Yesterdays and Today's* as it identifies subscribers for Polling Subdivision No. 4, it states, "In 1967, Mrs. Wright sold the farm to Bert Van Esch, but reserved a lot of the southwest corner. She then built a new house for herself and Mrs. Schramm (Taylor, 321). In 1967, Elizabeth E. Wright granted the property to herself and Viola E. Schramm as joint tenants (LRO). In 1968 (contrary to the entry in *Our Today's and Yesterdays*), the property was granted to Jacqueline Van Esch which included 87.9 acres for \$40,000.00 (LRO). In the same year, Jacqueline granted portions of the property to Vernon and Shirley M. Meadows (as joint tenants) and Ross R. and Valerie E. Wright (LRO). In 1973, Jacqueline granted land to Frank E. & Jean B. Newton (LRO). These sales relate to the existing properties on the north end of the south side of Lot 18 (including 1793 Shouldice Side Road and 1817 Shouldice Side Road).

In the early 2000s, the property was purchased by Andrew Carberry and renovated. The renovations have included the addition of the Gothic Revival inspired centred, gabled dormer, the garage addition and renovation of the rear addition that was added prior to his purchase.

4.0 Detailed Description of Potential Cultural Heritage Resources on Subject Lands

The following sub-sections will provide a description of all buildings, structures and landscape features within the subject lands. This section is not intended to be a technical, structural study, but rather a general review of the properties within the subject lands. This Section focuses on 1262 Greenfield Road as it is an identified potential cultural heritage resource on the municipal heritage register.

4.1 1262 Greenfield Road

The property includes five (5) buildings/ structures on-site including: 1 ½ storey farmhouse (Building no.1), barn (Building no.2), pre-fabricated outbuilding (Building no. 3), wood drive shed/ outbuilding (Building no.4), and chicken coop (Building no.5). See following page and 'Appendix 'A' for map figure identifying property and buildings and structures located on-site.



Figure 33- Aerial photograph identifying location of buildings and structures located on 1262 Greenfield Road (Source; MHBC, 2022).

House (Building No. 1)

There is a one and a half single family dwelling on the property that is constructed of fieldstone (see photographs 1-12). The roof is a metal, open gabled roof with centred high-pitched gable dormer on the front façade with lancet window which has been added to the original building. There are stone voussoirs above the window openings and main entryway. The house has a rear addition constructed on fieldstone on the first storey and wood frame clad in vinyl siding on the second storey with a gabled roofline. There is a one and half storey attached garage to the north of the house which is attached to a one storey fieldstone extension of the house. The garage is constructed of polychromatic brick with a low-pitched metal, gabled roofline with extended returning eaves and cornicing along the crest of the first storey.

The exterior of the house appears to be in good condition. There are areas which would require repointing with the appropriate mortar. Some of the integrity has been lost with the replacement of window frames, and main entryway and the addition of a high-pitched Gothic Revival inspired dormer to the original roofline.



Barn (Building No. 2)

The barn includes a fieldstone foundation and constructed as a frame barn with a wood frame shell and medium-pitched gabled roof. The vehicular entry and associated earth ramp is along the north elevation of the barn (see photographs 13-18). The construction of the barn is with conventional construction techniques (See photograph 19 for view of the interior at grade). The barn appears to be in good condition and has been well-maintained and continues to function as an agricultural building. The building is approximately 70ft x 35ft.

Pre-fabricated Outbuilding (Building No. 3)

A two storey, metal clad pre-fabricated outbuilding with low-pitched, gabled metal roof and extended overhang/ carport on east elevation supported by wooden posts (see photograph 20). Building is approximately 80ft x 50ft and appears to be in good condition.

Wood Drive shed/outbuilding (Building No. 4)

One storey wood frame outbuilding with medium-pitched gable metal clad roof. Main access to the building is a vehicular opening on the south elevation (see photographs 21-22). The building is approximately 50ft x 25ft and appears to be in fair condition.

Chicken Coop (Building No. 5)

One storey construction with a combination of a wood frame building with medium-pitched gable roof and brick portion with concrete foundation and medium-pitched roof clad in metal on the east elevation (see photographs 23-24). There is also a lean-to addition on the south elevation. Main access to the structure is on the south elevation. The structure is approximately 15ft x 8 ft and appears to be in fair/ good condition.



Landscape Features

The property includes a 'horseshoe' asphalt driveway that leads to the farmhouse; this driveway is not original to the property but created in the latter half of the 20th century (see photograph 25). There is a landscape features situated within the green space centred within the driveway. There are trees that line the eastern side of the driveway, however, there are some mature trees located along the western half (see photographs 26-27). There are several mature trees, with the majority of them sporadically placed. There is a small-scale home garden located just north of the chicken coop. A conventional, ranch-style wood fence lines the perimeter of the green space associated with the barn and wood drive shed/ outbuilding as an enclosure for farm animals (see Figures 28-29). To the rear of the buildings on the property are agricultural fields which are interjected by wooded areas (see photographs 29-30).

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**1262 GREENFIELD ROAD
LANDSCAPE FEATURES**

4.2 1354 Spragues Road

The property includes four (4) buildings/ structures on the property including a single family dwelling, detached garage and two outbuildings. The main access is off of Spragues Road, however, there is a trail that traverses vertically from the outbuildings to Spragues Road right-of-way. The property also includes three solar panels and an in-ground pool.



Figure 34: 2022 Aerial photograph identifying location of buildings and structures located on 1354 Spragues Road (Source; Waterloo Region GIS Locator, 2022).

There is a one storey dwelling on-site was constructed in the latter half of the 20th century (between 1955 and 1965 according to aerial photography) and a one storey, detached two car garage. There

are two outbuildings to the rear of the property, the one furthest to the west was constructed in 2015/2016. The buildings and structures are described only in so much that they can be viewed from aerial photography and the public realm.

Landscape features include a tree-lined driveway with coniferous trees on the eastern side and deciduous trees on the western side. There are agricultural fields to the west of the buildings and to the east, a densely wooded area which includes a trail.



Figures 35 & 36: (above) View of property and dwelling on-site; (below) View of driveway and detached garage on property (Source: Google Earth Pro, 2021).

4.3 1261 Alps Road (Adjacent Listed Property)

The property includes five (5) buildings/ structures on the property including a two storey, 19th century stone dwelling, pool house, wood frame shed with fieldstone foundation, barn complex and agricultural outbuilding. The main access is off of Alps Road (there are two entries: one for the barn and the other for the farmhouse). The property also includes an in-ground pool.



Figure 37: 2022 Aerial photograph identifying location of buildings and structures located on 1261 Alps Road (Source; Waterloo Region GIS Locator, 2022).

The property includes a two-storey, fieldstone, Georgian dwelling c. 1860 with cross-hipped roof and portico. There is one storey pool house/ shed directly to the rear of the dwelling and one storey wood frame shed with rubble stone foundation and open gabled metal roof. There is a large barn complex with several additions and silo and a two storey pre-fabricated metal drive shed/ outbuilding to the rear of the barn complex.

Landscape features include a mature tree windbreak along Alps Road just east of the house which continues setback from the road. There are intermitted wood fence lines and remains of stone masonry walls along Alps Road.



Figure 38- 40: (above left) View of stone house located at 1261 Alps Road; (above right) View of pool shed and wood frame shed on the property; (below) View of pre-fabricated building and barn complex on the property (Source: Google Earth Pro, 2021).

5.0 Evaluation of Cultural Heritage Resources

5.1 Evaluation Criteria

The following sub-sections of this report will provide an analysis of the cultural heritage value of the subject lands as per *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. It also utilizes the guidance document *Heritage Property Evaluation* of the OHTK. The criteria of *Ontario Regulation 9/06* is related to design/physical, historical/associative and historical values as follows:

1. *The property has design or physical value because it:*
 - a. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - b. *Displays a high degree of craftsmanship or artistic merit, or*
 - c. *Demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
 - a. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - b. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - c. *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,*
 - a. *Is important in defining, maintaining or supporting the character of an area,*
 - b. *Is physically, functionally, visually or historically linked to its surroundings, or*
 - c. *Is a landmark.*

5.2 Evaluation under North Dumfries' Township Official Plan to Determine Listing on Registry of Cultural Heritage Resources

The Official Plan of North Dumfries refers to the municipal register as the Registry of Cultural Heritage Resources in Section 7.2; this is also referred to as the Inventory of Buildings of Architectural and Historical Significance in the Terms of Reference for Cultural Heritage Impact Assessment.

In sub-section 7.2.2 the Township, in consultation with the Municipal Heritage Committee must determine at least two of the criteria outlined in this section including:

- a) it dates from an early time period in the development of the Township;*
- b) it is a good, representative example of the work of an outstanding local, regional, provincial, national or international architect, engineer, builder, designer, landscape architect, interior designer or sculptor and is well preserved;*
- c) it is associated with a person who is recognized as having made a significant contribution to the Township's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;*
- d) it is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;*
- e) it is a well-preserved example and illustration of the Township's social, cultural, political, economic or technological development history;*
- f) it is a well preserved, representation of construction methods now rarely used;*
- g) it is a well preserved and representative example of its architectural style or period of building;*
- h) it is a well preserved and outstanding example of architectural design;*
- i) it terminates a view or otherwise makes an important contribution to the landscape or streetscape of which it forms a part*
- j) it is generally well recognized as a historic Township landmark;*
- k) it is a well preserved example of outstanding historic interior design;*
- l) it is an example of a rare or otherwise important historic feature of good urban design or landscaping, or streetscaping; or,*
- m) it makes an important contribution to the urban/rural composition given its unique aesthetic or picturesque qualities.*

The above criteria will be used to evaluate the subject lands, although it is the prescribed Ontario Regulation 9/06 that will be used to appropriately determine cultural heritage value or interest as outlined by the Province.

5.3 Evaluation of 1262 Greenfield Road, “The Sudden/ Ford/Wright Family Farmstead”

5.3.1 Design/Physical Value

The house on the property is representative of an early Ontario farmhouse constructed of locally sourced fieldstones, constructed pre-confederation. The barn is representative of local wood frame barns and locally sourced fieldstone foundation constructed in 1895.

5.3.2 Historical/Associative Value

The property was originally part of the south half of Lot 18 of Concession 9 and consisted of 100 acres (property considered to be within the boundaries of Galt). The property was originally associated with Sudden Family who are identified on the 1826 Map of Dumfries and the 1861 George Tremaine Map of Waterloo County in association with Lot 18, Concession 9. The Sudden Family resided on the property for over half a century, between 1831 and 1889. The property is associated with the theme of early European settlement within North Dumfries Township.

5.3.3 Contextual Value

The property is important in maintaining the agricultural character of the surrounding area and is functionally and historically linked to its surroundings as it continues to function as a farmstead.

5.3.4 List of Heritage Attributes

- Ontario fieldstone farmhouse (Building no.1) including:
 - Original footprint of the house including the fieldstone wing immediately to the west (excluding later additions on the west and north elevation);
 - Original window and door openings,
 - Original fieldstone composition including voussoirs above window and door openings;
 - Medium-pitched gable roofline (excluding dormer) and fieldstone chimney on west end of roof.
- Wood frame barn (Building no. 2) including:
 - All elevations composed of a fieldstone and wood; and,
 - Original roof structure.
- Mature trees along driveway and wood fencing.
- Original locations of house, barn, wood outbuilding and chicken coop in proximity to enclosed pasture and agricultural fields.

Table 4.0

Ontario Regulation 9/06		1262 Greenfield Road
1. Design/Physical Value		
Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes, the subject property includes an Ontario fieldstone farmhouse and fieldstone barn which are representative of local farmsteads.	
Displays high degree of craftsmanship or artistic merit	No.	
Demonstrates high degree of technical or scientific achievement	No.	
2. Historical/Associative value		
Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes, the property is associated the Sudden Family who lived on the property for over half a century. The property is associated with the early European settlement of North Dumfries Township.	
Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.	
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	The builder/architect is unknown, but could be added to the historic record should this information become available in the future. It is likely that is was a member of the Sudden Family.	
3. Contextual Value		
Important in defining, maintaining or supporting the character of an area	The property is important in maintaining the agricultural character of the area.	
Physically, functionally, visually, or historically linked to its surroundings	Yes. The property is functionally and historically linked to its surroundings.	
Is a landmark	No.	

5.3.5 Statement of Significance (SOS)

The house on the property is representative of an early Ontario farmhouse constructed of locally sourced fieldstones, constructed pre-confederation at least by 1861. The physical/ design of the house indicates an earlier construction date between 1840 and 1850. The barn is representative of local wood frame barns and locally sourced fieldstone foundation constructed in 1895. The property is associated with the

Sudden Family who were early immigrants to Dumfries in the 1830s. The property is associated with the early European settlement of North Dumfries Township. The property is important in maintaining the agricultural character of the surrounding area and is functionally and historically linked to its surroundings as it continues to function as a farmstead.

5.3.6 North Dumfries Township Cultural Heritage Evaluation

The property meets a), e) g) and i) of Section 7.2.2 of the Official Plan as it dates from an early time period in the development of the Township, it is a well-preserved example and illustration of the Township's social, cultural, political, economic or technological development history, it is a well preserved and representative example of its architectural style or period of building and it makes an important contribution to the streetscape of which it forms a part.

5.4 Evaluation of 1354 Spragues Road

5.4.1 Design/Physical Value

The dwelling on site and ancillary buildings are vernacular in design and not rare, unique or representative of or an early example of a style, type, expression, material or construction method. It does not high degree of craftsmanship or artistic merit, demonstrates high degree of technical or scientific achievement.

5.4.2 Historical/Associative Value

The property does not have significant historical/ associative value directly related to the existing property fabric or buildings or structures on the property. The property cannot yield or has potential to yield information as it contributes to the understanding of a community and culture and the architect/ builder is unknown.

5.4.3 Contextual Value

The property does not define, maintain or support the surrounding area, or is physically, functionally, visually, or historically linked to its surroundings, nor is it a landmark.

Table 5.0

Ontario Regulation 9/06	1354 Spragues Road
1. Design/Physical Value	
Rare, unique, representative or early example of a style, type, expression, material or construction method	No.

Displays high degree of craftsmanship or artistic merit	No.
Demonstrates high degree of technical or scientific achievement	No.
2. Historical/Associative value	
Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
3. Contextual Value	
Important in defining, maintaining or supporting the character of an area	No.
Physically, functionally, visually, or historically linked to its surroundings	No.
Is a landmark	No.

Therefore, it has been determined that the property located at 1354 Spragues Road does not have significant cultural heritage value or interest (CHVI) as per *Ontario Regulation 9/06* nor does it meet the criteria outlined in Section 7.2.2 of the Official Plan of North Dumfries Township.

5.5 Evaluation of 1261 Alps Road, “The Shiel/ Taylor Farmstead”

5.5.1 Design/Physical Value

The house on the property is representative of an early Georgian stone fieldstone farmhouse and the barn complex includes the barn associated with the existing farmhouse.

5.5.2 Historical/Associative Value

The property was originally part of the north half of Lot 17 of Concession 9 and consisted of 100 acres (property considered to be within the boundaries of Galt). The property was originally associated with George Shiel who is identified on the 1826 Map of Dumfries. In the 1834 tax assessment, George had 18 acres of improved land, 4 oxen, 1 cow, 3 males 16 years of age and older and 2 females above 16 years of age, two cattle not of rateable age, 6 swine and 18 acres of wheat (Taylor). James Shiel is identified on the 1861 George Tremaine Map of Waterloo County in association with Lot 17, Concession 9 and the existing house appears on this map. James was born in 1826 in Galt. In the 1856 census, he is identified as a ‘butcher’ and a ‘flesher’ (North Dumfries Reformer and First United Church records). By 1871, he is

identified as a 'stock dealer'. James married Margaret Brown and together they had five children: James Robert, Ida, David Brown, George and William Walter (Waterloo Generations). William Walter "Walter" inherited the property which was then transferred to John Shiel through a deed in 1907 (LRO). The property was then sold by John Shiel's widow to Albert "Bert" G. Taylor in 1909 (LRO). Albert G. Taylor served on the Municipal Council of North Dumfries Township between 1928 and 1931 (Taylor, 335). In 1941, the farm was leased to Sherwood Taylor by the Executors of Albert G. Taylor's estate (Donald A., Stanley J., Sherwood, Annie E. Taylor) and later granted to Sherwood in 1947 (LRO). The property remained under the ownership of the Taylor Family for over half a century. The property is associated with the Shiel and Taylor that are both well-known family names in the local area and served as members on the Municipal Council of North Dumfries; both families lived on the property for over half a century. The property is associated with the theme of early European settlement of North Dumfries Township.

5.5.3 Contextual Value

The property is important in maintaining the agricultural character of the surrounding area and is functionally and historically linked to its surroundings as it continues to function as a farmstead.

5.5.4 List of Heritage Attributes

- Ontario fieldstone farmhouse including:
 - Original footprint of the house;
 - Original fieldstone composition including voussoirs above window and door openings;
 - Original window and door openings and frames,
 - Cross-hipped roofline (excluding dormer) and fieldstone chimney shafts.
- Wood frame shed:
 - All elevations composed of a fieldstone and wood; and,
 - Original roof structure.
- Original barn footprints within barn complex:
 - All elevations composed of a fieldstone and wood; and,
 - Original roof structure.
- Mature tree windbreaks and wood fencing; and,
- Original locations of the house and barn and their proximity to associated agricultural fields.

Table 6.0

Ontario Regulation 9/06

1261 Alps Road

1. Design/Physical Value

Rare, unique, representative or early example of a style, type, expression, material or construction method

Yes, the subject property includes an Ontario fieldstone farmhouse that is pre-confederation and fieldstone barn which are representative of local farmsteads.

Displays high degree of craftsmanship or artistic merit

No.

Demonstrates high degree of technical or scientific achievement

No.

2. Historical/Associative value

Direct associations with a theme, event, belief, person, activity, organization, institution that is significant

Yes. the property is associated with the Shiel and Taylor families who were contributed to the local community as members of the Municipal Council. The property is associated with the theme of early European settlement of North Dumfries Township.

Yields, or has potential to yield information that contributes to an understanding of a community or culture

No.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

The builder/architect is unknown, but could be added to the historic record should this information become available in the future. It is likely that it was a member of the Shiel Family.

3. Contextual Value

Important in defining, maintaining or supporting the character of an area

Yes. The property is important in maintaining the agricultural character of the area.

Physically, functionally, visually, or historically linked to its surroundings

Yes. The property is functionally and historically linked to its surroundings.

Is a landmark

No.

5.5.5 Statement of Significance (SOS)

The house on the property is representative of an early Ontario farmhouse constructed of locally sourced fieldstones, constructed likely pre-confederation. The barn is representative of local wood frame barns and locally sourced fieldstone. The property is associated with the Shiel and Taylor that are both well-known family names in the local area serving as members of the Municipal Council; both families lived on the property for over half a century. The property is associated with the early European settlement of

North Dumfries Township. The property is important in maintaining the agricultural character of the surrounding area and is functionally and historically linked to its surroundings as it continues to function as a farmstead.

5.5.6 North Dumfries Township Cultural Heritage Evaluation

The property meets a), e) g) and i) of Section 7.2.2 of the Official Plan as it dates from an early time period in the development of the Township, it is a well-preserved example and illustration of the Township's social, cultural, political, economic or technological development history, it is a well preserve and representative example of its architectural style or period of building and it makes an important contribution to the streetscape of which it forms a part.

5.6 Cultural Heritage Landscape Evaluation

5.6.1 Cultural Heritage Landscape (CHL) Evaluation Criteria

A cultural heritage landscape is defined by Provincial Policy Statement 2020 as follows:

Cultural Heritage Landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

The Ontario Heritage Toolkit identifies that a cultural heritage landscape or Heritage Conservation District may be classified as either designed (purposely planned), evolved (grown over a period of time), static/relict (evolutionary process has ended), or dynamic (continuing to evolve) which is described more fully in Chapter 4.1 "Guidelines for Cultural Landscapes, including Heritage Districts" of the *Standards and Guidelines for the Conservation of Historic Places in Canada*. This document reviews the following when providing guidelines for the conservation of Cultural Landscapes: evidence of land use, evidence of traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landforms, water features and built features.

5.6.2 Cultural Heritage Landscape (CHL) Evaluation

Cultural heritage landscapes may be evaluated for cultural heritage significance as per *Ontario Regulation 9/06*. In addition, the *Standards and Guidelines for the Conservation of Historic Places in Canada* provide guidelines of a cultural heritage landscape:

Guideline	
Evidence of Land Use	The Study Area demonstrates evidence of primarily agricultural use (i.e. presence of fields and pastures).
Evidence of Traditional Practices	The Study Area does not demonstrate evidence of traditional practices and generally includes conventional farming practices.
Land Patterns	The Study Area includes land patterns that are indicative of rural, farming communities, however, there have been changes over time allowing for other forms of activity (i.e. aggregate extraction and institutional uses) as well as severances which have modified original land patterns.

Spatial Organization	Spatial organization between farmsteads have been altered over time, in particular, infill properties have disjointed the Study Area and there is not a clear arrangement of spaces.
Visual Relationships	There are visual relationships present between road paths, tree-lines and agricultural fields in the surrounding area as they complement one another.
Circulation	The Study Area includes Shouldice Side Road, Greenfield Road and Spragues Road which are historical circulation routes within the Study Area. Sprague's Road is one of the earliest roads in the Township dating to circa 1830 when it originated as a bush trail.
Ecological Features	There are ecological features located within the Study Area including woodlots.
Vegetation	Many farmsteads in the Study Area include tree-lined driveways and tree wind-breaks. Sprague's Road, Shouldice Side Road and Greenfield Road include several areas which are tree-lined.
Landform	There are no significant landforms in the Study Area.
Water Features	The Study Area includes ponds, however, these do not appear in early maps (prior to 1881).
Built Features	The Study Area includes several historic farmsteads which include a combination of a farmhouse and at least one agricultural building. The Study Area also includes the former Stone School S.S. 19.

In summary, based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the Study Area include historic farmsteads which include evidence of agricultural land use, some original land patterns and built features. It also includes historic circulation routes, in this case, including: Shouldice Side Road, Greenfield Road and Spragues Road and historic land routes particular to the bush trail developed in c. 1830 that would later become Spragues Road. These scenic roads include vegetation, such as tree-lined roads, and visual relationships between elements of natural and evolved agricultural landscapes. In saying this, there have been several alterations to the Study Area including: the severance of original lot fabric, the interjection of infill properties, the alternative use of land for institutional and aggregate purposes, removal of some historic farmsteads (dwellings, barns, tree-windbreaks, fences,

etc.) which have disjointed the original land patterns and spatial organization and subsequently, overall fluidity of an otherwise historic agricultural landscape.

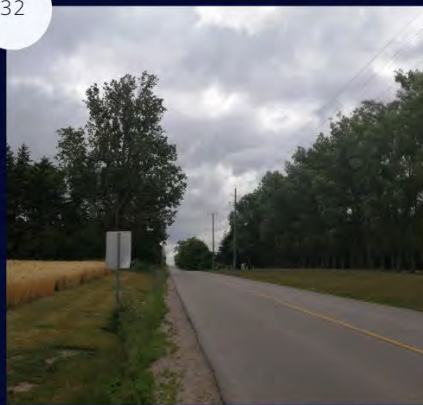
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Greenfield Road

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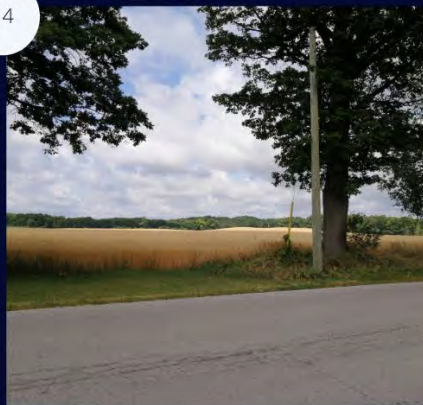
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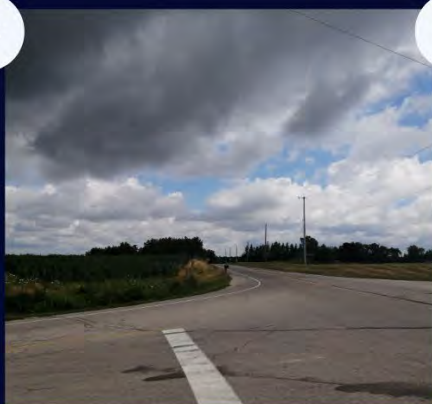


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Shouldice Side Road

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Spragues Road

**STUDY AREA- POTENTIAL CULTURAL HERITAGE
LANDSCAPE FEATURES:
ROADSCAPES/ HISTORIC LAND ROUTES**

5.6.3 Ontario Regulation 9/06 Evaluation for Potential Cultural Heritage Landscape

The Study Area requires an evaluation under *O-Reg. 9/06* to determine its cultural heritage value or interest as a cultural heritage landscape; see **Table 7.0** below for this evaluation.

Table 7.0

Ontario Regulation 9/06	Study Area
1. Design/Physical Value	
Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes, the Study Area includes historic farmsteads of an early construction (pre-confederation) and are representative of the Scottish/ English settlement of Dumfries.
Displays high degree of craftsmanship or artistic merit	No.
Demonstrates high degree of technical or scientific achievement	No.
2. Historical/Associative value	
Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes. The Study Area is associated with the general theme of agricultural settlement of North Dumfries Township.
Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes. The Study Area has potential to yield information as it relates to the early settlement of Dumfries.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
3. Contextual Value	
Important in defining, maintaining or supporting the character of an area	Farmsteads within the Study Area support the general agricultural character of the area.
Physically, functionally, visually, or historically linked to its surroundings	Farmsteads are physically and functionally linked to agricultural land in the Study Area and historically linked to their surroundings dating to a similar date of construction.
Is a landmark	The Study Area Includes the Stone School/ former Township Office within the broader Study Area which is a local landmark.

In summary, based on the evaluation under the prescribed Ontario Regulation 9/06, the Study Area does warrant potential as a cultural heritage landscape. In addition to Cultural Heritage Value or Interest, Historical Integrity and Community Value would also need to be determined to identify a significant cultural heritage landscape as per the *Waterloo Region Implementation Guidelines for CHL Conservation*. This, however, is not within the scope of work of this report.

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6.0 Description of Proposed Development

The proposed Edworthy West Pit will serve as an extension to the existing Cambridge Aggregate's Main Pit (License 607701) located at 1182 Alps Rd, North of Alps Road and West of Sprague's Road in the Township of North Dumfries and will replace the depleting reserves at the Main Pit. Aggregate materials from the proposed Edworthy West Pit will be extracted and hauled from the subject lands to the existing Main Pit via Spragues Road. Material will then be processed, stockpiled, blended and shipped from the Main Pit via the existing haul route along Cedar Creek Road. The Edworthy West Pit is proposed to have an annual extraction limit of 1,000,000 tonnes. As the Edworthy West Pit will serve as the next phase of extraction at the Main Pit, there will be no increase in tonnage between the existing Main Pit and the proposed Edworthy West Pit.

Two new truck entrances along Spragues Road are proposed, one southern entrance located at the new Edworthy West Pit and a northern entrance at the southern portion of the Main Pit (between Alps Road and Spragues Road). Aggregate extracted at the proposed Edworthy West pit will be transferred via tri-axle from the southern entrance to the new entrance on the southern portion of the Main Pit. Processing and shipping to market will occur from the Main Pit via the existing haul route along Cedar Creek Road.

The aggregate extraction will be temporary and will be in used for eight years and planned to be rehabilitated by 12 years. This rehabilitation includes returning the northern portion of land immediately north of the farmstead to grade (it currently is used as an agricultural field) and an ecological linkage will be implemented (i.e. planting/ replanting of trees) just north of the field (see Figure X). During the duration of extraction a two metre berm ("Berm C") will be installed between the farmstead and the extraction area; there will be four berms in total (see Figure 51). The proposed development will not remove trees and other vegetation along the roads.



Figure 41: Proposed Plan of Severance noting the lands to be retained and lands to be severed (Source: MHBC, 2020).

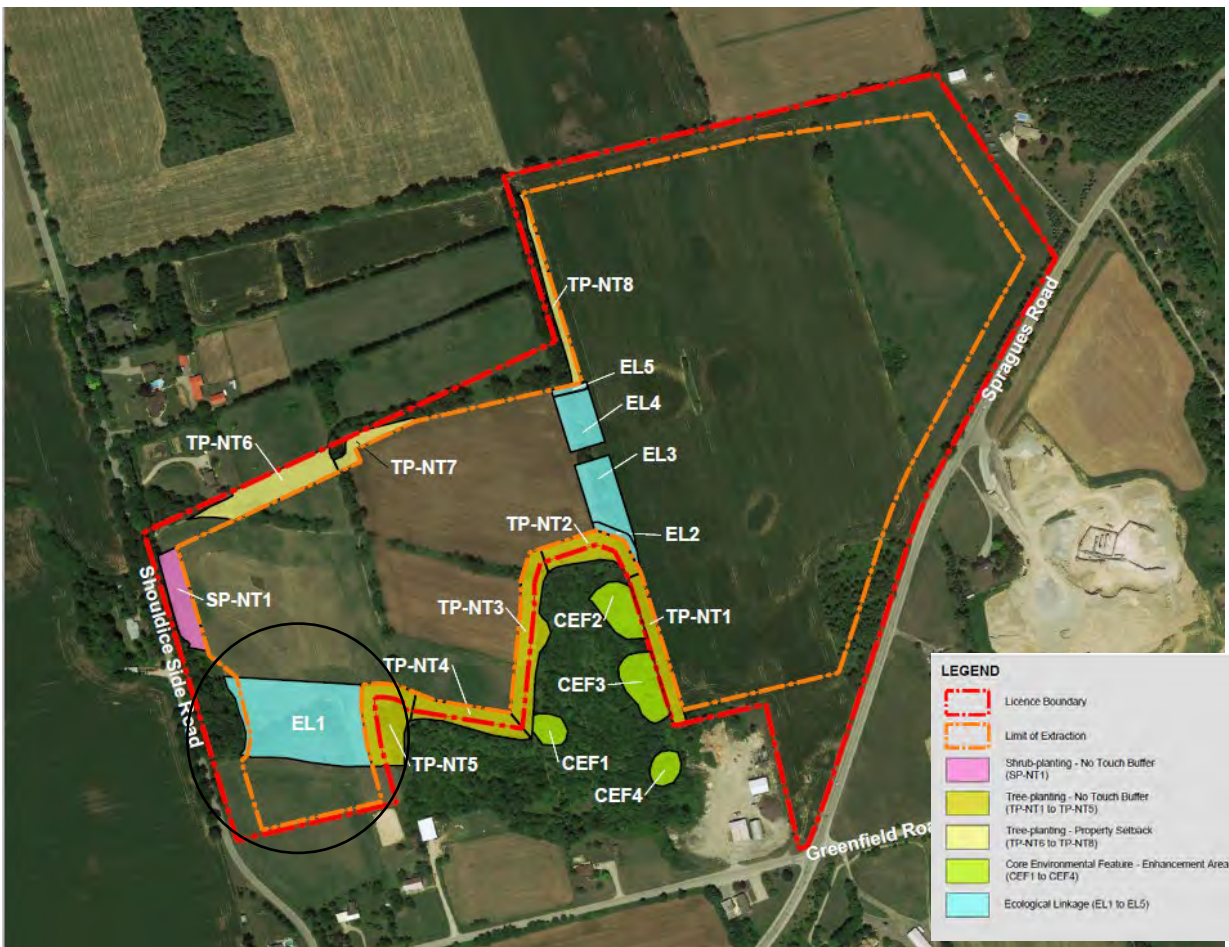


Figure 42: Proposed rehabilitation plan for extraction area including economical linkage on the north end of the property at 1262 Greenfield Road (Source: MHBC, 2020).

7.0 Impacts Analysis

The following sub-sections of this report provide an analysis of impacts which are anticipated as a result of the proposed development. This will include a description of the classification of the impact as beneficial, neutral, or adverse.

7.1 Classifications of Impacts

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long-term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. According to the Ontario Heritage Tool Kit, the following constitutes negative impacts which may result from a proposed development:

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

The above noted adverse impacts will be considered as it relates to the scope of this Heritage Impact Assessment. The property located at 1354 Spragues Road as part of the subject lands will not be assessed as it has been determined that it is not of cultural heritage value or interest.

7.2 Impact Analysis

7.2.1 Impact for 1262 Greenfield Road

The following chart evaluates the impact of the proposed development on the 'listed' (non-designated) property on the project site which includes 1262 Greenfield Road.

Table 8.o- Impact Analysis: 1262 Greenfield Road		
Potential Sources of Impacts	Measurement of Impact (Negligible/Neutral, Minor, Moderate or Major)	Description of Analysis
Destruction	No impact.	The proposed development will not destruct identified heritage attributes.
Alteration	No impact.	The proposed development will not alter identified heritage attributes.
Shadows	No impact.	The proposed development will not cause shadows that will adversely impact heritage attributes.
Isolation	No. impact.	The property has already been separated from its original lot fabric due to severances on the north end of the south half of Lot 17 and the proposed development is temporary.
Direct or Indirect Obstruction	No impact.	The proposed development will not result in the direct or indirect obstruction of views of heritage attributes, although it will alter the background view.
A Change in Land Use	Temporary impact.	The proposed land use will have a temporary impact on the property as it removes the associated agricultural fields associated with the historic farmstead, however, this will be reinstated after the 12 year period from the commencement of the extraction which is a temporary impact.
Land Disturbance	No impact.	The historic farmhouse is approximately 100.9 metres from the extraction area. The historic barn is approximately 92.3 metres away from the extraction area. The distance between the proposed development and the identified heritage attributes of the property are sufficient to not expected adverse impacts as a result of land disturbances. The land use of aggregate extraction

		will direct drainage towards the pit and away from identified built heritage. See sub-section 7.2.1.1.
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7.2.1.2 Impact of Land Disturbances

In the Ontario Heritage Toolkit (2006), land disturbances are described as, “-change in grade that alters soils and drainage patterns” (Info Sheet #5,3). The impact has also been broadened to vibrations during construction caused typically by excavation or other related activity. The aggregate extraction will change the overall grade and alter soils and drainage patterns, however, in this case to the benefit of built heritage as it will draw moisture away from the foundations of both the farmhouse and barn. Also, vibrations that may be emitted from the use of aggregate related equipment will be restricted to the extraction area which is at least 90 metres distanced from both the farmhouse and barn and considered a reasonable distance to not anticipate adverse impacts (see Figure 43).



Figure 43: Map figure of subject lands and extraction area in red identifying the distance between the buildings and extraction area (MHBC, 2022).

7.2.2 Impact to Adjacent Property

The **Table 9.o.** below assesses any potential adverse impacts to 1261 Alps Road, North Dumfries Township as a result of the proposed development.

Table 9.o- Impact Analysis: 1261 Alps Road		
Potential Sources of Impacts	Measurement of Impact (Negligible/Neutral, Minor, Moderate or Major)	Description of Analysis
Destruction	No impact.	The proposed development will not destruct identified heritage attributes.
Alteration	No impact.	The proposed development will not alter identified heritage attributes.
Shadows	No impact.	The proposed development will not cause shadows that will adversely impact heritage attributes.
Isolation	No impact.	The proposed development will not isolate the identified heritage attributes.
Direct or Indirect Obstruction	No impact.	The proposed development will not result in the direct or indirect obstruction of views of heritage attributes.
A Change in Land Use	No. impact.	The proposed land use will not have an adverse impact on identified heritage attributes.
Land Disturbance	No impact.	The closest building/ structure on the property is approximately 0.72 kilometres away and beyond the 500 metre Study Area which is sufficient distance to not anticipate land disturbances.

7.2.3 Impact to Potential Cultural Heritage Landscape Features

The **Table 10.0** below assesses impact to identified cultural heritage landscape features described in sub-section 5.4 of this report.

Table 10.0 Impact Analysis: Potential Cultural Heritage Landscape Features		
Potential Sources of Impacts	Measurement of Impact (Negligible/Neutral, Minor, Moderate or Major)	Description of Analysis
Destruction	No impact.	The development does not propose to destruct farmsteads or historic land routes identified in this report.
Alteration	No impact.	The proposed development will not alter potential cultural heritage landscape features. There is no proposal to alter scenic roads including associative vegetation, or historic land routes. The heritage attributes of the farmstead on the subject lands are not proposed to be altered.
Shadows	No impact.	Not applicable.
Isolation	No impact.	The proposed development will not isolate the farmsteads and historic land routes from one another or their associated attributes.
Direct or Indirect Obstruction	Temporary impact.	The proposed development will not directly or indirectly obstruct views of the scenic roads, however, it may change the background view (static and kinetic) along Shouldice Side Road and Sprague's Road (see photograph 33) which may negate the aesthetic appeal of this potential cultural heritage landscape.
A Change in Land Use	Temporary impact.	The change in land use as a result of the development will have a temporary impact on surrounding farmsteads as it will change the character of the immediate area, however, there are currently infill properties and properties within the Study Area that are used for other purposes (i.e. institutional, industrial, aggregate).
Land Disturbance	No impact.	The extraction area is sufficient distance to not anticipate land disturbances to potential cultural heritage landscapes (see Figure 54).

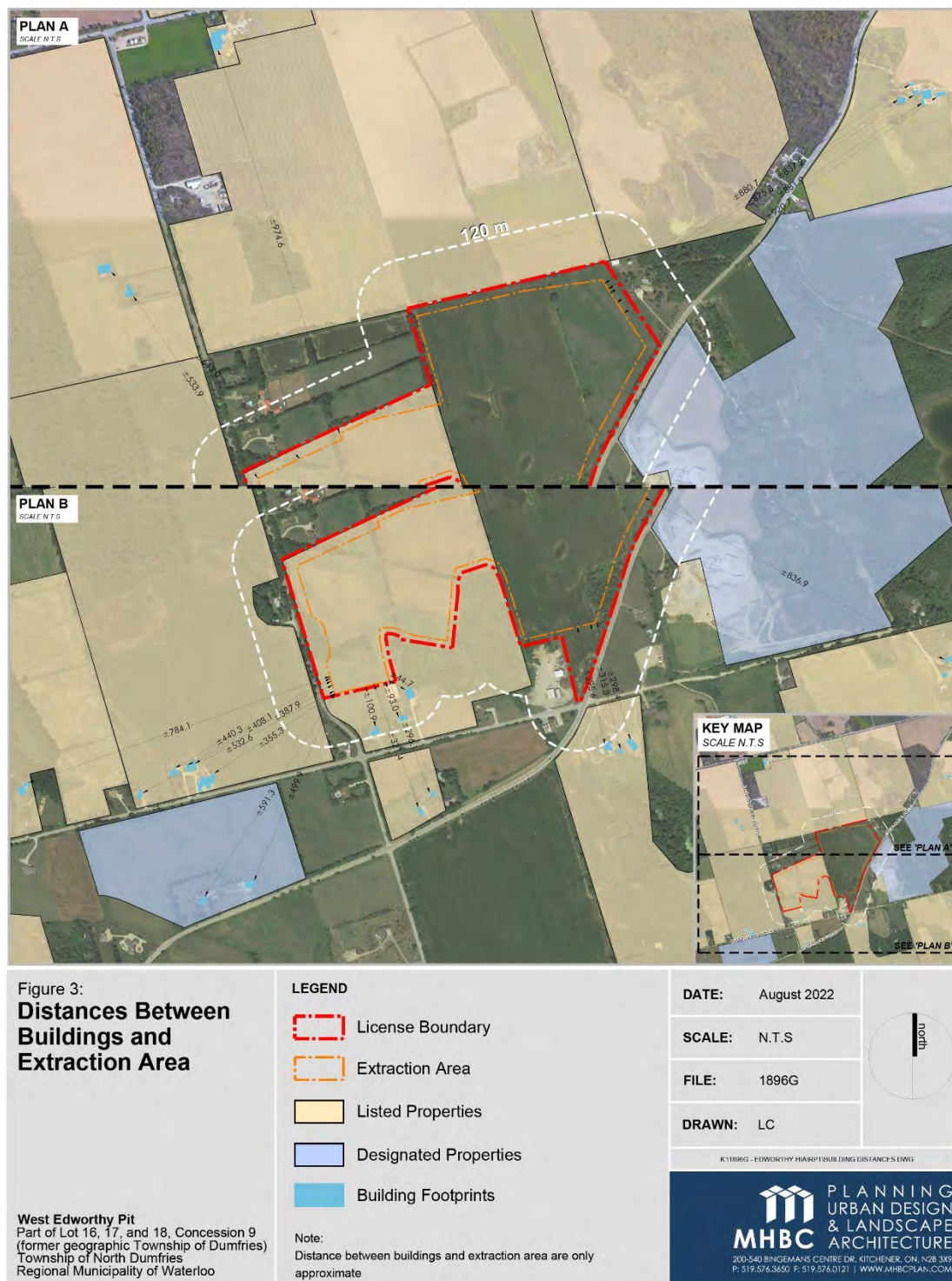


Figure 44: Map figure of subject lands and surrounding area and extraction area in red identifying the distance between the buildings and extraction area; yellow shaded properties are 'listed' (non-designated) properties on the municipal heritage register (MHBC, 2022).

8.0 Alternative Development Options, Mitigation and Conservation Recommendations

8.1 Alternative Development Options

The following sub-sections of this report consider the potential for alternative development options as it relates to the proposed development.

8.1.1 'Do Nothing' Alternative

The 'do nothing' alternative would prevent the proposed development. There are not significant adverse impacts in so much that the development should be negated and the development is temporary (approximately 12 years in total including rehabilitation). The proposed development does not include the destruction or alteration of built heritage features on-site and impacts to the overall landscape can be mitigated during and post the aggregate extraction.

8.1.2 Create a larger buffer between cultural heritage resources and extraction

This alternative includes the increase of a buffer between the farmstead at 1262 Greenfield Road and the proposed extraction area. This would reduce the extraction area northwards by approximately 100 metres to allow for a greater distance between the extraction of the farmstead landscape. The impacts identified for the subject lands are temporary. Reducing the extraction area will not significantly improve impacts that will be negated once rehabilitation is implemented in approximately 12 years.

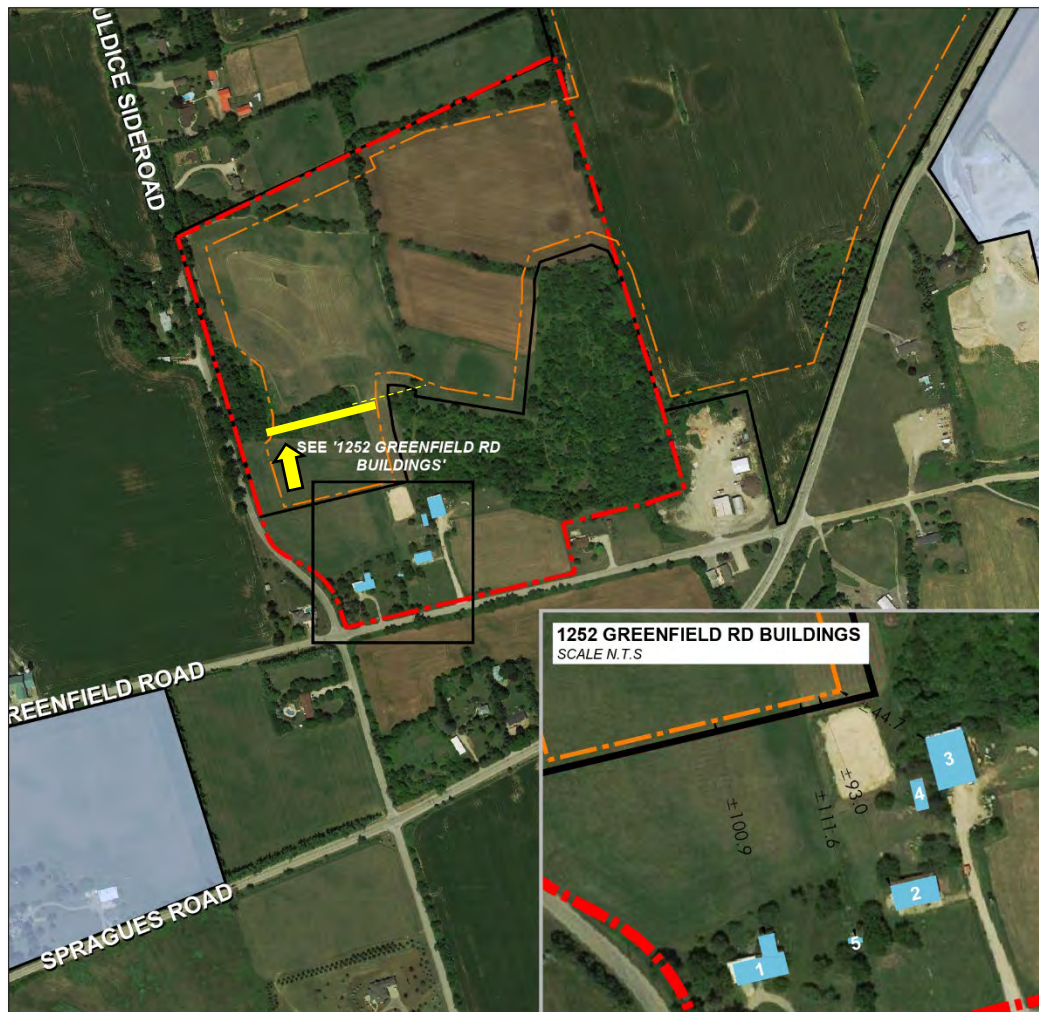


Figure 45: Map figure demonstrating increased buffer between extraction area and farmstead (Source: MHBC, 2022).

8.2 Mitigation and Conservation Recommendations

Any aggregate related activity, such as traffic, should remain only within the extraction area and should be a sufficient distance from the existing buildings on the farmstead. Any storage of material or equipment related to the extraction should not be stored within the immediate area of the extraction limits just north of the farmstead as a precautionary measure to protect the existing heritage farmstead.

Conservation recommendations are provided Rural Connectors in Scenic Roads and Streets which are applicable to Sprague's Road. The recommendations relate to rural landscape features, roadside vegetation, views, waysides and overlooks, road alignment & terrain changes, water, utilities, signage, noise lighting and surface treatment, barriers and fencing, curb, gutters, shoulders, ditches and banks.

The following applicable recommendations are made as it applies to the Region of Waterloo:

Rural Landscape Features

When possible, conserve rural landscape features by.

- Minimizing alteration, isolation and encroachment upon built heritage features;
- Retaining or recreating roadside fencerows, hedgerows and windbreaks. Replacement fences should retain rural character (e.g. page wire); and
- Protecting significant natural features such as wetlands, woodlots, meadows, streams, etc.

Roadside Vegetation

When possible, establish and maintain a diversity of vegetation alongside the road using an appropriate range of natural and traditional rural species. Next to agricultural lands, consider: - Lining the road with trees. Norway spruce, maple and elm were traditionally used. Refer to Environmental Planning staff for current recommendations. - Mimicking agricultural plantings by re-establishing hedgerows, treed lanes, woodlots and meadows.

Views

When possible, sightlines to scenic road-side resources should be maintained and enhanced so that views from the road may be appreciated while driving. Vegetation screens and/or naturalized embankments can be used to block unsympathetic views such as development that does not complement the character of the corridor (e.g. industrial lands, utilities, parking lots) (page 22-24).

9.0 Conclusions and Recommendations

This Heritage Impact Assessment (HIA) included an evaluation of the subject lands to determine their cultural heritage value or interest under *Ontario Regulation 9/06*. This report concludes that the property located at 1262 Greenfield Road, Cambridge, Ontario has significant cultural heritage value or interest for its physical/ design, historical/ associative and contextual value as an early, historic farmstead of North Dumfries Township (see sub-section 5.2 for Statement of Significance). The property located at 1395 Spragues Road was not identified as having significant cultural heritage value or interest (CHVI).

Although several of the original farmsteads still remain in the surrounding area, there have also been changes to lot patterns, spatial organization and infill that have distorted what would be identified as a historical agricultural landscape. There are also potential cultural heritage landscapes in the form of historic scenic roads which include: Shouldice Road, Spragues Road and Greenfield Road as rural roads with ditches, culverts, tree lines, rural topography and Spragues Road also represents a historic land route.

The following lists the adverse impacts to 1262 Greenfield Road as a result of the proposed development:

- Temporary impact of isolation as the proposed development will isolate the historic farmstead from associated agricultural fields, however, this is a temporary impact and the original lot fabric has already been altered by severances; and,
- Temporary impact of change of land use as the proposed land use will have an impact on the property as it removes the associated agricultural fields associated with the historic farmstead, however, this will be a temporary impact since the lands will be returned to agricultural use once the aggregate extraction is complete.

The property at 1354 Spragues Road was not assessed for impact as it was determined that it does not have significant CHVI. No impacts were identified for the adjacent properties at 1261 Alps Road.

The following lists the adverse impacts to identified potential cultural heritage landscape features within the Study Area as a result of the proposed development:

- Temporary impact of direct and indirect obstruction of views as the background view of identified historic scenic roads, particularly Shouldice Side Road, will be altered due to the development; and,
- Temporary impact of change of land use as the proposed development will impact the character of the immediate surrounding area as it relates to existing historic farmsteads.

Impacts are identified as 'temporary' as post the extraction period, the land that has been disturbed on the property will be reverted to its original state eliminating identified impacts.

Alternative development options were reviewed in Section 7.0 of this report including the increase of the existing buffer just north of the farmstead, however, as the impact is temporary and the fields will be reinstated following extraction, it is recommended that the development proceed as proposed. This implies that there is the assurance that a 2 metre berm (Berm "C") will provide a physical buffer between the farmstead and the extraction area and that an ecological linkage will be implemented and the rehabilitation of the agricultural field so that it reinstates its former grade and historic use.

Any aggregate related activity, such as traffic, should remain only within the extraction area and should be a sufficient distance from the existing buildings on the farmstead. Any storage of material or equipment related to the extraction should not be stored within the immediate area of the extraction limits just north of the farmstead as a precautionary measure to protect the existing heritage farmstead.

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Appendix **A** - Map Figures

DRAFT

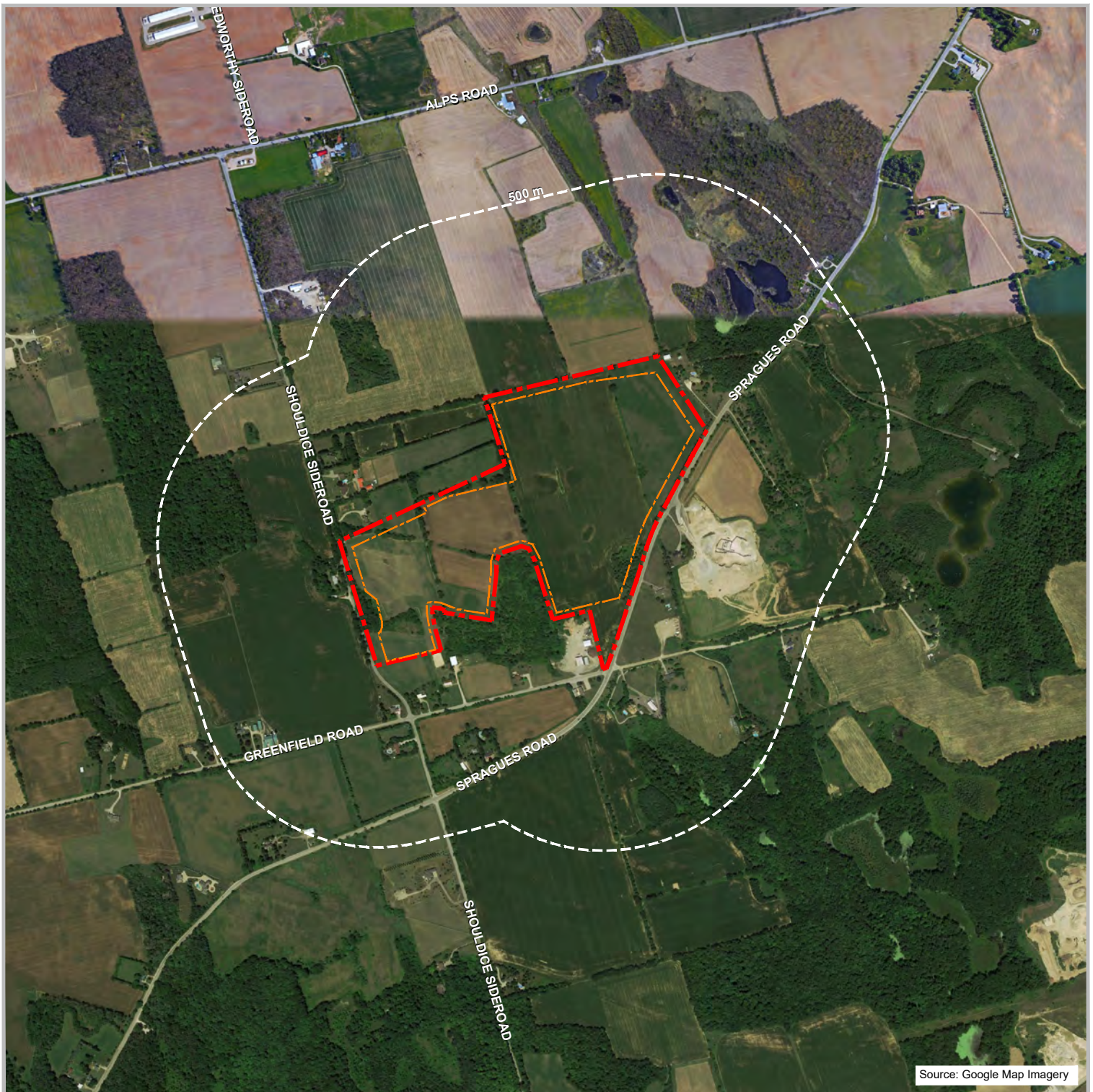





Figure 1:
Location Map

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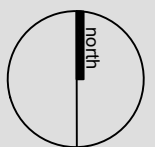
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-  Limit of Extraction
-  Study Area

DATE: June 2022

SCALE: 1: 15,000

FILE: 1896G

DRAWN: LC



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West Edworthy Pit
Part of Lot 16, 17, and 18, Concession 9
(former geographic Township of Dumfries)
Township of North Dumfries
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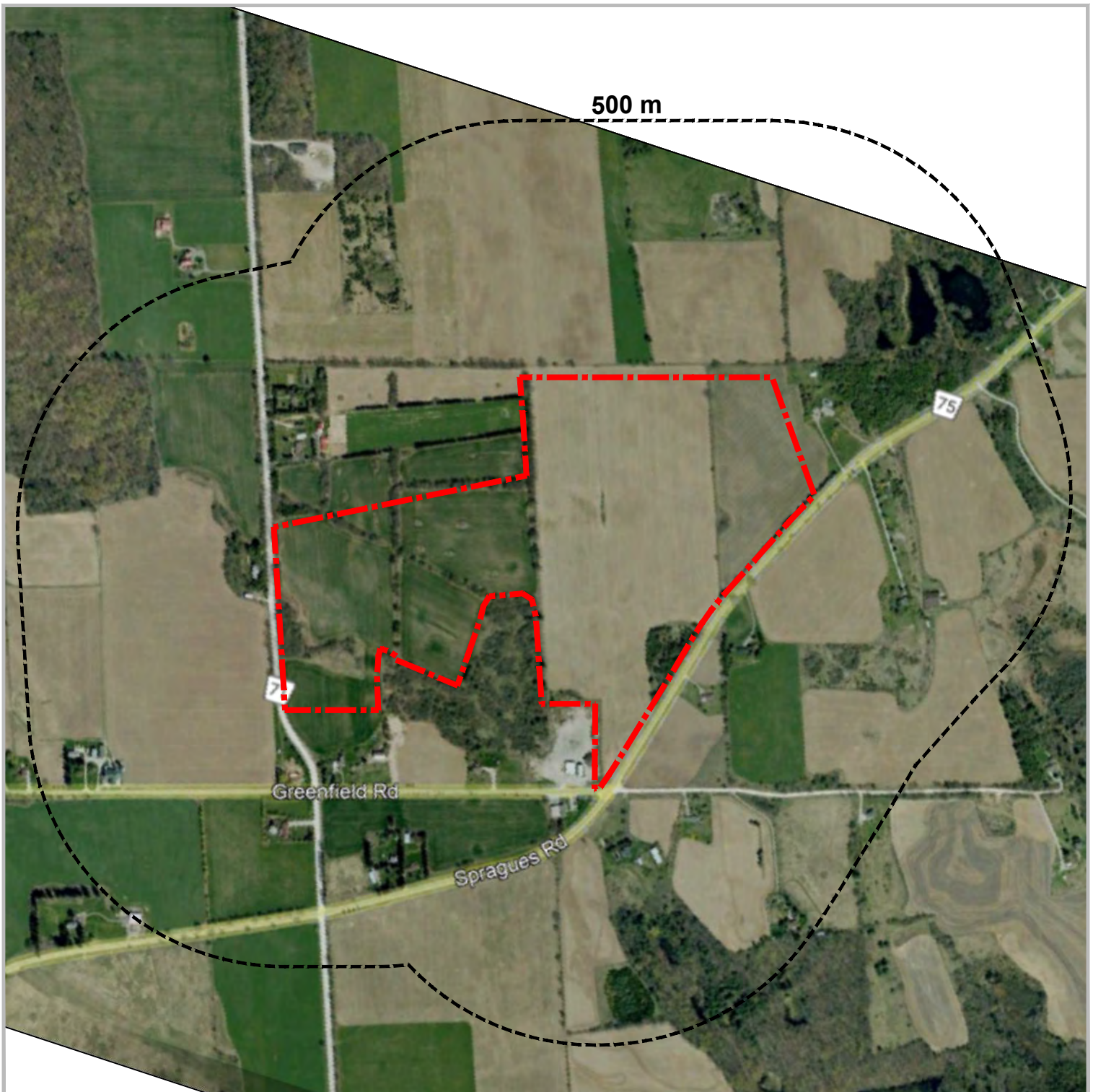




Figure #:
2006 Aerial Photo Imagery

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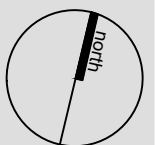
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-  Study Area

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SCALE: N.T.S

FILE: 1896G

DRAWN: LC



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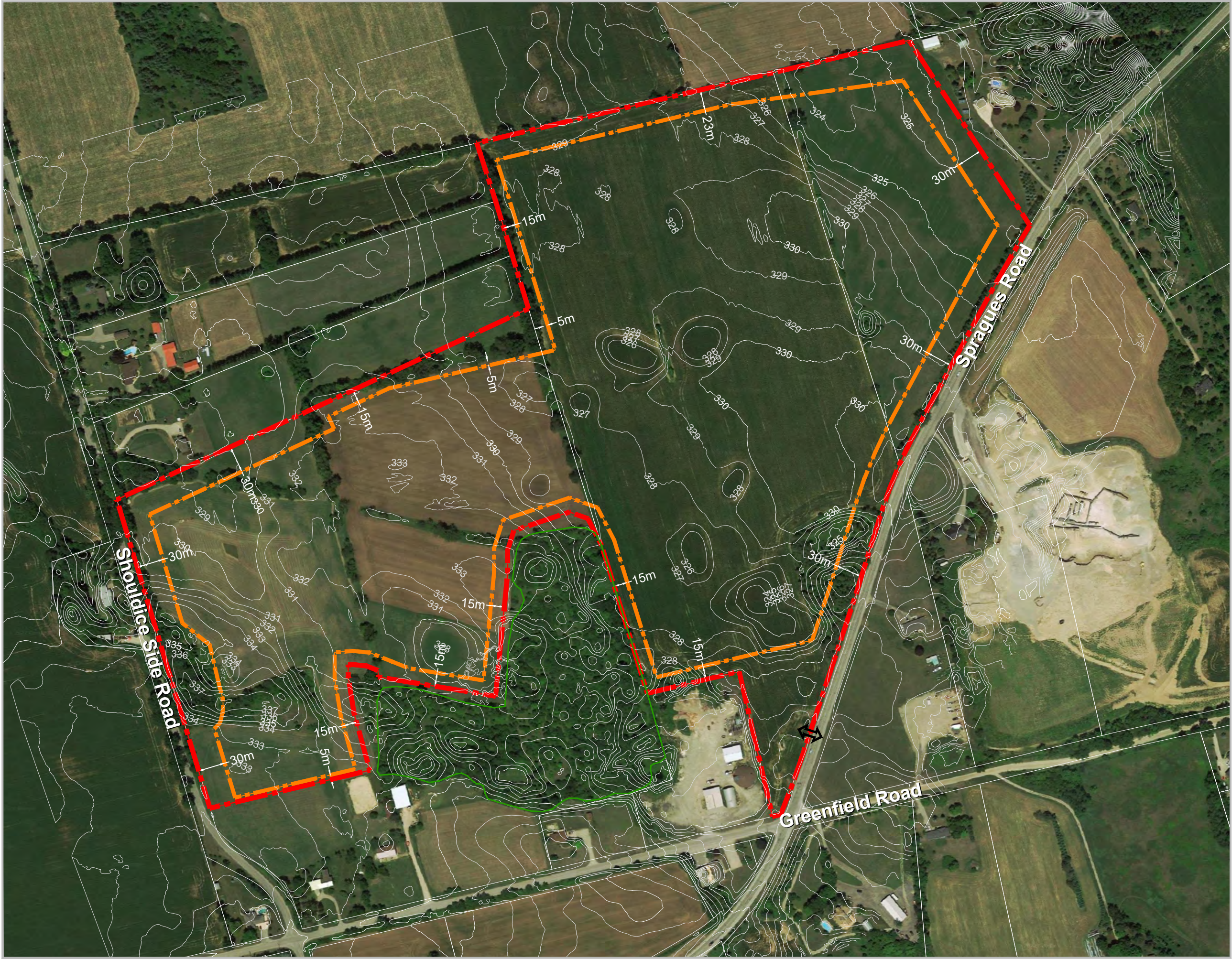


Figure 3
Site Context
West Edworthy Pit
Part of Lot 16, 17 and 18, Concession 9
(former geographic Township of Dumfries)
Regional Municipality of Waterloo

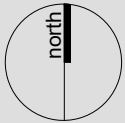
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- Licence Boundary
- Limit of Extraction
- Potential Site Entrance / Exit
- Core Environmental Feature



Goodban
Ecological
Consulting Inc.

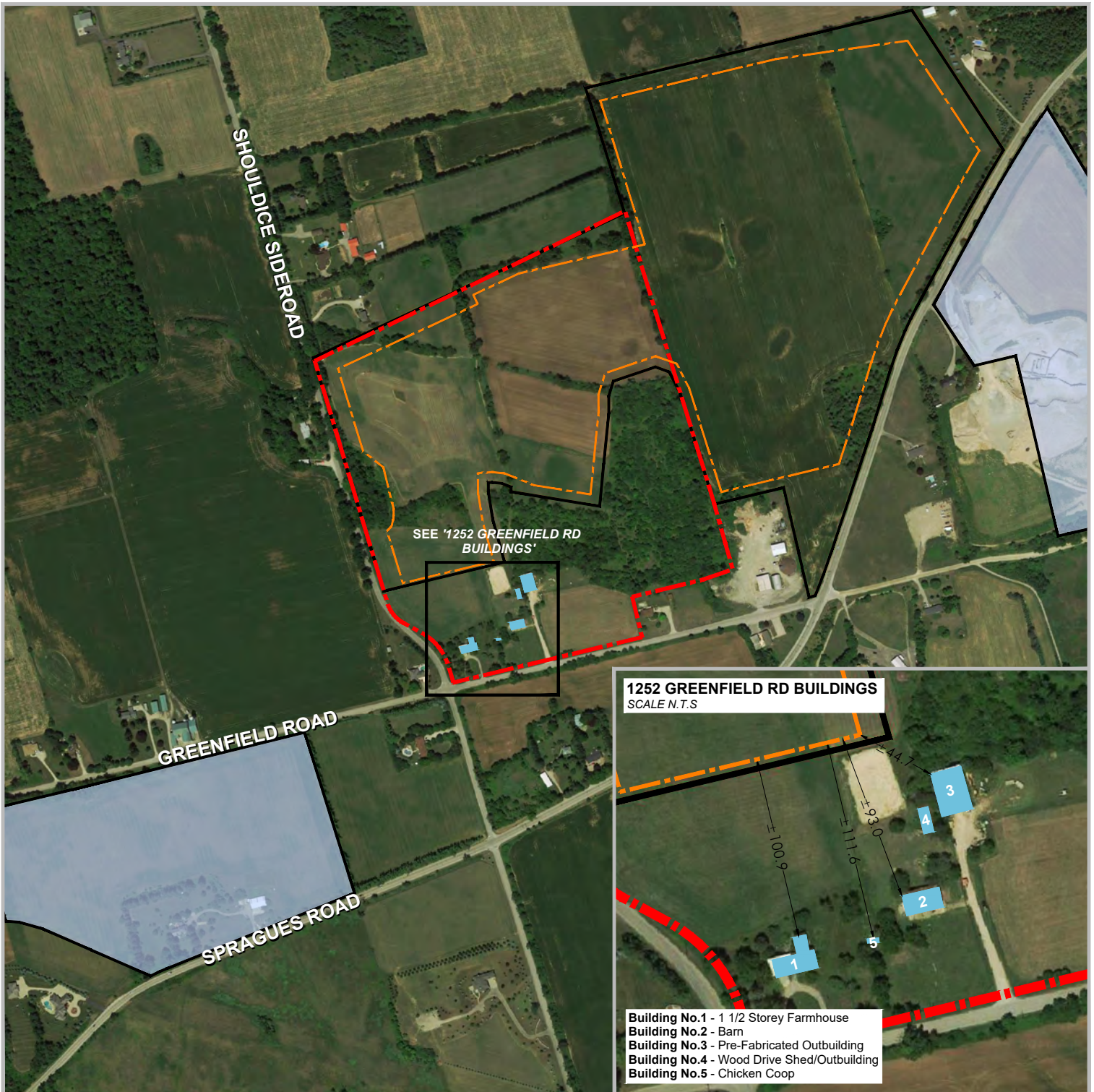
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1262 Greenfield Road Buildings

West Edworthy Pit
Part of Lot 16, 17, and 18, Concession 9
(former geographic Township of Dumfries)
Township of North Dumfries
Regional Municipality of Waterloo

LEGEND

- 1262 Greenfield Rd
- Extraction Area
- Designated Properties
- Buildings

Note:
Distance between buildings and extraction area are only approximate

DATE: July 2022

SCALE: 1: 8,000

FILE: 1896G

DRAWN: LC

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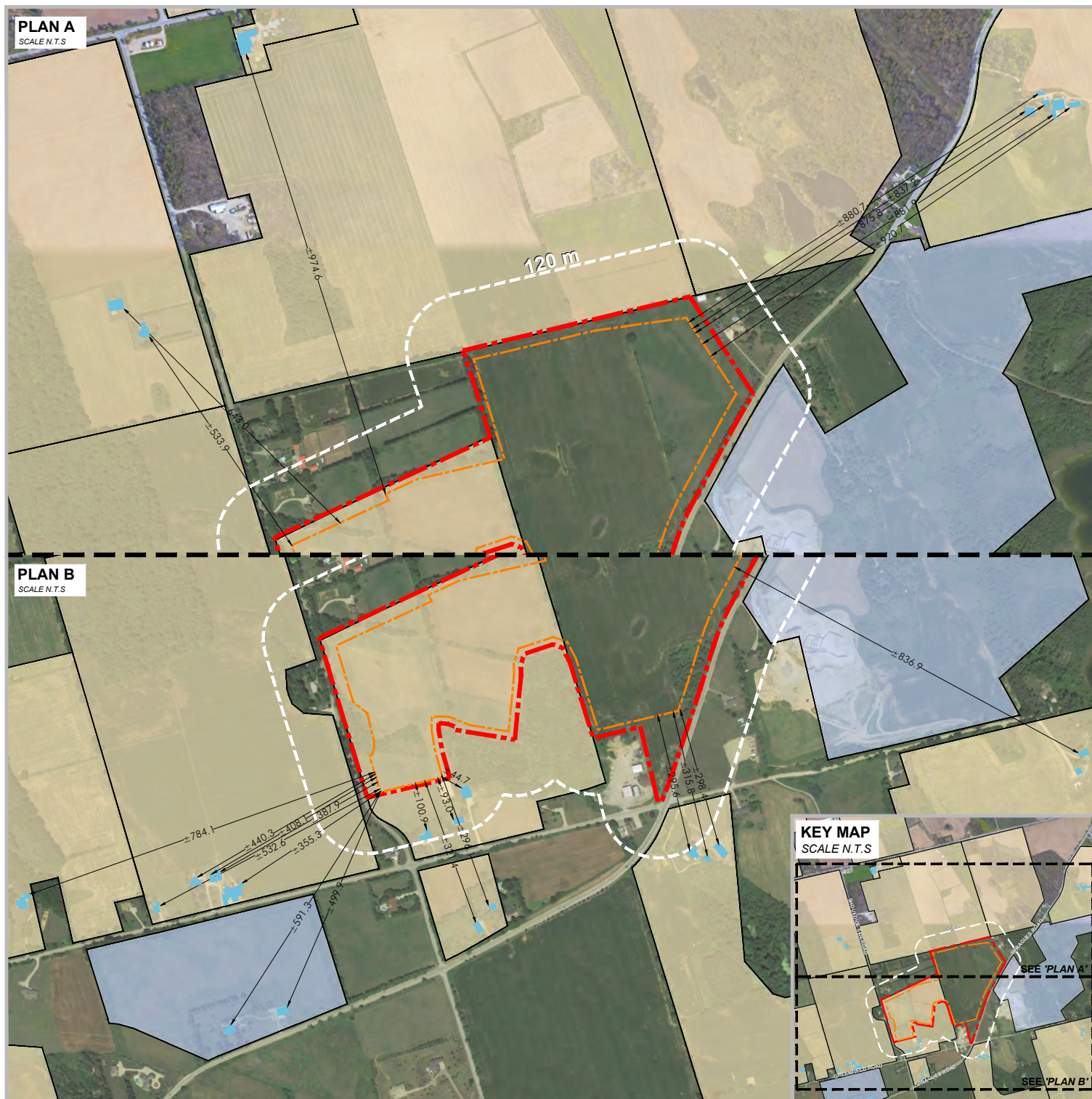


Figure 3:
**Distances Between
Buildings and
Extraction Area**

West Edworthy Pit
Part of Lot 16, 17, and 18, Concession 9
(former geographic Township of Dumfries)
Township of North Dumfries
Regional Municipality of Waterloo

LEGEND

- License Boundary
- Extraction Area
- Listed Properties
- Designated Properties
- Building Footprints

Note:

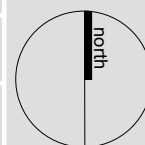
Distance between buildings and extraction area are only approximate

DATE: August 2022

SCALE: N.T.S

FILE: 1896G

DRAWN: LC

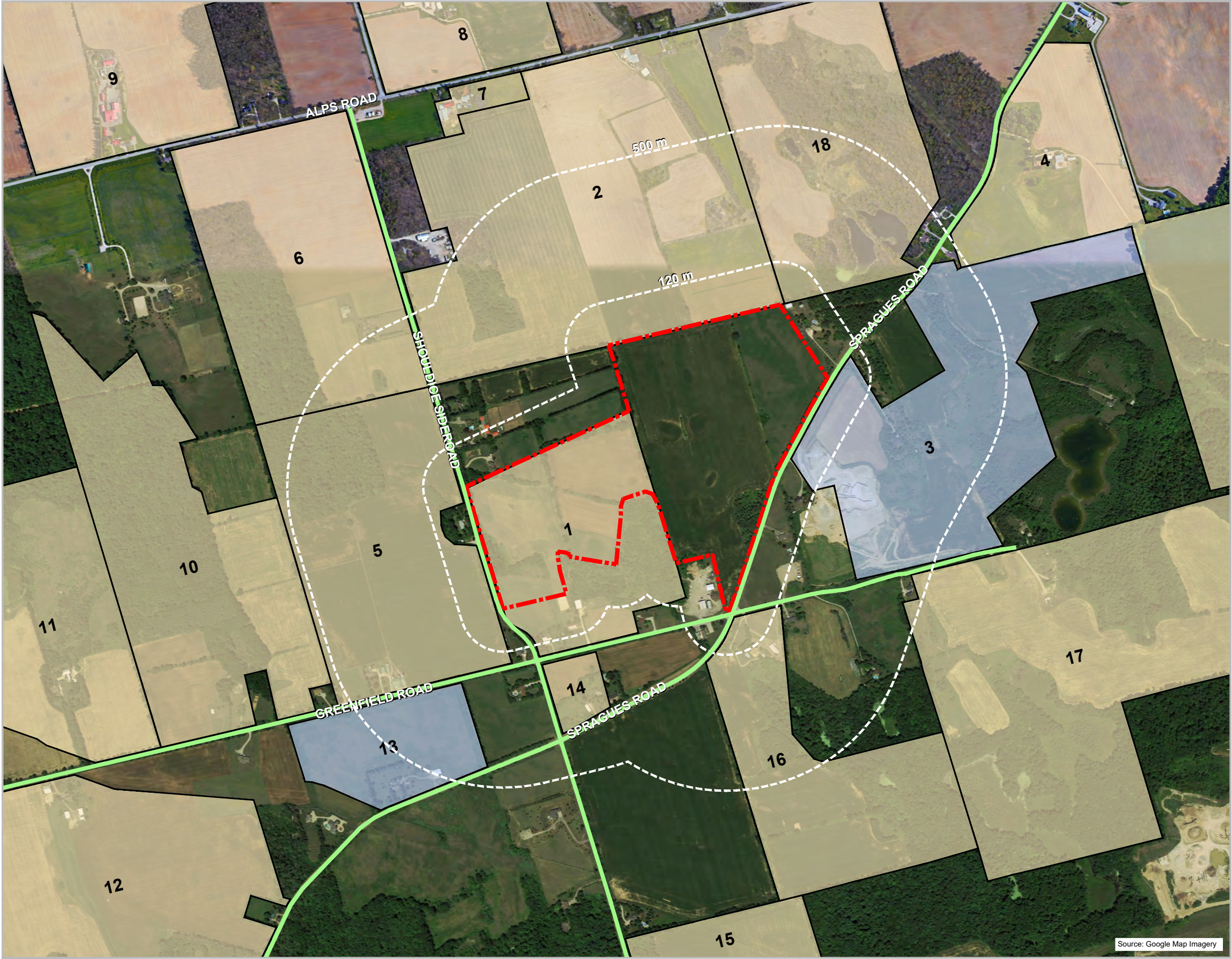


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Source: Google Map Imagery

Figure 2:
Listed & Designated Properties

West Edworthy Pit
Part of Lot 16, 17, and 18, Concession 9
(former geographic Township of Dumfries)
Township of North Dumfries
Regional Municipality of Waterloo

LEGEND

- License Boundary
- Listed Properties
- Designated Properties
- Potential Cultural Heritage Landscapes (Roadscapes)

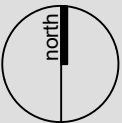
Heritage Properties	
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2	1261 Alps Rd
3	1347 Spragues Rd
4	1155 Spragues Rd
5	1358-1384 Greenfield Rd
6	1866 Shouldice Rd
7	1375 Alps Rd
8	1366 Alps Rd
9	1568 Alps Rd
10	1438 Greenfield Rd
11	Pt Lt 21 Con 9
12	1547 Greenfield Rd
13	1720 Spragues Rd
14	1606 Spragues Rd
15	1558 Beke Rd
16	1155 Greenfield Rd
17	1001 Greenfield Rd
18	1282 Spragues Rd

DATE: July 2022

SCALE: N.T.S

FILE: 1896G

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Figure #:
Dickson Map

LEGEND

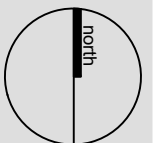
-  License Boundary
-  Study Area
-  Limit of Extraction

DATE: July 2022

SCALE: 1: 15,000

FILE: 1896G

DRAWN: LC



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Figure 5:
**Illustrated Historical
Atlas of the County of
Waterloo of 1881**

LEGEND

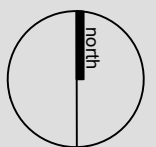
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Figure #:
**1945 Aerial Photo
Imagery**

LEGEND

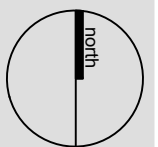
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-  Limit of Extraction

DATE: June 2022

SCALE: N.T.S

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DRAWN: LC



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Figure #:
1955 Aerial Photo Imagery

LEGEND

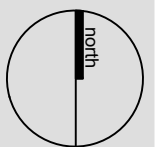
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-  Study Area
-  Limit of Extraction

DATE: June 2022

SCALE: N.T.S

FILE: 1896G

DRAWN: LC



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Figure #:
1966 Aerial Photo Imagery

LEGEND

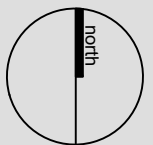
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DATE: June 2022

SCALE: N.T.S

FILE: 1896G

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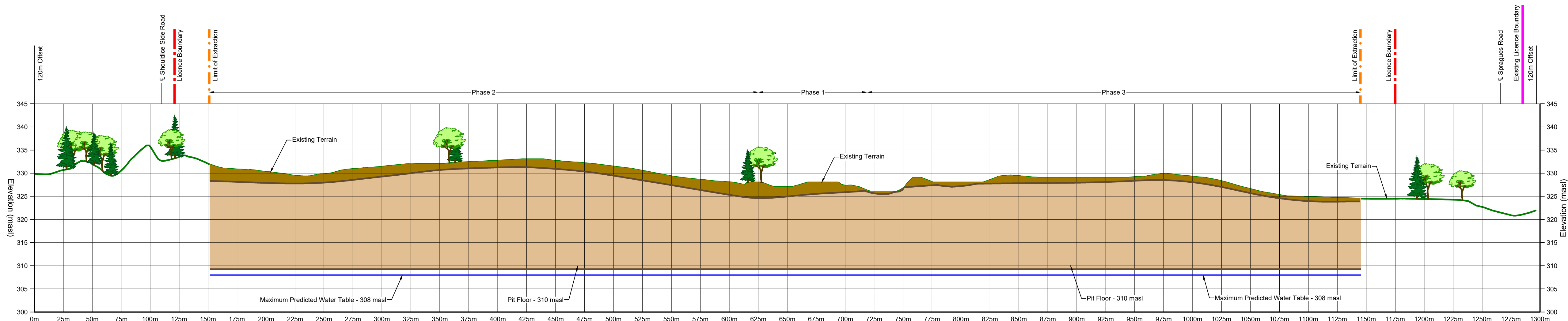
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West Edworthy Pit
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Regional Municipality of Waterloo

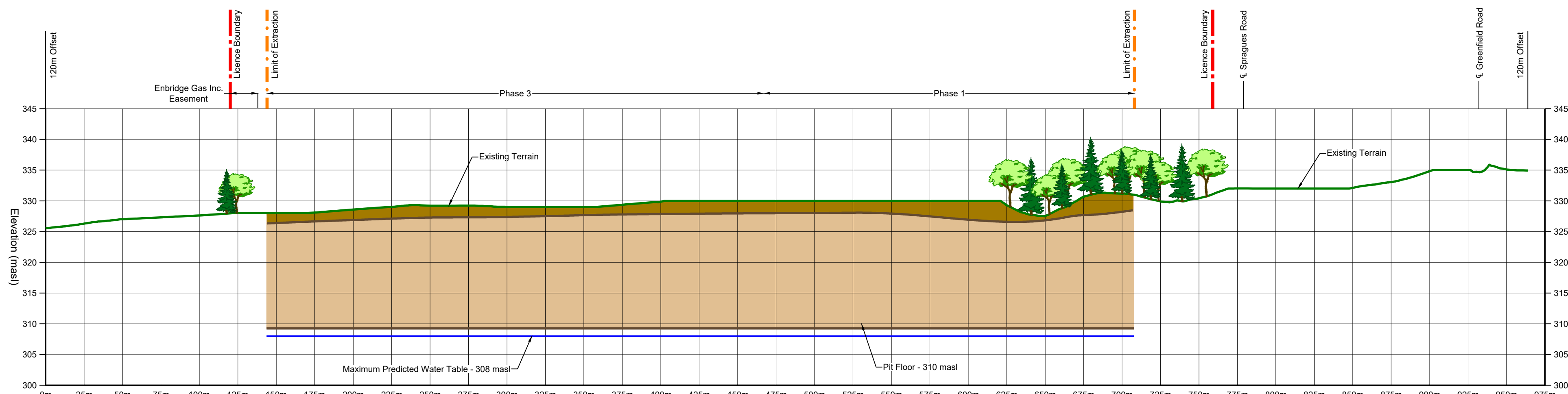
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& LANDSCAPE
ARCHITECTURE
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Appendix **B**- Proposed Development

DRAFT



Section A-A1
Horizontal 1:2000
Vertical 1:500



Section B-B1
Horizontal 1:2000
Vertical 1:500

A. General

- This site plan is prepared under the Aggregate Resources Act (ARA) for a Class 'A' Licence for a pit above the ground water table.
- Area Calculations:
 - Licence Area: 44.3 hectares
 - Limit of Extraction: 35.2 hectares

B. References

- Contours were derived from a November 2020 drone survey by Point of Interest Aerial and are displayed in one metre intervals. Elevations shown are in metres above mean sea level (masl).
- Topographic information was obtained from numerous sources including Ontario GeofHub (Land Information Ontario), Point of Interest Aerial's November 2020 drone survey and field investigations for technical reports.
- All topographic features and structures are shown to scale in Universal Mercator (UTM) with North American Datum 1983 (NAD83), Zone 17 (metre), Central Meridian 81 degrees west coordinate system.
- The licence boundary was established using parcel fabric information from the Municipal Property Assessment Corporation, Environmental Constraint Areas from the Township of North Dumfries Official Plan (Consolidated November 2018) Map 5B and topographic features from Point of Interest Aerial's November 2020 drone survey.
- Existing land use designations on and within 120 metres of the licence was obtained from Township of North Dumfries Official Plan, Map 2, Planned Township Structure (November 2018 Consolidation).
- Existing zoning on and within 120 metres of the licence was obtained from the Township of North Dumfries Zoning By-law 689-83, South-Central Zoning Map, dated July 2019. The licence area is currently zoned, **Z1* Agriculture**.
- Land use information and structures identified on or within 120 metres of the licence boundary was determined using aerial photography captured by Point of Interest Aerial's November 2020 drone survey.

C. Drainage

- Surface drainage on and within 120 metres of the licence boundary is by overland flow in the directions shown by arrows on the plan view, or by infiltration.
- There are no existing surface water diversions or discharge locations on-site.

D. Groundwater

- The maximum predicted water table within the limit of extraction is 307.75 masl and is shown in each cross section on this drawing and drawing 3 of 3.

E. Site Access and Fencing

- Three field accesses exist in the locations shown on the plan view. Two of the field accesses are from Shouldice Side Road to the west while one is from Greenfield Road in the southeast. None of the accesses are gated.
- Post and wire fencing (unless otherwise noted) exists in the locations shown on the plan view.

F. Significant Natural and Human-Made Features on and Within 120 Metres

- ANTHONY TO PROVIDE DETAIL LIST OF NATURAL HERITAGE FEATURES.
- There are no existing buildings or structures within the licence boundary.
- All existing buildings and structures within 120 metres of the licence boundary are identified on the plan view.
- An existing pit operation (Licence #625482) is located east of Spragues Road. Human-made features include stockpiles and a berm.

G. Aggregate Related Site Features

- There are no existing aggregate operations or features on-site such as processing areas with stationary or portable equipment, stockpiles, recyclable materials, scrap, haul roads, fuel storage, berms or excavation faces.

H. Cross Sections

- Cross sections depicting existing conditions are shown on this drawing.
- Cross sections depicting post rehabilitation conditions are shown on drawing 3 of 3.
- Cross section locations are identified on the plan view of each drawing.

I. Technical Report - References

- Maximum Predicted Water Table Report, MTE Consultants Inc., December 17, 2021.
- Natural Environment Report
- Noise Impact Study, Aeroustics, March 10, 2022.
- Air Quality (FINAL version available) **Air Quality Assessment, RWDI January 21, 2022**
- Archaeology (FINAL version available - 2 Reports)
- Agricultural Impact Assessment
- Traffic Brief

Sightline Review for Spragues Road, Paradigm Transportation Solutions, February 2022.

Stage 1-2 Archaeological Property Assessment, Edworthy West, AMICK Consultants Ltd, June 2020
Stage 1-2 Archaeological Property Assessment Edworthy West Additional Lands, AMICK Consultants, April 2021

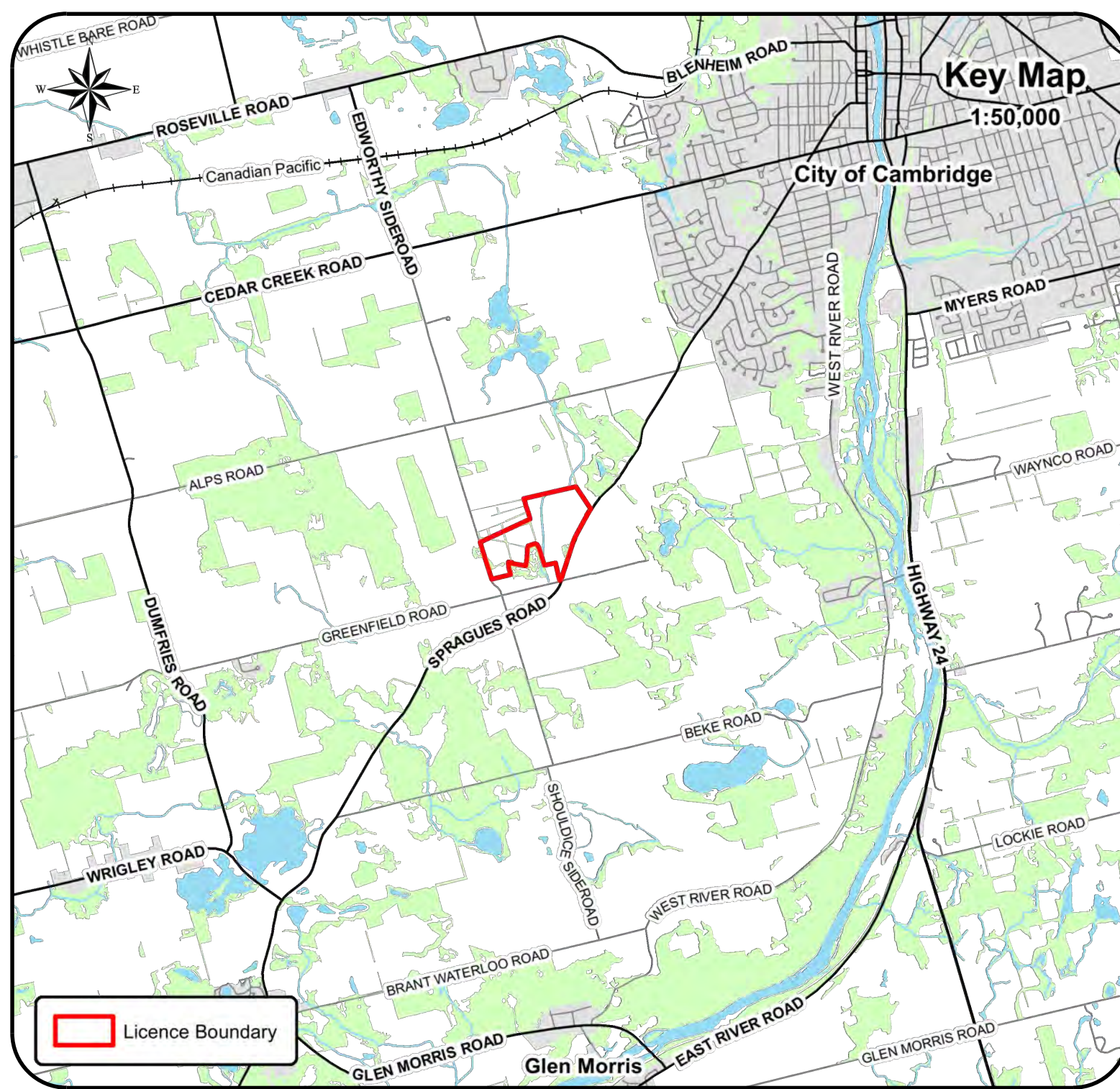
Official Plan Land Use Designation

Scale 1:7500



Zoning By-law 689-83

Scale 1:7500



Legal Description

Part of Lots 16, 17 and 18, Concession 9
(former geographic Township of Dumfries)
Township of North Dumfries
Regional Municipality of Waterloo

Legend

- | | |
|---|--|
| Licence Boundary | Existing Licence Boundary
Licence # 625482 |
| Limit of Extraction | 120m Offset From Licence Boundary |
| Contours with Elevation
Metres above sea level (MASL) | Parcel Fabric
Lot and Concession
Priority |
| Public Road | Overhead Hydro |
| Driveway | Fence
1.2m post & wire fence unless otherwise noted |
| Wooded Area | Entrance / Exit |
| Core Environmental
Feature - Goodson Ecological Consulting | Direction of Surface
Drainage |
| | Berm |
| | Monitoring Well
MW101 |
| | Building/Structure |
| | Cross Sections
A1 |

Legend - Cross Sections

- | | |
|---------------------|---|
| Licence Boundary | Existing Licence Boundary
Licence # 625482 |
| Limit of Extraction | Existing Grade |
| | Maximum Predicted Water Table
308 masl |
| | Maximum Depth of Excavation |
| | Topsoil and/or Overburden |
| | Aggregate Available for Extraction |

Site Plan Acronyms

- ARA - Aggregate Resources Act
- MASL - Metres Above Mean Sea Level
- MNDMNR - Ministry of Northern Development, Mines, Natural Resources and Forestry
- MHSTC - Ministry of Heritage, Sport, Tourism and Culture Industries
- MGCS - Ministry of Government and Consumer Services
- MECP - Ministry of Environment, Conservation and Parks

Site Plan Amendments

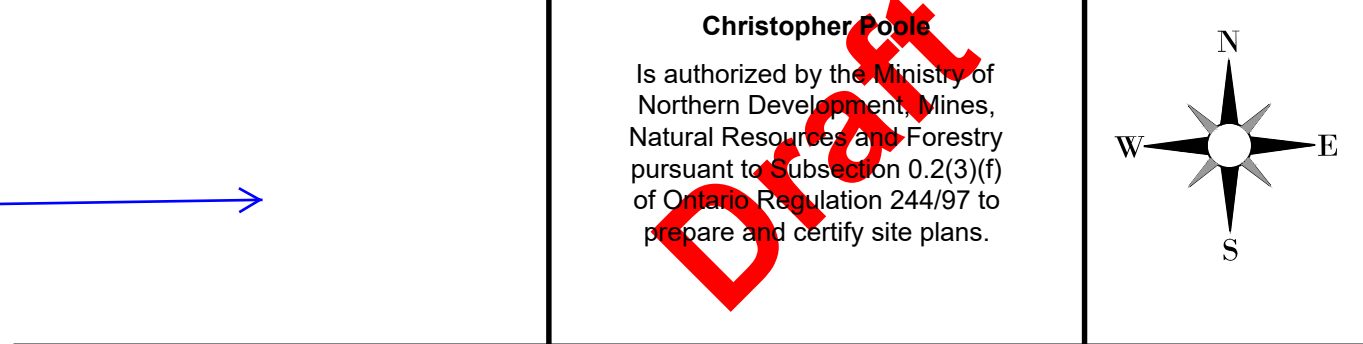
No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)

No.	Date	Description	By



MHBC Stamp



Applicant

Hanson Ready Mix Incorporated
1182 Alps Road
Cambridge, Ontario
N1R 5S5

Project

West Edworthy Pit
1262 Greenfield Road and 1354 Spragues Road, Cambridge, Ontario

MNR Licence Reference No.

Applicant's Signature

Plan Scale: 1:2000 (Arch E)

Date: March 2022
Drawn By: C.P. File No.: 1896C
Checked By: C.P.

File Name

Existing Features & Cross Sections

Drawing No.

1 of 3

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A. General

- Area calculations:
 - Licence Area 44.3 hectares
 - Limit of Extraction 35.2 hectares
- The maximum annual tonnage is 1,000,000.
- The maximum predicted water table on-site is 307.75 masl. The maximum predicted water table is shown in each cross section drawings 1 of 3 and 3 of 3.
- Agricultural production may continue in areas not currently under extraction.

B. Hours of Operation

- Shipping is permitted Monday to Friday from 6:00 am to 5:00 pm excluding statutory holidays.
- Extraction and loading is permitted Monday to Friday from 7:00 am to 5:00 pm excluding statutory holidays.

C. Site Access and Fencing

and will require a Region of Waterloo Entrance Permit

- An operational entrance/exit is proposed South of Phase 1 on Spragunes Road as shown on the plan view.
- The two existing field accesses on Shoudice Side Road may be utilized for agricultural purposes until site preparation commences in Phase 2. Aggregate and highway trucks shall not be permitted to access the site in these locations.
- The field access at the intersection of Greenfield Road and Spragunes Road shall be removed once the operational entrance/exit is established.
- Field access point(s) which are to remain and the operational access point shall be gated, kept closed during hours of non-operation and maintained throughout the life of the licence.
- Portions of the licence boundary that are not currently fenced shall be fenced with post and wire fencing at least 1.2 metres in height.

They might just fence the whole thing. I will check.

- Fencing shall occur in a phased approach (see Section Variations from Control and Operational Standards). Phases 1 and 2, as well as the north and west limit of Phase 3, shall be fenced prior to site preparation commencing in Phase 1. The eastern extent of Phase 3 shall be fenced prior to the removal of the existing fencing that transects that Phase. The licence boundary along the eastern extent of Phase 3 shall be delineated with marker posts every 30 metres until the fencing is erected.
- Fencing shall be maintained for the life of the extraction operation.

D. Drainage and Siltation Control

- Drainage of undisturbed areas will continue in the directions shown on drawing 1 of 3.
- Erosion and sediment control fencing shall be installed.
- Sediment and erosion control fencing shall be inspected prior to site preparation activities to ensure it was installed correctly and during pit operations to ensure that the fencing is being maintained and functioning properly. Any issues that are identified shall be rectified immediately.

E. Site Preparation

- Timber resources will be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Non-merchantable timber, stumps, root wads and brush will be mulched for use in progressive rehabilitation. Excess material not required for uses mentioned above will be burned (with applicable permits).
- Topsoil and overburden shall be stripped and stored separately.
- Topsoil and overburden shall be placed in the acoustical berms and/or used immediately for progressive rehabilitation.
- Excess topsoil and overburden not required for immediate use in berm construction or rehabilitation may be temporarily stockpiled on the pit floor.
- Topsoil and overburden stockpiles shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
- Temporary topsoil and overburden stockpiles which remain for more than one year shall have their slopes vegetated to control erosion. Seeding shall not be required if these stockpiles have natural vegetation in the first year.

F. Berms and Screen

- The required acoustical berms shall be constructed to a minimum elevation of 333.0 masl in the locations shown on the plan view prior to extraction in Phase 1.
- The required acoustical berms for Phase 2 (Berms 'B' and 'C') shall be constructed to a minimum elevation of 335.0 masl in the locations shown on the plan view prior to extraction in Phase 2.
- The required acoustical berm for Phase 3 (Berm 'D') shall be constructed to a minimum elevation of 328.0 masl in the location shown on the plan view prior to extraction in Phase 3.
- All acoustical berms:
 - Shall not have side slopes steeper than 2:1 (horizontal to vertical).
 - Shall not be located within three metres of the licence boundary.
 - Shall be seeded immediately with a naturalizing mix of wildflowers and grasses to stabilize slopes and minimize mowing and maintenance.
 - Shall be maintained throughout the operational life of the pit.
 - Shall be removed and used for progressive rehabilitation once Phase 3 is depleted.
- Existing vegetation within the setbacks shall be maintained except where acoustical berms are required.

G. Site Dewatering

- No drainage facilities, water diversion or discharge points to any surface water bodies or courses are proposed.

H. Extraction Sequence

- This drawing depicts a schematic of operations for the site based on the best information available at the time of preparation.
- Extraction shall occur in 3 phases (Phases 1, 2 and 3) as shown on the plan view.

- Notwithstanding the operation and rehabilitation notes, demand for certain products or blending of materials may require minor deviations in the extraction and rehabilitation sequence. Any major deviations from the operation sequence shown shall require approval from the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR).

- Phase 1
 - Prepare Phase 1 for extraction and ensure all the requirements in Sections 'C' through 'F' of this drawing are met.
 - Strip Phase 1 and use the material to construct acoustical Berm 'A' (see Noise note 6 under Section 'M' Technical Recommendations on this drawing) or stockpile material on the pit floor. Should there be an abundance of topsoil and overburden in this phase, the remaining acoustical berms may be constructed in the sequence they are required (see Noise notes 7 and 8 under Section 'M' Technical Recommendations on this drawing).
 - Extract Phase 1 in a southerly direction.
 - Extraction may occur to a maximum depth of 309.25 masl.
 - Prepare Phase 2 for extraction and ensure all the requirements in Sections 'C' through 'F' of this drawing are met.

- Phase 2
 - Strip Phase 2 and use the material to construct acoustical Berms 'B' and 'C' if not already completed (see Noise note 7 under Section 'M' Technical Recommendations on this drawing), progressively rehabilitate or stockpile material on the pit floor.
 - Extract Phase 2 in a westerly direction from Phase 1 before proceeding in a southwesterly/southerly direction.
 - Within 200 metres of the west extraction limit for Phase 2:
 - Equipment shall be limited to a single Extraction Loader and Excavator
 - Shipping shall not occur between 6:00am and 7:00am
 - Extraction may occur to a maximum depth of 309.25 masl.
 - Prepare Phase 3 for extraction and ensure all the requirements in Sections 'C' through 'F' of this drawing are met.

- Phase 3
 - Prior to stripping, locales shall be completed through Ontario One Call Limited at 1-800-400-2255 to confirm the location of the Enbridge Gas Inc. gas line.
 - Strip Phase 3 and use the material to construct acoustical Berm 'D' if not already completed (see Noise note 8 under Section 'M' Technical Recommendations on this drawing), progressively rehabilitate or stockpile for future rehabilitation.
 - Extract Phase 3 in a northerly and/or easterly direction from Phase 1.
 - Extraction shall not occur within five metres of the Enbridge Gas Inc. easement.
 - Extraction may occur to a maximum depth of 309.25 masl.

I. Extraction Details

- The maximum existing elevation on-site is 338.0 masl while the maximum depth of extraction is 309.25 masl (as shown by spot elevations on the plan view). Therefore, the maximum depth of the pit is approximately 29 metres.
- The maximum height of a lift is 15 metres while the maximum number of lifts is two.
- Aggregate stockpiles shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
- Portions of berms that encroach within the limit of extraction shall be removed, and the underlying aggregate may be extracted, as part of final extraction/rehabilitation of the site.
- Internal haul road locations depicted on the plan view are schematic only and will vary as extraction progresses.

J. Equipment, Processing and Structures

- Equipment used on-site may include an extraction excavator, shipment loader, water truck, fuel truck and highway trucks. See Noise notes under Section Technical Recommendations for additional information.
- No processing shall occur on-site. Material shall be hauled to Licence # 607701 for processing.
- Temporary structures on-site may include construction trailers, shipping containers (for storage), a scale and scale house. These structures will be located in close proximity to the site entrance. GGNFRM
- All structures shall remain 30 metres from the licence boundary and 90 metres from a property with a

and will be in accordance with the Liquid Fuels Handling Code

K. Fuel Storage

- A portable horizontal double walled steel fuel storage tank may be placed in close proximity to the scale house.
- Fuel trucks may be used to transfer fuel to on-site equipment in accordance with the Liquid Fuels Handling Code.
- No mobile refueling or fuel storage shall occur in the location shown on the plan view.

L. Recycling and Scrap

- No recycling shall occur on-site.
- No scrap shall be stored on-site.

M. Variations from Control and Operation Standards

are there any?

N. Technical Recommendations

1. Archaeology

- Should deeply buried archeology remains be found during the course of site preparation and/or extraction related activities, the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSCTI) shall be notified.
- In the event that human remains are encountered during construction or extraction activities, the licensee shall immediately contact both the MHSCTI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (MGCS).

2. Hydrogeology

- Manual water level monitoring shall be conducted on a seasonal basis, three times per year, once in the spring, summer and fall, at all on-site monitoring wells and participating domestic wells.
- An annual groundwater monitoring program shall extend throughout the life of the operation so that confirmatory water table elevations can be obtained as the pit develops.
- The results of the groundwater monitoring program shall be retained on-file by Cambridge Aggregates so that it can be made available upon request by agencies such as the MNDMNR, MECP, Region of Waterloo or Township of North Dumfries.
- Monitoring wells that may be destroyed by extraction activities shall be decommissioned according to the Wells Regulation (O.Reg. 903) and subsequently replaced (with the exception of MW102-20 and MW106-20) at a location that will ensure the new monitoring well will remain intact to allow groundwater monitoring to continue.
- Well Interference Complaint Procedure
 - Owners of domestic and farm water supplies experiencing disruption or quality problems shall immediately notify Cambridge Aggregates Inc.
 - Cambridge Aggregates Inc., upon receipt of any water supply disruption complaint, shall retain the services of an independent qualified professional (i.e. Professional Geoscientist or Professional Engineer) to investigate the cause of the interference complaint.
 - If, through the investigation, it is determined that pit operations have caused an adverse effect at the well in question, Cambridge Aggregates Inc. shall, at their expense, either restore or replace the affected water supply.
 - If, through the investigation, it is determined that pit operations have not caused an adverse effect to the well in question, Cambridge Aggregates Inc. shall provide a report documenting the results of the investigation to the well owner and retain a copy on-file so that it can be made available upon request by agencies such as the MNDMNR or MECP.

- Cambridge Aggregates shall implement the Spill Contingency Plan for the site and retain a qualified professional in the unlikely event of a spill.

- Hours of operations are identified in Section B on this drawing shall be adhered to.
- Extraction, loading and shipping equipment operating in the pit shall be limited to:
 - 1 Extraction Excavator
 - 2 Extraction or Shipment Loaders
 - 40 Highway Truck trips per hour (80 passes per hour)

- Equipment shall satisfy the noise emission levels listed in the table below:

Equipment	Reference Sound Pressure Level at 30 Metres (dBA)
Extraction Loader or Excavator	70
Shipment Loader	67
Highway truck - 25 kilometres per hour	65

* Shipment loaders were assumed to operate at a 50% duty cycle

Add Air Quality Assessment Recommendations

- Equipment shall satisfy the noise emission levels listed in the table below:

Equipment	Reference Sound Pressure Level at 30 Metres (dBA)
Extraction Loader or Excavator	70
Shipment Loader	67
Highway truck - 25 kilometres per hour	65

* Shipment loaders were assumed to operate at a 50% duty cycle

- The sound emissions of all construction equipment involved in site preparation and rehabilitation activities shall comply with the sound level limits specified in the MECP publication NPC-115 "Construction Equipment".
- New equipment technology or different configurations may allow proposed changes to any portion of the extraction and processing operations, including additional equipment to operate on the site. Equipment to be substituted, and/or different berm heights, while still meeting the applicable sound level limits. Changes may be permitted to the site operations and noise controls provided that the changes still meet the sound level limits, as confirmed through documentation prepared by a Professional Engineer specializing in noise control.
- Prior to extraction in Phase 1, an acoustic berm with a minimum top-of-berm elevation of 333 masl shall be installed to the east of Phase 1 as shown on the plan view. This berm shall remain in place for the lifetime of the pit.
- Prior to extraction in Phase 2, the following two acoustic berms shall be installed and remain in place for lifetime of the pit:
 - An acoustic berm with a minimum top-of-berm elevation of 335 masl shall be installed northwest of Phase 2 as shown on the plan view.
 - An acoustic berm with a minimum top-of-berm elevation of 333 masl shall be installed south of Phase 2 as shown on the plan view.
- Prior to extraction in Phase 3, an acoustic berm with a minimum top-of-berm elevation of 328 masl shall be installed east of Phase 3 as shown on the plan view. This berm shall remain in place for the lifetime of the pit.
- During extraction in Phase 2 within 200 metres of the west extraction limit, equipment is limited to a single Extraction Loader or Excavator (see plan view for location).
- Shipping operations during nighttime hours 6:00 am to 7:00 am are not permitted within 200 m of the west extraction limit (see plan view for location).
- Shipping operations during nighttime hours 6:00 am to 7:00 pm are limited to one Shipment Loader in all phases.

4. Agriculture

- Extraction shall occur in phases to minimize the amount of disturbed area. Later phases of the operation that are not currently in extraction shall remain in agricultural production for as long as realistically possible.
- The Pit Floor Agricultural Rehabilitation Sequence detail on drawing 3 of 3 shall be implemented throughout progressive rehabilitation.
- Progressive rehabilitation procedures shall minimize the storage of topsoil and subsoil. Stripped soils not required for berm construction shall be moved directly to depleted areas where they will be immediately used for agricultural rehabilitation. Stripping areas should also be limited to what is required for the season of operation.
- Soil material should only be handled under dry conditions and a wet weather shut down procedure should be put in place for stripping operations. Travel over soils and rehabilitated areas should be minimized to reduce compaction. Where required, ripping/tilling the soils should be undertaken to alleviate soil compaction. The mixing of soil materials/layers should be avoided.
- The depths of soil being removed during stripping should be monitored and compared to the pre-extraction depths as found in the Soil Survey completed by DBH. Topsoil and subsoil should be replaced at generally the same pre-extraction depth. Figure X herein shows the pit floor agricultural rehabilitation sequence.
- Vegetation cover (such as perennial crops) over the area are to be established in order to reduce erosion. This should be done prior to stripping as it adds organic matter to the soil and improves soil structure. A grass-legume cover crop should be established immediately following the replacement of soils and maintained for up to five years and ploughed under annually in order to promote and increase organic matter.
- Prior to the replacement of overburden, subsoil, and soil, the final pit floor should be ripped to alleviate compaction if required. Side slopes should be graded to the desired slope (2:1) prior to the replacement of topsoil and subsoil, and permanent vegetative cover should be provided to stabilize the slopes and prevent erosion.
- Random soil testing should be completed at the beginning of each growing season to analyze soil fertility and structure. Adjustments to cropping practices and/or soil amendments may be required based on the results of the soil testing.
- An Annual Rehabilitation Report should be completed in order to document agricultural rehabilitation activities and demonstrate compliance in relation to soil stripping, handling and storage; rehabilitation progress, methods and best practices; soil tests; and post rehabilitation soil capability and farming activity.

Berm detail here? I don't like all of this white space. We will see how much space the Natural Environment Report Recommendations take up.

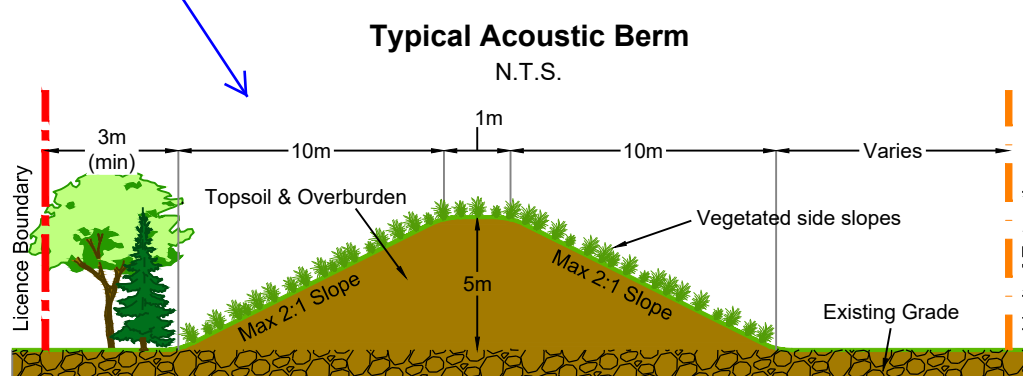


Legal Description

Part of Lots 16, 17 and 18, Concession 9
(former geographic Township of Dumfries)
Township of North Dumfries
Regional Municipality of Waterloo

Legend

- | | | | |
|--|--|--|---|
| | Licence Boundary | | Existing Licence Boundary
Licence # 625482 |
| | Limit of Extraction | | 120m Offset From Licence Boundary |
| | Contours with Elevation
Metres above sea level (MASL) | | Parcel Fabric
Lot and Concession
Priority |
| | Public Road | | Overhead Hydro |
| | Internal Haul Road
Locations Schematic Only | | Fence
1.2m post & wire fence unless otherwise noted |
| | Driveway | | Silt Fence |
| | Wooded Area | | Entrance / Exit
Field Access - Solid
Operational Access - Hollow |
| | Core Environmental Feature
- Goodban Ecological Consulting | | Gate |
| | Special Noise Provisions
See Noise notes 9 & 10 under Section | | General Direction of Extraction & Boundary |
| | Mobile Refueling & Fuel Storage Prohibited | | Berm - Acoustic
Minimum height in metres above mean sea level |
| | | | Berm - Existing |
| | | | Building/Structure |
| | | | Spot Elevation
Top - Existing (MASL) / Middle - Maximum Depth of Extraction (MASL) / Bottom - Water Table (MASL) |
| | | | Cross Sections
A1 |



Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)

No.	Date	Description	By

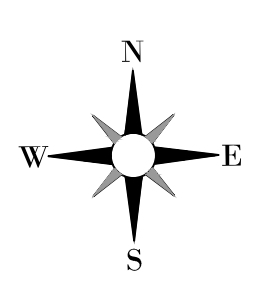
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

113 COLLIER STREET, BARRE, ON L4M 1H2 | P. 705.728.0045 F. 705.728.2010 | WWW.MHBCAN.COM

MHBC Stamp

MHBC Stamp

Christopher P. ...
Is authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry pursuant to Regulation 244/97 to prepare site plans.



Applicant

Hanson Ready Mix Incorporated
1182 Alps Road
Cambridge, Ontario
N1R 5S5

Project

West Edworthy Pit

1262 Greenfield Road and 1354 Spragunes Road, Cambridge, Ontario

MNR Licence Reference No.

Applicant's Signature

Plan Scale: 1:2000 (Arch E)

0 60 120 Meters

Date

March 2022

Drawn By

C.P.

Checked By

C.P.

File No.

1986C

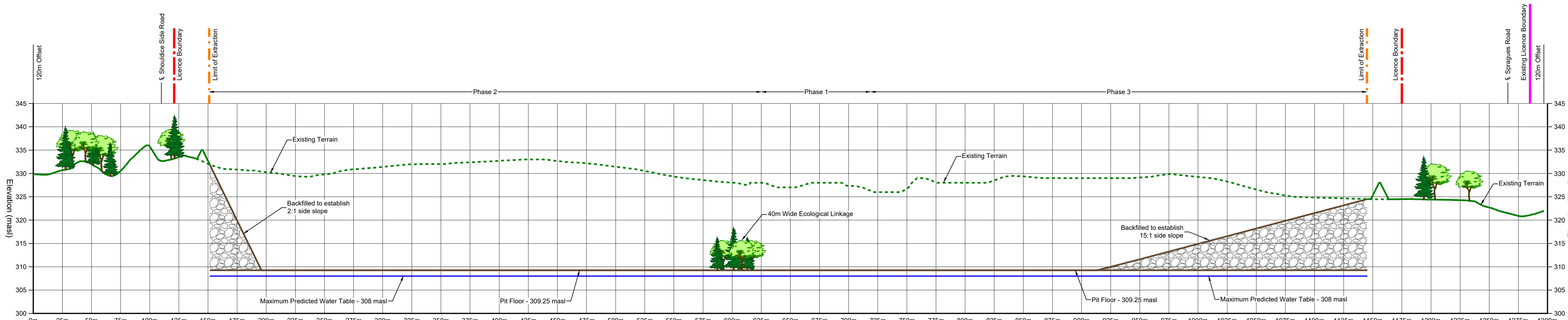
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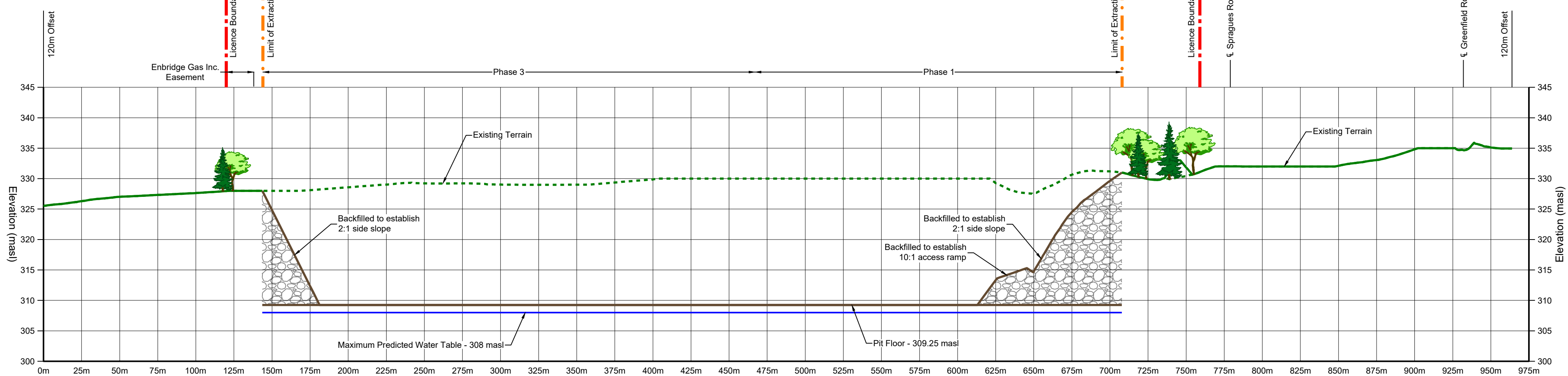
Drawing No.

2 of 3

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Section A-A1
Horizontal 1:2000
Vertical 1:500



Section B-B1
Horizontal 1:2000
Vertical 1:500

Progressive Rehabilitation

A. General

- Area calculations:
 - Licence Area 44.3 hectares
 - Limit of Extraction 35.2 hectares

B. Phasing

- As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence.
- Progressive rehabilitation will follow the general direction and sequence of extraction identified on the plan view and described in the notes on drawing 2 of 3 as well as illustrated in the Progressive Rehabilitation Sequence schematic on this drawing.
- Minor deviations/variations in operational and rehabilitation sequence shall be permitted in order to adjust for any variable resource and market conditions.
- Each Phase of extraction shall undergo progressive rehabilitation, prior to proceeding to the next phase of extraction.
- Progressive rehabilitation shall commence in the south end of Phase 1 and shall closely follow the westerly/southwesterly direction of extraction in Phase 2. In Phase 3, progressive rehabilitation shall closely follow the northerly/easterly direction of extraction.

C. Slopes and Grading

- Progressive rehabilitation will utilize a variety of rehabilitation techniques including:
 - Backfilling extraction faces;
 - Cut and filling extraction faces; and
 - Backfilling the pit floor
- Side slopes shall not exceed 2:1 (horizontal to vertical).
- Access ramps shall be incorporated into the side slopes in the locations shown on the plan view. Ramps shall not exceed a 10:1 (horizontal to vertical) slope.
- Excess soil, as defined in Ontario Regulation 406/19 under the Environmental Protection Act, may be imported to this site for the following rehabilitation purposes:
 - Establishing 2:1, 3:1, 10:1 and 15:1 side slopes
 - Establishing access ramps
 - Restoring the southwest corner of Phase 2 to existing grade with 2% slope
 - Top dressing to establish vegetation

- Excess soil imported for the rehabilitation purposes described above shall meet the soil quality standards set out in Table 1 - Full Depth Backfilling - Rules for Soil Management and Excess Soil Quality Standards published by the MECP, as amended from time to time.
- The maximum total amount of excess soil that may be imported for rehabilitation purposes is 1,300,000 m³.
- The licensee shall ensure that the acceptance and reuse of excess soil imported for rehabilitation purposes is compliant with Part 1: Rules for Soil Management of the 'Rules for Soil Management and Excess Soil Quality Standards' published by the MECP, as amended from time to time.
- Approximately 30,000 m³ of soil may be imported from Licence #607701 annually for rehabilitation purposes. The volume of soil imported shall be deducted from the maximum total amount of excess soil that may be imported for rehabilitation purposes (see note C.6 on this drawing and Section 1 - Variations from Control and Operation Standards on drawing 2 of 3).
- The final rehabilitated landforms established using new rehabilitation techniques mentioned above will consist of side slopes, a relatively flat floor and a portion restored to existing grade.

D. Topsoil and Overburden

- Prior to the placement of overburden ripped/tilled to alleviate compaction, the final pit floor shall be established.
- Overburden, subsoil and topsoil shall be re-applied separately where feasible.
- Topsoil shall be used in the progressive rehabilitation of the pit floor and side slopes.
- ADD ADDITIONAL RECOMMENDATIONS FROM THE AGRICULTURAL IMPACT ASSESSMENT REPORT.

E. Drainage

- The final surface drainage will follow the rehabilitation contours and directional arrows shown on the plan view.

F. Agricultural Rehabilitation

- Extraction shall occur in phases to minimize the amount of disturbed area on-site. Subsequent phases of the operation not currently under extraction should remain in agricultural production for as long as realistically possible.
- Prior to the replacement of overburden, subsoil, and topsoil, the final pit floor shall be ripped/tilled to alleviate compaction, if required. Side slopes shall be constructed between 2:1 and 15:1 (horizontal : vertical) as depicted on the plan view prior to the replacement of topsoil and subsoil. Permanent vegetative cover shall be applied according to Natural Environment note 1 on drawing 1 to stabilize the slopes and prevent erosion.
- The Pit Floor Agricultural Rehabilitation Sequence detail on this drawing shall be implemented throughout progressive rehabilitation for areas to be restored to an agricultural condition on the pit floor.
- The depths of soil being removed during stripping shall be monitored and compared to the pre-extraction depths found in the Soil Survey completed by DBH. Topsoil and subsoil shall be replaced at the same pre-extraction depth, which is approximately 26 centimetres for topsoil and 55 centimetres for subsoil (as depicted in the Pit Floor Agricultural Rehabilitation Sequence detail on this drawing).
- Progressive rehabilitation procedures shall minimize the duration of time topsoil and subsoil is temporarily stored. Stripped soils will typically be used immediately for agricultural rehabilitation. If storage is required, the agricultural soils shall be stored in low profile stockpiles and appropriate erosion protection shall be applied. Stripping shall be limited to what is required for the season of operation.
- Soil material for agricultural rehabilitation shall not be handled during frozen conditions. The soil will only be handled under dry conditions and a wet weather shut down procedure shall be put in place. Travel over soils and rehabilitated areas shall be minimized to reduce compaction. Ripping / tilling the soil will occur where necessary to alleviate soil compaction and shall avoid the mixing of soil materials / layers during the process.
- Vegetation cover (such as perennial crops) shall be established within the agricultural rehabilitation area in order to reduce erosion, add organic matter to the soil and improve soil structure. A grass-legume cover crop shall be established throughout rehabilitation and maintained for up to five years and incorporated under annually in order to promote and increase organic matter.
- Plantings in agricultural areas shall include an agricultural seed mix of Annual Rye (50%), Oats (23%), White Rye (23%) and White Clover (4%).
- The post-extraction land form shall be rehabilitated in a manner that alleviates compaction and minimizes the potential for erosion.
- Random soil testing shall be completed at the beginning of each growing season by a qualified professional to analyze soil conditions, using an accredited lab for any analytical testing. Soil inspections shall be conducted at a density to allow for sufficient coverage of the area. The parameters for the soil testing shall be determined by the qualified professional and shall include items such as soil macro and micro nutrients, soil chemistry (e.g. pH, etc.), organic matter, soil texture and structure and bulk density. Adjustments to cropping practices and/or soil amendments may be required based on the results of the soil testing.
- An Agricultural Rehabilitation Monitoring Program Report shall be submitted annually by a qualified professional once progressive rehabilitation efforts have commenced within the agricultural rehabilitation area and five years following completion of rehabilitation in this area. The report shall document the stages of the rehabilitation process and include details on matters such as the following:
 - Evaluate the rehabilitated agricultural condition and soil capability, relative to the baseline soil conditions documented. The baseline soil conditions shall be included as an appendix in the annual monitoring report.
 - An overview of the status of the current extraction and progressive rehabilitation phases.
 - Description of annual soil removal and storage methods;
 - Description of any land that has been progressively rehabilitated;
 - Documentation on the alleviation of any soil compaction, drainage provisions, erosion control, etc.
 - Description of how the soil has been replaced and any amendments added (fertilizer, organic matter);
 - Description of any seeding or planting that has occurred;
 - A review of previous rehabilitation management activities and observations regarding field conditions;
 - Report of agricultural activity (crops grown, annual yields) and any anecdotal feedback from the farmer;
 - Review of drainage issues and recommended mitigation measures as necessary;
 - Summary of soil test results and post rehabilitation soil capability; and
 - Summary of monitoring data; and
 - Make recommendations on future agricultural rehabilitation activities and any needed adjustments to best management practices.

The report shall include observational documentation, records of activity and quantitative information on soil conditions. These reports will be appended as part of annual ARA Compliance Assessment Reports. The purpose of the annual monitoring report is to ensure the site will be rehabilitated to a condition in which substantially the same area and the same average soil capability for agriculture, relative to the baseline conditions are restored.

G. Ecological Linkages

- A 40 metre wide ecological linkage shall be established on the common boundary for Lots 17 and 18, Concession 9 as depicted on the plan view.
- The 40 metre wide ecological linkage shall include a five metre wide farm access land comprised of crushed stone for the road base with shoulders for drainage purposes.
- On both sides of the farm access land, a five metre wide strip shall not be planted with woody species and shall be planted with native grasses and wildflowers. This will provide a 15 metre wide clearance zone for farm equipment.
- T-bars or fence posts shall be installed every 8-10 metres along the outer edge of the 15 metre wide clearance zone.

Final Rehabilitation

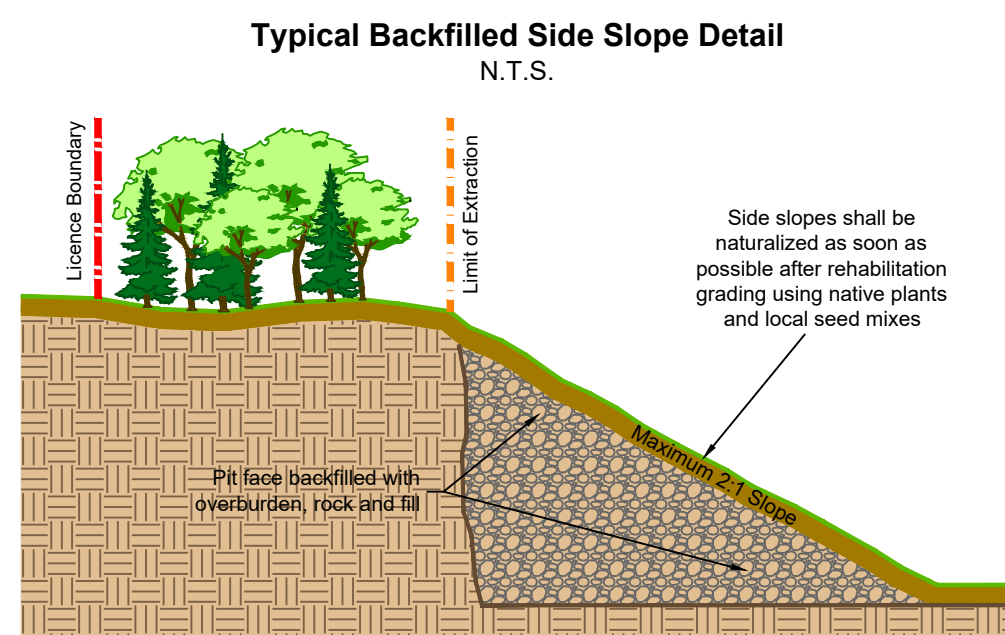
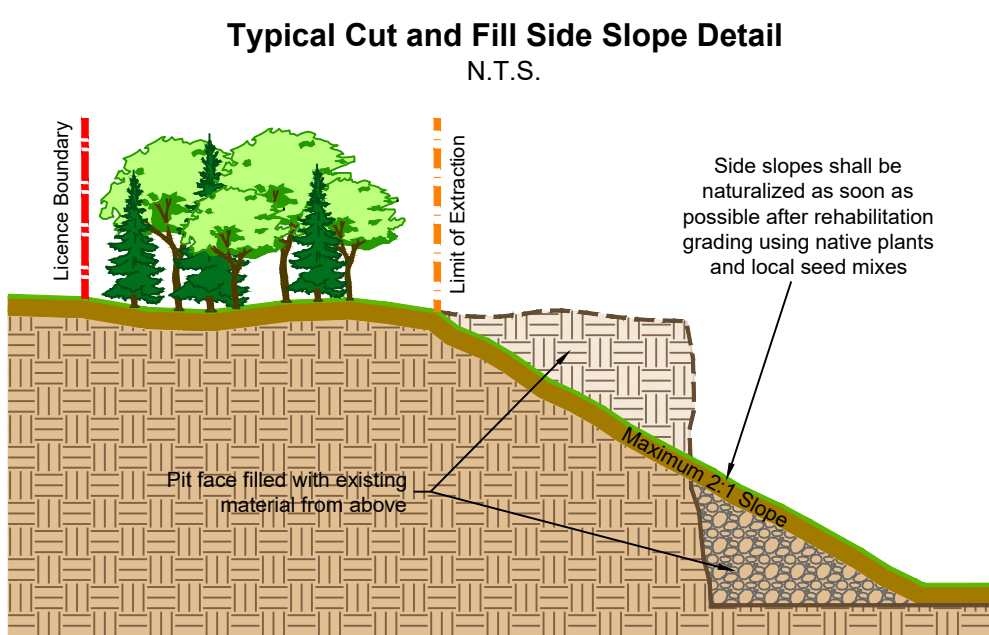
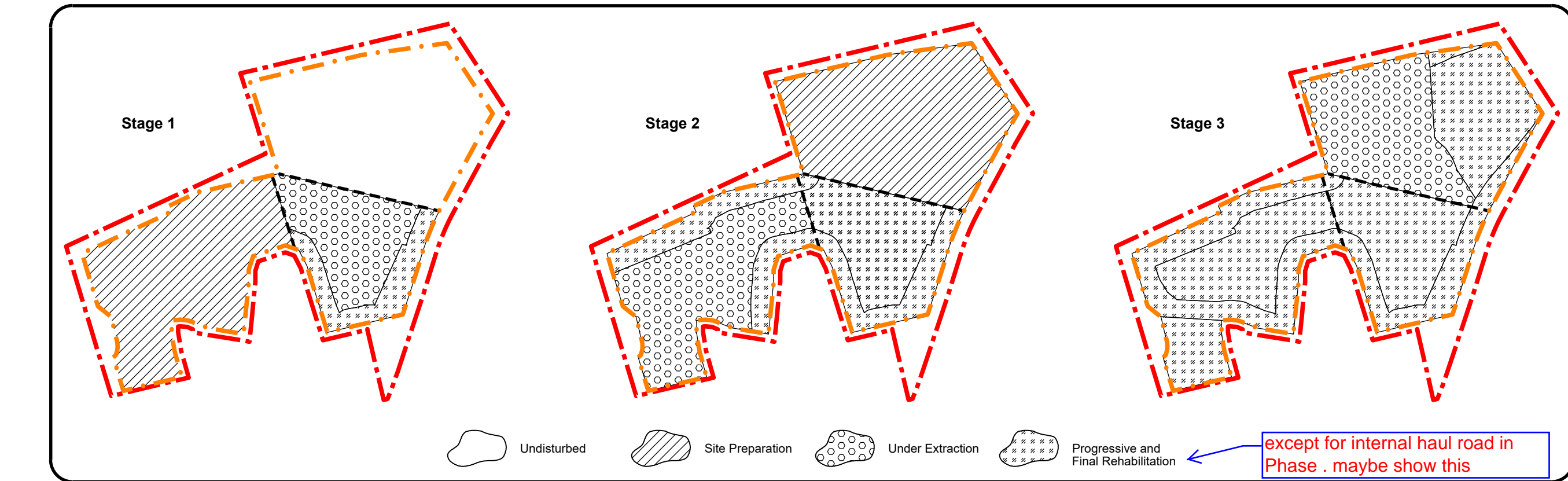
F. General

- All equipment shall be removed from the site.
- Access ramps shall remain to access the rehabilitated floor.
- The final maximum predicted water table on-site is 307.75 masl. The maximum predicted water table is shown in each cross section drawing 1 of 3 and this drawing.
- The anticipated final end-use is agricultural with ecological linkages.

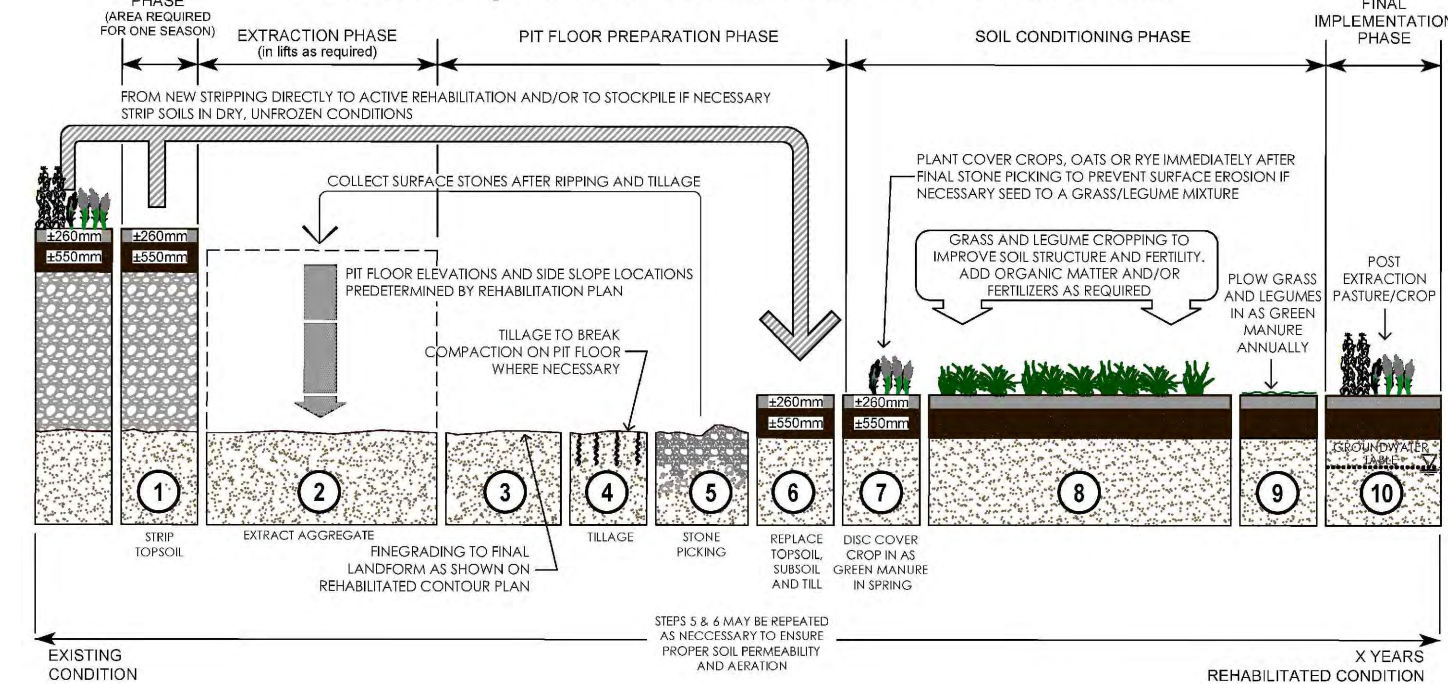
add progressive rehabilitation language??



Progressive Rehabilitation Sequence
Scale 1:10,000



Pit Floor Agricultural Rehabilitation Sequence



Ecological Enhancement & Pit Rehabilitation - Unit Summary		
Unit	Feature	Area (hectares)
Ecological Enhancements - for land that will not be extracted		
BP-NT1	Shrub-planting - No Touch Buffer	0.27
TP-NT1	Tree-planting - No Touch Buffer	0.63
TP-NT2	Tree-planting - No Touch Buffer	0.31
TP-NT3	Tree-planting - No Touch Buffer	0.49
TP-NT4	Tree-planting - No Touch Buffer	0.30
TP-NT5	Tree-planting - No Touch Buffer	0.26
TP-NT6	Tree-planting - Property Setback	0.43
TP-NT7	Tree-planting - Property Setback	0.13
TP-NT8	Tree-planting - Property Setback	0.17
CEP1	Core Environmental Feature - Enhancement Area	0.11
CEP2	Core Environmental Feature - Enhancement Area	0.12
CEP3	Core Environmental Feature - Enhancement Area	0.28
CEP4	Core Environmental Feature - Enhancement Area	0.11
Total Area (hectares) for Ecological Enhancements		3.41
Pit Rehabilitation (Natural Environment) - for land that will be extracted		
EL1	Ecological Linkage - At Original Grade	1.01
EL2	Ecological Linkage - Rehabilitation Side Slope	0.20
EL3	Ecological Linkage - Pit Floor	0.17
EL4	Ecological Linkage - Pit Floor	0.13
EL5	Ecological Linkage - Rehabilitation Side Slope	0.15
Total Area (hectares) for Pit Rehabilitation (Natural Environment)		1.66
Overall Total (hectares)		5.07

Legal Description

Part of Lots 16, 17 and 18, Concession 9
(former geographic Township of Dumfries)
Township of North Dumfries
Regional Municipality of Waterloo

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation
Metres above sea level (MASL)
- Public Road
- Driveway
- Wooded Area
- Ecological Linkage
- Tree Planting
- Shrub Planting
- Core Environmental Feature - Enhancement Area
- Core Environmental Feature - Goodman Ecological Consulting
- Existing Licence Boundary
Licence # 625482
- 120m Offset From Licence Boundary
- Parcel Fabric
Lot and Concession
Priority
- Overhead Hydro
- Fence
1.2m post & wire fence unless otherwise noted
- Entrance / Exit
- Gate
- Building/Structure
- Direction of Surface Drainage
- Proposed Floor Elevation
Metres above sea level (MASL)
- Proposed Final Grade
(horizontal - vertical)
- Cross Sections

Legend - Cross Sections

- Licence Boundary
- Limit of Extraction
- Existing Licence Boundary
Licence # 625482
- Existing Grade - Removed / Altered
- Existing Grade - Undisturbed
- Maximum Predicted Water Table
308 masl
- Pit Floor
- Backfilled

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)

No.	Date	Description	By



MHBC Stamp

MHBC Stamp

Christopher G. G. is authorized by the Ministry of Northern Development and Forestry pursuant to the Ontario Forestry Act, R.S.O. 1990, c. 20 (30) of Ontario Regulation 244/97 to prepare and certify site plans.

Applicant

Hanson Ready Mix Incorporated
1182 Alps Road
Cambridge, Ontario
N1R 5S5

Project

West Edworthy Pit

1262 Greenfield Road and 1354 Spragunes Road, Cambridge, Ontario

MNRF Licence Reference No.

Applicant's Signature

Plan Scale: 1:2000 (Arch E)

Drawn By

Checked By

Date

March 2022

C.P.

C.P.

File No.

1983C

File Name

Rehabilitation Plan

Drawing No.

3 of 3

File Path N:\B1\1983C - Cambridge Aggregates - West Edworthy Site\Drawings\Site Plan\West Edworthy Pit\CAD\1983C - Site Plan.dwg

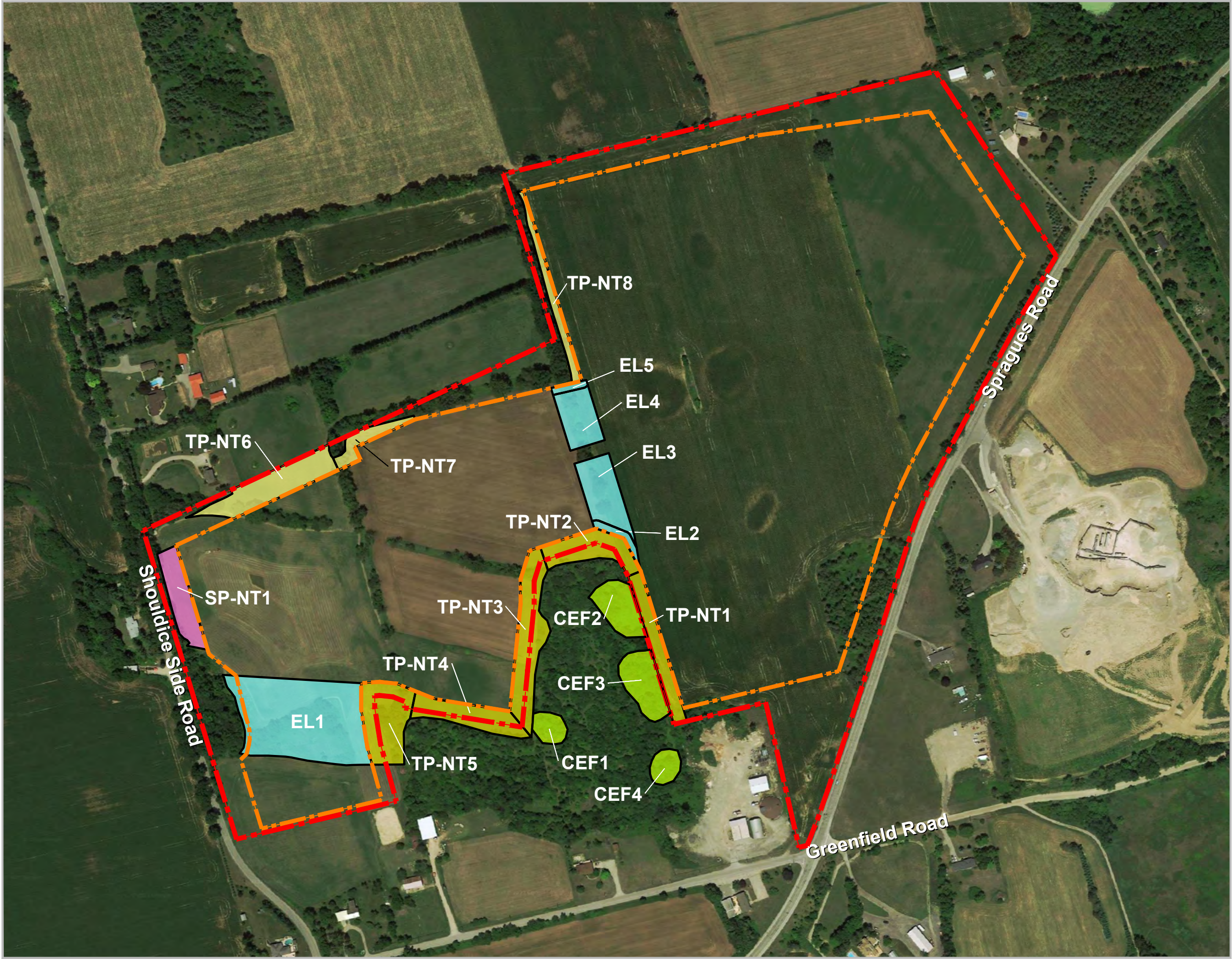


Figure 11
Ecological Enhancement Plan & Rehabilitation Plan (Natural Environment)

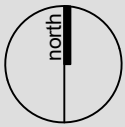
West Edworthy Pit
Part of Lot 16, 17 and 18, Concession 9 (former geographic Township of Dumfries) Regional Municipality of Waterloo

LEGEND

- Licence Boundary
- Limit of Extraction
- Shrub-planting - No Touch Buffer (SP-NT1)
- Tree-planting - No Touch Buffer (TP-NT1 to TP-NT5)
- Tree-planting - Property Setback (TP-NT6 to TP-NT8)
- Core Environmental Feature - Enhancement Area (CEF1 to CEF4)
- Ecological Linkage (EL1 to EL5)

Goodban Ecological Consulting Inc.

Date:	July, 2022
Scale:	1: 4,000
File:	1896C
Drawn:	PL



K:\1896C- EDWORTHY\PT\F11_ECLOGICAL ENHANCEMENT PLAN.DWG

**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Appendix **C** – Township of North Dumfries Terms of Reference for Cultural Heritage Impact Assessments (2018)

DRAFT



The TOWNSHIP of
NORTH DUMFRIES

CULTURAL HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

Prepared By: Planning Division
Development Services Department
June 2016
Revised November 2018

1. When is a Cultural Heritage Impact Assessment Required?

A Cultural Heritage Impact Assessment (CHIA) is required for the following application types if the application is adjacent to or contains a property that is included on the *Township of North Dumfries Inventory of Buildings of Architectural and Historical Importance*:

- Notice of Intent to Demolish – Section 27(3) of the *Ontario Heritage Act*
- Application to Demolish – Section 34(1) of the *Ontario Heritage Act*
- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision / Condominium
- Site Plan Control

A CHIA may be required by Staff for the following additional application types:

- Consent and/or Minor Variance and Building Permit applications for any property included on the *Township of North Dumfries Inventory of Buildings of Architectural and Historical Importance*
- Consent and/or Minor Variance and Building Permit applications for any property adjacent to a cultural heritage resource included on the *Township of North Dumfries Inventory of Buildings of Architectural and Historical Importance*

2. Purpose of a Cultural Heritage Impact Assessment

Heritage conservation involves identifying, protecting and promoting the elements that our society values. A CHIA is the primary heritage planning tool utilized by the Township to assess and review the potential cultural heritage significance of a particular resource, consider the impact of any proposed site development or alteration and recommend an overall approach that best conserves any identified cultural heritage resource(s).

A CHIA forms an integral part of the Municipal planning framework. Its rationale emerges from a range of Provincial and Municipal policies including:

- *Provincial Policy Statement, 2014*, Policies 2.6.1 and 2.6.3
- *Ontario Planning Act, R.S.O. 1990*, Part I, 2(d)
- *Ontario Heritage Act, R.S.O. 1990*, Part IV, Sections 27, 29 and 34
- *Township of North Dumfries Official Plan*, Sections 7.1, 7.2, 7.3 and 7.5

Where there is a potential of impacting archaeological resources an archaeological assessment must be undertaken by a licensed archeologist as an additional study. Please refer to the Ministry of Tourism, Culture and Sport for the triggers and stages of an archeological assessment.

3. Who Can Prepare a Cultural Heritage Impact Assessment ?

All CHIAs and other related documents including adaptive reuse plans and site security plans must be prepared by a qualified heritage professional such as a heritage planner and/or heritage architect with a demonstrated knowledge of accepted heritage conservation standards, and who has undertaken historical research and identification / evaluation of cultural heritage value.

All heritage consultants submitting a CHIA must be members in good standing of the Canadian Association of Heritage Professionals.

In addition, under Provincial law, only a licensed, professional archeologist may carry out an Archeological Assessment using specific Provincial standards and guidelines.

4. What Should a Cultural Heritage Impact Assessment Contain and in What Format?

The CHIA will include, but is not limited to the following information:

(1) Introduction to the Development Site

- A location plan indicating the subject property (Property Data Map and aerial photo).
- Concise written and visual description of the property identifying significant features, buildings, landscape and vistas.
- A concise written and visual description of the cultural heritage resource(s) contained within the development site identifying significant features, buildings, landscape, vistas and including any heritage recognition of the property with existing heritage descriptions as available. Reference should be made to the *Township of North Dumfries Inventory of Buildings of Architectural and Historical Significance*, *Ontario Heritage Properties Database*, *Parks Canada National Historic Sites of Canada*, and/or *Canadian Register of Historic Places*.

- A concise written and visual description of the surrounding context including adjacent heritage properties, their landscapes and any potential undesigned cultural heritage resource(s).
- Present owner contact information.

(2) Overview of Applicable Heritage Legislation, Policies and Guidelines

The CHIA must provide a detailed description of the heritage planning framework stemming from legislation, policies and guidelines that are applicable to the subject proposal. In addition, an analysis must be provided below under Conservation Strategy in sub-section 9 of this document, on how the proposal has been developed in accordance with the applicable heritage planning framework.

Legislation, policies and guidelines (as updated from time to time) that are to be assessed must include, but are not limited to:

- The *Ontario Heritage Act*
- The *Planning Act*
- The *Provincial Policy Statement*
- The *Growth Plan for the Greater Golden Horseshoe*
- Ontario Heritage Tool Kit (Ministry of Culture)
 - Heritage Property Evaluation
 - Heritage Conservation Districts
 - Heritage Resources in the Land Use Planning Process
- Eight Guiding Principles in Conservation of Built Heritage Properties (Ministry of Culture, 2007)
- Standards and Guidelines for the Conservation of Historic Places in Canada (Canada's Historic Places, 2010)
- Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016)
- Region of Waterloo – Practical Conservation Guidelines for Heritage Properties. These guidelines provide heritage conservation tips on topics such as additions, infill and new construction, landscaping, masonry, metalwork, paint and colour, porches, roofs, and windows/shutters/doors.
- Region of Waterloo - Official Plan (2015)
- Region of Waterloo - Arts, Culture and Heritage Master Plan (2002)
- Region of Waterloo – Archaeological Facilities Master Plan (1989)
- Region of Waterloo - Guidelines for CHL Conservation (2013; Reviewed 2017)
- Township of North Dumfries - Official Plan

- Township of North Dumfries - Cultural Heritage Impact Assessment Terms of Reference
- Township of North Dumfries - Greenfield Heritage Conservation District Study Report (January 2014)
- Township of North Dumfries - Greenfield Heritage Conservation Plan Report (March 2014)
- The Grand River – Canadian Heritage System

(3) Background Research and Analysis

- Comprehensive written and visual research and analysis related to all potential cultural heritage value or interest of the site (both identified and unidentified) as per the applicable legislation, policies and guidelines including: physical or design, historical or associative, and contextual values.
- A development history of the site including original construction, additions and alterations with substantiated dates of construction.
- Research material to include relevant historic maps and atlases, drawings, photographs, sketches / renderings, permit records, land records, assessment rolls, Township of North Dumfries directories, etc.

(4) Statement of Significance

- A statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow applicable legislation, policies and guidelines such as the Provincial guidelines set out in the *Ontario Heritage Tool Kit*.
- The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The Township may, at its discretion and upon review, reject or use the statement of significance, in whole or in part, in crafting its own statement of significance (reasons for listing or designation) for the subject property.
- Professional quality record photographs of the cultural heritage resource in its present state.

(5) Assessment of Existing Condition

- A comprehensive written description accompanied with high quality color photographic documentation of the cultural heritage resource(s) in its current condition and physical context (location, streetscape, etc).
- If demolition or removal of the heritage resource (in full or part) is proposed, a companion written and visual assessment and analysis by a qualified individual shall be undertaken which documents the economic value of the building in terms of structural deficiencies, mold, water or outside climate damage to the interior of the building, or other factors influencing the request. The analysis and assessment shall include the ability to restore and recover against the observed physical damage (in full or in part). The demolition must be assessed in accordance with applicable legislation, policies and guidelines.

(6) Description of the Proposed Development or Site Alteration

- A written and visual description of the proposed development or site alteration.

(7) Impact of Development or Site Alteration

- An assessment identifying any impact(s) the proposed development or site alteration may have on the cultural heritage resource(s) as per applicable legislation, policies and guidelines. Impacts on a cultural heritage resource(s) as stated in the *Ontario Heritage Tool Kit* and *Appleton Charter* include, but are not limited to:
 - + Removal of any, or part of any, significant heritage attributes or features
 - + Alteration that impact on the historic fabric and appearance
 - + Shadow impacts that alter the appearance and/or setting of a heritage attribute, or change the viability of an associated natural feature
 - + Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
 - + Direct or indirect obstruction of significant views or vistas within, from or of built and natural features

- + A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value
- + Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archeological resource
- + Relocation (to be considered under the conditions described in the *Appleton Charter*)

(8) Considered Alternatives and Mitigation Strategies

- An assessment of alternative options, mitigation measures, and conservation methods that may be considered to avoid or limit the negative impact on the cultural heritage resource(s), as per applicable legislation, policies and guidelines. Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the *Ontario Heritage Tool Kit* include, but are not limited to:
 - + Alternative development approaches
 - + Isolating development and site alteration from significant built and natural features and vistas
 - + Design guidelines that harmonize mass, setback, setting and materials;
 - + Limiting height and density so as to respect scale and context of the significant built heritage resource
 - + Allowing only compatible infill and additions that are complementary and reinforce the key elements or attributes of the built heritage resource
 - + Reversible alterations
 - + Relocation (to be considered under the conditions described in the *Appleton Charter*)

(9) Conservation Strategy

- The preferred strategy based on best-practice conservation principles and applicable legislation, policies and guidelines that protect and enhance the

cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to:

- + A mitigation strategy including the proposed methods
 - + A conservation scope of work including the proposed methods
 - + An implementation and monitoring plan
 - + Recommendation for additional studies / plans related to, but not limited to: conservation, interpretation and/or commemoration
- If removal of the cultural heritage resource is recommended, the CHIA must provide site specific requirements in terms of features or resources that can be protected, removed and re-used, and, undertake a photographic documentation of the history and importance of the built feature prior to demolition. The photographic documentation shall be presented and transferred to the Township.
 - A detailed analysis on how the preferred strategy is in accordance with the applicable legislation, policies and guidelines. Reference conservation principles and precedents.

(10) Appendices

- A bibliography listing research materials used and sources consulted in preparing the CHIA

5. *How Many Copies of a CHIA are to be Provided to the Township?*

- Please provide the following to the Township of North Dumfries Planning Division:
 - + Three (3) bound hard copies
 - + One (1) camera ready copy
 - + One (1) CD copy in a PDF Format

6. Consultation Process

- As part of the consideration of a CHIA, consultation with Township Staff and the North Dumfries Heritage Advisory Committee are required. This shall involve:
 - + A pre-consultation meeting with Staff prior to the commencement of the CHIA.
 - + Presentation and discussion with the Heritage Advisory Committee and Township Staff on the *draft* CHIA Report.
 - + Presentation and recommendations with the Heritage Advisory Committee and Township Staff on the *final* CHIA Report.
 - + Staff Report to Council on the CHIA Report.

Contact Information:

Township of North Dumfries
North Dumfries Community Complex
2958 Greenfield Road
P.O. Box 1060
Ayr, Ontario NOB 1E0

Tel. (519) 632-8800
Email mail@northdumfries.ca



Appendix **D**-Detailed History of Subject Lands

DRAFT

Detailed History of 1262 Greenfield Road, Ayr, Ontario

The subject property was originally owned by the Sudden Family. John Sudden Sr. was born in 1777 in England and immigrated with his children: Esther, John Jr., Isabella and James to Canada in the 1831, a year following the death of his wife Mary Foster (Waterloo Generations). In the 1804 census in Northumberland, England, he is identified as a tailor and also as a tailor in 1861 census (Waterloo Generations). His son John Jr., born in 1805 in England would have been around 25 years of age upon arriving and his brother James around 21 years of age; both brothers are identified/ associated with land in the Study Area according to the 1826 Map of Dumfries prior to their settlement (see Figure 1). In 1862, an official land sale was completed between John Sudden and William Dickson Jr. for Lot 18, Concession 9; John Sudden Sr. passed away in the fall of the same year.



Figure 1: Excerpt of the 1826 Map of Dumfries; red box indicates location of Lot 18, Concession 9 (Courtesy of the Cambridge Archives).

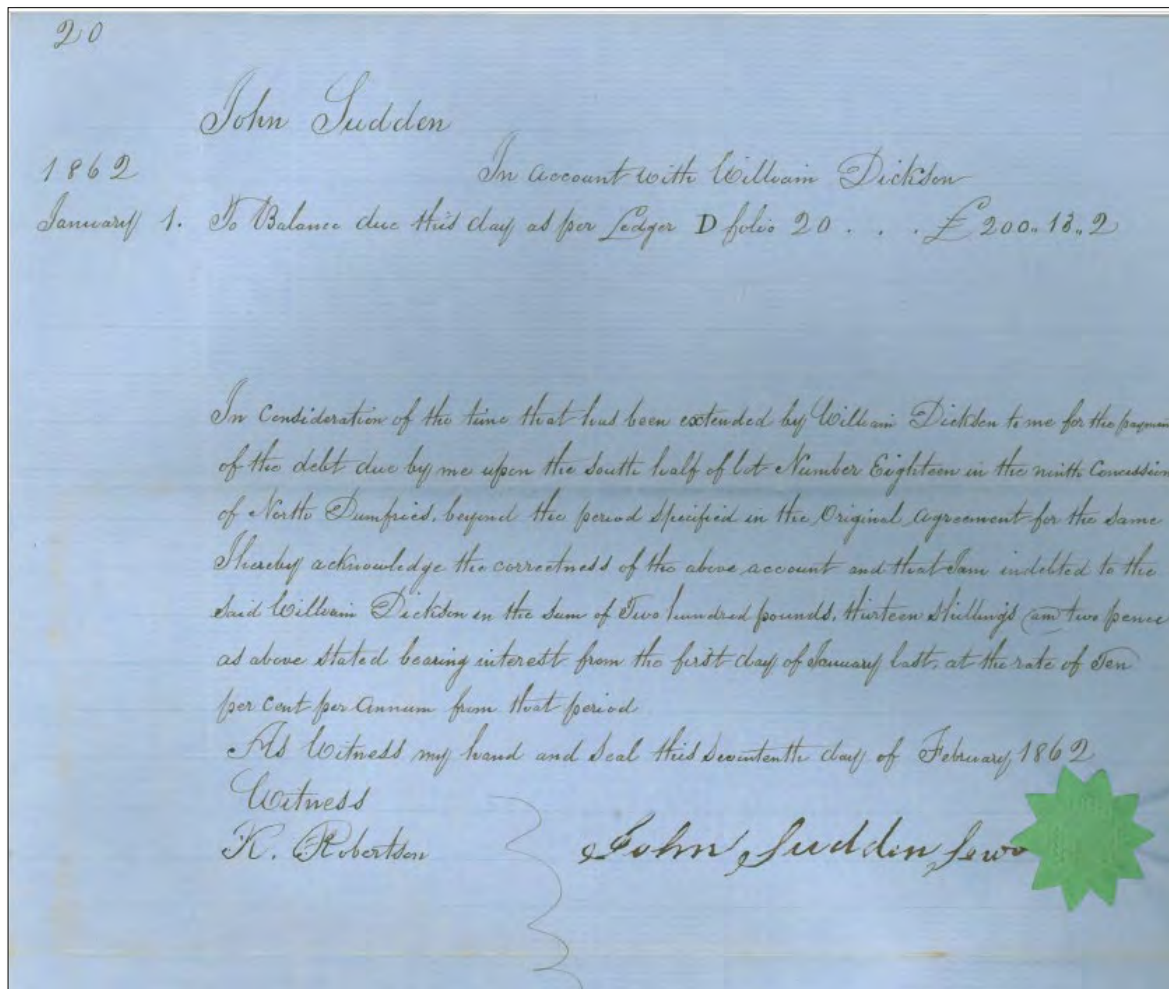


Figure 2: Land sale from 1862 between John Sudden and William Dickson Jr. for Lot 18, Concession 9 (Courtesy of the Cambridge Archives).

John Sudden Jr. was married to Margaret Hudson who was born in Scotland and they had nine children: Isabella, Mary, Jane, John, Margaret, Elizabeth, Agnes, Sarah and James Thomas. In the 1861 census, John Sudden Jr. is identified as a farmer and identified as owning a one storey stone house (the existing house on the property) (Library and Archives Canada). In 1865, John Sudden Jr. passed away and his obituary states, "In North Dumfries, died on Wednesday, 12th July, Mr. John Sudden, farmer, aged 58 years old" (Galt Reporter, July 21, 1865, page 3). John Sudden Jr., also had a son by the name of John (née 1839) who would inherit the property (for the purpose of this report, he will be referred to as John Jr. (II)). In 1864, he is associated with Lot 20 of Concession 8 and 9 and identified as a 'labourer' or 'farmer' in the 1861, 1871, 1881, 1891, 1901 censuses (Library and Archives Canada). John Sudden Jr (II), was married to Agnes Ford who was born in North Dumfries Township, and together they had 8 children: Margaret Hewison 'Maggie', Jane, Mary A., Anne, John, Edith B., Eli Ford "Ford" and Ida. Ford, born in 1884, would later serve as a member of for North Dumfries Township Municipal Council between 1936 and 1939 and between 1945 and 1946 and Deputy Reeve between 1940 and 1942 and 1943 and 44 (Taylor, 335).



Figure 5: Photograph of existing fieldstone house on subject property. Date unknown, possibly early 20th century (Photograph courtesy of Andrew Carberry).

The existing barn on the site was completed in the spring of 1898 as seen in Figure 36. To the left of the photograph, there are two girls who were members of the Ford Family according to the current owner, potentially one of them being Elizabeth Elliott (Carberry).

In 1921, the property was granted by Elizabeth Ford, Elizabeth Elliott, Margaret Mary, et al. (described as 'widow and children of John Ford deceased') to Thomas P. Wright (LRO). Thomas Peter Wright was born in 1882 in Scotland and was married to Elizabeth Elliot "Bessie" Ford (the daughter of John Ford), who was born in North Dumfries Township in 1882, and together they had a daughter: Viola Wright (Waterloo Generations).



Figures 6-8: (above) Photograph with inscription "Mrs. Thomas Wright, Barn Raised May 25, 1898". Photograph includes members of the Ford Family (Courtesy of Andrew Carberry); (below left) Photograph of John Ford, date unknown (Courtesy of ancestry.com); (below right) Photograph of Elizabeth (Miller) Ford (Courtesy of ancestry.com).



Figures 9 & 10: (left) Photograph of Thomas Peter Wright, date unknown, likely early 20th century; (right) Photograph of Elizabeth Elliot "Bessie" Ford (later Wright) (Courtesy of Waterloo Generations)

Thomas passed away in 1960 and his obituary states, "Born in Dundee, Scotland, he lived in the Galt area most of his life and farmed at his present property for over 30 years" (Waterloo Generations). His wife, Elizabeth, passed away in 1983 at the ripe age of 101 years old (Waterloo Generations). Her obituary states, "North Dumfries' oldest resident, Mrs. Elizabeth Elliott (Bessie) Wright of RR 4, Galt, passed away...She was in her 102nd year. The former Bessie Ford, she was born on the Greenfield Road on September 27, 1882 and a daughter of the late John Ford and Elizabeth Miller. She lived all her life on Greenfield Road (The Ayr News, December 21, 1982, p 11).

By the mid-20th century, it appears in a mid-century axonometric photograph that there were no additions to the original household. The barn, wood shed/ outbuilding and chicken coop are present in the photograph as well as the treed line Shouldice Side Road in the background.

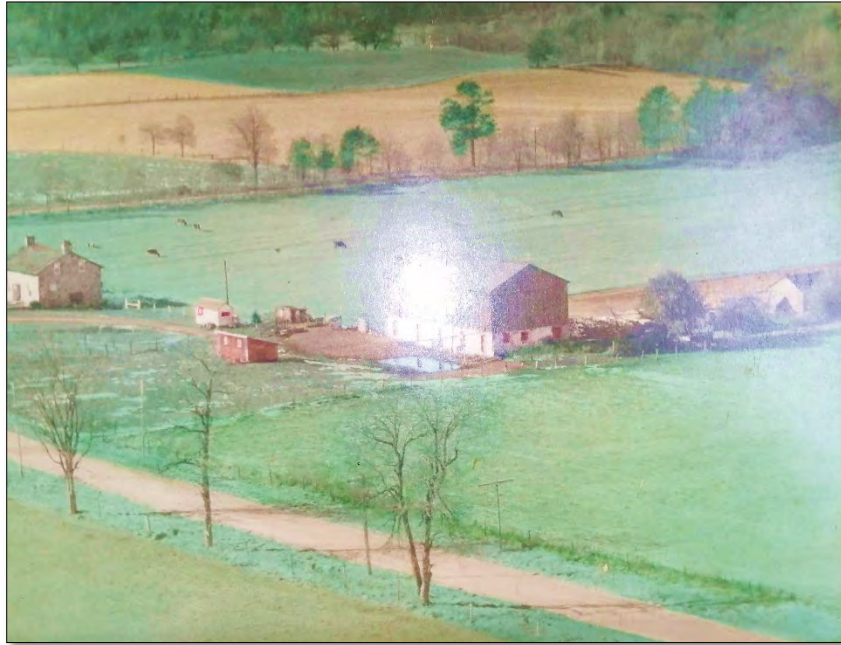


Figure 11: Axonometric photograph of subject property, date unknown, circa 1950 (Courtesy of Andrew Carberry).

Mrs. Thomas Wright (Elizabeth Elliott Ford) and daughter, Mrs. Schramm (Viola Wright) are associated with Concession 9, Lot 18 as well as Peter Schramm and Richard Schramm. In *Our Yesterdays and Today's* as it identifies subscribers for Polling Subdivision No. 4, it states, "In 1967, Mrs. Wright sold the farm to Bert Van Esch, but reserved a lot of the southwest corner. She then built a new house for herself and Mrs. Schramm (Taylor, 321). In 1967, Elizabeth E. Wright granted the property to herself and Viola E. Schramm as joint tenants (LRO). In 1968 (contrary to the entry in *Our Today's and Yesterdays*), the property was granted to Jacqueline Van Esch which included 87.9 acres for \$40,000.00 (LRO). In the same year, Jacqueline granted portions of the property to Vernon and Shirley M. Meadows (as joint tenants) and Ross R. and Valerie E. Wright (LRO). In 1973, Jacqueline granted land to Frank E. & Jean B. Newton (LRO). These sales relate to the existing properties on the north end of the south side of Lot 18 (including 1793 Shouldice Side Road and 1817 Shouldice Side Road).

In the early 2000s, the property was purchased by Andrew Carberry and renovated. The renovations have included the addition of the Gothic Revival inspired centred, gabled dormer, the garage addition and renovation of the rear addition that was added prior to his purchase.

Appendix **E**-Curricula Vitae

DRAFT

CURRICULUM VITAE

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

Stouffville Heritage Conservation District Study

Alton Heritage Conservation District Study, Caledon

Port Stanley Heritage Conservation District Plan

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

Town of Aurora Municipal Heritage Register Update

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
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F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

Morningstar Mill, St Catherines
MacDonald Mowatt House, University of Toronto
City of Kitchener Heritage Property Inventory Update
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation
Designation of Main Street Presbyterian Church, Town of Erin
Designation of St Johns Anglican Church, Norwich
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton
Homer Watson House Heritage Impact Assessment, Kitchener
Expansion of Schneider Haus National Historic Site, Kitchener
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie
Redevelopment of former amusement park, Boblo Island
Redevelopment of historic Waterloo Post Office
Redevelopment of former Brick Brewery, Waterloo
Redevelopment of former American Standard factory, Cambridge
Redevelopment of former Goldie and McCullough factory, Cambridge
Mount Pleasant Islamic Centre, Brampton
Demolition of former farmhouse at 10536 McCowan Road, Markham

Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto
Blenheim Road Realignment Collector Road EA, Cambridge
Badley Bridge EA, Elora
Black Bridge Road EA, Cambridge
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln
Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County

Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge
Conservation Plan for Log house, Beurgetz Ave, Kitchener
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

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CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings:

Redevelopment of 217 King Street, Waterloo (OLT)
 Redevelopment of 12 Pearl Street, Burlington (OLT)
 Designation of 30 Ontario Street, St Catharines (CRB)
 Designation of 27 Prideaux Street, Niagara on the Lake (CRB)
 Redevelopment of Langmaids Island, Lake of Bays (LPAT)
 Port Credit Heritage Conservation District (LPAT)
 Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
 Brooklyn and College Hill HCD Plan (OMB)
 Rondeau HCD Plan (LPAT)
 Designation of 108 Moore Street, Bradford (CRB)
 Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
 Youngblood subdivision, Elora (LPAT)
 Downtown Meaford HCD Plan (OMB)
 Designation of St Johns Church, Norwich (CRB - underway)

LAND USE PLANNING

Provide consulting services for municipal and private sector clients for:

- Secondary Plans
- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

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EDUCATION

2011

Higher Education Diploma

Cultural Development/ Gaelic Studies

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts

Joint Advanced Major in Celtic Studies and Anthropology

Saint Francis Xavier University

2014

Master of Arts

World Heritage and Cultural Projects for Development

The International Training Centre of the ILO in partnership with the University of Turin, Politecnico di Torino, University of Paris 1 Pantheon-Sorbonne, UNESCO, ICCROM, Macquarie University

www.linkedin.com/in/rachelredshaw

CONTACT

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

Rachel Redshaw, a Senior Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO. Rachel is professional member of the Canadian Association of Heritage Professionals (CAHP).

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage. Rachel enjoys being involved in the local community and has been involved in the collection of oral history, in English and Gaelic, and local records for their protection and conservation and occasionally lecturers on related topics. Her passion for history and experience in archives, museums, municipal building and planning departments supports her ability to provide exceptional cultural heritage services.

PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2022 - Present Senior Heritage Planner,
MacNaughton Hermesen Britton Clarkson Planning Limited

2018 - 2022 Heritage Planner,
MacNaughton Hermesen Britton Clarkson Planning Limited

2018 Building Permit Coordinator, (Contract)
Township of Wellesley

2018 Building Permit Coordinator (Contract)



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

RSM Building Consultants

2017	Deputy Clerk, Township of North Dumfries
2015-2016	Building/ Planning Clerk Township of North Dumfries
2009-2014	Historical Researcher & Planner Township of North Dumfries
2012	Translator, Archives of Ontario
2012	Cultural Heritage Events Facilitator (Reminiscence Journey) and Executive Assistant, Waterloo Region Plowing Match and Rural Expo
2011	Curatorial Research Assistant Highland Village Museum/ Baile nan Gàidheal

PROFESSIONAL/COMMUNITY ASSOCIATIONS

2022-Present	Professional Member, Canadian Association of Heritage Professionals
2017-2020	Member, AMCTO
2018-2019	Member of Publications Committee, Waterloo Historical Society
2018	Member, Architectural Conservancy of Ontario- Cambridge
2018 - 2019	Secretary, Toronto Gaelic Society
2012 -2017	Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
2011 - 2014	Member, North Dumfries Municipal Heritage Committee
2013	Greenfield Heritage Conservation District, Sub-committee, Doors Open Waterloo Region
2012	Volunteer Historical Interpreter, Doon Heritage Village, Ken Seiling Waterloo Region Museum
2008-2012	Member, Celtic Collections, Angus L. Macdonald Library
2012-2013	Member (Public Relations), Mill Race Folk Society

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- 2011 Member, University of Waterloo Sub-steering Committee for HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

AWARDS / PUBLICATIONS / RECOGNITION

- 2019 Waterloo Historical Society Publication, *Old Shaw: The Story of a Kindly Waterloo County Roamer*
- 2014 Master's Dissertation, *The Rise of the City: Social Business Incubation in the City of Hamilton*
- 2014 Lecture, *A Scot's Nirvana*, Homer Watson House and Gallery
- 2013 Lecture, *The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History*, University of Guelph Spring Colloquium
- 2012-2013 Gaelic Events Facilitator, University of Guelph
- 2012-2015 Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto
- 2012 *Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal* (BA Thesis)
Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.
- 2012 Waterloo Historical Society Publication, *Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries*
- 2007-2012 25 historical publications in the Ayr News (access to some articles <http://ayrnews.ca/recent>)

PROFESSIONAL DEVELOPMENT COURSES

- 2021 Certificate for Indigenous Relations Training Program with University of Calgary
- 2020 Condo Director Training Certificate (CAO)
- 2018 Building Officials and the Law (OBOA Course)
- 2017-2018 AMCTO Training (MAP 1)
- 2017 AODA Training

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

2010

Irish Archaeological Field School Certificate

COMPUTER SKILLS

- Microsoft Word Office
- Bluebeam Revu 2017
- ArcGIS
- Keystone (PRINSYS)
- Municipal Connect
- Adobe Photoshop
- Illustrator
- ABBYY Fine Reader 11
- Book Drive

SELECT PROJECT EXPERIENCE 2018-2022

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Promenade at Clifton Hill, Niagara Falls (Niagara Parks Commission)
- 16-20 Queen Street North, Kitchener (Former Economical Insurance Building)
- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- Middlesex County Court House, National Historic Site, for development at 50 King Street
- McDougall Cottage and National Historic Site, for development at 93 Grand Avenue South, City of Kitchener
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street and 87 Scott Street, City of Kitchener
- 39 Wellington Street West, City of Brampton

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- 543 Ridout Street North, City of London
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (OLT)
- 174 St. Paul Street, Town of Collingwood (OLT)
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 250 Allendale Road, City of Cambridge
- 249 Clarence Street, City of Vaughan

Specific for Relocation of Heritage Buildings

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham

CULTURAL HERITAGE SCREENING REPORT

Kelso Conservation Area, Halton County
5th Side Road, County Road 53, Simcoe County
Waterdown Trunk Watermain Twinning Project, City of Hamilton

CULTURAL HERITAGE EVALUATION REPORTS

- 52 King Street North, City of Kitchener
- Sarnia Collegiate Institute and Technical School (SCITS), 275 Wellington, City of Sarnia (Municipal contingency study)
- 10536 McCowan Road, City of Markham
- Former Burns Presbyterian Church, 155 Main Street, Town of Erin (Designation Report)
- Former St. Paul's Anglican Church, 23 Dover Street, Town of Otterville, Norwich Township (OLT)
- 6170 Fallsview Boulevard, City of Niagara Falls

CONSERVATION PLANS

- City of Waterloo Former Post Office, 35-41 King Street North, City of Waterloo
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 107 Young Street, City of Kitchener

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- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham

Cultural Heritage Conservation Protection Plans (Temporary protection for heritage building during construction)

- 16-20 Queen Street North, Kitchener (included Stabilization, Demolition and Risk Management Plan)
- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener
- 660 Sunningdale Road, London

DOCUMENTATION AND SALVAGE REPORTS

- 16-20 Queen Street North, City of Kitchener
- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 16-20 Queen Street North, Kitchener
- 50 King Street, London
- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

HERITAGE CONSERVATION DISTRICTS/ MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington
- Stouffville Heritage Conservation District Study (Project Lead 2021-2022)
- Town of Aurora Heritage Register Update

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