

Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Elora BESS LP

Final Report

April 2025

Prepared for:
Elora BESS LP

Prepared by:
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Project/File:
160901104



Limitations and Sign-off

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Executive Summary

As part of a Class Environmental Assessment for Transmission Facilities (Class EA for TF), Elora BESS LP (the Client) retained Stantec Consulting Ltd. (Stantec) to undertake a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) in support of a proposed Battery Energy Storage System (BESS) (the Project). The proposed Project consists of a BESS facility in Wellington County (the Elora site). While details of the proposed Project are progressing, the proposed Project currently consists of a BESS with associated transformers between 115 kilovolts (kV) and 500 kV. The Elora site is situated within the parcel of land located at 6210-6235 Guelph Street in the Township of Centre Wellington (the Project Site).

The requirement to consider cultural heritage in a Class EA for TF is discussed in the amended document issued by Hydro One and approved by the Government of Ontario. The Class EA for TF document considers cultural heritage, including built heritage resources (BHRs), cultural heritage landscapes (CHLs), and archaeological resources as one in a series of environmental factors to be considered when undertaking the Class EA Screening Process or Full Class EA Process. One of the objectives of a Class EA for TF is to determine whether the proposed undertaking will result in significant effects to cultural heritage resources. The significant effects are to be determined based on technical cultural heritage studies prepared by qualified persons.

To comply with these requirements, the Client retained Stantec to conduct a CHR. For the CHR, Stantec defined a Study Area for the assessment that includes a 50-metre boundary around the Project Site. Historical research, municipal and agency data requests, and the field program completed for this CHR identified one potential BHR within the Study Area. Following a preliminary assessment of impacts, potential direct and indirect impacts were identified for BHR-1.

The property at 6235 Guelph Road (BHR-1) contains a potential BHR within the footprint of the proposed Project. However, due to the distance between the Project Site and the BHR, no direct or indirect impacts are anticipated as a result of the Project. Therefore, no further cultural heritage reporting is recommended.



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Biographies of heritage project personnel are contained in Appendix A



Acronyms / Abbreviations

BA	Bachelor of Arts
BESS	Battery Energy Storage System
BHR	Built Heritage Resource
CAHP	Canadian Association of Heritage Professionals
CHER	Cultural Heritage Evaluation Report
CHL	Cultural Heritage Landscape
CHR	Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment
CHVI	Cultural Heritage Value or Interest
Class EA for TF	Class Environmental Assessment for Transmission Facilities
HIA	Heritage Impact Assessment
kV	Kilovolt
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
O. Reg.	Ontario Regulation
OGS	Ontario Genealogical Society
OHA	Ontario Heritage Act
OHT	Ontario Heritage Trust



1 Introduction

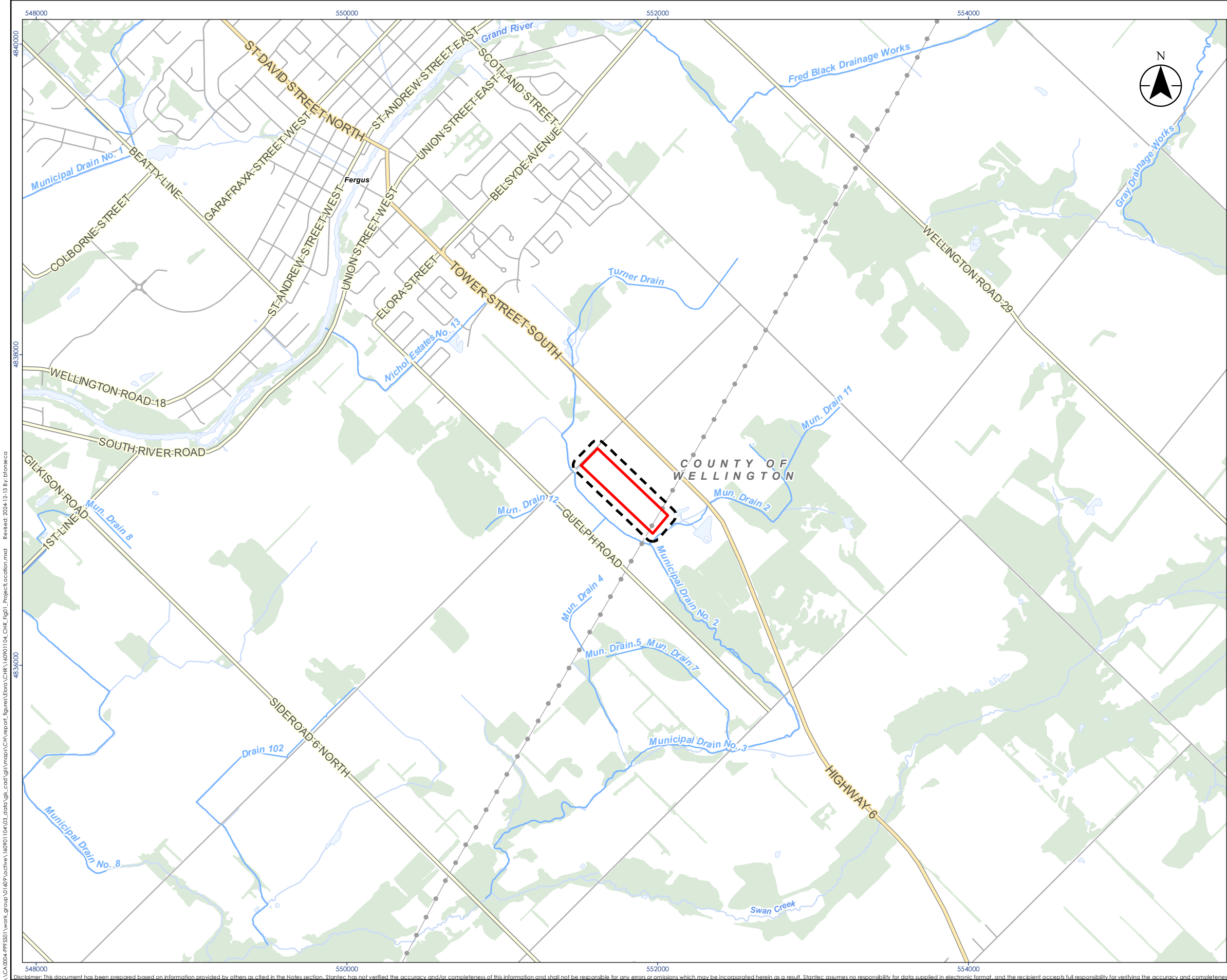
1.1 Study Purpose and Objectives

As part of a Class Environmental Assessment for Transmission Facilities (Class EA for TF), Elora BESS LP (the Client) retained Stantec Consulting Ltd. (Stantec) to undertake a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) in support of a proposed Battery Energy Storage System (BESS) (the Project). The proposed Project consists of a BESS facility in Wellington County (the Elora site). While details of the proposed Project are progressing, the proposed Project currently consists of a BESS with associated transformers between 115 kilovolt (kV) and 500 kV. The Elora site is situated within the parcel of land located at 6210-6235 Guelph Road in the Township of Centre Wellington (the Project Site) (Figure 1 and Figure 2).

The requirement to consider cultural heritage in a Class EA for TF is discussed in Section 2.1. For the CHR, Stantec defined a Study Area for the assessment that includes a 50-metre boundary around the Project Site and transmission line. The Study Area is located within a broader property parcel (or parcels) which are considered as part of the CHR assessment as they relate to the Study Area and potential impacts. The preliminary assessment of impacts included in this report is based on limited design information. If updates to the impact assessment and proposed mitigation are required, it will be completed under separate cover during the detailed design phase.

This CHR summarizes the applicable heritage policies, summarizes the Study Area's geography and history, identifies known and potential built heritage resources (BHRs) and cultural heritage landscapes (CHLs), and screens the potential BHRs and CHLs for potential cultural heritage value or interest (CHVI) using the criteria prescribed in *Ontario Regulation (O. Reg.) 9/06 of the Ontario Heritage Act* (OHA) (Government of Ontario 2023). Based on this understanding of the Study Area and surrounding area, the potential impacts resulting from the Project are assessed, and future actions are recommended.





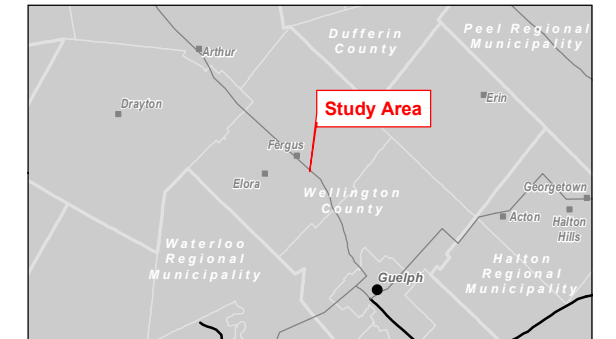
Legend

- Project Site
- Study Area (50 m)
- Constructed Drain
- Highway
- Major Road
- Minor Road
- Hydro Line
- Watercourse
- Waterbody
- Wooded Area

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Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © King's Printer for Ontario, 2024.



Project Location 160901104 REV1
Township of Centre Prepared by BF on 2024-12-13
Wellington Technical Review by AW on 2024-12-12

Client/Project
ELORA BESS LP
CULTURAL HERITAGE REPORT:
EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT

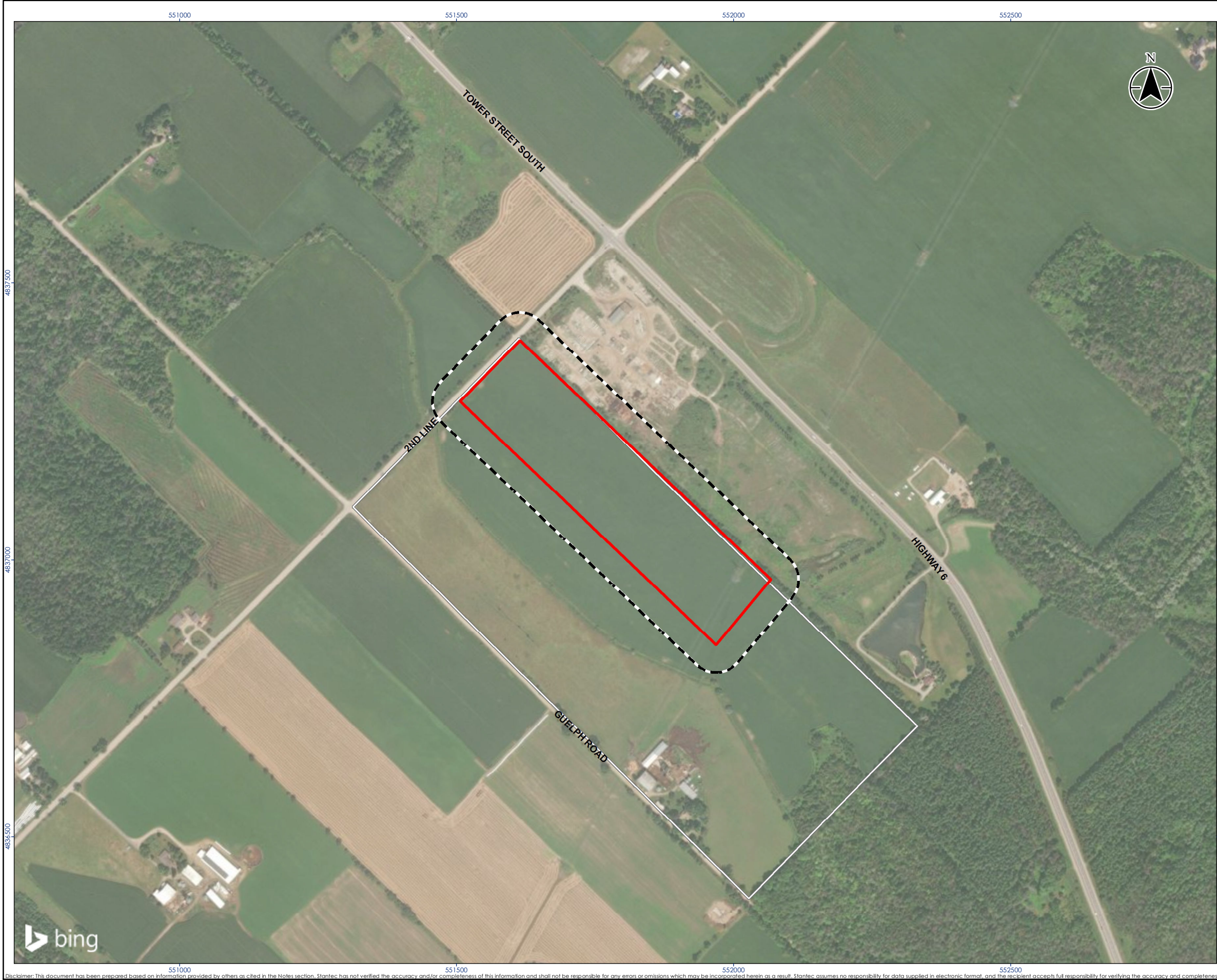
Figure No.

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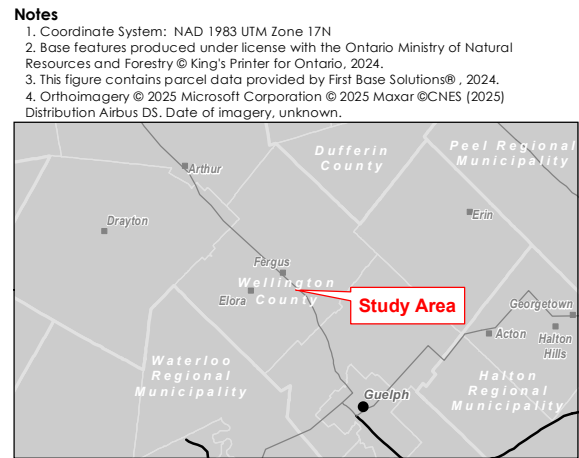
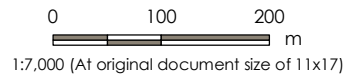
Title

Location of the Study Area

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- Legend
- Project Site
 - Study Area (50 m)
 - Property Parcel



Project Location	160901104 REV2
Township of Centre	Prepared by BF on 2025-03-14
Wellington	Technical Review by AW on 2024-12-12

Client/Project	
ELORA BESS LP	
CULTURAL HERITAGE REPORT:	
EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT	

Figure No.	
2	

Title	
Study Area	

2 Methodology

2.1 Requirements

The requirement to consider cultural heritage in a Class EA for TF is discussed in the amended document issued by Hydro One (Hydro One 2024) and approved by the Government of Ontario (Government of Ontario 2024a). The Class EA for TF document considers cultural heritage, including BHRs, CHLs, and archaeological resources, as one in a series of environmental factors to be considered when undertaking the Class EA Screening Process or Full Class EA Process. One of the screening criteria for the Class EA Screening Process is to determine whether the proposed undertaking will result in significant effects to cultural heritage resources (Hydro One 2024: 22). The significant effects are to be determined based on technical, cultural heritage studies, prepared by qualified persons.

The Class EA for TF document suggests that significant BHRs and CHLs should be identified, evaluated, and managed on a project specific basis during the planning and design phase, as per guidelines provided in O. Reg. 9/06 of the OHA, and the Standards and Guidelines for Conservation of Provincial Heritage Properties issued by the Ministry of Citizenship and Multiculturalism (MCM) in 2010 (Hydro One 2024: 95). Cultural heritage resources that retain heritage attributes should be identified early in the EA process and avoided where possible. In addition, the Class EA for TF document specifies that significant BHRs should be prevented from undergoing demolition by neglect through consideration of property maintenance measures (Hydro One 2024: 95).

The OHA provides the primary statutory framework for the conservation of cultural heritage resources in Ontario (Government of Ontario 1990). Conservation of cultural heritage resources is a matter of provincial interest, as reflected in the OHA and MCM policies. In order to confirm and/or identify the presence of previously identified and potential BHRs and CHLs within the Study Area, a screening was completed using the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* (the Checklist) published by the MCM (MCM 2022).

2.2 Background History

To familiarize the study team with the Study Area, local historical resources were consulted, archival documents were reviewed, and a summary of the historical background of the local area was prepared. Specifically, historical mapping and imagery from 1861, 1877, 1935, and 1954 were reviewed to identify the presence of structures, settlements, and other potential BHRs and CHLs. Aerial imagery from 2000 was also reviewed to help confirm construction dates for outbuildings presumed to be 21st century additions to older farmsteads.



2.3 Municipal and Agency Consultation

Listings of provincially and locally designated properties, districts, and easements for the municipality were collected from the Ontario Heritage Trust (OHT), the MCM, and Township of Centre Wellington. In addition, heritage-based organizations including the Wellington County Museum and Archives and the Wellington County Historical Society were contacted. Consultation with these interested agencies, municipalities, and organizations within which the Project is proposed was undertaken to determine the presence of potential, designated, listed, or registered heritage properties within the Study Area. Consultation with the public and Indigenous peoples is undertaken as part of the broader EA process. BHRs or CHLs identified by the public or Indigenous peoples will be incorporated into this report.

2.4 Field Program

Jenn Como and Julia Richards, Cultural Heritage Specialists with Stantec, conducted a vehicular windshield survey on October 30, 2024, from publicly accessible roadways unless specified otherwise. During the survey, the Study Area was surveyed for previously identified or potential BHRs or CHLs. These were photographed, their characteristics noted while in the field, and their locations digitally recorded.

Generally, buildings and structures older than 40 years of age were screened during the survey for their potential to satisfy the Checklist and O. Reg. 9/06 criteria (MCM 2022, Government of Ontario 2023). Only properties containing buildings or structures determined to have the potential to satisfy O. Reg. 9/06 were inventoried. The use of the 40-year threshold is generally accepted by both the federal and provincial authorities as a preliminary screening measure for cultural heritage interest or value. This practice does not imply that all buildings and structures more than 40 years of age are inherently of significant heritage value, nor does it exclude exceptional examples constructed within the past 40 years of being of significant cultural heritage value.

2.5 Screening Cultural Heritage Value or Interest

The criteria for determining CHVI is defined by O. Reg. 9/06 of the OHA (See Section 2.5.1). Each potential heritage resource was screened both as an individual structure and as a potential CHL. Under the OHA, heritage recognition is applicable to a property parcel, or real property. Properties may contain BHR or CHL elements that are located beyond the Project Study Area. Where potential CHVI was identified, a structure or landscape was assigned a BHR, or CHL number and the property was determined to contain a potential heritage resource.

2.5.1 Ontario Regulation 9/06

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*



3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark*

(Government of Ontario 2023)

2.6 Assessment of Impacts

Where a component of a previously identified or potential BHR or CHL was situated within the Study Area, the impacts of the proposed undertaking were evaluated. The impacts, both direct and indirect, are evaluated according to InfoSheet #5: Heritage Impact Assessments and Conservation Plans in Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement (InfoSheet #5) (Government of Ontario 2006).

Seven potential negative effects have been identified, including:

1. Destruction of any, or part of any, significant heritage attributes or features
2. Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
4. Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship
5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
6. A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces



7. Land disturbances such as a change in grade that alters soils and drainage patterns that adversely affect an archaeological resource

(Government of Ontario 2006)

In addition to direct effects related to destruction, the potential for indirect effects resulting from vibration due to construction and operation activities and the transportation of Project components and personnel were also evaluated. Although the existing effect of traffic and construction vibrations on historic period structures is not fully known, negative effects have been demonstrated on buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; National Park Service 2001; Rainer 1982; Wiss 1981;). The proximity of Project components to BHRs and CHLs was considered in this assessment, particularly those within 50 metres, to encompass a wide enough buffer zone to account for built resources less than 40 metres from curbside or potential Project activities. The 50-metre buffer represents a conservative approach to effects identification.

Indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this assessment. An Archaeological Assessment has been prepared under separate cover, which addresses the archaeological potential of the Study Area and includes recommendations for further work (Stantec 2024). No further consideration to archaeological resources is provided in this report.



3 Existing Conditions

3.1 Background and Historical Research

3.1.1 Introduction

The Study Area is located in southwestern Ontario in the Township of Centre Wellington, Wellington County (formerly the Township of Nichol). The Study Area includes the proposed battery energy storage facility, transmission line, and a 50-metre buffer. The Study Area was historically located in the former Township of Nichol in part of Lot 11, Concession 3.

3.1.2 Physiography

The Study Area is located within the Guelph Drumlin Field physiographic region of southern Ontario. Centering upon the City of Guelph, the Guelph Drumlin Field occupies 320 square miles (approximately 2.6 square kilometres), reaching from just north of Salem, west of Tamarack, north of Cambridge and of Aberfoyle, and east from Conestogo. Overall, the region ranges from between 1,000 and 1,400 feet (approximately 305 to 427 metres) above sea level (Chapman and Putnam 1984: 138). This region was moulded by ice which advanced from the southeast and the reseeding glacier which drained and created parallel valleys throughout the landscape.

Within the region, the soil ranges from stony tills to deep gravel terraces, however both material types typically have limited stoniness in the surface soil due to the amount of loam present. Generally, the region has good general-purpose, fertile soil types and the land drains well. When the countryside was surveyed, the lots were accidentally laid out to be in line with the drumlins. This configuration in combination with the region's soil types resulted in easier farming of a wide variety of crops within the region and less natural erosion (Chapman and Putnam 1984: 138). The smaller communities of Fergus and Elora developed towards the northern edge of the region as mill sites and service centres along the Grand River, which cuts through the drumlin field (Chapman and Putnam 1984: 139). Facilities for manufacturing agricultural equipment were built in Fergus, causing it to become a larger settlement than the nearby community of Elora.

3.1.3 Indigenous Context

Parts of the former Township of Nichol and present-day Township of Centre Wellington, Wellington County are located on the traditional lands of various Iroquoian and Algonquian speaking peoples. The Study Area and the former Township of Nichol are located on land covered by the "Between the Lakes Treaty", also referred to as the "Between the Lakes Purchase".

Following the end of the American Revolutionary War in 1783, the British needed to provide a place for the Six Nations for their loyalty during the war and to compensate for the land they had lost in their traditional homeland (Six Nations Lands & Resource Department 2015). The original Between the Lakes Treaty was



signed in 1784, however, due to uncertainties regarding the boundaries in the original agreement the Crown entered into an updated treaty with the Mississaugas on December 2, 1792 (Government of Ontario 2024b). Due to the terms of the Royal Proclamation of 1763, the land in the Between the Lakes Treaty needed to be purchased from the Mississaugas before it could be transferred to the Six Nations. Colonel John Butler was sent on behalf of the Crown to negotiate with the Mississaugas for approximately 3,000,000 acres (1,214,00 hectares) of land located between Lake Huron, Lake Ontario, and Lake Erie which included the entire Niagara Peninsula, portions of the Lake Ontario and Lake Erie shorelines, and the present-day urban centres of Hamilton, St. Catharines, Brantford, Guelph, Cambridge, and Waterloo (Shanahan 2019, Mississaugas of the Credit First Nation 2025). The Mississaugas received £1,180 worth of trade goods in exchange.

In October 1784, the Haldimand Proclamation parceled a tract of land totaling approximately 550,000 acres along the Grand River from the Between the Lakes Treaty lands. The tract of land extended for six miles on either side of the Grand River. This tract of land, known as the “Haldimand Tract”, was granted to the Six Nations and the British allocated the remainder of the Between the Lakes Treaty lands for Loyalist settlement including the Study Area. The original Six Nations settlers of the Haldimand Tract were also accompanied by a number of Delaware, Nanticoke, Tutelo, Cree, and Cherokee peoples who had previously settled with the Haudenosaunee prior to the beginning of the American Revolution (Weaver 1978: 525).

British officials were still comparatively unfamiliar with the geography of Canada in the late 18th century and the description of the lands included in the original treaty contained inaccuracies. Following the Haldimand Proclamation, controversy began over the description of the extent of the Haldimand Tract, including the headwaters of the Grand River beyond Nichol Township (in present day Wellington County) and the Crown’s assertion that the lands granted could not be sold without the Crown’s approval. The nature and extent of the lands granted through the Haldimand Proclamation continue to be a grievance to the present day (Six Nations Council 2008). In 1798, the Six Nations consented to a surrender of lands which included what became the Township of Nichol, containing the Study Area. There continues to be a dispute about whether the Six Nations received full payment for this surrender.

3.1.4 Township of Nichol

3.1.4.1 Survey and Settlement

The former Township of Nichol was historically located within Wellington County, bordered by the former Pilkington Township to the west, the former Peel Township to the North, the former Garafraxa and Eramosa Townships to the East, and the former Guelph Township to the south. The Township of Nichol was surveyed in 1819 (Association of Ontario Land Surveyors 1997). Just under thirty years prior, in 1792, Augustus Jones surveyed a tract of land, at the behest of Colonel John Graves Simcoe, which ran from Burlington Bay to Arthur (Thorning 2023: 4-5). This tract has been called the “Base Line,” “Purchase Line,” and “Jones Line” interchangeably and is the starting point from which the adjoining townships, including Nichol Township, were surveyed (Hutchinson 1997: 1). It is because of this initial survey that the



shapes of the townships within Wellington County are unusual and irregular (Thorning 2023: 4-5; Thorning 1995: 53). Nichol Township was surveyed in the double front system. The double front survey system was used in Upper Canada between 1815 and 1829 and created 200 acre lots with road allowances in front of each concession and every fifth of sixth lot (Plate 1) (Dean 1969: 14-15).

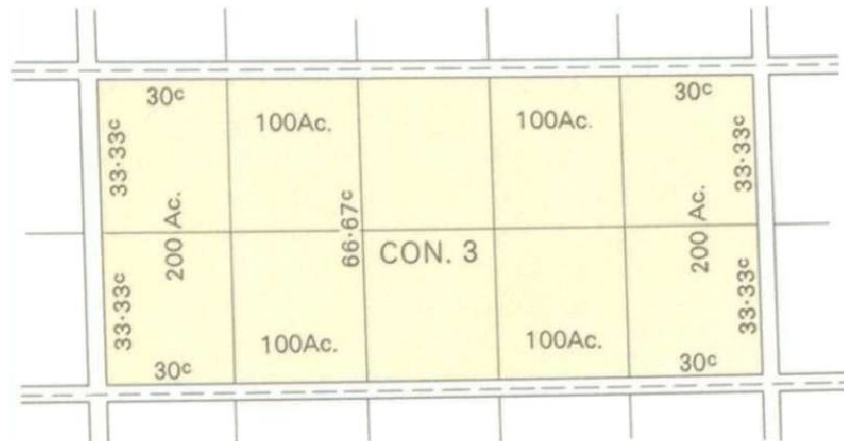


Plate 1 Double Front Survey System (Dean 1969).

The County of Wellington was slow to develop due to sparse settlement, the negative effects of large land grants owned by non-residents, and legal channels being incredibly slow (Thorning 2023: 8). In 1807, Captain Joseph Brant (also known as Thayendanegea) sold 28,512 acres of the original land granted to the Six Nations to Thomas Clarke. Clarke (also spelt Clark) was a businessman and politician who was born in Scotland (Parker and Wilson 2003). He arrived in Upper Canada in 1791 to work for Robert Hamilton, another local politician and businessman who had established himself through his association with the fur trade (Parker and Wilson 2003). After working for Hamilton, Clarke established Thomas Clark and Company, with Robert Nichol, a mariner and businessman, which traded flour and other commodities, (Parker and Wilson 2003; Thorning 2023: 5). It was after the dissolution of this business that Clarke purchased the property from Brant in 1807. Clarke named this land Nichol Township, after Colonel Robert Nichol, his business partner and distinguished soldier from the War of 1812 (Thorning 2023: 5; Hutchinson 1997: 139).

Settlement in the township remained slow even after Clarke's purchase of the land. In November 1817, Clarke and his partners wrote a letter to fellow settler, Robert Gourlay, outlining plans for Nichol Township (Thorning 2023: 8). They described that while no settlement had yet been attempted, they were taking steps to have the Township laid out in 200 acre lots to prepare it for settlement (Thorning 2023: 8). They noted that the falls located on the Grand River would be suitable for milling and that they had hopes for such industry to come to the area (Thorning 2023: 8). One month later, in December 1817, Roswell Matthews arrived in Nichol Township to build a mill on the Grand River after being compelled by Clarke, with an offer of receiving 100 acres per child, to move from West Flamboro (Hutchinson 1997: 139). Following Matthews, the first permanent settler in Lower Nichol was Abraham Jewel Flewwelling, who arrived in 1827 (Hutchinson 1997: 139).



3.1.4.2 19th Century Development

Settlers began arriving in Nichol Township between 1829 and 1832 (Hutchinson 1997: 139). The first Town Meeting for Nichol Township was held in January of 1832 at the home of Abraham Flewwelling (Wellington County Branch of the Ontario Genealogical Society (OGS) n.d.a; Hutchinson 1997: 139). In 1832, land was being sold for \$2.50 an acre and taxation was \$2.00 per farm (Hutchinson 1997: 140).

The Study Area is located approximately 1 kilometre southeast of the town of Fergus and approximately 4 kilometres east of the town of Elora. As such, a brief survey and early settlement history for each community is provided below.

The town of Fergus was founded by Scottish immigrants Adam Fergusson and James Webster (Mestern 1995: 9). In 1833, Fergusson and Webster arrived at Little Falls in Nichol Township and, impressed by the abundance of trees and stone as well as the water supply for power and soil for growing, they purchased approximately 7,400 acres (Mestern 1995: 10). While faced with the typical hardships of early settlers, Fergusson and Webster put money into developing Fergus – building a church, a school, a store, and mills (Mestern 1995: 10). The community was laid out around the Grand River in a rectangular grid (Plate 2).

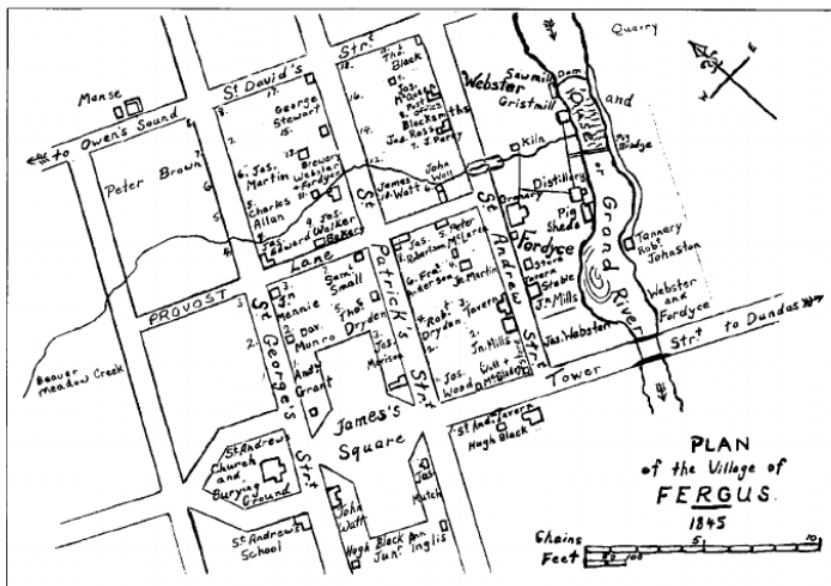


Plate 2 A reproduction of an 1845 map of Fergus (Mestern 1995: 12).

In 1796, Scottish native Captain William Gilkison immigrated to North America. After serving with the British forces during the War of 1812, in 1832 he purchased approximately 14,000 acres of land in Nichol Township (OHT n.d.) He had intended to create a settlement, which he would eventually name Elora, and as a result, selected his land to be along the falls of the Grand River (OHT n.d.). The town of Elora was surveyed by Lewis Burwell in November 1832 and the following year Gilkison established a sawmill and a general store (OHT n.d.). Following establishment, the town saw continued immigration and industrial development.



By 1834, the population of Nichol Township had increased to 134 (Hutchinson 1997: 140). There was 181 acres of land under cultivation, 16 horses, 16 oxen, 33 milk cows, and 13 young cattle (Hutchinson 1997: 140). In 1846, Smith's Canadian Gazetteer described Nichol Township as both "well settled" and containing "excellent land" (Smith 1846: 130). It recorded a significant increase in population and cultivation in the twelve years since 1834. In 1842 the township had a population of 1,019, primarily of Scottish immigrants, and a total of two grist mills and four sawmills (Smith 1846: 130). At the time of Smith's publication, 20,482 acres of the original 28,512 acres were currently taken up, however only 5,392 of those twenty acres were under cultivation (Smith 1846: 130).

In 1854, the County of Wellington was official established (Wellington County Branch of the OGS n.d.b.) By the 1850s, discussions began to bring the Grand Trunk Railway through Wellington County (Thorning 1991: 10). However, little progress was made and by 1858 railway construction in the province had almost ceased entirely, leading to the acknowledgement that there was no profit to be had in extending the line into Wellington County (Thorning 1991: 10). By 1861, the Study Area consisted of large rural farming lots, that were reflective of the larger trends of development within the township (Figure 3).

During the 1860s, the demand for railway branch lines into Wellington increased. In 1864, the Guelph, Fergus, and Elora Railway was chartered, however it was never completed (Thorning 1991: 10). In 1870, a Grand Trunk railway arrived in both Elora and Fergus in July and September respectively (Thorning 1991: 13). After the Elora and Fergus railway stations were completed, the population of the surrounding area swelled with hundreds of railway workers (Thorning 1991: 13). In 1871, the population of Nichol Township was recorded at 5,744 (Dominion Bureau of Statistics 1953). However, the railway ended up devastating the local economies of Elora and Fergus as insufficient traffic and revenue meant that debt payments could not be paid off nor could equipment be repaired or replaced (Thorning 1991: 17). By 1875, four of the five major stores in Elora had filed for bankruptcy and the unemployment rate reached 35% (Thorning 1991: 17). Fergus fared only marginally better due to its more substantial industrial base (Thorning 1991: 17). During the late 1870s, the Study Area continued to consist of large, rural farming lots (Figure 4).

By 1881, the population of Nichol Township had dropped to 5,034 (Dominion Bureau of Statistics 1953). By 1891, it had dropped by another almost 1,000 residents to 4,253 (Dominion Bureau of Statistics 1953). This steady population decrease leading into the twentieth century was a common phenomenon in more rural areas of the province. The decrease was influenced by changes in farming technologies, a shift in occupations to meet urban population needs, the increase of cost related to farming, and the movement of people to urban centres (Samson 2016).

3.1.4.3 20th Century Development

The early decades of the 20th century saw a similar population decline to that of the late 20th century. In 1901, the population of the Township of Nichol was 3,865 and in 1911, it had further decreased to 3,413 (Dominion Bureau of Statistics 1953).

In contrast to the failures experienced in the 19th century, the railway reached its peak in Wellington County between 1910 and the First World War (Thorning 1991: 26). During this period, most lines were offering at least two daily passenger trains and at least one daily freight train (Thorning 1991: 26). In



1920, Highway 6 (which passes just east of the Study Area) was established when a road from Hamilton to Owen Sound was assumed as a provincial highway (Bever 2023). In total, Highway 6 is 474.4 km long and goes from Port Dover to Tobermory (Bever 2023).

The population numbers for Nichol Township during the subsequent years were as follows: in 1921, 3,046; in 1931, 2,815; in 1941, 2,713; and in 1951 – marking the first increase in population in almost one-hundred years – 2,751 (Dominion Bureau of Statistics 1953). By 1961, the population had decreased again to only 1,925 (Dominion Bureau of Statistics 1961).

Topographic mapping from 1935 reflects relatively few changes in the Study Area and throughout the Township of Nichol (Figure 5). While urban centres like Fergus and Elora demonstrate growth, areas outside these towns, including the Study Area, remained rural.

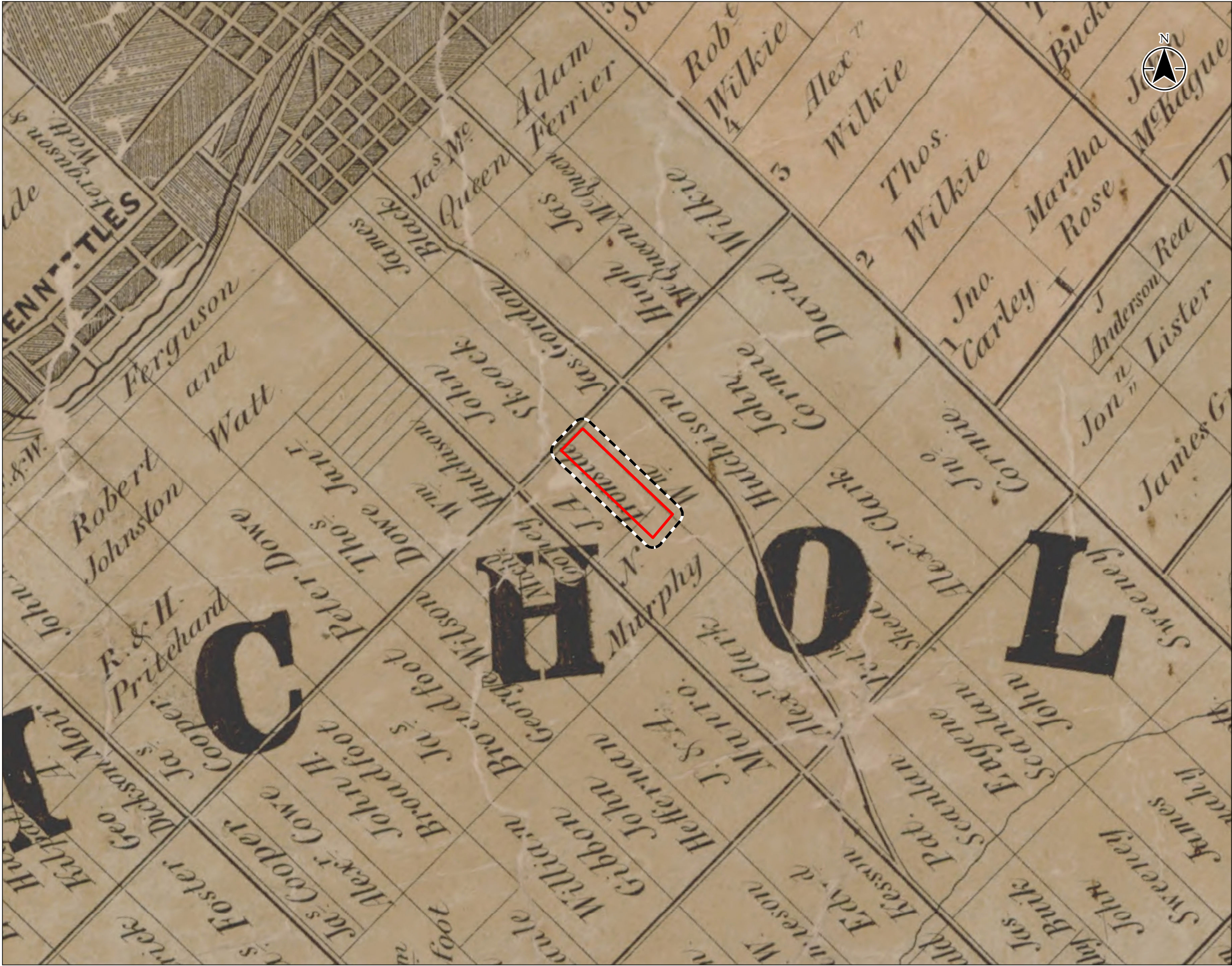
In 1941, 46.2% of the population of Wellington County (totalling 27,486 individuals) lived in the rural portions of the county, while 53% of the population (totalling 31,967 individuals) lived in urban areas (Ontario Department of Economics 1956: B-53). Ten years later, in 1951, this had changed to 42.4% rural and 57.6% urban (Ontario Department of Economics 1956: B-53).


Given the large rural population in Wellington County, agriculture remained one of the county's most import industries. In 1951, Wellington County had 4,463 farms which occupied 606,630 acres (Ontario Department of Economics 1956: I-7). At this time, the average farm was 135.9 acres (Ontario Department of Economics 1956: I-7). Following mid-century trends towards mechanization seen across the province, by 1956 the total number of farms and total acreage in the county had dropped to 4,305 farms however, the average farm size had increased to 138.2 acres occupying a total of 594,972 acres (Ontario Department of Economics 1956: I-7). Ontario's cattle and dairy production was growing in the mid-1950s, reaching new highs. In 1951, farms in Wellington County had a total of 96,547 cattle, 35,070 of which were designated milk cattle (Ontario Department of Economics 1956: I-12). By 1956, the county had 118,846 cattle, 37,261 of which were for milk purposes (Ontario Department of Economics 1956: I-12). Aerial photography from 1954 shows a primarily rural area within and surrounding the Study Area (Figure 6). The Study Area, which is located on the Burnside Farms property, reflects Wellington County's agricultural history as it has been a farm for over 150 years and is currently a cattle farm.

Between 1976 and 1981, the population of Nichol Township increased from 3,052 to 3,395 (Statistics Canada 1981). By 1996, the population of the County had increased to 24,260 (Statistics Canada n.d.). Three years later, in 1999, the boundaries of the townships within Wellington County shifted. The Townships of Guelph, Eramosa, and parts of Pilkington and Nichol were combined together to form the larger Township of Guelph/Eramosa (Wellington County Branch of the OGS n.d.b.). Additionally, the town of Fergus, village of Elora, the Township of West Garafraxa, and the rest of the Townships of Nichol and Pilkington, and Eramosa, amalgamated to form the current Township of Centre Wellington (Wellington County Branch of the OGS n.d.b.). The Municipal Office for the Township is currently located in Elora.



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Stantec

Legend

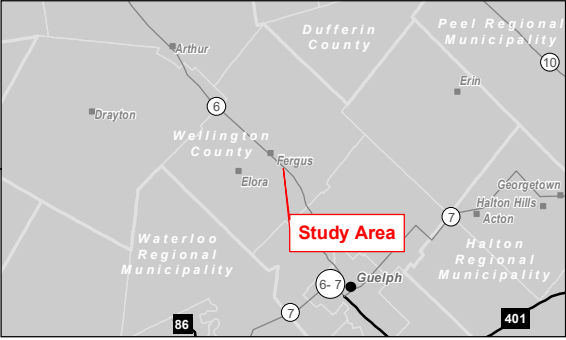
Project Site (Approximate)

Study Area (50 m)

Notes

1. Historic image not to scale.

2. Reference: Leslie, Guy and Charles J. Wheelock P.L.S. 1861. Historical County Map of Wellington County. Orangeville: W.C. Chewett & Co.



Project Location

Township of Centre
Wellington

160901104 REV1
Prepared by BF on 2024-12-12
Technical Review by AW on 2024-12-12

Client/Project

ELORA BESS LP
CULTURAL HERITAGE REPORT:
EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT

Figure No.

3

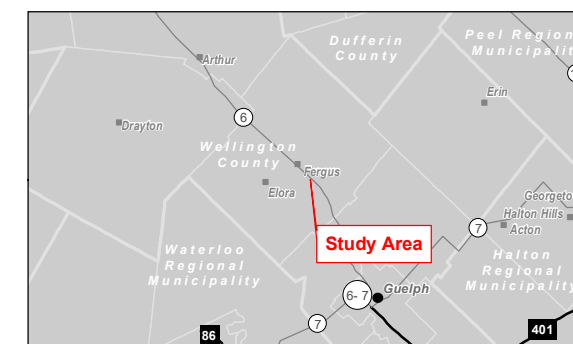
Title

Historical Mapping, 1861



Notes

1. Historic image not to scale.
2. Reference: Walker and Miles. 1877. Topographical and Historical Atlas of the County of Wellington, Ontario. Toronto: Walker and Miles.



Project Location 160901104 REV1
Township of Centre Prepared by BF on 2024-12-12
Wellington Technical Review by AW on 2024-12-12

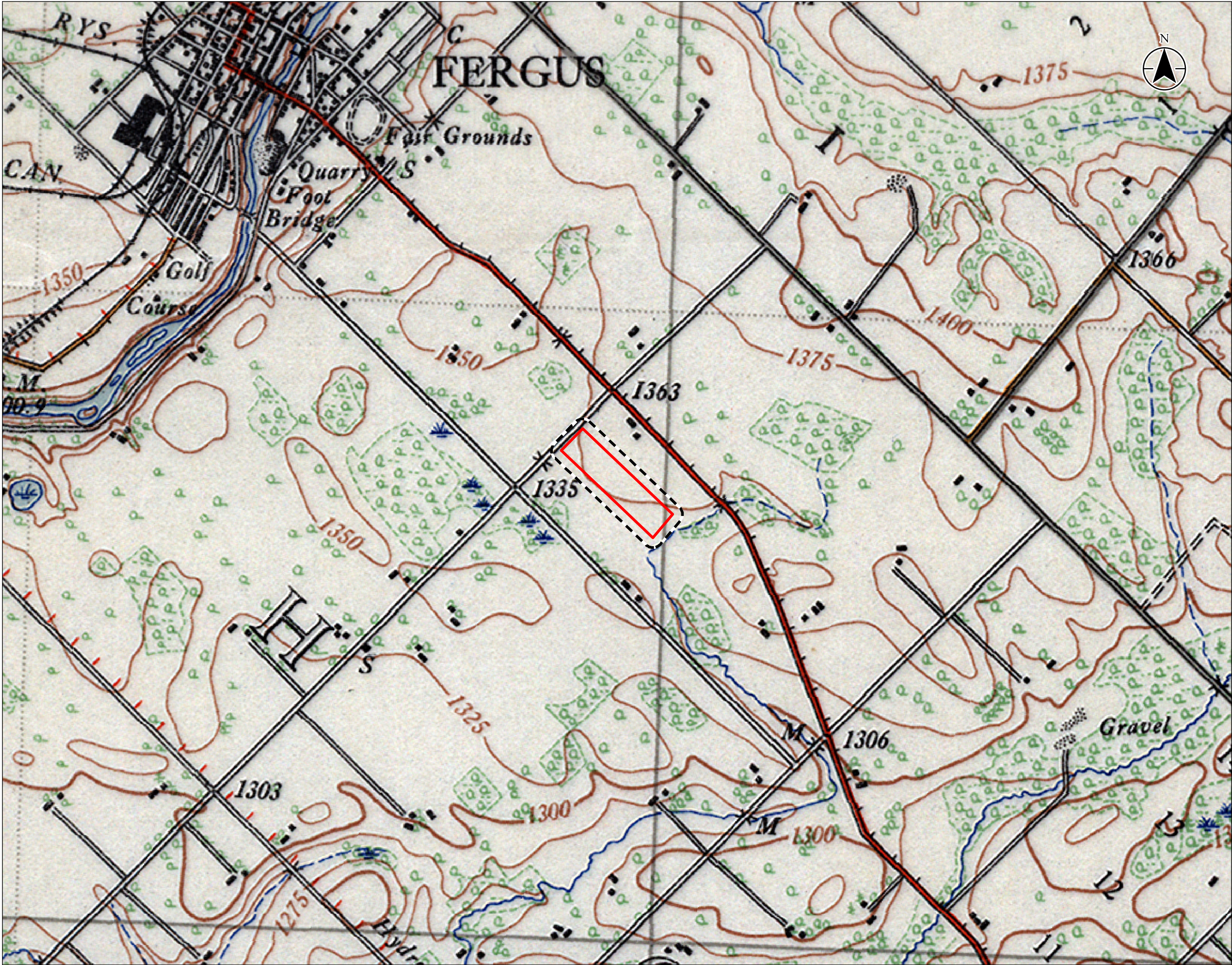
Client/Project
ELORA BESS LP
CULTURAL HERITAGE REPORT:
EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT

Figure No.

4

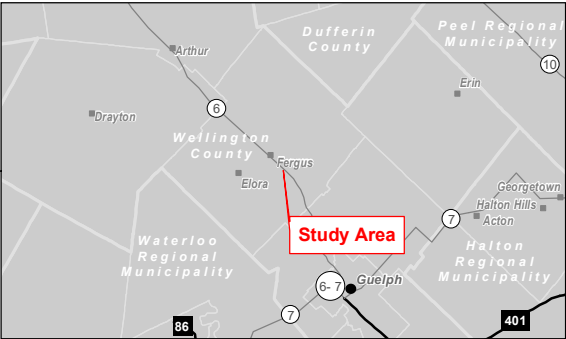
Title

Historical Mapping, 1877



- Legend
- Project Site (Approximate)
 - Study Area (50 m)

- Notes
1. Historic image not to scale.
 2. Reference: Department of National Defence. 1935. Topographic Map, Guelph, Ontario. Department of National Defence.



Project Location
Township of Centre
Wellington

160901104 REV1
Prepared by BF on 2024-12-12
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Client/Project
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CULTURAL HERITAGE REPORT:
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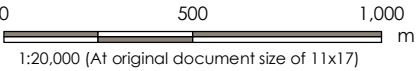
Figure No.
5

Title
Topographic Map, 1935

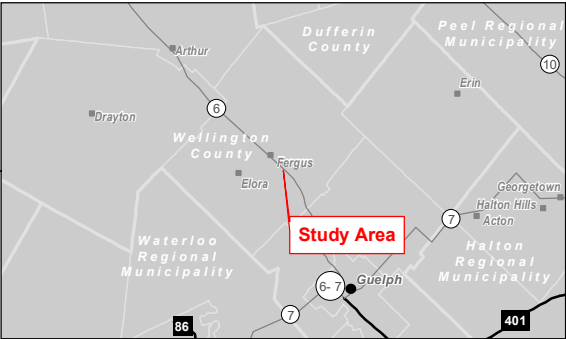


Legend

- Project Site (Approximate)
- Study Area (50 m)



- Notes**
- 1. Coordinate System: NAD 1983 UTM Zone 17N
 - 2. Reference: Hunting Survey Corporation. 1954. Air Photos of Southern Ontario, Photo 436.802.



Project Location
Township of Centre
Wellington

160901104 REV1
Prepared by BF on 2024-12-12
Technical Review by AW on 2024-12-12

Client/Project
ELORA BESS LP
CULTURAL HERITAGE REPORT:
EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT

Figure No.

6

Title

Aerial Photograph, 1954

3.2 Municipal and Agency Requests

To collect information pertaining to the history of the Study Area and to identify protected heritage resources in the vicinity, community input was gathered. At the provincial level, the MCM and Ontario Heritage Trust (OHT) were contacted. Input from the larger community was gathered by contacting relevant heritage groups. A summary of consultation results is provided in Table 1.

Table 1 Community Input Responses

Organization	Contact	Results
MCM	Joseph Harvey, Heritage Planner	The MCM is not aware of any properties designated by the Minister or of any provincial heritage properties located within or adjacent to the Study Area.
OHT	Samuel Bayefsky, Real Property Coordinator	The OHT neither owns nor protects via conservation easement any properties within or adjacent to the Study Area.
Township of Centre Wellington	Deanna Maiden, Senior Development Planner	Ms. Maiden provided links to the online municipal heritage register which was reviewed. No listed or designated properties were identified within or adjacent to the Study Area.
Wellington County Museum and Archives	Karen Wagner, Archivist	After an initial email consultation, a phone call was arranged with Ms. Wagner. She provided information about the Wellington County Museum and Archives various databases and online resources. These were reviewed for additional information relevant to the Study Area.
Wellington County Historical Society	Ron Hattle, President	Email inquiry sent on November 1, 2024. Response still pending at the time this report was completed.

3.3 Identification of Previously Known and Potential Built Heritage Resources and Cultural Heritage Landscapes

3.3.1 Field Program

As described in Section 2.4, a windshield survey was undertaken to identify potential BHRs and CHLs within the Study Area and to confirm the presence of previously identified BHRs and CHLs. Where identified, the resources were photographed from the publicly accessible right-of-way, and their location as digitally recorded.



The Study Area is located in a rural area to the southeast of Fergus (Photo 1 and Photo 2). The Study Area is located on the Burnside Farms property which is bounded by Second Line on its northwest side, Guelph Road on its southwest side, a woodlot on its southeast side, and stone supply store and residence on its northeast side. Second Line Road, running perpendicular to the Study Area, is a paved, two-lane road with narrow gravel shoulders and timber utility poles on the north side of the road (Photo 3 and Photo 4). Guelph Road is a two lane, gravel road with little to no shoulder, lined by trees and timber utility poles (Photo 5 and Photo 6). The proposed BESS will be located along the northeastern edge of the property in a ploughed agricultural field (Photo 7). It will tie into the existing hydro one corridor and infrastructure that passes through the property (Photo 8).



Photo 1 Adjacent agricultural fields, looking southeast from Second Line Road.



Photo 2 Adjacent agricultural fields, looking northwest from Guelph Road.



Photo 3 Second Line Road, looking east.



Photo 4 Second Line Road, looking southwest.



Photo 5 Guelph Road, looking east.



Photo 6 Guelph Road, looking west.






Photo 7 Future location of the proposed BESS, looking southeast.




Photo 8 Existing hydro corridor at the southeastern end of the Study Area, looking northeast.

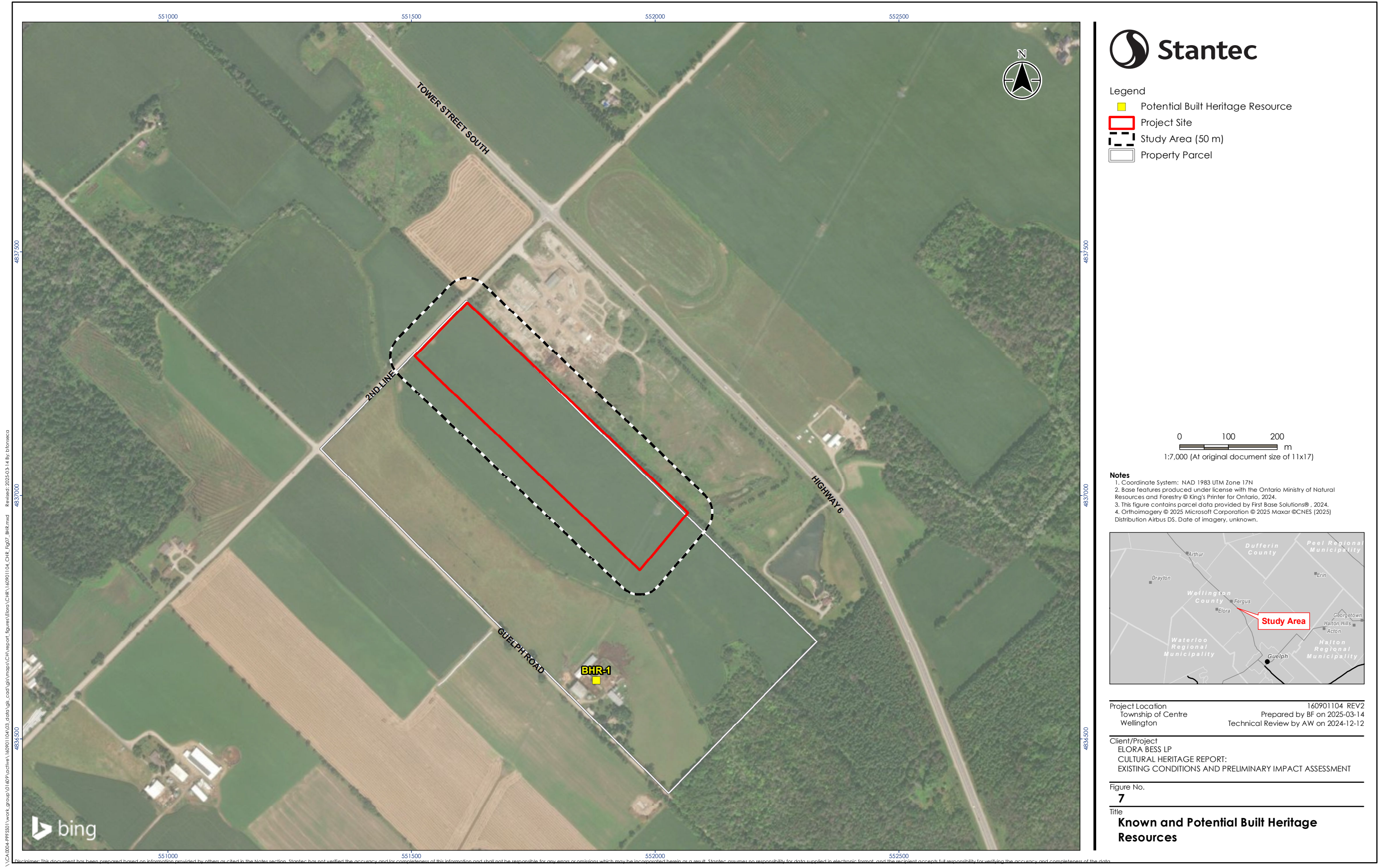
As described in Section 2, known and potential BHRs and CHLs were assessed based on the MCM Checklist, which was supplemented by historical research, field investigations, and professional judgement (MCM 2022). Properties with buildings or structures 40 or more years old were field documented and screened as having potential CHVI if they had potential to meet one or more of the criteria prescribed in *O. Reg. 9/06*. In addition, each property was considered both as an individual BHR and as part of a larger potential CHL. If a property contained a known or potential BHR or CHL, the resource was assigned a number. A total of 1 property was screened. Following application of the screening criteria, 1 BHR and no CHLs were identified. The location of the resource is depicted in Figure 7. The label placed on the resource on the figure indicate the approximate location of the BHR and is not meant to indicate distance from the Project components. Table 2 provides an overview of the identified BHR in the Study Area.

Table 2 Identified Built Heritage Resources and Cultural Heritage Landscapes

Reference Number	Type of Property	Location	Previous Heritage Recognition	Description of Known or Potential CHVI	Photograph
BHR-1	Farmstead	6235 Guelph Road	Identified during field review	<p>This property contains two residences, a barn, three outbuildings, and five silos. The main residence on the property is a one and one half storey structure with a side facing gable roof and an offset projecting gable peak, clad in asphalt shingles. The exterior residence is clad in red brick. The structure has a porch under the overhang of the roof, an attached garage, and a projecting bay window. The residence has a concrete foundation. A sign near the residences reads “Burnside Farms” with an additional sign from the Government of Ontario which reads “Celebrating more than 150 years of farming.” Today, the farm has around 100 purebred red and black Angus and Limousin cattle.</p> <p>The second residence has a side facing gable roof clad in asphalt shingles and a single brick chimney. The exterior of the residence is clad in vinyl siding. The front façade of the residence has a bay window, a main door (accessed by concrete steps), and a smaller window with shutters. The structure has an addition on the west side. The residence has a concrete block foundation.</p> <p>The barn has a front facing gable roof clad in metal. The exterior of the structure is clad in wood and the foundation is stone with some paint and parging. The northwest face of the structure reads “Burnside Farms” and the south side of the structure has a barn bank. The first outbuilding is located perpendicular to the northwest face of the barn. It has a saltbox form with a low pitched gable roof. It appears to be clad in metal. The second outbuilding is located to north of the residences and northeast of the barn. This structure has a front facing gable roof, a metal roof and is clad in metal siding. The third outbuilding is located parallel to Guelph Road. It has a side facing gable roof clad in metal, and metal siding. The south façade has a door and a sliding barn door. The five silos are located around the barn. Two have dome roofs and one is entirely clad in metal, with a metal roof. The other four silos are constructed of concrete.</p> <p>Based on historic mapping, topographic mapping, architectural style, materials, and historic information about the property, the main residence was likely constructed between 1980 and 1990 and the secondary residence between 1930-1935. The barn appears on topographic mapping in 1935. The easterly two silos and second outbuilding were constructed between 1935 and 1954. The first and third outbuildings were likely constructed between 1954 and 2000.</p> <p>The barn has potential design value as a representative example of a Central Ontario Barn. The residences, outbuildings, and silos do not demonstrate potential CHVI.</p>	  

Reference Number	Type of Property	Location	Previous Heritage Recognition	Description of Known or Potential CHVI	Photograph
					





4 Preliminary Impact Assessment

4.1 Description of Undertaking

The proposed Project is a 211 MW, four-hour duration BESS located approximately 1 kilometre southeast of Fergus on the south side of 2nd Line between Tower Street South and Guelph Road in Wellington County, Ontario. The Project will consist of containerized batteries, a substation, a drainage channel, and an access road. The Project will also include a transmission line to connect to the existing Hydro One transmission system that runs through the Project Site.

4.2 Identification of Preliminary Potential Project Specific Impacts and Proposed Mitigation Measures

The results of the preliminary impact assessment and preparation of mitigation measures are presented in Table 3.



Table 3 Preliminary Impact Assessment and Mitigation Measures

Reference Number	Location	Heritage Recognition	Type and Description of Potential/Anticipated Impact	Mitigation
BHR-1	6235 Guelph Road	Identified during field review	No Impacts Anticipated: The proposed BESS and associated infrastructure will be located within the property parcel containing BHR-1. The Project requires alteration to the property and a change in land use; however, the Project Site is located approximately 260 metres northeast of the barn in an agricultural field. The residences, outbuildings, and silos range from approximately 200 to 340 metres southwest of the Project Site and were not determined to demonstrate potential CHVI. No potential cultural heritage landscape has been identified. Therefore, despite the impacts to the property parcel, no direct or indirect impacts are anticipated for the barn due to its distance from the Project Site.	Continued avoidance of the barn is recommended.



4.2.1 Summary of Impacts

Potential Direct Impacts: Following the preliminary assessment of impacts in Table 3, BHR-1 was identified to be situated with the Project Site. However, due to the distance between the Project Site and the barn, no direct impacts are anticipated as a result of the Project.

Potential Indirect Impacts: No potential indirect impacts were identified.



5 Recommendations

Historical research, municipal and agency data requests, and the field program completed for this CHR identified one potential BHR within the Study Area. Following a preliminary assessment of impacts, no potential direct or indirect impacts were identified for BHR-1. Therefore, no further cultural heritage reporting is recommended.



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Appendices



Appendix A Project Personnel Biographies



Tracie Carmichael, BA, B.Ed.: Tracie is a Principal at Stantec and the managing leader for the archaeology and heritage team based in Ontario. She has over 20 years of experience with Ontario archaeological and cultural heritage projects and has been responsible for the management and coordination of Stantec's Ontario Human Environment team for nine years. While responsible for the oversight of archaeological and heritage projects across all sectors, she has managed and produced deliverables for over a dozen Renewable Energy Approval-oriented projects in the last decade for such clients as Samsung Renewable Energy Inc., NextEra Energy Canada, ULC, Air Energy TCI Inc., Acciona Energy, and Suncor Energy Inc. She has worked with key clients to meet Ontario's regulatory requirements concerning all facets of cultural heritage permitting, maintaining a relationship with the Ontario Ministry of Citizenship and Multiculturalism industry which is responsible for overseeing the compliance of all archaeology and heritage consulting projects in Ontario. She also has extensive experience in the quality and independent review of deliverables for archaeological and heritage projects throughout Ontario not only for Renewable Energy projects but also aggregate, community development, linear corridor, mining, and other sectors.

Jenn Como, BA (hons): Jenn Como is Cultural Heritage Specialist with over nine years of experience as part of Stantec's Environmental Services Team with a background in-depth historical research and the identification and interpretation cultural heritage resources. Ms. Como received a Bachelor's degree with an Honors Specialization in Anthropology from Western University in London, Ontario. She has worked for both public and private sector clients, providing a variety of cultural heritage services including environmental assessment (EA) reports, heritage impact assessments (HIAs), cultural heritage evaluations (CHEs), cultural heritage reports including existing conditions and preliminary impact assessments (CHRECPIAs), inventories of cultural heritage resources, documentation and salvage reports, and heritage detailed design reports. In her current role as a Cultural Heritage Specialist, Ms. Como has accumulated over three years of experience conducting detailed historical research, identifying and inventorying known and potential heritage properties, and assisting with impact assessments. For her first four years with the Stantec Environmental Services Team, Ms. Como was a Material Culture Analyst who performed both lab and fieldwork for Stage 1-4 archaeological investigations. Her experience in this role included survey and excavation of archaeological sites in Southern Ontario, analysis of artefacts from Euro-Canadian and Indigenous excavations, project coordination, and assisting with report writing. Collectively, her roles at Stantec have allowed Ms. Como to hone her proficiencies in analysis, attention to detail, and historical research.

Lashia Jones, MA, CAHP: Lashia Jones is a Senior Cultural Heritage Specialist and member of Stantec's Environmental Services Team, with experience in identifying, evaluating and planning for cultural heritage resources. Ms. Jones is a member of the Canadian Association of Heritage Professionals, and has a Master's Degree in Canadian Studies from Carleton University, specializing in Heritage Conservation. Ms. Jones has worked for both public and private sector clients, providing a variety of cultural heritage services including heritage impact assessments, cultural heritage evaluations, inventories of cultural heritage resources, heritage conservation districts, heritage master plans, conservation plans and cultural heritage bridge evaluations. Ms. Jones is well versed with local, provincial and national tools for the identification, evaluation and planning best practices for cultural heritage resources, including the Ontario Heritage Act, Provincial Policy Statement, Planning Act, Environmental Assessment Act, Ontario Heritage Tool Kit, Standards and Guidelines for the Conservation of Provincial



Heritage Properties and the Standards and Guidelines for the Conservation of Historic Places in Canada. Lashia's role on various project types has given her experience in public engagement and consultation, constructive dialogue with clients, heritage committees, local councils and multi-disciplinary project teams.

Paige Milner, BA: Paige Milner is a Cultural Heritage Intern with Stantec and is currently completing her Masters of Public History at Western University. Paige has an extensive background in public history with experiences which include research, writing, exhibit development and installation, community consultation, and public speaking. In the summers of 2022 and 2023, Paige worked as a researcher for the Heritage London Foundation conducting research on the experience of female hosiery workers in London in the latter half of the twentieth century and the history of the London Asylum for the Insane, respectively. Through these research projects, Paige carried out extensive archival research as well as conducted twenty oral histories. Paige has been growing her experience in built and cultural heritage through her time volunteering on the Stewardship Sub-Committee of the London Community Advisor Committees and as a Historical Home Sign Researcher for the Architectural Conservancy Ontario London Branch. Through her time at Stantec and her MA degree, Paige has expanded her knowledge of provincial legislation surrounding built heritage and has had the opportunity to evaluate properties within the O. Reg 9/06 and 10/06 criteria.

Julia Richards, MA: Julia brings over five years experience in the fields of history and heritage in a variety of roles; history education, youth and community engagement, and museum exhibits. Her research interests in university centre around women's and gender history - especially fashion history which is an extremely interesting area to analyze - as well as ancient Greek and Egyptian history. As a Cultural Heritage Specialist, Julia is responsible for performing research and analysis to determining heritage value on a variety of projects utilizing several criteria including, architecture styles, occupancy history, and history of the property.

