

**Heritage Impact Assessment
290 South Street
Part of Lot 18, Concession 11
Elora
Township of Centre Wellington
Geographic Township of Nichol
County of Wellington**

Prepared for
Tom Keating
James Keating Construction (2004) Limited
70 Mathieson Street
Elora, ON N0B 1S0
Phone: (519) 993-4339
Email: tkeating@keatinghomes.ca

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-574-2025
ARA File #2025-0387

31/10/2025

EXECUTIVE SUMMARY

Under a contract awarded in August 2025 by James Keating Construction Limited, Archaeological Research Associates Ltd. carried out a Heritage Impact Assessment for the property located at 290 South Street in the community of Elora (formerly the village of Salem) in Township of Centre Wellington, County of Wellington (henceforth, the subject property). The subject property is a listed property as a non-designated property on the Municipal Heritage Register (Section 27 of the Ontario Heritage Act). This HIA has been prepared as part of a Zoning By-law Amendment application in which the subject property and 284 South Street are proposed to be merged to create a development parcel for a 25-unit townhouse development. Additionally, this HIA will consider the adjacent listed property at 287 South Street, also located on part of Lot 18, Concession 11 in Elora, Township of Centre Wellington, County of Wellington.

The subject property consists of a two-storey residential building and a two-storey garage attached via a breezeway. 284 South Street is a vacant, partially treed lot. The adjacent listed property at 287 South Street consists of a one-storey residential building.

As part of the proposed development, the existing garage on the subject property is to be demolished while the remainder of the building will be retained on a newly formed lot. Within the rest of the project location surrounding the retained house, four two-storey, street-fronting townhomes along with 21 two-storey internally clustered townhouse units are proposed to be constructed. The development will also contain individual driveways, two access streets within the property, on-site parking, and a stormwater management area.

The purpose of this HIA is to identify any existing built heritage resources (BHR) or cultural heritage landscapes (CHL) on or adjacent to the subject property, identify any impacts resulting from the proposed design, and provide mitigative measures.

Based on the results of a site visit, research, and consultation, an examination of the subject property according to O. Reg. 9/06 was conducted. The subject property was not found to meet two or more criteria outlined in O. Reg. 9/06. Therefore, the subject property does not possess CHVI.

Detailed research on the adjacent heritage property at 287 South Street was not conducted as part of this report, however, ARA has assumed the entire building has the potential to have heritage value and be a heritage attribute. 287 South Street was found not to have the potential to be impacted by the current proposed development as defined by the MCM in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006).

Given that no potential impacts were identified, no mitigation measures are recommended.

The following consideration is encouraged:

- A comprehensive and detailed building design has not yet been finalized, which provides an opportunity to incorporate materials and design elements that are sympathetic to the massing and form of the surrounding area. Sympathetic architectural articulation are encouraged to be considered as detailed designs are generated. For example, future designs could seek to integrate projecting and recessed portions, gable roof lines, variation in material or colour selection, etc., which would help break up the visual form of the four-street facing attached townhouses. With respect to the side elevation, which is

proposed to front the streetscape, consideration may be given to the inclusion of a wraparound porch, positioning of the entrance, or detailing that will soften the side elevation and make it more visually appealing from the streetscape. Furthermore, the subsequent designs are encouraged to be reviewed by Heritage Centre Wellington and/or Township Planning staff.

The following recommendations should be considered as best practices:

- As the subject property at 290 South Street did not meet the criteria for designation according to O. Reg. 9/06, Planning staff should consider its removal from the Heritage Register as a listed property;
- Should the proposed project location expand beyond the scope examined in this report, a qualified heritage consultant should be retained to determine if an additional review is required; and
- Once finalized, a copy of this HIA should be distributed to Planning staff at the Township of Centre Wellington.

TABLE OF CONTENTS

1.0	PROJECT CONTEXT	1
2.0	LEGISLATION AND POLICY REVIEW	4
2.2	Provincial Policies and Guidelines	4
2.2.1	The Planning Act	4
2.2.2	Provincial Planning Statement	5
2.2.3	Ontario Heritage Act	5
2.3	Municipal Policies	6
2.3.1	County of Wellington Official Plan	6
2.3.2	Township of Centre Wellington Official Plan	7
2.4	Policy Conclusions	8
3.0	KEY CONCEPTS	9
4.0	HISTORIC CONTEXT	11
4.1	Settlement History	11
4.1.1	A Note on the Pre-Colonial Landscape	11
4.2	Post-Contact Settlement History	15
4.2.1	Elora	17
4.2.2	Village of Salem	18
4.3	Project Location History	19
5.0	INFORMATION GATHERING	27
5.1	Federal	27
5.2	Provincial	27
5.3	Municipal	27
6.0	COMMUNITY ENGAGEMENT	28
7.0	EXISTING CONDITIONS	29
7.1	Contextual Understanding	29
7.2	290 South Street (Subject Property)	29
7.2.1	Site Organization	30
7.2.2	Main Residence	30
7.2.3	Interior Description	31
7.2.4	Garage	32
7.2.5	Garage Interior	32
7.3	Vernacular Architectural Style	32
7.4	284 South Street (Project Location)	33
7.5	287 South Street (Adjacent Property)	33
8.0	HERITAGE ASSESSMENT	35
8.1	290 South Street (Subject Property)	35
8.2	287 South Street (Adjacent Property)	36
9.0	PROPOSED PROJECT	37
9.1	Proposed Development	37

9.1.1	Removals	37
9.1.2	Retentions	37
9.1.3	New Construction	37
9.2	Alternative Design Options	39
10.0	ANALYSIS OF POTENTIAL IMPACTS	40
10.1	Summary of Impacts	41
11.0	MITIGATION MEASURES	42
11.1	Design Considerations	42
12.0	CONCLUSION	42
13.0	BIBLIOGRAPHY AND SOURCES	44

MAPS

Map 1: Subject Property and Project Location at 284-290 South Street, Elora	2
Map 2: Subject Property and Project Location on an Aerial Photograph	3
Map 3: Subject Property and Project Location Shown on an 1861 Map	23
Map 4: Subject Property and Project Location Shown on an 1877 Map	24
Map 5: Subject Property and Project Location Shown on a Topographic Map (1937)	25
Map 6: Subject Property and Project Location Shown on a 1954 Aerial Photograph	26
Map 7: Photo Location Map of Project Location	50

TABLES

Table 1: Haudenosaunee Confederacy Chiefs Council History	13
Table 2: Mississaugas of the Credit First Nation	13
Table 3: Six Nations of the Grand River History	15
Table 4: Post-Contact Settlement History	16
Table 5: Summary of Land Transactions for 290 South Street, (Subject Property)	22
Table 7: Evaluation of 290 South Street Using O. Reg. 9/06	35
Table 8: Impacts on Adjacent Property at 287 South Street	40

FIGURES

Figure 1: Development Concept for 284-290 South Street	38
Figure 2: Newspaper Article Reporting the Death of Alonzo Shafer	49
Figure 3: Hauck House During Demolition, 2011	49

IMAGES

Image 1: Context – South Street from Subject Property	51
Image 2: Context – South Street from Subject Property	51
Image 3: Context – Pedestrian Sidewalk and South Street	52

Image 4: Context – Residential Properties Along South Street	52
Image 5: Context – Residential Properties Along South Street (Subject Property on left)	53
Image 6: Context – Wellington County Road 7 Showing Rear of Property Location	53
Image 7: Context – David Street West and the David Street Bridge Over the Gorge	54
Image 8: Context – 30 David Street West	54
Image 9: Adjacent Property – 298 South Street	55
Image 10: Context – 281 South Street	55
Image 11: Context – 295 and 305 South Street	56
Image 12: Context – 305 South Street	56
Image 13: Adjacent Heritage Property – 287 South Street	57
Image 14: Adjacent Property – 277 Wellington Road 7	57
Image 15: Adjacent Property – 277 Wellington Road 7	58
Image 16: Landscape – Mature Trees Lining Project Location (284 South Street)	58
Image 17: Landscape – Mature Trees Lining Project Location (284 South Street)	59
Image 18: Landscape – Vegetation and Overgrown Driveway to 284 South Street	59
Image 19: Landscape – Overgrown Paved Driveway to 284 South Street	60
Image 20: Landscape – 284 South Street Separated from Subject Property by Mature Trees	60
Image 21: Landscape – Overgrown Lot and Hydro Poles (284 South Street)	61
Image 22: Landscape – Overgrown Lot and Hydro Poles (284 South Street)	61
Image 23: Landscape – Overgrown Lot (284 South Street) Looking Towards Adjacent Property	62
Image 24: 284 South Street – Mature Trees at Rear of Property	62
Image 25: 290 South Street – Residence and Garage	63
Image 26: 290 South Street – Mature Trees and Lawn at Rear of House and Garage	63
Image 27: 290 South Street – Eaves, Fascia, and Soffits	64
Image 28: 290 South Street – Façade	64
Image 29: 290 South Street – Symmetrical Bays Separated by Gap	65
Image 30: 290 South Street – Façade Window Openings and Windows	65
Image 31: 290 South Street – First Storey Windows and Planter Boxes on Façade	66
Image 32: 290 South Street – Main Entry, South Elevation	66
Image 33: 290 South Street – Wraparound Wood Porch and Breezeway	67
Image 34: 290 South Street – Exterior Door Opening, South Elevation, Rear Wing	67
Image 35: 290 South Street – Exterior Rear Doors and Windows on Rear Wing	68
Image 36: 290 South Street – Rear Elevation of Rear Wing	68
Image 37: 290 South Street – North Elevation of Rear Wing	69
Image 38: 290 South Street – North Elevation of Rear Wing and Rear Elevation of Main Body	69
Image 39: 290 South Street – Exterior Porch, Rear Elevation	70
Image 40: 290 South Street – Exterior Door Under Porch, Rear Elevation	70
Image 41: 290 South Street – North Elevation	71
Image 42: Residence Interior – Front Entrance and Staircase to Second Floor	71
Image 43: Residence Interior – Front Room	72
Image 44: Residence Interior – Window in Front Room	72
Image 45: Residence Interior – Decorative Rosette in Front Room Window Frame	73
Image 46: Residence Interior – Front Room with Bar	73

Image 47: Residence Interior – Storage Closet and Door to Rear Wing	74
Image 48: Residence Interior – Rear Wing and Kitchen	74
Image 49: Residence Interior – Basement Stairs and Rear Double Door	75
Image 50: Residence Interior – Door to South Elevation in Rear Wing	75
Image 51: Residence Interior – Deep Window Frames in Rear Wing	76
Image 52: Residence Interior – Second Floor Landing	76
Image 53: Residence Interior – Upstairs Bedroom	77
Image 54: Residence Interior – Upstairs Bedroom	77
Image 55: Residence Interior – Upstairs Bedroom	78
Image 56: Residence Interior – Primary Bedroom with Ensuite Bathroom	78
Image 57: Residence Interior – Upstairs Bathroom	79
Image 58: Residence Interior – Upstairs Window in Main Body of Residence	79
Image 59: Residence Interior – Upstairs Window in Rear Wing of Residence	80
Image 60: Residence Interior – Upstairs Utility Room	80
Image 61: Residence Interior – HVAC and Furnace in Basement	81
Image 62: Residence Interior – Floor and Partially Insulated Basement Walls	81
Image 63: Residence Interior – Joists and Subfloor Seen in Basement	82
Image 64: Residence Interior – Parged Stone and Brick Basement Walls	82
Image 65: Residence Interior – Stone and Parging on Basement Walls	83
Image 66: Residence Interior – Repair Work on Basement Walls	83
Image 67: Residence Interior – Blocked Opening	84
Image 68: Residence Interior – Modern Wall Support Against Original Wall	84
Image 69: Garage – Façade	85
Image 70: Garage – Side Elevation	85
Image 71: Garage – Entry on North Elevation	86
Image 72: Garage Interior – First Floor of Garage	86
Image 73: Garage Interior – Roof Over First Floor of Garage	87
Image 74: Garage Interior – Built-In Shelves Along Rear Wall of Garage	87
Image 75: Garage Interior – Staircase Along North Elevation to Second Floor	88
Image 76: Garage Interior – Second Floor Loft in Garage	88
Image 77: Garage Interior – Decorative Wood Railing in Garage Loft	89
Image 78: Garage Interior – Rafters and Joists of Open Roof in Garage	89
Image 79: Garage Interior – Unfinished Walls and Plywood Floor of Garage Loft	90
Image 80: Garage Interior – Four-Over-Four Sash Windows in Garage Loft	90
Image 81: Garage Interior – Window Stool, Casing, and Frame	91

APPENDICES

Appendix A: Historical Photos and Images	49
Appendix B: Project Location Images	50
Appendix C: Key Team Member Biographies	92

ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
BHR – Built Heritage Resource
CHL – Cultural Heritage Landscape
CHVI – Cultural Heritage Value or Interest
CVR – Credit Valley Railway
GTR – Grand Trunk Railway
GWR – Great Western Railway
HCCC – Haudenosaunee Confederacy Chiefs Council
HIA – Heritage Impact Assessment
HSMBC – Historic Sites and Monuments Board of Canada
JKC – James Keating Construction Limited
MCFN – Mississaugas of the Credit First Nation
MCM – Ministry of Citizenship and Multiculturalism
OHA – *Ontario Heritage Act*
OHT – Ontario Heritage Trust
OP – Official Plan
O. Reg. – Ontario Regulation
PPS – Provincial Planning Statement
SNGR – Six Nations of the Grand River
UEL – United Empire Loyalist

PERSONNEL

Principal: P.J. Racher, MA, CAHP, RPA
Principal & Director – Heritage Operations: K. Jonas Galvin, MA, MCIP, RPP, CAHP
Project Manager: A. Barnes, MA, CAHP
Site Visit: A. Barnes, R. Hendricks, MA
Field Survey and Photography: A. Barnes, R. Hendricks
Historical Research: R. Hendricks, MA
Cartographer: M. Johnson (GIS)
Technical Writers: A. Barnes, R. Hendricks

Biographies for key team members that demonstrate the qualifications and expertise necessary to perform cultural heritage work in Ontario are provided in Appendix C.

1.0 PROJECT CONTEXT

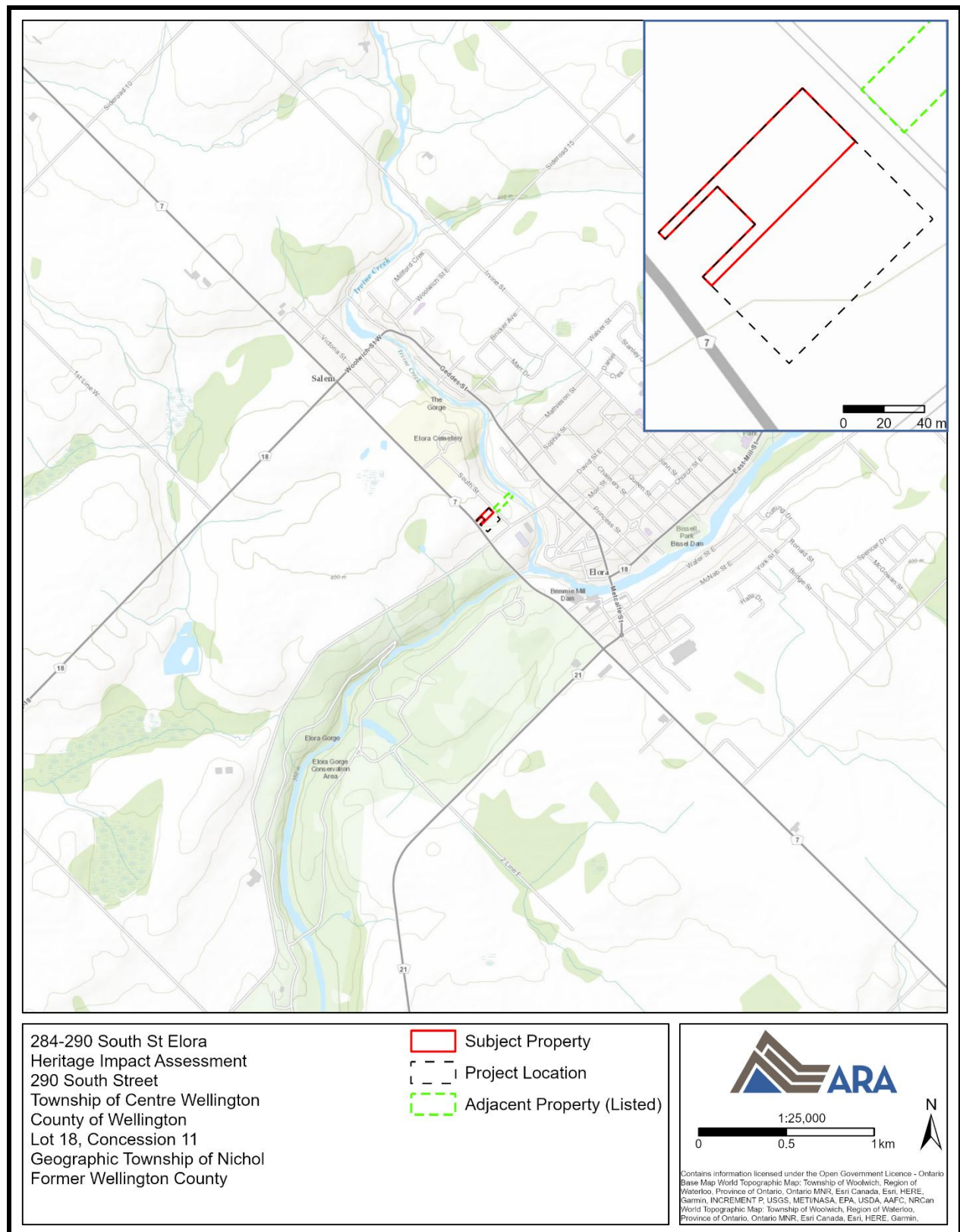
Under a contract awarded in August 2025 by James Keating Construction Limited (JKC), Archaeological Research Associates Ltd. (ARA) carried out a Heritage Impact Assessment (HIA) for the property located at 290 South Street in the community of Elora (formerly the village of Salem) in Township of Centre Wellington, County of Wellington (henceforth, the subject property). The subject property is a listed property as a non-designated property on the Municipal Heritage Register (Section 27 of the Ontario Heritage Act). The subject property comprises part of Lot 18, Concession 11 in the Geographic Township of Nichol, now part of the Township of Centre Wellington. This HIA has been prepared as part of a Zoning By-law Amendment application in which the subject property and 284 South Street are proposed to be merged to create a development parcel for a 25-unit townhouse development (henceforth, the project location). Additionally, this HIA will consider the adjacent listed property at 287 South Street, also located on part of Lot 18, Concession 11 in Elora, Township of Centre Wellington, County of Wellington.

The subject property consists of a two-storey residential building and a two-storey garage attached via a breezeway. 284 South Street is a vacant, partially treed lot. The adjacent listed property at 287 South Street consists of a one-storey residential building.

As part of the proposed development, the existing garage on the subject property is to be demolished while the remainder of the building will be retained on a newly formed lot. Within the rest of the project location surrounding the retained house, four two-storey, street-fronting townhomes along with 21 two-storey internally clustered townhouse units are proposed to be constructed. The development will also contain individual driveways, two access streets within the property, on-site parking, and a stormwater management area. According to the Concept Plan, the project location is approximately 0.6 hectares (1.48 acres) and is bounded by adjacent residential properties to the north, South Street to the east, residential properties and David Street West to the south, and Wellington County Road 7 to the west (see Map 1 and Map 2).

The purpose of this HIA is to identify any existing built heritage resources (BHR) or cultural heritage landscapes (CHL) on or adjacent to the subject property, identify any impacts resulting from the proposed design, and provide mitigative measures. The subject property has been evaluated to determine if it possesses cultural heritage value or interest (CHVI) using the criteria of Ontario Regulation (O. Reg.) 9/06 (as amended by O. Reg. 569/22). For the purpose of this HIA, ARA has assumed the entirety of the building on the adjacent property at 287 South Street to be a potential heritage attribute.

This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, the *Provincial Planning Statement* (2024), the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, the Ministry of Citizenship and Multiculturalism's (MCM) *Ontario Heritage Toolkit* series (MCM 2025a), *County of Wellington Official Plan* (Consolidated May 2025), the *Township of Centre Wellington Municipal Official Plan* (Consolidated May 2025), and the Pre-Consultation Comments provided to JKC on June 25, 2025.



Map 1: Subject Property and Project Location at 284-290 South Street, Elora
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Subject Property and Project Location on an Aerial Photograph
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

2.0 LEGISLATION AND POLICY REVIEW

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

2.1 Federal Guidelines

At the national level, the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010) provides guidance for the preservation, rehabilitation, and restoration of historic places, including cultural heritage landscapes (CHLs) and built heritage resources (BHRs). Such guidance includes the planning and implementation of heritage conservation activities.

2.2 Provincial Policies and Guidelines

2.2.1 The Planning Act

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

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

Part I Provincial Administration, Section 2 states:

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

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest” (1990: Part I (2. d)).*

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

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*

(b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be (2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80).

The current *Provincial Policy Statement* (PPS), issued under section 3 of the *Planning Act*, came into effect October 20, 2024.

2.2.2 Provincial Planning Statement

The *Provincial Planning Statement* (2024; PPS) contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues.

The PPS 2024 promotes the conservation of heritage resources through detailed policies in Section 4.6, such as 4.6.1 that states, "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved" and 4.6.3 that details "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved" (MMAH 2024:28).

Further, Section 4.6.4 notes, "Planning authorities are encouraged to develop and implement: b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes" (MMAH 2024:28).

2.2.3 Ontario Heritage Act

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

To "ensure a thorough, objective and consistent evaluation across the province, and to assist municipalities with the process", O. Reg. 9/06 (as amended by O. Reg. 569/22) "prescribes the criteria for determining property of cultural heritage value or interest in a municipality" (MCM 2025b). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These nine criteria are:

1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
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. O. Reg. 569/22, s. 1 (2).

A property must meet at least two of the criteria to be considered for designation. An OHA designation provides the strongest heritage protection available for conserving heritage resources.

2.3 Municipal Policies

2.3.1 County of Wellington Official Plan

The *County of Wellington Official Plan (2025)* is the primary tool to guide land use, growth, and development within the County of Wellington. The importance of cultural heritage resource conservation in the County of Wellington is detailed in subsection 4.1 of Section 4: Cultural Heritage and Archaeological Resources. The introduction of this subsection reads:

Cultural heritage and archaeological resources form an important and, in many cases, highly visible part of the community fabric... The policies of this Plan, in conjunction with the Ontario Heritage Act, provide a framework for the protection and enhancement of cultural heritage resources in Wellington (County of Wellington 2025:16).

The use of the OHA is highlighted in Subsection 4.1.2, which promotes the designation of properties or areas of CHVI (Part IV), as well as recognition of properties by listing them in the municipal heritage register as non-designated properties (Section 27) that Council considers to be of CHVI (2005:18). Subsection 4.1.5 indicates that “significant built heritage resources and significant cultural heritage landscapes shall be conserved,” and that this may be addressed through a conservation plan or a Heritage Impact Assessment (2025:18-19).

Policy 4.1.5 b) goes on to state that “[t]he need for a Heritage Impact Assessment and/or Conservation Plan will be based on the heritage attributes or reasons for which the resource is identified as significant, and will normally be identified in pre-consultation or development applications” (2025:19), and Policy 4.1.5 e) notes that “Wellington will encourage the conservation of significant built heritage resources through heritage designations and planning policies which protect these resources” (2025:19).

Policy 4.1.5 f) states that:

The re-use of heritage buildings is often a valid means of ensuring their restoration, enhancement or future maintenance. Projects to re-use heritage buildings may be given favourable consideration if the overall results are to ensure the long term protection of a heritage resource and the project is

compatible with surrounding land uses and represents an appropriate use of land (2025:19).

Policy 4.1.5 g) indicates that development and/or site alteration may be permitted on lands adjacent to a protected heritage property when the development and/or site alteration has been evaluated and demonstrated that the proposed development will ensure the conservation of the identified heritage attributes of the adjacent heritage property, and that alternative development approaches may be required to conserve the heritage attributes of the adjacent property (2025:19).

Subsection 4.6.7 addresses HIAs and Conservation Plans and states that “A heritage impact assessment and conservation plan may be required to determine if any significant cultural heritage resources are impacted by a development proposal,” and defines a heritage impact assessment as “a study to determine if any significant cultural heritage resources are impacted by a development proposal, whether the impacts can be mitigated, and by what means” (2025:31). This subsection also outlines the requirements of an HIA, which include:

- Historical research, site analysis, and evaluation;
- Identification of the significance and heritage attributes of the cultural heritage resources;
- A description of the proposed development or site alteration;
- An assessment of the development or site alteration impact;
- Consideration of alternatives, mitigation, and conservation methods, which may include but are not limited to:
 - i. Alternative development approaches;
 - ii. Isolating development and site alteration from significant built and natural features and vistas;
 - iii. Design guidelines that harmonize mass, setback, setting, and materials;
 - iv. Limiting height and density;
 - v. Allowing only compatible infill and additions;
 - vi. Reversible alterations;
 - vii. Buffer zones; and
 - viii. Site plan control.
- Implementation and monitoring; and
- A summary statement and conservation recommendations (2025:31-32).

2.3.2 Township of Centre Wellington Official Plan

The *Township of Centre Wellington Municipal Official Plan (2025a)* is used in conjunction with the *County of Wellington Official Plan* as a way to guide land use, growth, and development within the Township. The Plan notes the Township has “a rich cultural heritage and a unique natural setting with the Grand River as its focus” (2025a:2), and that cultural heritage resources should be preserved for future generations (2025a:3).

Section C.2 of the Township’s OP addresses cultural heritage resources, and describes its goals and objectives as “to protect the Township’s heritage resources from neglect, deterioration, demolition, alteration, redevelopment, or changes in use which threaten their existence or integrity, to encourage and support the functional and economic use of heritage buildings, to identify, protect, and enhance natural areas, and to encourage public awareness and appreciation of the heritage resources of the Township and the value of protecting these resources to both residents and visitors” (2025a:5).

Subsection C.2.20 addresses the legislative authority of the Township to enact measures to ensure that heritage conservation objectives are met pursuant to the *Planning Act*, the OHA, and any other relevant legislation, which may include:

- By-laws providing for the acquisition by purchase, lease, or otherwise of any property or part thereof, designated under Part IV of the *Ontario Heritage Act*;
- By-laws to ensure the protection of heritage features;
- By-laws to regulate development so that it is sympathetic in character, location, height, and bulk to heritage resources;
- By-laws to control the demolition of heritage buildings or structures in a defined area; and
- Enter into easement agreements or covenants, pursuant to Section 37 of the *Ontario Heritage Act*, with the owner of any real property and register such easements or covenants against the real property in the land registry office for the purpose of:
 - i. Conserving, protecting, and preserving the heritage features of the property;
 - ii. Preventing any demolition, construction, alteration, remodeling or any other action which would adversely affect the heritage features of the property; and
 - iii. Establishing criteria for the approval of any development affecting the heritage property (2025a:8-9).

2.4 Policy Conclusions

Federal guidelines, provincial legislation, and the policies of the *County of Wellington Official Plan* (2025) and the *Township of Centre Wellington Municipal Official Plan* (2025a) contain a broad range of policies for the conservation of cultural heritage resources. This HIA will be directed by these cultural heritage policies as they relate to the subject property.

3.0 KEY CONCEPTS

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

- **Adjacent lands** as defined in the PPS, means “for the purposes of policy 4.6.3 [Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved, pg. 28], those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan” (MMAH 2024:38).
- **Built Heritage Resource (BHR)** can be defined in the PPS as “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Indigenous community” (MMAH 2024:40).
- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2024:41).
- **Cultural Heritage Landscape (CHL)** is defined in the PPS as “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” (MMAH 2024:41).
- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06, namely historic or associative value, design or physical value, and/or contextual value. Provincial significance is defined under the *Ontario Heritage Act*’s O. Reg. 10/06.
- **Heritage Attributes** are defined in the PPS as “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property)” (MMAH 2024:44).
- **Protected heritage property** is defined as “property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites” (MMAH 2024:50).
- **Significant** in reference to cultural heritage is defined as “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*” (MMAH 2024:52).

Key heritage definitions from the *County of Wellington Official Plan* (2025) are as follows:

- **Adjacent lands** in the context of cultural heritage refers to “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (2025:194).
- **Built Heritage Resources** refers to “one or more significant buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easements under the *Ontario Heritage Act*, or listed by local, provincial, or federal jurisdictions” (2025:196).
- **Conserved** refers to “the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes, and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment” (2025:197).
- **Cultural Heritage Landscape** means “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinct from that of its constituent elements or parts” (2025:197).
- **Development** is defined as “the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*, but does not include activities that create or maintain infrastructure authorized under an environmental assessment process, or works subject to the *Drainage Act*” (2025:197).
- **Heritage Attributes** refers to “the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property” (2025:200).
- **Protected Heritage Property** means “real property designated under Parts IV, V, or VI of the *Ontario Heritage Act*, heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*, and property that is subject to a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving, and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition, or loss” (2025:204-205).
- **Redevelopment** refers to “the creation of new units, uses, or lots on previously developed land in existing communities” (2025:205).
- **Significant** means, when referring to cultural heritage and archaeological resources, “resources that are valued for the important contribution they make to our understanding of the history of a place, event, or a people” (2025:208).

4.0 HISTORIC CONTEXT

The Township of Centre Wellington has a long and continuing history of settlement including pre-contact and post-contact Indigenous campsites and villages. The study area has strong associations with Indigenous communities and the heritage resources considered in this report can be associated with both Pre-Contact and Post-Contact cultural developments. Accordingly, this historical context section spans the Pre-Contact Indigenous occupation history through Euro-Canadian settlement history to present. The early history of the subject property and project location can be effectively discussed in terms of major historical events.

The history of the project location was constructed using background information obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications, census records, land registry records), and published secondary sources (online and print).

4.1 Settlement History

4.1.1 A Note on the Pre-Colonial Landscape

Prior to the rise in development of the 19th and 20th centuries, the landscape of the Township of Centre Wellington would have looked very different than what exists today. Situated within the Grand River watershed, the lush and thriving environment would have held great importance to past Indigenous peoples, who would sustain themselves on the abundant flora and fauna of the area. There is well-established Anishinaabeg (represented by Mississaugas of the Credit First Nation) and Haudenosaunee (represented by Six Nations of the Grand River and the Haudenosaunee Confederacy) history in this area.

Colonialism and widespread development largely dispossessed Indigenous peoples of their traditional lands. Despite their intentions to “share the land,” European concepts of land ownership divorced First Nations and Indigenous communities from their long-held role as stewards over the land and decision-making about environmentally significant locations were effectively removed from their control. Today, we recognize the importance the land once held for past Indigenous peoples and the advocacy of their descendants for a return to stewardship over the remaining, but diminishing, examples of natural locations, particularly in southern Ontario. Although this area has been extensively farmed, city-like urban sprawl has not yet achieved the levels of growth and impact it has elsewhere.

The Township of Centre Wellington has a long history of Indigenous land use and settlement including Pre-Contact and Post-Contact campsites and villages. It should be noted that the written historical record regarding Indigenous use of the landscape in Southwest Ontario draws on accounts by European explorers and settlers. As such, this record only details a small period of time in the overall human presence in Ontario. Oral histories and the archaeological record show that Indigenous communities were mobile across great distances, which transcend modern understandings of geographical boundaries and transportation routes.

After decades of archaeological work in eastern Ontario, scholarly understanding of the historical usage of the area has developed significantly. With occupation beginning in the Late Palaeo-Indian period approximately 10,000 years ago, the greater vicinity of the study area comprises a complex chronology of Indigenous and Euro-Canadian histories. The following sections summarize the region’s settlement history and document the study area’s past and present land uses.

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous peoples inhabited the landscape. This location was used and shared by many since time immemorial, each with their own traditions as to how they arrived, how they lived, and the major events that marked their time here. There is no singular way to tell this story. Alongside the brief historical narrative as understood by heritage professionals, at the time of writing, some First Nations and Indigenous communities have provided traditional knowledge regarding their history, community, and story for inclusion in reports. It should be noted that one Nation's traditional knowledge does not necessarily reflect the views of another Nation or the consultant. These histories are outlined below in Table 1 through Table 3.

It is probable that Ontario was first occupied almost as soon as the land was exposed by melting ice after the retreat of the glaciers and the formation of the early lakes between 11,000 and 10,500 years ago (OAS 2025). At that time, small bands of Indigenous peoples moved into the region, leading mobile lives based on communal hunting of large game and the collection of plant-based food resources. During this period, which is referred to by archaeologists as the Palaeo period, Indigenous peoples ranged over very wide territories in order to live sustainability in a post-glacial environment.

Around 7500 BC, the climate warmed and deciduous forests appeared. The Indigenous peoples adapted their hunting practices and tools to better suit the new animal and plant food sources. This change in material cultural is referred to as the Archaic period. Populations increased in size and Indigenous peoples began to participate in long-distance trade.

The Woodland period is marked by the appearance of ceramic pottery, which is noted around 900 BC. The first evidence of maize (corn) horticulture in southern Ontario appears around AD 900, as small circular or square houses begin to appear. Overtime, the practice of maize horticulture improved, allowing for population increases, larger settlement sizes, and increased social complexity in villages. These developments are linked to the spread of Iroquoian-speaking populations, including the ancestors of the historically documented Wendat, Attawandaron, and Haudenosaunee nations. Algonquin-speaking populations, including the Anishinaabeg, also represented a significant presence in southern Ontario and were less agriculturally oriented. As a result, archaeological evidence of their presence can be sometimes elusive. Nevertheless, this part of southern Ontario represents the ancestral territory of various Indigenous peoples, each with their own land use patterns and cultural traditions.

By the time of the arrival of the Europeans, villages were large and populous, with distinct cultures represented archaeologically. The end of the Woodland period is cited around AD 1600, with the spread of the fur trade that resulted in substantial changes to Indigenous lifeways, including the rise in use of items of European manufacture. Increased contact with Europeans resulted in the introduction of diseases to the Indigenous communities and decreases in their population.

The subject property occupies the lands that fall within the treaty, traditional, and/or ancestral territories of the following Nations:

- Six Nations of the Grand River;
- Haudenosaunee Confederacy; and
- Mississaugas of the Credit First Nation.

However, this area was used and shared by many Indigenous groups over millennia, each with their own traditions as to how they arrived, how they lived, and the major events that punctuated their time there. The Haudenosaunee Confederacy (HCCC), the Mississaugas of the Credit First

Nation (MCFN), and Six Nations of the Grand River (SNGR) have provided oral traditions or traditional histories, which have been included in Table 1 through Table 3.

Table 1: Haudenosaunee Confederacy Chiefs Council History
(From the Haudenosaunee Confederacy Website)

Haudenosaunee Confederacy Chiefs Council History
<p>Called the Iroquois Confederacy by the French, and the League of Five Nations by the English, the confederacy is properly called the Haudenosaunee Confederacy meaning People of the long house. The confederacy was founded by the prophet known as the Peacemaker with the help of Aionwatha, more commonly known as Hiawatha. The exact date of the joining of the nations is unknown and said to be time immemorial making it one of the first and longest lasting participatory democracies in the world.</p> <p>The confederacy, made up of the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas was intended as a way to unite the nations and create a peaceful means of decision making. Through the confederacy, each of the nations of the Haudenosaunee are united by a common goal to live in harmony. Each nation maintains its own council with Chiefs chosen by the Clan Mother and deals with its own internal affairs but allows the Grand Council to deal with issues affecting the nations within the confederacy.</p> <p>The Haudenosaunee symbol of the long house, provided by the Peacemaker, is recognized in traditional geographic locations. Upon confederation each nation took on a role within the metaphorical longhouse with the Onondaga being the Keepers of the Fire. The Mohawk, Seneca and Onondaga acted as the Elder Brothers of the confederacy while the Cayuga and Oneida were the Younger Brothers within Grand Council. The main meeting place was and still exists today on Onondaga territory.</p> <p>Often described as the oldest participatory democracy on Earth, the Haudenosaunee Confederacy's constitution is believed to be a model for the American Constitution. What makes it stand out as unique to other systems around the world is its blending of law and values. For the Haudenosaunee, law, society and nature are equal partners and each plays an important role.</p>

Table 2: Mississaugas of the Credit First Nation
(Provided by MCFN)

Mississaugas of the Credit First Nation
<p>The Mississaugas of the Credit First Nation are members of the Algonquian linguistic group and are a sub-group of the larger Ojibway Nation. In their own language, the Mississaugas refer to themselves as Anishinaabe meaning "human beings or people".</p> <p>The oral tradition of the Anishinaabe tells of their migration from the East Coast of North America, down the St. Lawrence River valley, and eventually into the lands of the Great Lakes Region. In a journey thought to span some 500 years, the founding peoples of the Three Fires Confederacy- the Ojibway, the Pottawatomie, and the Odawa Nations, stopped for extended periods near Montreal, Niagara Falls, the Detroit River, Manitoulin Island, and Spirit Island (Duluth, MN) before ending their journey at Madeline Island in Lake Superior. Ancestors of the Mississaugas of the Credit First Nation broke from the main body of the migratory group and settled along the north shore of Lake Huron and Georgian Bay where they were first encountered by the French in 1634.</p> <p>The people, who came to be known as the Mississaugas, lived lightly on the land as they harvested its gifts. During the spring, the Mississaugas converged on the flats of rivers and creeks where they erected their wigwams and engaged in fishing. Berries, mushrooms, and other wild foods were gathered throughout the summer months with the harvest of wild rice occurring in the early autumn. After the harvest of rice, the people then again gathered at their fishing grounds to catch and preserve the fish they would consume over the winter months. Breaking into smaller family groups, the people would then move into winter camps where they would engage in trapping and await the yearly cycle of seasonal migration to begin anew. The arrival of the French into the lands of the people was welcomed as pelts could be exchanged for European trade goods that made life easier. Iron axes, copper kettles, cloth, and even fish hooks proved beneficial as the Mississaugas no longer had to craft comparable objects solely from the resources of the land. Unfortunately, participation in the trans-Atlantic fur trade meant the Mississaugas would be caught up in the conflicts of the 17th century known as the Beaver Wars.</p> <p>The Beaver Wars were a period of intermittent warfare that engulfed much of the St. Lawrence and the Great Lakes Regions and saw the occupancy of Southwestern Ontario change hands three times. The Haudenosaunee from</p>

south of Lake Ontario, in their efforts to monopolize the fur trade with the Europeans, invaded Southwestern Ontario dispersing the Neutrals, Petun and the Wendat Nations, and making the region their beaver hunting grounds. By the end of the 17th century, the combined efforts of Algonquian nations, including the Mississaugas, and French forces succeeded in driving the Haudenosaunee back into their homelands south of Lake Ontario. A treaty, brokered by the French in 1701, restored peace in the region and found the Anishinaabe in control of Southwestern Ontario. Mississaugas of the Credit ancestors, who had driven the Haudenosaunee from the head of Lake Ontario, now occupied approximately four million acres of lands, water, and resources in Southern Ontario.

The territory of the Mississaugas extended from the Rouge River Valley westward across to the headwaters of the Thames River, down to Long Point on Lake Erie and then followed along the shoreline of Lake Erie, the Niagara River, and Lake Ontario until arriving at the Rouge River Valley. One creek in particular, the Missinnihe, was a favourite of the people who used it and the surrounding area for hunting, fishing, gathering, healing and spiritual purposes. A trading post established in the vicinity by the French circa 1720, enabled MCFN ancestors to trade the pelts they had gathered over the winter for European trade goods. The Missinnihe was later named the Credit River due to the traders' practice of extending credit to MCFN ancestors and then being repaid the following spring with the winter's catch of furs. The people became known to the Europeans as the Mississaugas of the Credit.

The outbreak of the American Revolution (1775-1783) and its aftermath placed pressure on the British Crown to acquire lands for the settlement of Loyalists. Recognizing that Mississaugas of the Credit ancestors had lands desirable for that purpose, the Crown actively pursued the acquisition of their territory. Between 1781 and 1820, Mississaugas of the Credit First Nation ancestors negotiated eight treaties with the British Crown that saw their territory of approximately 4 Million acres reduced to 200 acres on the Credit River. These pre-confederation treaties include:

- The Mississauga Treaty at Niagara, No. 381 (1781)
- The Between the Lakes Treaty, No. 3 (1792)
- The Brant Tract Treaty, No. 8 (1797)
- The Toronto Purchase, No. 13 (1805)
- The Head of the Lake Treaty, No. 14 (1806)
- The Ajetance Treaty, No. 19 (1818)
- Treaty 22 (1820)
- Treaty 23 (1820)

Entering into the early treaties, neither the Crown nor the Mississaugas fully understood what the agreements meant to the other. For the British, treaty making meant that they were outright purchasing the land- they were the sole proprietors and they could use the entirety of the land as they saw fit. The Mississaugas entered the early treaties with the understanding they would be sharing the lands with the settlers- the settlers would establish their farms and villages while the Mississaugas would carry out their hunting, fishing and gathering activities as they had always done. To their dismay, the Mississauga belatedly realized that the settlers were not sharing the land but regarded it as their own. Endeavoring to move about their lands as they had always done, the Mississaugas found their paths blocked by fences, the fish and game depleted, the forests cleared, and themselves driven away from their camping spots by angry farmers. Strangers in their own lands, the Mississaugas' traditional economy collapsed and their population plummeted as the settlers brought diseases for which the Mississaugas had no cure. In 1787, the Credit Mississaugas had over five hundred members; in 1798, there were approximately three hundred members; in 1811, there were two hundred and eight members; and in 1820, there existed slightly less than two hundred members. It seemed to appear that the Mississaugas of the Credit would inevitably disappear as a first nation.

Averting extinction was accomplished by transitioning from their traditional ways to an agrarian lifestyle. Converting to Methodism during the mid-1820s, the Mississaugas established a Christian mission village at the Credit River in 1826. During their time at the village, the Mississaugas were able to build successful farms and a village that included a school, hospital, chapel, mechanics' shops, and forty settler style homes. Learning about business as well, the Mississaugas were the major shareholders of the Credit River Harbour Company and the owners of their own schooner. Despite their successful adoption of a new world and life view, continued encroachment by settlers, diminishing resources, and the inability to gain title to their lands, eventually caused the Mississaugas to relocate their settlement.

Leaving their mission village in 1847, the Mississaugas of the Credit moved to their present location on 6000 acres of land in Brant and Haldimand Counties. Today the Mississaugas of the Credit population has a population of 2600 with two-thirds of the membership living off reserve.

**Table 3: Six Nations of the Grand River History
(Provided by SNGR)**

Six Nations of the Grand River
<p>From time immemorial, the Six Nations (sometimes then referred to as the Five Nations) possessed very large territories in what is today the United States of America and the provinces of Ontario and Quebec. The original five nations unified under the Great Tree of Peace and became the Haudenosaunee Confederacy.</p> <p>Starting in 1613, the Haudenosaunee entered into several Two Row Wampum agreements with European Powers that formed the basis for subsequent treaties: "We will not be like Father and Son, but like Brothers. [Our treaties] symbolize two paths or two vessels, travelling down the same river together. One, a birchbark canoe, will be for the Indian People, their laws, their customs, and their ways. The other, a ship, will be for the white people and their laws, their customs, and their ways. We shall each travel the river together, side by side, but in our own boat. Neither of us will make compulsory laws nor interfere in the internal affairs of the other. Neither of us will try to steer the other's vessel."</p> <p>Southern Ontario was always Iroquois land. Occupied by the Huron-Wendat and Neutral Nations prior to colonialism, both were defeated by Haudenosaunee in the Beaver Wars and a majority of their members were absorbed into Six Nations. The Crown later recognized this vast expanse of Haudenosaunee land in the 1701 Fort Albany/Nanfan Treaty and continued to recognize it and honour its terms. That same year, the Haudenosaunee and a number of Anishinaabeg Nations agreed to share a portion of those lands in their Dish with One Spoon Treaty.</p> <p>In the late 1600s, the Anishinaabe, as allies of the French, expanded their territory westward into Fort Albany/Nanfan lands as Six Nations was preoccupied fighting alongside their Imperial Crown allies elsewhere. The Anishinaabe attempted to exclude the Haudenosaunee from their northern lands, but failed, as the Haudenosaunee continued to use those lands for hunting, trapping, trade, transit and settlement. While the Haudenosaunee had their rights to those lands enshrined in treaties, the Anishnaabe forfeited any rights they may have had in a series of quit claims, despite being told they had no right to sell the land.</p> <p>Throughout the American War of Independence, the Six Nations continued their alliance with the Imperial Crown. During an American raid on Onondaga, Cayuga and Seneca villages in the late summer of 1779, an estimated 9 million pounds of corn were destroyed, attesting that the Haudenosaunee were prolific farmers as well as hunters and fishers. Because of the Crown's defeat in that war, many Haudenosaunee left the United States and, at the invitation of the Crown, settled on a portion of their Fort Albany/Nanfan lands, known today as the Haldimand Tract. The 1784 Haldimand Treaty emphasized the land was for the exclusive possession and settlement of the Six Nations and that those lands would be enjoyed by their descendants forever.</p> <p>As more settlers moved onto Six Nations of the Grand River territory, the land became unsuitable for hunting and the Six Nations were forced to find alternate means of support. The Haudenosaunee placed some of their lands in trust with the Crown to raise funds, via leases for the perpetual care and maintenance of Six Nations. But those leases were never properly honoured. Monies resulting from such leases, and illegal sales, were administered by the Crown, but instead of benefitting Six Nations, these funds were frequently used to pay down Crown debts and build public infrastructure. These actions are subject to ongoing litigation between Six Nations of the Grand River and the provincial and federal Crowns.</p>

4.2 Post-Contact Settlement History

The arrival of European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 4.

Table 4: Post-Contact Settlement History
(Smith 1846; Coyne 1895; Lajeunesse 1960; Cumming 1972a, 1972b; Ellis and Ferris 1990; Surtees 1994; AO 2025)

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 th century	Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian-speakers and Algonquian-speakers); European goods begin to replace traditional tools
Increased Contact and Conflict	Mid- to late 17 th century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid-18 th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid- to late 18 th century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties subsequently arranged by the Crown; First land cession under the new protocols is the Seneca surrender of the west side of the Niagara River in 1764; The Niagara Purchase (Treaty 381) in 1781 included this area
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Between the Lakes Purchase completed with the Mississaugas in 1784 and confirmed in 1792 (Treaty 3); Haldimand Proclamation of 1784 grants land to Six Nations (the Haldimand Tract), clarified by the Simcoe Patent (Treaty 4) in 1793; <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada
County Development	Late 18 th to early 19 th century	Became part of York County's 'West Riding' and the expansive Kent County in 1792; Additional land cessions included the Nottawasaga Purchase (Treaty 18) and Ajetance Purchase (Treaty 19) in 1818, the Huron Tract Purchase (Treaty 29) in 1827 and the Saugeen Tract Purchase (Treaty 45½) in 1836; Wellington District and Waterloo County created in 1840; Wellington County created after the abolition of the district system in 1849
Township Formation	Early 19 th century	Nichol was originally Block 4 of the Haldimand Tract; Named after Colonel Nichol from the War of 1812; Granted to Colonel Clark for military service and patented to him in 1807; Southern half of Nichol sold to W. Gilkison in 1832; A. Fergus(s)on and J. Webster purchased 2,981 ha near Fergus in 1834; Earliest settlers included the Flewellings, Boys, Scotts, Dows, Cunninghams, Metcalfes, Elmslies and Mutries prior to 1830; The Wilsons, Beatties, Cattenachs and Beattys arrived from 1830–1833; G. Elmslie, A. Watt and other Scottish immigrants purchased properties ca. 1834; Population reached 134 in 1834
Township Development	Mid-19 th to early 20 th century	Population of Nichol reached 1,019 by 1842; Most settlers were from Scotland; 8,289 ha taken up by 1846, with 2,182 ha under cultivation; 2 grist mills and 4 saw mills in operation at that time; By 1871, the unincorporated parts of Nichol contained 499 dwellings, 509 families and 2,737 inhabitants; Traversed by the Wellington, Grey & Bruce Railway (1870/1872) and Credit Valley Railway Elora Branch (ca. 1880); Communities at Aboyne, Alma, Barnett (Ennotville), Cumnock, Elora, Fergus, Kinnettles and Salem

Certain Anishinaabeg and Haudenosaunee groups continued to live in this region during Post-Contact times. The result of the American Revolution necessitated the resettlement of Loyalist populations, including a group of Haudenosaunee peoples displaced by their loyalty to the British Crown. To facilitate this resettlement, the Crown needed to acquire additional territory within

Ontario (MCFN 2025b, Ontario 2025, SNGR 2025). Under the terms set forth in the Royal Proclamation of 1763, the Crown sent Col. John Butler to negotiate a land purchase with certain Mississauga groups that lived in southern Ontario. On May 22, 1784, certain Mississauga peoples ceded approximately three million acres between Lake Ontario, Lake Huron, and Lake Erie to the British Crown for £1,180 worth of trade goods (MCFN 2025b, Ontario 2025).

At the invitation of Sir Frederick Haldimand, displaced Haudenosaunee people who had lost their New York territories began relocating to Ontario. One group settled at the east end of Lake Ontario at Tyendinaga, and a second group, led by Chief Joseph Brant, settled in the Grand River Valley in southwestern Ontario (MCFN 2025b). Governor Haldimand's proclamation, signed on October 25, 1784, granted six miles on either side of the Grand River from its source near Dundalk to its mouth at what is now Port Maitland to the Haudenosaunee, with a total acreage of around 950,000 acres (MCFN 2025b, Ontario 2025, SNGR 2025).

The original 1784 treaty between certain Mississauga peoples and the Crown was revisited in 1792 in order to clarify the description of lands ceded in the initial agreement, with a new treaty, known as Treaty 3 or the Between the Lakes Purchase, signed on December 7, 1792 (Ontario 2025). In 1793, Treaty 4 or the Simcoe Patent was issued to clarify the amount of land granted to the Haudenosaunee by the Crown in the Haldimand Tract (Ontario 2025). However, out of the initial Haldimand grant of 950,000 acres, only around 48,000 acres of the original land is set aside as First Nations territory, as other non-Indigenous Loyalists began settling within the Tract in 1798 (MCFN 2025b, SNGR 2025).

By 1820, the Mississauga were living on only 200 acres of their original territory, along the Credit River and were suffering due to the loss of their traditional territory (MCFN 2018). In 1826, Methodist minister Kahkewaquonaby, or Reverend Peter Jones, founded a Methodist mission village on the banks of the Credit River, which eventually encompassed around 900 acres of cultivated farmland (MCFN 2018). However, encroachment by non-Indigenous settlers and the depletion of the area's natural resources necessitated another move after two decades of occupation of the missionary village. In May 1847, the Credit Village Mississauga peoples moved to land in Tuscarora Township, Brant County, and Oneida Township, Haldimand County, which was located in the Haudenosaunee-occupied Haldimand Tract (MCFN 2018). The settlement was named "New Credit."

4.2.1 Elora

The first settler in what would become Elora was Roswell Matthews, an American who had settled in the Niagara Peninsula around 1802 before moving to Flamborough West and working for Colonel Thomas Clarke, who at the time owned all of Nichol Township (Connon 1975). He was hired to build a mill at Elora Gorge Falls, but Col. Clarke soon abandoned the project, and Roswell Matthews never received any land patents for his efforts. After Roswell's death the family left Nichol Township and returned to Flamborough (Connon 1975). In 1832, Captain William Gilkison, a native of Irvine, Scotland, and cousin of John Galt, a promoter of the Canada Company and founder of Guelph, purchased part of Nichol Township from Rev. Robert Addison of Niagara (Connon 1975). Elora was founded at the confluence of the Grand River and Irvine Creek the same year and named for *The Ellora*, Capt. Gilkison's brother's ship (McLaughlin 2015). The clearing made by Roswell Matthews in the early 19th century became the site of Elora's first buildings, which consisted of a store, a tavern, a mill, and several houses (Connon 1975).

Elora remained a small frontier hamlet from 1833 until 1842 (Connon 1975). A log schoolhouse was built in 1842, and a new sawmill and gristmill were constructed in 1843 by Charles Allan,

along with a new woolen mill (Connon 1975). By 1845, there were 20 houses in the hamlet, and the population was around 100 in 1846 (Smith 1846, Connon 1975). The first timber bridge over the Grand River in Elora was raised in 1848 (Connon 1975). The settlement grew in the mid-1800s, when a number of town lots were surveyed and sold on the west side of Geddes Street between Colborne Street and the Grand River (Connon 1975). By 1851, the population had grown to 500, and had one grist mill, an oat and barley mill, a sawmill, a woolen factory, a foundry, one ashery, a distillery, a furniture factory, a land agency, a post office, one school, three churches, and a library (Smith 1851).

Elora incorporated as a village in 1858 (McLaughlin 2015). In 1870, a Great Western Railway (GWR) line was constructed between Guelph and Elora, which was purchased by the Grand Trunk Railway (GTR) in 1882 (Hughes 2025). This continued to fuel the village's prosperity until the railway was extended northwest to Southampton in 1873 (Connon 1975). The Credit Valley Railway (CVR) opened an Elora station in 1879, although the station was located away from the river and the commercial industries dependent on it (Hughes 2025). After this, the population began to decline into the early 20th century as railway transportation made travel around the province easier and mercantile industries became less focused on waterpower and access to waterways. The deforestation along the banks of the Grand River had dire consequences for Elora's manufacturing businesses, which primarily depended on the power of the falls to run them (Connon 1975).

By 1926, the major employers in Elora consisted of two furniture factories, a planing mill, a harrow and roller business, and the White Lime Company (Connon 1975). Elora lost its village status in 1999 when it became part of the Township of Centre Wellington, although it remains the administrative centre of the township (McLaughlin 2015). The former village's downtown core consists of a large array of brick and stone 19th century architecture, and the surrounding area's picturesque beauty and dramatic limestone gorges make it a popular destination with tourists (McLaughlin 2015).

4.2.2 Village of Salem

In the mid-1840s, Elora's burgeoning mill business had encouraged the growth of the small settlement, but it was not the only village to take advantage of the abundant waterpower of the Grand River and its tributaries. The village of Salem, located less than a mile to the north of Elora, was founded by Sem Wissler in 1845 (Connon 1975). Sem Wissler had been born in Pennsylvania in 1819, and although his father had purchased over 7,000 acres in Waterloo Township between 1802 and 1805, the Wissler patriarch never moved from his Pennsylvania homestead and instead sold most of his Canadian property at a profit (Connon 1975). In 1839, Sem Wissler moved from Pennsylvania to Ontario in order to assist his brother John at his Waterloo Township tannery (Connon 1975). He married Jane Robertson, a Scottish immigrant, in 1843, and while visiting her aunt near Fergus Sem Wissler saw an opportunity to use the waterpower of the Irvine River in order to build another tannery (Connon 1975).

Sem Wissler and his family moved to part of Lots 15 and 16 in Nichol Township in 1845, where he built a dam, a sawmill, and part of a tannery. He called the settlement Salem (Connon 1975). A brisk trade began almost immediately within the hamlet, and by 1851, the hamlet had around 100 inhabitants, a sawmill, a tannery, a general store, a brewery, and a shoe factory (Smith 1851). A gristmill was constructed in 1853, and a second flour and barley mill was built by Sem Wissler in 1856 (Connon 1975). The village prospered until 1865, but after Sem Wissler's death that same year Salem's fortunes turned. Deforestation led to decreased demand at the sawmill and tannery, which led to the decline in output of the shoe factory (Connon 1975). Additionally, the railway

bypassed the village and the increased cost of doing business led to the closure of Wissler's mills by 1887 (Connon 1975).

Salem never incorporated as a village and by 1880, the settlement was in decline (Thorning 2014). As land value declined in Salem, many retired farmers began settling there in order to avoid the higher tax rates in the village of Elora. As a result, Elora attempted to annex Salem many times in the late 19th and early 20th centuries (Thorning 2014). The two settlements remained separate, although nearby, entities until 1999, when they were both incorporated into the Township of Centre Wellington.

4.3 Project Location History

During Pre-Contact and Early Contact times, the vicinity of the project location would have comprised a mixture of deciduous and coniferous trees, as well as open areas. Indigenous communities would have managed the landscape to some degree. During the late 18th and early 19th centuries, Euro-Canadian settlers arrived in the area and cleared the majority of the forests for agricultural and settlement purposes. The subject property was located on the west bank of Irvine Creek outside the historic village of Elora, and to the southwest of the community of Salem.

In an attempt to reconstruct the historic land use of the subject property and its context, ARA examined two historical maps documenting past residents, structures (i.e., homes, businesses, and public buildings) and features during the 19th century, one topographic map from the early 20th century, and one aerial image from the mid-20th century. Specifically, the following resources were consulted:

- Map of Elora Village from Leslie & Wheelock's *Map of the County of Wellington* (1861) (OHCMP 2021);
- Map of Nichol Township from Walker & Miles' *Topographical and Historical Atlas of the County of Wellington* (1877);
- Topographic map from 1937 (OCUL 2024); and
- An aerial image from 1954 (U of T 2025).

Further, ARA completed a summary of land transactions for the subject property and 284 South Street to understand the land ownership history of the project location (see Table 5 and **Error! Reference source not found.**).

The boundaries of the project location are shown on georeferenced versions of the historical maps and imagery (see Map 3 to Map 6). The subject property is located in the Geographical Township of Nichol on part of Park Lot 2 and part of Mark Lane (now closed), which was originally part of Lot 18, Concession 11, now the Township of Centre Wellington. The project location includes not only the subject property, but also Park Lot 1, also in Plan 112, known today as 284 South Street.

Land records from the patent until 1842 were not found, but on November 12, 1842, David Gilkison and other family members filed a partition order for 100 acres of Lot 18 to Robert Gilkinson (LRO # 61). David Gilkison (1803-1851) was the son of William Gilkison and Isabella Grant (Stelter 1985). Although he was born in Sandwich (now Windsor), he moved back to Scotland with the rest of his family in 1815 and returned to Canada in 1827. He opened the first general store in the community of Guelph, founded by his cousin John Galt. However, his business failed after Galt's dismissal from the Canada Company in 1829 (Stelter 1985). In 1832, David's father, William Gilkison, returned to Ontario from Scotland and purchased approximately 14,000

acres in Nichol Township, where he founded the village of Elora. After William's sudden death in 1833, David Gilkison inherited the settlement project and William's land holdings were divided between his six sons, including David Gilkison (Stelter 1985). David Gilkison left Elora, and by 1837 had left his father-in-law, Andrew Geddes, as his representative (Stelter 1985).

On May 17, 1854, Robert Gilkison sold all of Lot 18, Concession 11, which consisted of 100 acres, to James Mathieson and James Geddes. In August 1856, James Geddes transferred his interest in the land to James Mathieson, who granted James Geddes' interest to Charles Allan in September 1857. Charles Allan and James Mathieson surveyed and subdivided Lot 18 into Plan 112 at an unknown date. The subject property became part of Park Lot 2 (see Table 5), and 284 South Street became Park Lot 1 (see **Error! Reference source not found.**).

By early 1858, Park Lot 2 (the subject property) was owned by William Campbell, who sold it to Robert Cowans on April 16, 1858. An historical atlas from 1861 confirms the subject property and 284 South Street lots had been subdivided and also incorporated into a small street or alley between the lots called Mark Lane (see Map 3). The map does not show any buildings or list any owners on either lot. The lots were located on the southwest side of Elora, one block from the west bank of the Irvine Creek, and south of the settlement of Salem.

After several transactions (see Table 5) the subject property was sold to Catharine Ryan on September 28, 1875. The 1881 Census of Canada listed Catherine Ryan as a 63-year-old Scottish-born widow who appeared to live alone (LAC 1881). Information regarding the location of her residence or details about the residence were not listed in this census, although information provided by the Township of Centre Wellington suggested the subject property may have been constructed around 1883 while under the ownership of Mrs. Ryan (Township of Centre Wellington n.d.). **A tax assessment roll from 1887 lists Catharine Ryan as a widow who was a freeholder and householder of one acre on Park Lot 2, South Street, Elora.** She was listed as an Elora resident with a real property value of \$150, although no detailed information about the residence was included (Family Search 1887).

According to Walker & Miles' *Topographical and Historical Atlas of the County of Wellington, Ontario* (1877), the subject property was part of the more densely settled village of Elora, which is denoted by shaded town blocks. The map does not show any buildings or list any owners on either lot (see Map 4). The settlement of Salem can be seen to the north, also denoted by shaded town lots. Nearby landowners include Allan and Mathieson's survey adjacent to the subject property to the north, J. McDonald to the west, Charles Allen to the southwest, and the village of Elora to the south and east. Prominent landmarks included the Grand River and Irvine Creek, which were located to the east and the south of the project location.

Catharine Ryan sold the subject property to Alonzo Shafer on September 23, 1887. Alonzo Shafer was born circa October 15, 1865, in Pilkington Township, Ontario to William James Shafer (1825-1893) and Jane Keck (1830-1909) (Ancestry 2025a). He married his first wife Alice Furber (1861-1902) on October 25, 1882, in Elora, and they had at least six children, including James Leonard Shafer (Ancestry 2025a). **The 1891 Census of Canada listed Alonzo Shafer as a 26-year-old married farm servant who lived in a one-storey, three room wooden residence with his wife, Alice, and their two oldest sons (LAC 1891).** A tax assessment from the same year indicated that Alonzo Shafer lived on one and one-quarter acre of Park Lot 2, South Street, Elora, which had a value of \$250, which is \$100 more than Catharine Ryan's listed property value in 1887 suggesting a structure may have been built or improved upon at this time (Family Search 1891). A tax assessment from 1896 indicates that Alonzo Shafer still owned one and one-quarter acres of property on Park Lot 2, South Street, Elora, which had a value of \$250. He was listed as a 31-year-old freeholder who worked as a labourer (Family Search 1896).

Based on the property value, it seems unlikely that the residence mentioned in the 1891 census is the subject property, however, it is possible that it is the rear wing being referenced, which appears to be the older part of the building based on the depth of window and door transitions.

Alonzo Shafer's first wife, Alice Furber Shafer, died on October 17, 1902, in Salem, and Alonzo married Carrie Berchall (1867-1908) on July 1, 1903. After Carrie's death on April 14, 1908, Alonzo married his third wife, Sindia Byers (1872-1920), on November 18, 1908. Alonzo Shafer died on March 12, 1921, after falling from the Elora Gorge along the Irvine Creek (Ancestry 2025a). He was described as a 56-year-old widower, his third wife having died in 1920, who worked as a painter and decorator. All of his children were described as grown, and he lived with one of his adult sons in Salem (*Chronicle Telegraph* 1921; see Figure 2). Prior to his death, Alonzo sold the property to his son James L. Shafer for \$800.

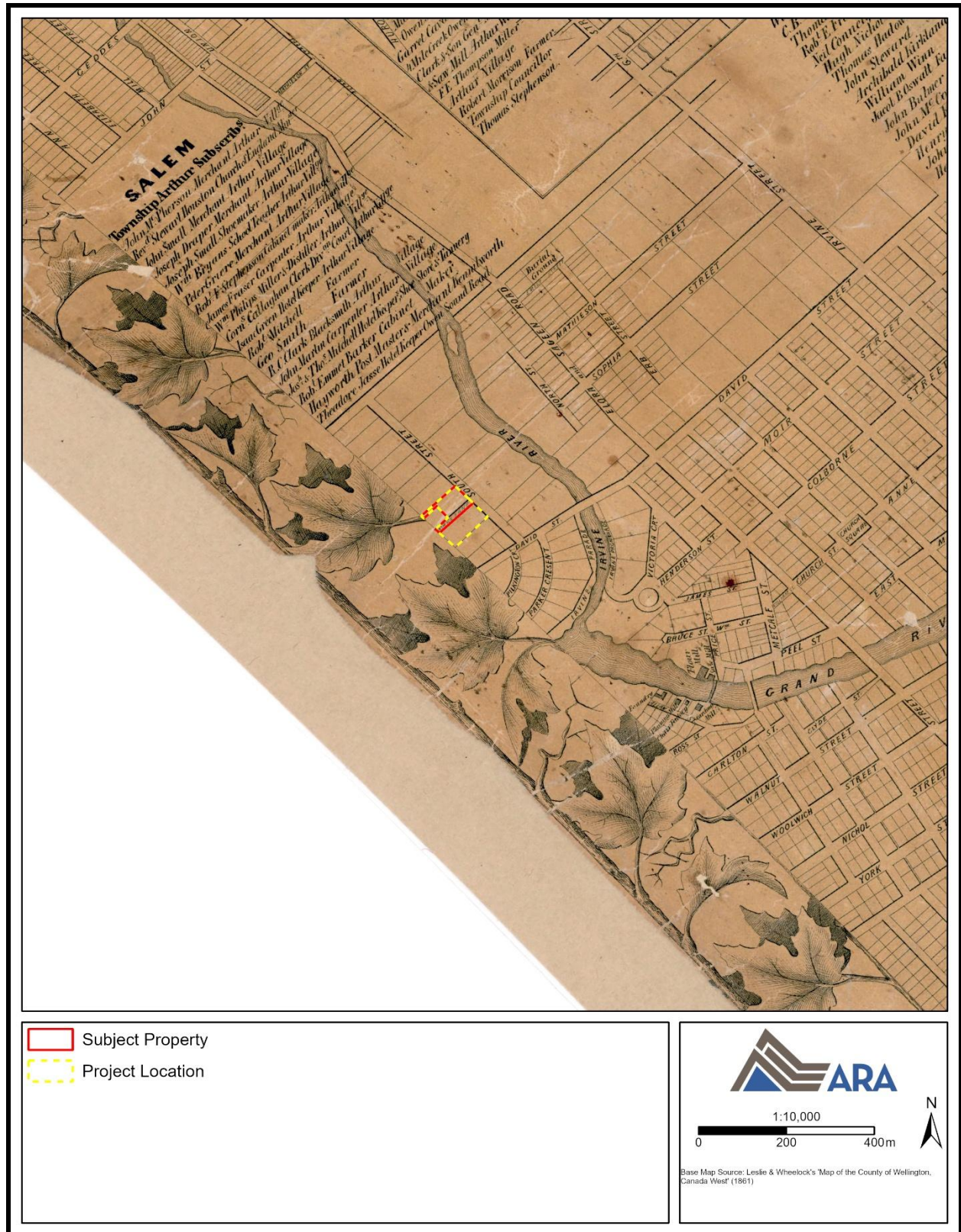
James Leonard Shafer was born on January 25, 1888, and was the second-oldest son of Alonzo Shafer and his first wife Alice (Ancestry 2025b). He married Mae Healey (b. 1892) on September 25, 1912, and they had at least three children (Ancestry 2025b). James Shafer died on January 23, 1956, in Elora (Ancestry 2025b). **The 1921 Canada Census listed James L. Shafer as a 33-year-old housepainter who lived in a seven-room brick house on South Street** with his wife, Mae or May, and their three children (LAC 1921). The 1931 Census of Canada listed James Shafer as a 43-year-old widower who lived in a seven-room brick house on Nichol Township Lot 18 (the location of the subject property) with his two sons and his cousin Annie Coughlan. He worked as a foundry machinist (LAC 1931). While it is unclear if the Shafer residence described in the 1921 and 1931 Censuses corresponds to the extant residence on the subject property, there is the possibility that the envelope of the residence is brick (and covered by the current board and baton cladding), and/or that additions may have been added to the property over time. A topographic map from 1937 shows a building marked on the subject property, and two buildings on 284 South Street (see Map 5). The village of Elora was located to the east and south of the subject property, and the settlement of Salem was located to the northwest. Other local landmarks included a cemetery to the northwest of the project location, a school, the Elora Gorge, and the Irvine Creek to the northeast and east of the project location, and the Grand River and a racecourse to the southeast and south of the subject property.

James Shafer owned the subject property until January 7, 1948, when he sold it to John W. Ackerman for \$4,000. At that time, Park Lot 1, now 284 South Street, was owned by Frederick Ross, who had purchased it from Elizabeth Harper in September 1933 for \$3,600. A 1954 aerial image, while poor resolution, appears to show a building on the subject property, and an additional two buildings located at 284 South Street (see Map 6).

John Ackerman granted the subject property to Brian and Marion Rohn on August 15, 1967. The Rohns owned the subject property until October 1974, when they deeded it to Pierre and Anne Le Page. On January 30, 1995, the Le Pages transferred the subject property to Paul and Mary Goulding. As of 1997, 284 South Street continued to be owned by members of the Ross family. The extant residence on the subject property is the only remaining building at the project location, as the lot at 284 South Street is now vacant.

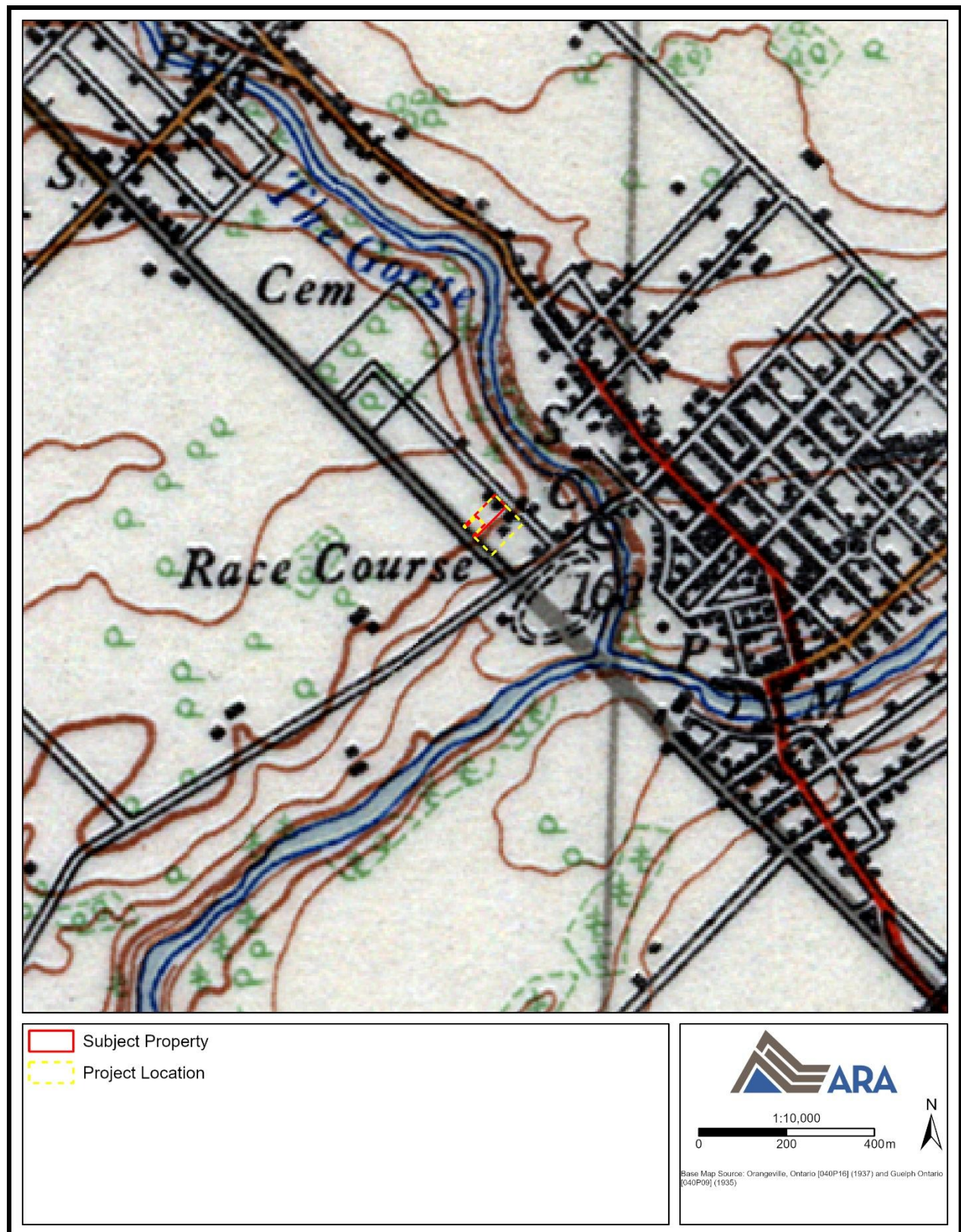
**Table 5: Summary of Land Transactions for 290 South Street, (Subject Property)
LRO #61 (Part Park Lot 2 W of South St, Part Mark Lane, Plan 112, Township of Nichol)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
Land Records Patent – 1842 Missing					
3751	Partition Order	12 Nov 1842	David Gilkison et. al.	Robert Gilkison	All Lot 18, 100 ac
6635	B & S	17 May 1854	Robert Gilkison, by attorney	James Mathieson and James Geddes	All Lot 18, 100 ac
9307	B & S	21 Aug 1856	James Geddes	James Mathieson	Undivided ½ interest, 100 ac
2688	B & S	1 Sep 1857	James Mathieson	Charles Allan	Undivided ½ interest, 100 ac
12628	Transfer	16 Apr 1858	William Campbell	Robert Cowans	All Park Lot 2
17964	B & S	29 Mar 1862	Robert Cowans and James M. Fraser	David Law	All Park Lot 2
18367	B & S	25 Sep 1862	James Mathieson	Robert Cowans and James M. Fraser	All Park Lot 2
176	B & S	26 Apr 1869	David Law	James Fraser	All Park Lot 2
605	B & S	8 Jul 1870	James Fraser	Allan McDonald	All Park Lot 2
1350	B & S	28 Sep 1875	Allan McDonald	Catharine Ryan	All Park Lot 2
2820	B & S	23 Spr 1887	Catharine Ryan	Alonzo Shafer	All Park Lot 2
5879	Grant	25 Jun 1919	Alonzo Shafer	James L. Shafer	Part Lot; \$800
8236	Grant	7 Jan 1948	James Shafer	John W. Ackerman	Part Lot; \$4000
67490	Grant	15 Aug 1967	John W. Ackerman	Brian and Marion Rohn	Part Lot
154796	Deed	28 Oct 1974	Brian and Marion Rohn	Pierre and Anne Le Page	Part Lot
727214	Transfer	30 Jan 1995	Pierre and Anne Le Page	Paul and Mary Goulding	Part Lot



Map 3: Subject Property and Project Location Shown on an 1861 Map
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OHCMP 2021)





Map 5: Subject Property and Project Location Shown on a Topographic Map (1937)
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OCUL 2025)



Map 6: Subject Property and Project Location Shown on a 1954 Aerial Photograph
(Produced by ARA under license using ArcGIS® software by Esri, © Esri; U of T 2022)

5.0 INFORMATION GATHERING

BHRs and CHLs are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of the consultation process, ARA reviews relevant online sources and databases to determine if the subject property is recognized.

5.1 Federal

- The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. Parks Canada's online *Directory of Federal Heritage Designations* captures these national commemorations and also lists Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses.
 - The *Directory of Federal Heritage Designations* was searched and there is no recognized event, person, or site within or adjacent to the project location or associated with the subject property or project location (Parks Canada 2025).
- The Canadian Heritage Rivers System program is a federal program to recognize and conserve rivers with outstanding natural, cultural, and recreational heritage.
 - The project location does not appear within or adjacent to a Canadian Heritage River System, but it is located approximately 145 metres from Irvine Creek, a tributary of the Grand River (CGNDM 2025). The Grand River was designated as a Heritage River in 1994 and represents diverse cultural heritage that includes over 11,000 years of human use and occupation (CHRS 2025).

5.2 Provincial

- The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places, and events that shaped the province.
 - The OHT plaque database was searched and no provincial heritage plaques, nor any commemorative plaques located in or adjacent to the project location, were noted (OHT 2025).
- Properties owned by the province may be recognized as a "provincial heritage property" (MCM 2010).
 - The list of properties designated by the MCM under Section 34.5 of the OHA was consulted and the subject property is not included in this list.

5.3 Municipal

- A Municipal Heritage Register identifies listed properties (recognized under section 27 of OHA), individually designated properties (under Part IV of the OHA) as well as heritage conservation districts (under Part V of the OHA).
 - The Township of Centre Wellington's Heritage Register (n.d.) was searched, and the subject property (290 South Street) is included as a listed, non-designated property.
 - Additionally, the adjacent property at 287 South Street is also included as a listed, non-designated property (Township of Centre Wellington n.d.). Municipal staff did not identify any heritage concerns related to the adjacent property. Nonetheless,

- ARA adheres to best practices when conducting HIAs which includes the consideration of any adjacent recognized properties.
- 284 South Street is not listed, designated, or part of a Heritage Conservation District.
- The OHA allows municipalities to recognize and designate cemeteries as heritage properties to protect their CHVI.
 - A list of active cemeteries on the Township of Centre Wellington's website was consulted, and the project location is not within or adjacent to an active cemetery (Township of Centre Wellington 2025b).
 - A list of all cemeteries in Wellington County, including abandoned pioneer cemeteries, was consulted, and there are no heritage cemeteries within or adjacent to the project location or the adjacent heritage resource at 287 South Street (OGS 2025).

6.0 COMMUNITY ENGAGEMENT

ARA contacted Planning staff (D. Maiden and M. Iglesias) at the Township of Centre Wellington on August 26, 2025, to request any heritage related information or policies that ARA should be aware of. M. Iglesias confirmed there was no Council approved Terms of Reference for HIAs and to follow best practices. She did not identify any heritage concerns with the property, and no additional heritage information/studies/information was provided. She did note that the Township had an estimated date of construction of 1883 for the subject property and that she believed the project location fell outside any identified CHL. Lastly, M. Iglesias requested we assess the value of the subject property and any recommendations for new development.

7.0 EXISTING CONDITIONS

Permission to enter the subject property were granted by R. Kelly-Ruetz, Senior Planner at GSP Group, who provided the key to access the interior of the property. The site visit was conducted on August 28, 2025.

7.1 Contextual Understanding

Wellington Road 7 is located to the west of the project location boundary and David Street West is located to the south (Image 6 and Image 7). Further north along the streetscape is the Elora Municipal Cemetery. South Street is an undivided, curbed, two-lane, paved residential roadway that runs on a northwest-southeast axis with a concrete pedestrian sidewalk on the west side of the street only (Image 1 to Image 3). The landscape of the surrounding area is generally flat, although the Elora Gorge and Irvine Creek cuts through the topography to the east of the project location.

The streetscape is lined with single family residential homes, at least one of which also operates as a commercial business. The buildings range in height from one to two-and-a-half storeys and are constructed with a wide range of materials and cladding. There is a mix of attached and detached garages and a variation of mature and new vegetation. While the setback of the buildings vary, all buildings are oriented towards the streetscape.

The surrounding area is predominately residential with some larger lots that house greenspace, public, or institutional spaces (Image 4 and Image 5). South Street includes a variety of styles and time periods, such as mid-century suburban-style houses (i.e. 298 South Street and 281 South Street), new Modernist construction (i.e., 295 South Street, 300 South Street, and 305 South Street), and other residences of indeterminate date, such as 287 South Street, which is also a listed, non-designated property included on the Township of Centre Wellington's Heritage Register (Image 9 to Image 13). Additionally, 30 David Street West, built in 1875 and located on the east corner of the intersection of South Street and David Street West, is a listed, non-Designated property on the Municipal Heritage Register (Township of Centre Wellington n.d.; see Image 8). A mid-20th century suburban style brick residence is located behind the subject property at 277 Wellington Road 7, on part of Park Lot 2, which has been severed from the rest of the project location (Image 14 and Image 15). In summary, while the surrounding area is primarily residential in nature it does not appear to have a distinct, cohesive, or notable character.

7.2 290 South Street (Subject Property)

290 South Street is located on the west side of South Street, approximately 144 m north of its intersection with David Street West (see Map 1). At the time of the site visit, the subject property was vacant. The site visit and photo documentation examined the residence's exterior (Image 25 to Image 41) and interior (Image 43 to Image 68), as well as the garage exterior (Image 69 to Image 71) and interior (Image 72 to Image 81).

Although the residence seems to have undergone alterations, the rear portion may have been built around 1883 or into the early 1890s, with additions occurring between 1891 and 1921 (when it appears to go from three rooms to seven rooms), and after 1931, when it appears the street-facing board and batten section was added. According to the current property owner, the garage was constructed in the late 20th century (circa 1996).

7.2.1 Site Organization

The residence and garage have a shallow setback from South Street and are accessed by a paved double-width driveway. The two-storey garage is attached to the residence by an open breezeway topped by a shed-style roof (Image 25). This driveway is flanked by mature trees and vegetation on its south side where it adjoins the vacant lot of the project area (Image 20). The area surrounding the main residence consists of manicured lawn that is interspersed with mature trees at the rear of the house (Image 26 and Image 24).

7.2.2 Main Residence

The main residence is constructed in a vernacular style with elements influenced by several architectural styles including Georgian. Overall, the building follows a “T” shaped plan. The residence is clad in board and batten and is topped by a hip roof with asphalt shingles, shallow eaves, modern vinyl soffit and fascia, and contemporary hardware such as eavestroughs and downspouts (Image 27).

The symmetrical façade has four bays divided into two identical sections separated by a wide portion of board and batten cladding (Image 28 and Image 29). Each section has two windows on the lower storey and two windows placed symmetrically on the second storey. Window openings are rectangular with vinyl surrounds and decorative fixed shutters. The window openings on the lower storey are slightly longer than the ones on the upper storey and house newer nine-over-nine sash windows, while the upper storey windows are six-over-six sash windows (Image 30). The first-storey windows have wooden planter boxes that appear to be overgrown with vegetation growing up the façade (Image 31). The foundation of the subject property is not visible.

The primary entrance is located on the south elevation of the building, under the breezeway (Image 32). It is rectangular in shape with wooden surrounds and rectangular sidelights; the door itself is a modern panelled door made of either wood or composite material. There are two window openings on the south elevation: one on the first storey located to the right of the primary entrance with a nine-over-nine sash window, and a six-over-six sash window on the second storey located symmetrically over the first floor window. Each window has vinyl surrounds and decorative fixed shutters similar to those located on the building’s façade. The south elevation of the subject property is flanked by a wooden wraparound deck, and the breezeway that connects the main residence to the garage has a shed roof with asphalt shingles, a wooden railing on the left side, and square, wooden column supports (Image 33).

A secondary entrance is located on the recessed portion for the rear wing (south elevation) and based on the depth of the doorway transition, it appears that this was the original entry into the building. The door is modern, with a nine-panel window in the upper half, and a screen door is mounted to the exterior of the doorframe (Image 34). In keeping with the façade, the south elevation windows have vinyl surrounds, the first storey window is a nine-over-nine sash window, and the second storey window is a six-over-six sash window.

The board and batten cladding, shallow eaves, vinyl soffits and fascia continue along the rear wing. The rear wing is topped by a hip roof like the main body of the residence. The rear elevation is asymmetrical, with a double-door opening in the centre of the first storey and window openings on either side of the double door. The window openings are rectangular with vinyl surrounds and nine-over-nine sash windows (Image 35). There are no openings on the second storey of the rear wing’s rear addition (Image 36). The rear wing’s north elevation has a single rectangular window

opening on the second storey with vinyl surrounds and a six-over-one sash window (Image 37). There are no window openings on the lower storey (Image 38).

There is an open deck located on the upper storey of the rear elevation with a wooden railing that adjoins the rear wing with a single rectangular door opening towards the north elevation that leads to the deck (Image 39). There is also a door opening underneath the porch, located near where the main residence joins the rear wing (Image 40). There is a window opening to the left of the door opening, also underneath the second storey porch, which appears to be rectangular with a nine-over-nine sash window. The rear elevation is surrounded by an open, wraparound wooden deck that continues around the residence from the south elevation.

The north elevation is also clad in board and batten with modern downspouts attached to the building's exterior on the north and west corners (Image 41). There are no window or door openings, and the foundation cannot be seen.

7.2.3 Interior Description

The main level includes a parquet-floored central hall with a modern wooden staircase and railing that leads to the second storey (Image 42). A large rectangular open room is located to the right of the stairway (Image 43) and the interior windowsills in the front rooms of the main body of the house are surrounded by decorative frames with rosettes at each corner of the frame and are shallow in depth (Image 44 and Image 45). A secondary room is located in the main body of the house and has carpeted floors and a wet bar. There is a door that provides access to the rear porch (Image 46). The main level also includes a closet and powder room (Image 47). At the rear of the house is the kitchen and the flooring is wood parquet, with terrazzo-style tiles in the double doors at the rear of the residence. There is a set of plain wooden stairs in the corner that provide access to the basement (Image 48 and Image 49). Windows in this rear wing have the same wooden, rosette frames, although the sills are significantly deeper than the windows in the front of the main body of the house, suggesting it is the older portion of the house (Image 51).

The upper level has a skylight located above the top of the staircase (Image 52). Rooms upstairs are generally square or rectangular and are carpeted, with modern baseboards and fixtures (Image 53 to Image 55). The primary bedroom has an ensuite bathroom (see Image 56). A secondary bathroom is also located upstairs (Image 57). Like the windows on the first floor, windows toward the front of the residence in the main body of the house have narrow sills, while the windows in the rear wing of the house have deeper sills (Image 58 and Image 59). All windows have wooden frames with rosettes at the corners, like the windows downstairs. Door frames and doors are wooden and appear modern. The utility room is also located upstairs with a washer, dryer, and associated hardware (Image 60). The floor is tiled with vinyl tiles, and floor registers are forced air vents, which are similar to the other registers located upstairs.

The unfinished basement is reached by an interior staircase. Piping and fixtures are modern, including a contemporary furnace and HVAC system (Image 61). The basement floor consists of painted poured concrete, and the basement walls have been partially insulated but not finished with any wall treatment (Image 62). Joists and subflooring of the first storey can be seen in the basement, and the boards do not appear to be original to the basement (Image 63). The original basement walls consist of parged stone and brick with some more contemporary concrete repairs (Image 64, Image 65, and Image 66). It appears that windows and/or other basement openings have been blocked with brick and wood after the basement was initially parged (Image 67). Wooden joists and supports have been added against the original basement walls and exhibit modern hardware and fixtures (Image 68).

7.2.4 Garage

The garage consists of a two-storey building that follows a square plan with a hip roof. The façade of the garage faces onto South Street and is reached by a short, paved driveway (Image 69). It is clad in a board and batten exterior that matches that of the main residence. The main level includes a double-car automatic garage door. The second storey has two rectangular window openings with vinyl surrounds and four-over-four sash windows. The eaves are shallow with vinyl soffits and fascia.

The south elevation of the garage is heavily obscured by foliage but has no openings (i.e., window and door). The foundation consists of poured concrete (Image 62). The rear elevation of the garage resembles the south elevation; there are no openings, and the exterior is clad in board and batten (Image 70). The north elevation of the garage has no window openings but has a rectangular door opening located near the northeast corner of the building (Image 33 and Image 71). The north elevation of the garage is partially covered by a shed-roof awning and is adjoined by a wooden planking deck.

7.2.5 Garage Interior

The garage interior has two main openings: a two-car wide automatic garage door located on the façade of the building and a rectangular doorway located towards the northeast corner of the building. The first floor of the garage is unfinished with visible framing on all of the walls and an unpainted poured concrete floor (Image 72). Ceilings are also unfinished and consist of open joists and framing (Image 73). Shelves have been built onto the back wall, and a wood staircase is located along the north elevation and leads to the second floor (Image 74 and Image 75).

The second floor of the garage is lofted, with the area over the staircase open to the roof (Image 76). A decorative wooden railing protects the rest of the room from the open stairwell (Image 77). Like the lower storey, the walls and roof are unfinished, and the floor consists of plywood panels (Image 78 and Image 79). There are two rectangular windows that face onto South Street and house four-over-four sash windows (Image 80). The sill and casing are made of wood, and the window frame is made of vinyl (Image 81).

7.3 Vernacular Architectural Style

The subject property contains a residence that appears to display several influences and does not have a discernible style. The rear portion of the building appears to be the original residence, possibly dating to circa 1883. It appears that the front portion of the residence dates from the 20th century and was constructed some time after 1931. The garage was built circa 1996.

When examined against architectural styles outlined in *Well Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), and *Ontario Architecture. A Guide to Styles and Building Terms 1784 to the Present* (Blumenson 1990), it is evident the subject building does not fit within a particular architectural style. While the building presents as an historic structure in its massing, orientation, and construction materials, it is best described as a vernacular expression of an early 20th century dwelling. For clarity, a vernacular building is one that is not designed by a professional architect and usually derives its form and/or materials from local or inherited tradition (Maitland et al. 1992:210). In *Waterloo Ontario Book 1 in Colour Photos*, Raue describes vernacular architecture as “influenced but not defined by a particular style,

vernacular buildings are made from easily available materials and exhibit local design characteristics” (Raue n.d.).

In *Looking for Old Ontario*, author Thomas McIlwraith explores how vernacular designs are expressed in Ontario, noting “people entering the raw Ontario forest in the 19th century has no choice but to start out with simple buildings, using local materials only slightly refined” (1998:18). Across Ontario, these initial, simple dwellings evolved, including modifications and alterations reflecting the means of the inhabitants to meet their current needs and desires. McIlwraith states:

Vernacular homes are by nature timeless. Each has many meaningful dates: when the cornerstone was set, when people moved in, or when a long period without alteration or refurbishing began ... Southern Ontario's houses are living organisms, responding constantly to cultural forces. That a house would grow was the most natural thing in the world. A log rectangle receives a timber-framed tail, which transforms a temporary structure into a permanent core for subsequent adaptations. Porches come and go, windows change shape and size, basements are inserted, and roofs raised (1998:105).

The ongoing evolution of vernacular buildings has resulted in an endless array of building forms that may be borrowed from architectural styles or visually present themselves as a building composed of combination of parts. A vernacular building's legibility as an historic structure is often dependent on an interpretation of the building's construction materials, its placement, and massing alongside an understanding of a property's history.

As noted, what appears to be the oldest portion of the residence at 290 South Street is located at the rear of the building and is no longer discernable or associated with an architectural style. Similarly, the main portion of the building was constructed at a later date (likely after 1931) and is also not representative of a particular architectural style. The additions and modifications have altered and/or obscured any notable heritage characteristics. The garage on the subject property was constructed circa 1996 with no notable materials, style or construction methods.

As the subject property does not reflect a discernible architectural style, a comparative analysis was not completed.

7.4 284 South Street (Project Location)

The project location consists not only of the subject property, but also of a vacant lot adjacent to the south side of 290 South Street with a civic address of 284 South Street. The vacant lot is lined with mature trees along South Street, and is accessed by an overgrown, formerly paved driveway from South Street (Image 16 to Image 19). The vacant lot is separated from the subject property by a row of mature trees (Image 20). The lot itself is heavily overgrown and is interspersed with mature trees and two utility poles that appear to have been decommissioned (Image 21 and Image 22). The lot stretches from South Street to Wellington Road 7 (Image 23). The lot was the former site of the Hauck family house, a two-storey, brick-veneer, board and batten building that was demolished in 2011 (WCMA 2011; see Figure 3).

7.5 287 South Street (Adjacent Property)

The adjacent property at 287 South Street is a listed, non-designated property included on the Township of Centre Wellington's Heritage Register. Although a list of heritage attributes for the property is not available, this report has assumed that the entire property is considered a heritage

attribute, including the residence. The residence is located across the street from the subject property and consists of a one-storey hip roof building clad in painted board and batten with square window openings and a main entrance facing toward South Street. There appears to be a rear addition and an elevated wooden deck at the rear of the property. The residence has a narrow setback from South Street and is reached by a short, paved driveway. 287 South Street is partially obscured from the street by foliage and mature trees (Image 13).

8.0 HERITAGE ASSESSMENT

8.1 290 South Street (Subject Property)

The evaluation of subject property at 290 South Street according to O. Reg. 9/06 for determining CHVI is summarized in Table 6 below.

Table 6: Evaluation of 290 South Street Using O. Reg. 9/06

Criteria/Description	Meets Criteria (Y/N)	Rationale
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	No	The primary residence at 290 South Street is not a rare, unique, representative or early example of a style, type, expression, material or construction method. There is a possibility that the original portion of the residence located in the rear wing was built as early as 1883, but it does not contain sufficient physical or design value to warrant consideration under this criterion. Similarly, it appears that the building was expanded by 1921 and possibly again circa 1931, however this portion of the building does not contain sufficient physical or design value to warrant consideration under this criterion.
Displays a high degree of craftsmanship or artistic value.	No	The buildings on the property at 290 South Street do not display a high degree of craftsmanship or artistic value. They were built using common materials and techniques for the various construction periods.
Displays a high degree of technical or scientific achievement.	No	290 South Street does not display a high degree of technical or scientific achievement. The utilitarian structures display construction techniques common to their era and style guided by functionality and affordability, which was adapted overtime.
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	No	Historical research identified that 290 South Street is associated with Catherine Ryan, a Scottish-born widow who may have had the original residence constructed around 1883, and Alonzo Shafer, an Ontario-born labourer and painter who purchased the property in 1887 and sold the property to his son, James, in 1919. Based on the research, there are no notable themes, events, beliefs, individuals, organizations, or associations significant to the community and associated with the property.
Yields or has the potential to yield information that contributes to the understanding of a community or culture.	No	290 South Street does not yield information that contributes to the understanding of a community or culture as its origin and purpose are well documented.
Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist who is significant to a community.	No	290 South Street does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer, or theorist who is significant to a community. The research conducted did not confirm an individual or company associated with the construction of the buildings on the property.
Is important in defining, maintaining, or supporting the character of an area.	No	While the surrounding area is primarily residential in nature it does not appear to have a distinct, cohesive, or notable character. 290 South Street is in keeping with the residential characteristics of the immediate area; however, it is not important in defining, maintaining, or supporting the character of the area. The surrounding buildings are of various architectural styles and construction dates and vary in massing and setback along the streetscape.
Is physically, functionally, visually or historically linked to its surroundings.	No	A significant relationship between the property and the immediate surroundings was not demonstrated in the research conducted. Although the property appears to have been residential since the late-19 th century and is located near Elora and Salem, there is not a notably strong physical, functional, visual, or historical link that ties this particular property to its surroundings as its location is outside of Elora

Criteria/Description	Meets Criteria (Y/N)	Rationale
		and Salem's historical core on a street in developmental transition. The adjacent lot is vacant.
Is a landmark.	No	290 South Street is not a landmark. No significant views to the property distinguish it as notable or distinct. The residence appears to have been heavily modified with modern additions.

Based on the results of a site visit, research, and consultation, an examination of the subject property according to O. Reg. 9/06 was conducted. The subject property was not found to meet two or more criteria outlined in O. Reg. 9/06. Therefore, the subject property does not possess CHVI.

Once finalized, a copy of this HIA should be distributed to Planning staff at the Township of Centre Wellington and consideration given to its removal as a listed property from the Heritage Register.

8.2 287 South Street (Adjacent Property)

Detailed research on the adjacent listed property at 287 South Street was not conducted as part of this report, however, ARA has assumed the entire building has the potential to have heritage value and be a heritage attribute. An analysis of impacts and mitigation measures resulting from the proposed development on the adjacent property has been completed in Sections 10.0 and 11.0.

9.0 PROPOSED PROJECT

According to the development concept provided by JKC, the proposed development includes a 25-unit townhouse development on the subject property and 284 South Street (together referred to as the project location), which together is approximately a 0.6 hectare (1.48 acres) portion of land. Specifically, the extant garage at 290 South Street is to be demolished while the remainder of the residence will be retained on the new lot. The proposed development will contain on-site parking, the construction of two through-streets, an amenity area, and a stormwater management facility (see Figure 1).

The proposed development does not involve any direct changes to the adjacent heritage property at 287 South Street.

9.1 Proposed Development

9.1.1 Removals

According to the proposed project's development concept, the extant garage, breezeway, and the paved driveway on the subject property at 290 South Street will be removed and a new driveway constructed and moved closer to the existing house. Since a street-facing block of four two-storey townhomes and the side elevation of an end unit is proposed to be accessed from South Street, it appears that all the mature vegetation lining 284 South Street will be removed. There are no removals planned for the adjacent heritage property at 287 South Street.

9.1.2 Retentions

According to the proposed project's development concept, the extant two-storey residence at 290 South Street will be retained in situ and will maintain its form and massing (see Figure 1). There are no changes planned for the adjacent structure at 287 South Street and the property will be retained in its entirety.

9.1.3 New Construction

As shown in Figure 1, a block of four two-storey townhomes is proposed to be constructed adjacent to the subject property fronting South Street (Block 1). Also running along the streetscape is the side elevation, or end unit, of Block 2, which is oriented inwards on a proposed new street (marked Street 2 on Figure 1). In total there are three interior blocks of two-storey townhouses proposed (Blocks 2, 3, and 4). Blocks 2 and 3 will consist of six units, Block 4 will consist of seven units, and Block 5 will consist of two townhouse units. Block 5 will be constructed adjacent to an existing property at 277 Wellington Road 7 at the rear of the project location. A detailed design of the townhouses was not provided at the time of report drafting.

To access the rear units, interior streets (Street 1 and Street 2) are proposed to be constructed. The roadways are proposed to be two lanes and approximately 6.7 metres wide. Street 2 will terminate at an above-ground parking area and amenity area with a stormwater management area and a snow storage area. Street A is proposed to be constructed between Townhouse Blocks 4 and 5, which will terminate in a dead-end at the north boundary of the property.

There is no new construction anticipated for the adjacent heritage property at 287 South Street. Architectural and landscape plans were not provided at the time of report drafting.

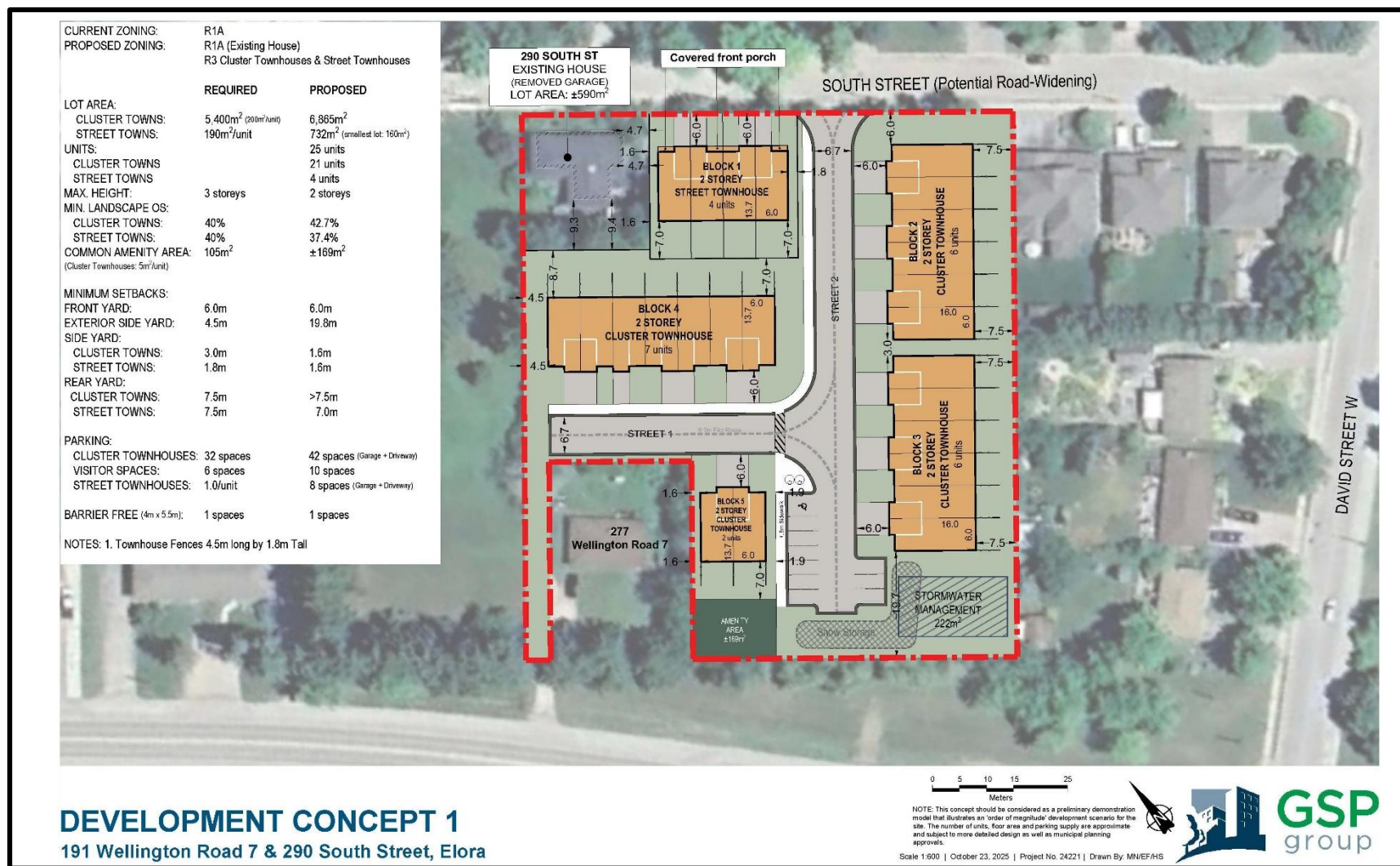


Figure 1: Development Concept for 284-290 South Street
(GSP Group 2025)

9.2 Alternative Design Options

This HIA is being prepared as part of a Zoning By-law Amendment request. There are no alternative design options available at this time.

10.0 ANALYSIS OF POTENTIAL IMPACTS

Subsection 4.6.7 of the *Township of Centre Wellington Municipal Official Plan (2025)* outlines the requirements for a HIA, which includes the need to assess the impact of a proposed development/site alteration. *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCM 2006:3) provides a list of potential negative impacts to consider when evaluating any proposed project. Impacts can be classified as either direct or indirect.

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

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

As the properties that comprise the project location (the subject property at 290 South Street and 284 South Street) do not possess CHVI, an assessment of impacts on the project location is not necessary. However, an assessment of impacts on the adjacent heritage property at 287 South Street can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCM 2006). The impacts are examined below in Table 7.

Table 7: Impacts on Adjacent Property at 287 South Street
(Adapted from MCM 2006)

Impact	Applicable? (Yes/No)	Comments
Destruction of any, or part of any, significant heritage attributes.	No	There is no proposed destruction of any, or part of any, heritage attribute associated with 287 South Street. The proposed development will be located across the street, approximately 75 feet away.
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource; such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	No	There are no proposed alterations planned for 287 South Street as part of the proposed development, and therefore there are no anticipated impacts that will detract from its assumed CHVI or heritage attributes. Municipal staff requested considerations and recommendations be included for the proposed development. As part of the proposed development, new street facing construction includes the side elevation of the end unit of townhouses and four connected townhouses. While the surrounding streetscape was not found to have a significant character as it is composed of properties with various building styles, setbacks, and ages of buildings; the area does consistently contain single family dwellings on large lots with front and/or rear lawns. The proposed massing and form of the attached townhouses is different from the

Impact	Applicable? (Yes/No)	Comments
		surrounding single-family dwellings is a departure from the remainder of the streetscape. Similarly, the side elevation, which is proposed to front South Street, is a departure from the orientation of the buildings along the streetscape which orients towards South Street. As the detailed design concepts have not been completed at this, there are design considerations which are encouraged to be considered moving forward.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	No	No shadow study has been completed; however, the townhouses are proposed to be two-storeys in height, which is in keeping with the density of the surrounding area. The proposed project will not alter the appearance of the assumed heritage attributes of 287 South Street or change any viability of a natural feature.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	No	The heritage attributes at 287 South Street are confined to the property and therefore they will not be isolated from their context as a result of the proposed development.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No	No significant views or vistas were identified as heritage attributes of 287 South Street.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	No	There are no changes in land use for 287 South Street.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	No	There will be no land disturbances on 287 South Street.

10.1 Summary of Impacts

As Table 7 summarizes, 287 South Street does not have the potential to be indirectly impacted by the current proposed development as defined by the MCM's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006). There are design considerations which are encouraged as part of the proposed development.

11.0 MITIGATION MEASURES

If potential impacts to identified heritage resources are determined, proposed conservation or mitigative/avoidance measures must be recommended. The MCM's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006:3) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource. Additionally, the requirements of an HIA provided in the *Township of Centre Wellington Municipal Official Plan* (2025:31-32) echo the mitigation measures provided through MCM's guidance as well as outline additional mitigation measures including:

- 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;
- Allowing only compatible infill and additions;
- Reversible alterations;
- Buffer zones; and
- Site plan control.

As a result of this HIA, there are no identified impacts and therefore no mitigation measures are recommended.

11.1 Design Considerations

While there is no mitigation measure recommended the following design considerations are encouraged:

The proposed development presents a form, massing, and orientation which is not in keeping with relative to the streetscape. Design considerations are encouraged, through architectural articulation approaches, which can soften the massing, form, and orientation of the townhouses. As designs develop, the inclusion of projecting and recessed portions, gable roof lines, variation in material or colour selection, etc., could be considered to help break up the visual form of the four-street facing attached townhouses. With respect to the side elevation, which is proposed to front the streetscape, consideration may be given to the inclusion of a wraparound porch, positioning of the entrance, or detailing that will soften the side elevation and make it more visually appealing from the streetscape. The Heritage Centre Wellington and/or Township Planning staff could be provided an opportunity to provide input on design choices as the project moves into subsequent design phases.

12.0 CONCLUSION

Based on the results of a site visit, research, and consultation, an examination of the subject property according to O. Reg. 9/06 was conducted. The subject property was not found to meet two or more criteria outlined in O. Reg. 9/06. Therefore, the subject property does not possess CHVI.

Detailed research on the adjacent heritage property at 287 South Street was not conducted as part of this report, however, ARA has assumed the entire building has the potential to have heritage value and be a heritage attribute. 287 South Street was found not to have the potential to be impacted by the current proposed development as defined by the MCM in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006).

Given that no potential impacts were identified, no mitigation measures are recommended.

The following consideration is encouraged:

- A comprehensive and detailed building design has not yet been finalized, which provides an opportunity to incorporate materials and design elements that are sympathetic to the massing and form of the surrounding area. Sympathetic architectural articulation are encouraged to be considered as detailed designs are generated. For example, future designs could seek to integrate projecting and recessed portions, gable roof lines, variation in material or colour selection, etc., which would help break up the visual form of the four-street facing attached townhouses. With respect to the side elevation, which is proposed to front the streetscape, consideration may be given to the inclusion of a wraparound porch, positioning of the entrance, or detailing that will soften the side elevation and make it more visually appealing from the streetscape. Furthermore, the subsequent designs are encouraged to be reviewed by Heritage Centre Wellington and/or Township Planning staff.

The following recommendations should be considered as best practices:

- As the subject property at 290 South Street did not meet the criteria for designation according to O. Reg. 9/06, Planning staff should consider its removal from the Heritage Register as a listed property;
- Should the proposed project location expand beyond the scope examined in this report, a qualified heritage consultant should be retained to determine if an additional review is required; and
- Once finalized, a copy of this HIA should be distributed to Planning staff at the Township of Centre Wellington.

13.0 BIBLIOGRAPHY AND SOURCES

Ancestry

- 2025a Shafer, Alonzo B. Accessed online at: <https://www.ancestry.ca/family-tree/person/tree/15490847/person/18669678001/facts>.
- 2025b Shafer, James Leonard. Accessed online at: <https://www.ancestry.ca/family-tree/person/tree/15490847/person/19968895680/facts>.

Archives of Ontario (AO)

- 2025 *Archives of Ontario: The Changing Shape of Ontario*. Accessed online at: <https://www.archives.gov.on.ca/en/maps/index.aspx>.

Blumenson, J.

- 1990 *Ontario Architecture. A Guide to Styles and Building Terms 1784 to the Present*. Toronto: Fitzhenry and Whiteside.

Canadian Geographical Names Database (CGNDB)

- 2025 *Irvine Creek*. Accessed online at: <https://geonames.nrcan.gc.ca/search-place-names/unique?id=FBQOI>.

Canadian Heritage Rivers System (CHRS)

- 2025 *Grand River*. Accessed online at: <https://chrs.ca/en/rivers/grand-river>.

Chronicle Telegraph

- 1921 *Body Found at Foot of Cliffs*. In The Chronicle Telegraph, 17 March:8.

Connon, J.

- 1975 *The Early History of Elora, Ontario and Vicinity*. Waterloo: Wilfred Laurier University Press.

County of Wellington

- 2025 *Official Plan*. Accessed online at: <https://www.wellington.ca/media/file/official-plan-wcop-may-2025pdf>.

Coyne, J.H.

- 1895 *The Country of the Neutrals (As Far as Comprised in the County of Elgin): From Champlain to Talbot*. St. Thomas: Times Print.

Cumming, R. (ed.)

- 1972a *Historical Atlas of the County of Wellington, Ontario*. Reprint of 1906 Edition. Toronto: Historical Atlas Publishing Co.
- 1972b *Illustrated Atlas of the County of Waterloo (H. Parsell & Co. Toronto, 1881); County of Waterloo Directory (Armstrong & Co. Toronto, 1878); Illustrated Atlas of the County of Wellington (Walker & Miles Toronto, 1877)*. Reprint Edition. Port Elgin: Ross Cumming.

Ellis, C.J. and N. Ferris (eds.)

- 1990 *The Archaeology of Southern Ontario to A.D. 1650*. Occasional Publication of the London Chapter, OAS Number 5. London: Ontario Archaeological Society Inc.

GSP Group

- 2025 *Development Concept for 284-290 South Street*. Provided by Client.

Family Search

- 1887 *Mrs. Cathrine Ryan in Ontario Tax Assessments, Nichol Township*. Accessed online at www.familysearch.org.
- 1891 *Alonzo Shafer in Ontario Tax Assessments, Nichol Township*. Accessed online at: www.familysearch.org.
- 1896 *Alonzo Shafer in Ontario Tax Assessments, Nichol Township*. Accessed online at: www.familysearch.org.

Fram, M.

- 2003 *Well Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Erin: Boston Mills Press.

Government of Ontario

- 1990 *Environmental Assessment Act, R.S.O. 1990, c. 16. Sched 7, s.1.*, Currency date April 19, 2021. Accessed online at: www.ontario.ca/laws/statute/90e18.
- 1990 *Ontario Heritage Act, R.S.O. 1990, c. O.18*. Accessed online at: <https://www.ontario.ca/laws/statute/90o18>
- 2006 *Ontario Regulation 9/06 made under the Ontario Heritage Act*. Accessed online at: www.e-laws.gov.on.ca/html/regs/english/elaws_regs_060009_e.htm.
- 2025 *Map of Ontario treaties and reserves*. Accessed online at: <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>.

Haudenosaunee Confederacy (HCCC)

- 2025 *Who We Are*. Accessed online at: <https://www.haudenosauneeconfederacy.com/who-we-are/>.

Hughes, R.

- 2025 *Elora Railway Stations*. In Ontario Railway Stations, Accessed online at: <https://ontariorailwaystations.wordpress.com/home/wellington-county/elora-railway-stations/>.

Lajeunesse, E.J.

- 1960 *The Windsor Border Region: Canada's Southernmost Frontier*. Toronto: The Champlain Society.

Land Registry Office (LRO #61)

- Lot 18, Concession 11, Nichol Township, County of Wellington in the *Abstract Index*. Accessed online at: www.onland.ca.
- Park Lots 1 & 2, Plan 112, Nichol Township. Accessed online at: www.ONland.ca.
- Inactive Parcel Register – 290 South Street. Accessed online at: www.ONland.ca.
- Inactive Parcel Register – 284 South Street. Accessed online at: www.ONland.ca.

Library and Archives Canada (LAC)

- 1881 *Catherine Ryan* in the Census of Canada, Wellington Centre, Nichol. Microfilm Number C13259, Family Number 250, Page Number 54, Line Number 1.
- 1891 *Alonzo Shafer* in the Census of Canada, Wellington Centre, Nichol. Microfilm Number T6376, Page Number 20, Family Number 130, Line Number 16.
- 1921 *James Leonard Shafer* in the Census of Canada, Wellington South, Nichol (Township). Microfilm Number T25848, Page Number 10, Family Number 126, Line Number 38.
- 1931 *James Leonard Shafer* in the Census of Canada, Wellington South, Nichol (Township). Page Number 16, Family Number 210, Line Number 25.

McAlester, Virginia & Lee

1984 *A Field Guide to American Houses*. New York: Alfred A Knopf Inc.

McGill University

2001 *The Canadian County Atlas Digitization Project*. Accessed online at:
<http://digital.library.mcgill.ca/countyatlas/default.htm>.

McLaughlin, K.

2015 *Elora*. In *The Canadian Encyclopedia*. Accessed online at:
<https://thecanadianencyclopedia.ca/en/article/elora>.

Ministry of Citizenship and Multiculturalism (MCM)

2006 *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*. Ontario Heritage Tool Kit Series. Toronto: Ministry of Culture.

2010 *Standards and Guidelines for the Conservation of Provincial Heritage Properties*. Accessed online at: <https://www.ontario.ca/page/standards-and-guidelines-conservation-provincial-heritage-properties>.

2025a *Ontario Heritage Tool Kit Series*. Accessed online at:
<https://www.ontario.ca/page/ontario-heritage-tool-kit>

2025b *Heritage Property Evaluation*. Accessed online at:
<https://www.ontario.ca/document/heritage-property-evaluation>

Ministry of Municipal Affairs and Housing (MMAH)

2024 *Provincial Planning Statement, 2024*. Toronto: Ministry of Municipal Affairs and Housing.

Mississaugas of the Credit First Nation (MCFN)

2018 *Past and Present*. Accessed online at: <https://mncfn.ca/wp-content/uploads/2018/10/MississaugasoftheNewCreditFirstNation-PastPresentBooklets-PROOFv4-1.pdf>.

2025a *About*. Accessed online at: <https://mncfn.ca/about-mncfn/community-profile/>

2025b *Between the Lakes Treaty, No. 3 (1792)*. Accessed online at <https://mncfn.ca/between-the-lakes-treaty-no-3-1792/>.

Ontario Archaeological Society (OAS)

2025 *Summary of Ontario Archaeology*. Accessed online at:
<https://ontarioarchaeology.org/resources/summary-of-ontario-archaeology/>.

Ontario Council of University Libraries (OCUL)

2025 *Historical Topographic Map Digitization Project*. Access online at:
<https://ocul.on.ca/topomaps/>.

Ontario Genealogical Society – Wellington Branch (OGS)

2025 *Wellington Cemeteries*. Accessed online at: <https://wellington.ogs.on.ca/wellington-resources/cemeteries-burial-sites/centre-wellington-cemeteries/>.

Ontario Heritage Trust (OHT)

2020 *Heritage Conservation Districts in Ontario*. Accessed online at:
<https://www.heritagetrust.on.ca/pages/tools/conservation-districts/heritage-conservation-districts-in-ontario>

- 2025 *An Inventory of provincial plaques across Ontario*. Accessed online at: www.heritagetrust.on.ca/user_assets/documents/2021-Provincial-plaques-Open-data-v02-FINAL-ENG.pdf.
- Ontario Historical County Maps Project (OHCMP)
- 2021 *Ontario Historical County Maps Project*. Accessed online at: <http://maps.library.utoronto.ca/hgis/countymaps/maps.html>.
- Parks Canada
- 2010 *Standards and Guidelines for the Conservation of Historic Places in Canada*. Accessed online at: <https://www.historicplaces.ca/en/pages/standards-normes.aspx>.
- 2025 *Directory of Federal Heritage Designations*. Accessed online at <https://parks.canada.ca/culture/dfhd>.
- Ricketts, S., L. Maitland, and J. Hucker
- 2011 *A Guide to Canadian Architectural Styles- Second Edition*. Peterborough: Broadview Press Exchange.
- Six Nations of the Grand River (SNGR)
- 2025 *The Haldimand Tract*. Accessed online at: <https://www.sixnations.ca/LandsResources/HaldProc.htm>.
- Smith, W.H.
- 1846 *Smith's Canadian Gazetteer: Comprising Statistical and General Information Respecting all Parts of the Upper Province, or Canada West*. Toronto: H. & W. Rowsell.
- 1851 *Canada Past Present and Future: Being a Historical, Geographical, Geological, and Statistical Account of Canada West*. Toronto: T. MacLear.
- Stelter, G.
- 1985 *David Gilkison*. In *Dictionary of Canadian Biography*, Accessed online at: https://www.biographi.ca/en/bio/gilkison_david_8E.html.
- Surtees, R.J.
- 1994 *Land Cessions, 1763–1830*. In *Aboriginal Ontario: Historical Perspectives on the First Nations*, edited by E.S. Rogers and D.B. Smith, pp. 92–121. Toronto: Dundurn Press.
- Thorning, S.
- 2014 *Salem and Lot 18 assessment values caused political stir in 1930*. In *The Wellington Advertiser*, May 16:20. Accessed online at: <https://www.wellingtonadvertiser.com/salem-and-lot-18-assessment-values-caused-political-stir-in-1930/>.
- Township of Centre Wellington
- 2025a *Official Plan*. Accessed online at: <https://www.centrewellington.ca/media/w02hbmud/official-plan-consolidated-february-2024.pdf>.
- 2025b *Cemeteries*. Accessed online at: <https://www.centrewellington.ca/living-here/cemeteries/>.
- n.d. *Township of Centre Wellington Heritage Register*. Accessed online at: <https://experience.arcgis.com/experience/3b3e65ac08b8433294674d13065cd04b?id=131dde6511ee4cd1aadf80735e5f298b>.
- University of Toronto
- 2022 *Aerial Image, 1954*.

Wellington County Museum and Archives (WCMA)

2011 *Hauck family home, Elora, demolition photographs, 2011*. Accession #A2020.13.1, Photo Number 55915. Accessed online at: <https://wcma.pastperfectonline.com/archive/07535302-0682-4C33-994A-408655904971>.

APPENDIX A: HISTORICAL PHOTOS AND IMAGES

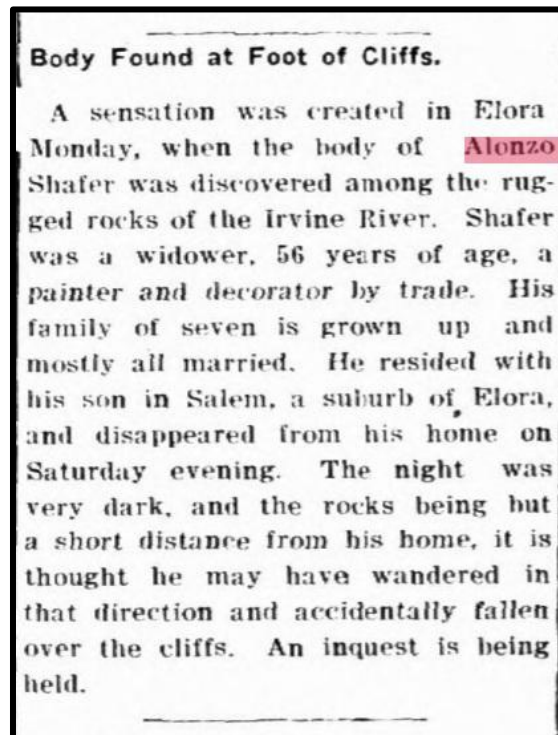


Figure 2: Newspaper Article Reporting the Death of Alonzo Shafer
(Chronicle Telegraph 1921:8)

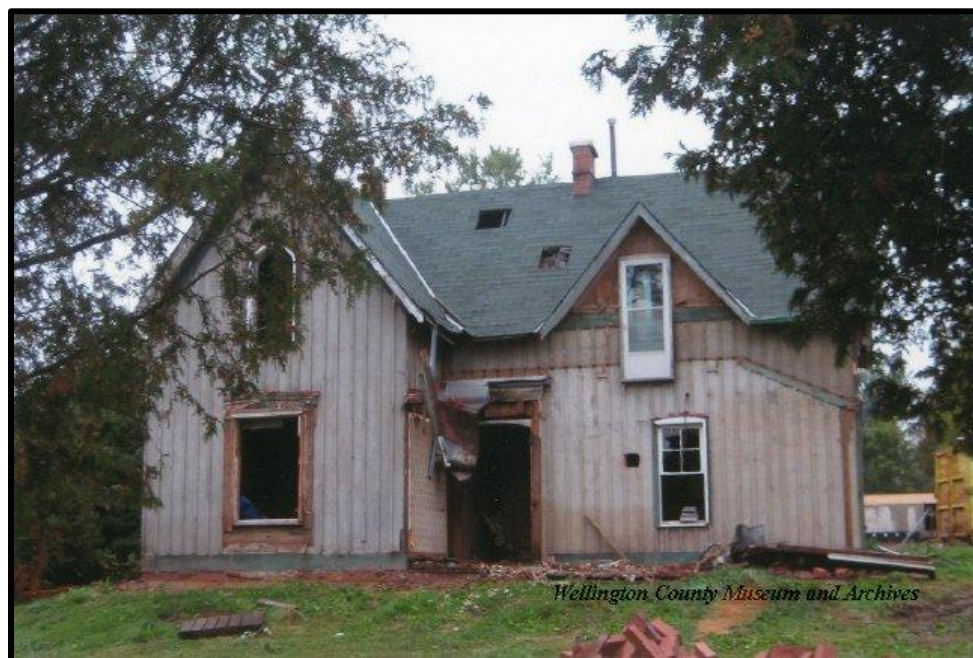


Figure 3: Hauck House During Demolition, 2011
(WCMA 2011)

Appendix B: Project Location Images





Image 1: Context – South Street from Subject Property
(Photograph taken August 28, 2025; View looking Northwest)



Image 2: Context – South Street from Subject Property
(Photograph taken August 28, 2025; View looking Southeast)



Image 3: Context – Pedestrian Sidewalk and South Street
(Photograph taken August 28, 2025; View looking Southeast)



Image 4: Context – Residential Properties Along South Street
(Photograph taken August 28, 2025; View looking Northwest)



Image 5: Context – Residential Properties Along South Street (Subject Property on left)
(Photograph taken August 28, 2025; View looking Northwest)



Image 6: Context – Wellington County Road 7 Showing Rear of Property Location
(Photograph taken August 28, 2025; View looking Southeast)



Image 7: Context – David Street West and the David Street Bridge Over the Gorge
(Photograph taken August 28, 2025; View looking Northeast)



Image 8: Context – 30 David Street West
(Photograph taken August 28, 2025; View looking Northwest)



Image 9: Adjacent Property – 298 South Street
(Photograph taken August 28, 2025; View looking West)



Image 10: Context – 281 South Street
(Photograph taken August 28, 2025; View looking Northeast)



Image 11: Context – 295 and 305 South Street
(Photograph taken August 28, 2025; View looking North)



Image 12: Context – 305 South Street
(Photograph taken August 28, 2025; View looking Northeast)



Image 13: Adjacent Heritage Property – 287 South Street
(Photograph taken August 28, 2025; View looking Northeast)



Image 14: Adjacent Property – 277 Wellington Road 7
(Photograph taken August 28, 2025; View looking Northwest)



Image 15: Adjacent Property – 277 Wellington Road 7
(Photograph taken August 28, 2025; View looking Northwest)



Image 16: Landscape – Mature Trees Lining Project Location (284 South Street)
(Photograph taken August 28, 2025; View looking Southwest)



Image 17: Landscape – Mature Trees Lining Project Location (284 South Street)
(Photograph taken August 28, 2025; View looking Northwest)



Image 18: Landscape – Vegetation and Overgrown Driveway to 284 South Street
(Photograph taken August 28, 2025; View looking Southwest)



Image 19: Landscape – Overgrown Paved Driveway to 284 South Street
(Photograph taken August 28, 2025; View looking Southwest)



**Image 20: Landscape – 284 South Street Separated from Subject Property by
Mature Trees**
(Photograph taken August 28, 2025; View looking Southwest)



Image 21: Landscape – Overgrown Lot and Hydro Poles (284 South Street)
(Photograph taken August 28, 2025; View looking East)



Image 22: Landscape – Overgrown Lot and Hydro Poles (284 South Street)
(Photograph taken August 28, 2025; View looking South)



Image 23: Landscape – Overgrown Lot (284 South Street) Looking Towards Adjacent Property
(Photograph taken August 28, 2025; View looking Southeast)



Image 24: 284 South Street – Mature Trees at Rear of Property
(Photograph taken August 28, 2025; View looking East)



Image 25: 290 South Street – Residence and Garage
(Photograph taken August 28, 2025; View looking Southwest)



Image 26: 290 South Street – Mature Trees and Lawn at Rear of House and Garage
(Photograph taken August 28, 2025; View looking Northeast)



Image 27: 290 South Street – Eaves, Fascia, and Soffits
(Photograph taken August 28, 2025; View looking West)



Image 28: 290 South Street – Façade
(Photograph taken August 28, 2025; View looking Southwest)



Image 29: 290 South Street – Symmetrical Bays Separated by Gap
(Photograph taken August 28, 2025; View looking West)



Image 30: 290 South Street – Façade Window Openings and Windows
(Photograph taken August 28, 2025; View looking South)



Image 31: 290 South Street – First Storey Windows and Planter Boxes on Façade
(Photograph taken August 28, 2025; View looking South)



Image 32: 290 South Street – Main Entry, South Elevation
(Photograph taken August 28, 2025; View looking Northwest)



Image 33: 290 South Street – Wraparound Wood Porch and Breezeway
(Photograph taken August 28, 2025; View looking East)



Image 34: 290 South Street – Exterior Door Opening, South Elevation, Rear Wing
(Photograph taken August 28, 2025; View looking West)



Image 35: 290 South Street – Exterior Rear Doors and Windows on Rear Wing
(Photograph taken August 28, 2025; View looking Northeast)



Image 36: 290 South Street – Rear Elevation of Rear Wing
(Photograph taken August 28, 2025; View looking Northeast)



Image 37: 290 South Street – North Elevation of Rear Wing
(Photograph taken August 28, 2025; View looking Northeast)



Image 38: 290 South Street – North Elevation of Rear Wing and Rear Elevation of Main Body
(Photograph taken August 28, 2025; View looking Northeast)



Image 39: 290 South Street – Exterior Porch, Rear Elevation
(Photograph taken August 28, 2025; View looking Northeast)



Image 40: 290 South Street – Exterior Door Under Porch, Rear Elevation
(Photograph taken August 28, 2025; View looking Northeast)



Image 41: 290 South Street – North Elevation
(Photograph taken August 28, 2025; View looking Southeast)



Image 42: Residence Interior – Front Entrance and Staircase to Second Floor
(Photograph taken August 28, 2025)



Image 43: Residence Interior – Front Room
(Photograph taken August 28, 2025)



Image 44: Residence Interior – Window in Front Room
(Photograph taken August 28, 2025)



Image 45: Residence Interior – Decorative Rosette in Front Room Window Frame
(Photograph taken August 28, 2025)



Image 46: Residence Interior – Front Room with Bar
(Photograph taken August 28, 2025)



Image 47: Residence Interior – Storage Closet and Door to Rear Wing
(Photograph taken August 28, 2025)



Image 48: Residence Interior – Rear Wing and Kitchen
(Photograph taken August 28, 2025)



Image 49: Residence Interior – Basement Stairs and Rear Double Door
(Photograph taken August 28, 2025)



Image 50: Residence Interior – Door to South Elevation in Rear Wing
(Photograph taken August 28, 2025)



Image 51: Residence Interior – Deep Window Frames in Rear Wing
(Photograph taken August 28, 2025)



Image 52: Residence Interior – Second Floor Landing
(Photograph taken August 28, 2025)



Image 53: Residence Interior – Upstairs Bedroom
(Photograph taken August 28, 2025)



Image 54: Residence Interior – Upstairs Bedroom
(Photograph taken August 28, 2025)



Image 55: Residence Interior – Upstairs Bedroom
(Photograph taken August 28, 2025)



Image 56: Residence Interior – Primary Bedroom with Ensuite Bathroom
(Photograph taken August 28, 2025)



Image 57: Residence Interior – Upstairs Bathroom
(Photograph taken August 28, 2025)



Image 58: Residence Interior – Upstairs Window in Main Body of Residence
(Photograph taken August 28, 2025)



Image 59: Residence Interior – Upstairs Window in Rear Wing of Residence
(Photograph taken August 28, 2025)



Image 60: Residence Interior – Upstairs Utility Room
(Photograph taken August 28, 2025)



Image 61: Residence Interior – HVAC and Furnace in Basement
(Photograph taken August 28, 2025)



Image 62: Residence Interior – Floor and Partially Insulated Basement Walls
(Photograph taken August 28, 2025)



Image 63: Residence Interior – Joists and Subfloor Seen in Basement
(Photograph taken August 28, 2025)



Image 64: Residence Interior – Parged Stone and Brick Basement Walls
(Photograph taken August 28, 2025)



Image 65: Residence Interior – Stone and Parging on Basement Walls
(Photograph taken August 28, 2025)



Image 66: Residence Interior – Repair Work on Basement Walls
(Photograph taken August 28, 2025)



Image 67: Residence Interior – Blocked Opening
(Photograph taken August 28, 2025)



Image 68: Residence Interior – Modern Wall Support Against Original Wall
(Photograph taken August 28, 2025)



Image 69: Garage – Façade
(Photograph taken August 28, 2025; View Facing Southwest)



Image 70: Garage – Side Elevation
(Photograph taken August 28, 2025; View Facing Northwest)



Image 71: Garage – Entry on North Elevation
(Photograph taken August 28, 2025; View Facing Southeast)



Image 72: Garage Interior – First Floor of Garage
(Photograph taken August 28, 2025)



Image 73: Garage Interior – Roof Over First Floor of Garage
(Photograph taken August 28, 2025)



Image 74: Garage Interior – Built-In Shelves Along Rear Wall of Garage
(Photograph taken August 28, 2025)



Image 75: Garage Interior – Staircase Along North Elevation to Second Floor
(Photograph taken August 28, 2025)



Image 76: Garage Interior – Second Floor Loft in Garage
(Photograph taken August 28, 2025)



Image 77: Garage Interior – Decorative Wood Railing in Garage Loft
(Photograph taken August 28, 2025)



Image 78: Garage Interior – Rafters and Joists of Open Roof in Garage
(Photograph taken August 28, 2025)



Image 79: Garage Interior – Unfinished Walls and Plywood Floor of Garage Loft
(Photograph taken August 28, 2025)

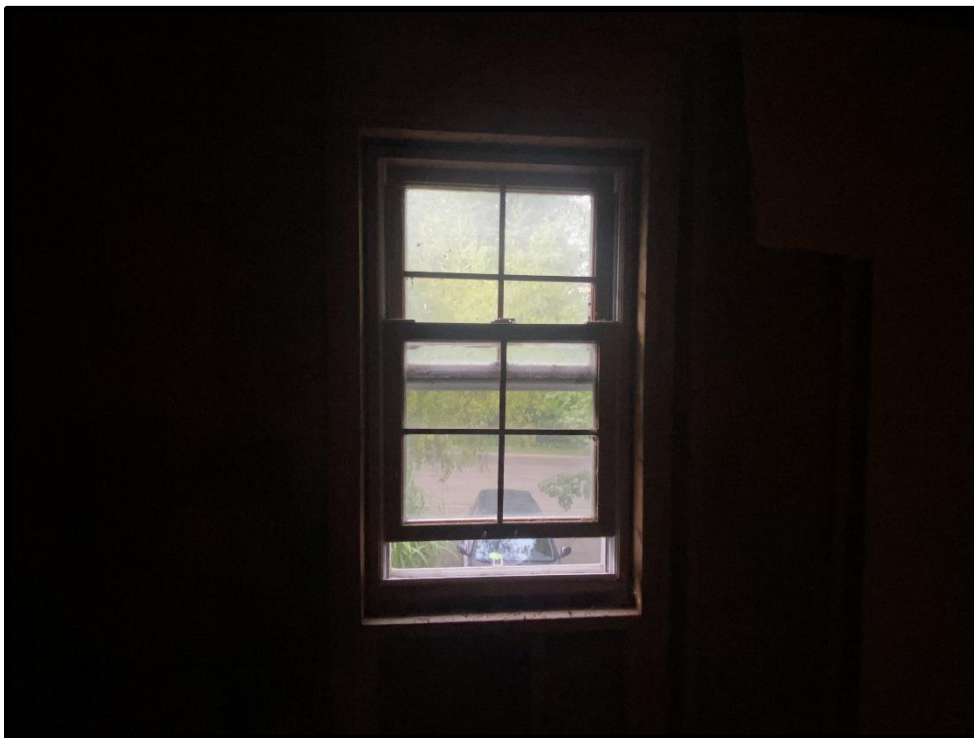


Image 80: Garage Interior – Four-Over-Four Sash Windows in Garage Loft
(Photograph taken August 28, 2025)



Image 81: Garage Interior – Window Stool, Casing, and Frame
(Photograph taken August 28, 2025)

Appendix C: Key Team Member Biographies

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP, Principal & Director – Heritage Operations

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

Amy Barnes, MA, CAHP, Heritage Project Manager and Consultation Manager

Amy has 15 years of experience identifying, researching and evaluating cultural heritage resources and leading community engagement and stakeholder consultation. Ms. Barnes holds an MA in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario and has successfully completed the IAP2 Foundations in Public Participation, the IAP2 Planning and Techniques for Effective Public Participation. Amy is a professional member of the CAHP and previously served for eight years on a Heritage Advisory committee. Throughout her career she has worked in the public and private sector in tandem with the general public, volunteers, property owners, consultants, developers, planners, trades people, and municipal and provincial agencies. She has successfully completed over 250 heritage related projects including 600+ cultural assessments and has been qualified as an expert witness at the Ontario Superior Court of Justice. Amy's duties included project management, public consultation, facilitation, research, database and records management, and report author to fulfil the requirements of provincial and municipal legislation. She has worked with municipalities of all sizes including, City of Toronto, City of Cambridge, Town of Newmarket, City of Oshawa, Town of Oakville, City of Kingston, and Town of Fort Erie on projects which range in size, scale and complexity.

L. Renee Hendricks, MA, Heritage Team, Cultural Heritage Technician

Renee currently works as a Technical Writer/Background Researcher for the Heritage Team and assists in researching and evaluating the significance of cultural heritage resources using existing legislation. Most recently, she has worked on a number of projects for various municipalities across southern Ontario as well as Infrastructure Ontario. She also occasionally assists Business and Development in drafting proposals for prospective clients. Her work experience includes cultural heritage evaluation reports, heritage impact assessments, cultural heritage assessments, and conservation plans. Renee obtained a Master of Arts degree in archaeology from Trent University in 2018 and has a Bachelor of Arts with a major in archaeology and a minor in history from Texas State University. Prior to working for ARA's heritage department, Renee worked in the archaeological field as both a field technician and field director, in addition to extensive work as a lab technician analyzing predominately nineteenth century historic artifacts and drafting sections of archaeological reports.