

Cultural Heritage Impact Assessment- Scoped

**1699 Spragues Road
Township of North Dumfries
Regional Municipality of Waterloo
Geographic Township of North Dumfries
Former Waterloo County**

Prepared for
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TABLE OF CONTENTS

1.0	PROJECT CONTEXT	1
2.0	LEGISLATIVE CONTEXT	4
2.1	Provincial Policies and Guidelines	4
2.1.1	Planning Act	4
2.2	The Provincial Policy Statement	5
2.3	Ontario Heritage Act	5
2.4	Region of Waterloo Official Plan	6
2.4.1	Scenic Roads and Special Character Street – Resource Document	7
2.5	Township of North Dumfries	8
2.5.1	Urban Design Guidelines	8
2.6	Key Concepts	9
3.0	HISTORICAL AND CONTEXTUAL SUMMARY	9
3.1	Historical Context	9
3.1.1	A Note on the Pre-Colonial Landscape	10
3.1.2	Pre-Contact	10
3.1.3	Post-Contact	14
3.1.4	North Dumfries	15
3.1.5	Mapping and Imagery Analysis of Subject Property	15
3.2	Contextual Setting	21
3.2.1	Description of Spragues Road	21
3.2.2	Contextual Setting Summary	21
4.0	HERITAGE RECOGNITION	38
4.1	General Heritage Recognition	38
4.2	1720 Spragues Road	39
5.0	PROPOSED ALTERATION	40
5.1	Contextual Relationship with 1720 Spragues Road	41
6.0	IMPACT ASSESSMENT AND ANALYSIS	46
6.1	Contextual considerations	47
7.0	MITIGATION MEASURES AND RECOMMENDATIONS	47
8.0	SUMMARY	48
9.0	BIBLIOGRAPHY	49

MAPS

Map 1: View of Subject Property in Township of North Dumfries	2
Map 2: Aerial of Subject Property in Township of North Dumfries	3
Map 3: View of Subject Property on <i>Tremaines' Map of the County of Waterloo, Canada</i> West (1861)	17

Map 4: View of Subject Property on <i>Illustrated Historical Atlas of the County of Waterloo, Ont.</i> (1881)	18
Map 5: View of Subject Property on Topographic Maps from 1916	19
Map 6: View of Subject Property on 1954 Aerial Image)	20

FIGURES

Figure 1: Proposed Site Plan	43
Figure 2: Detail of Proposed Berm	44
Figure 3: Site Plan for Proposed Entrance	45

IMAGES

Image 1: View of 1720 Spragues Road from Proposed Gate Wall and Entrance	42
Image 2: View of 1720 Spragues Road from Proposed Berm Area	42

TABLES

Table 1: Haudenosaunee Confederacy Chiefs Council History	11
Table 2: Mississaugas of the Credit First Nation History	12
Table 3: Six Nations of the Grand River History	13
Table 2: Post-Contact Settlement History	14
Table 3: Contextual Overview of a Portions of Spragues Road	22
Table 4: Impacts on 1720 Spragues Road	46

APPENDICES

Appendix A: Key Team Member's Qualifications	52
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ABBREVIATIONS

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

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REPORT REQUIREMENTS CHART

<i>Township of North Dumfries (Project Specific Requirements)</i>	<i>Relevant ARA Section</i>
Background information: Address, legal address, identification of recognized heritage resources within the surrounding area (specifically the designated heritage resource across the road).	<i>1.0 Project Context 2.0 Legislative and Policy Review 4.0 Heritage Recognition</i>
Brief history of the area (using online sources) and historic mapping analysis with discussion specific to the surrounding area.	<i>3.0 Historical and Contextual Summary</i>
Description of the streetscape (using a desktop survey) which will include details about Spragues Road	<i>3.2 Contextual Setting</i>
Description of the proposed earthworks.	<i>5.0 Proposed Alteration</i>
High level suggestion on some features common to the surrounding streetscape.	<i>6.0 Impact Assessment and Analysis 7.0 Mitigation Measures and Recommendations 8.0 Summary</i>
Bibliography and CVs	<i>9.0 Bibliography Appendix A</i>

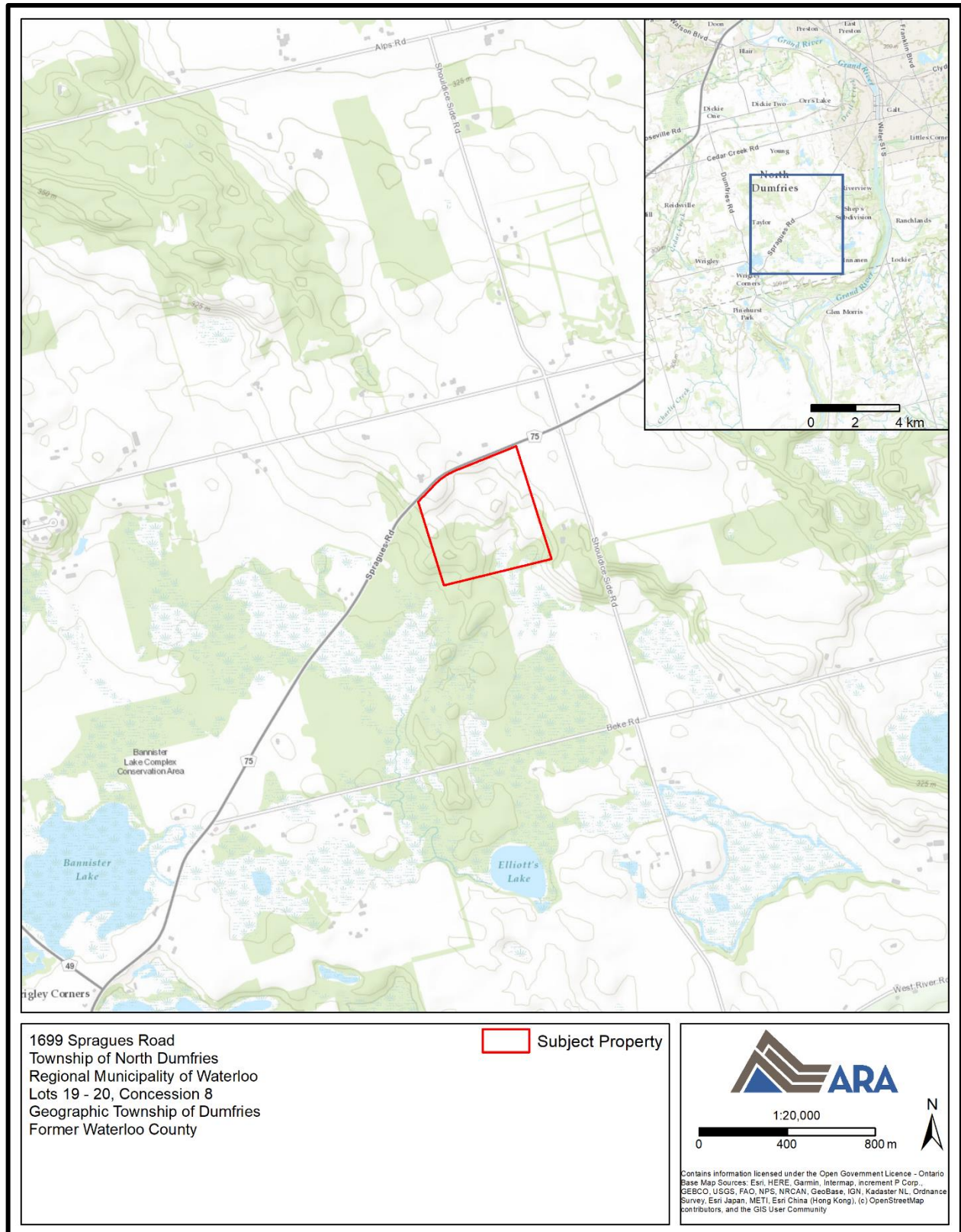
1.0 PROJECT CONTEXT

Under a contract awarded in July 2024, by Slotegraaf Construction, Archaeological Research Associates Ltd. (ARA) completed a scoped Cultural Heritage Impact Assessment (CHIA), related to a proposed site alteration at 1699 Spragues Road, Township of North Dumfries, Regional Municipality of Waterloo (henceforth subject property). The proposed site alteration includes the creation of a berm and the construction of a landscaped entrance gate and entrance wall (Slotegraaf Construction 2024). The scoped CHIA has been requested because the subject property is located across the road from 1720 Spragues Road, a designated property under Part IV of the *Ontario Heritage Act* (OHA). 1720 Spragues Road consists of a one-and-one-half storey stone farmhouse, constructed circa 1850 and a one storey octagonal stone farm outbuilding built in mid 19th century located on the north side of Spragues Road in the Township of North Dumfries (By-law 3080-19).

In addition to the impact assessment of the proposed alteration on 1720 Spragues Road, and in consultation with Municipality of North Dumfries Staff, the scoped CHIA will include an overview of the historical development of the area and general understanding of the characteristics of the streetscape. As requested by Town staff, recommendations will consider the proposed site alteration and the character of the area.

The location of the subject property is displayed Map 1 and Map 2. The legal description for 1699 Spragues Road is: CON 8 PT LOT 19 PT LOT 20

This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2020), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, *Regional Official Plan* (2015), *Township of North Dumfries Official Plan* (2018), and the site-specific Terms of Reference for *Cultural Heritage Impact Assessment* as provided by Township of North Dumfries.



Map 1: View of Subject Property in Township of North Dumfries
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Aerial of Subject Property in Township of North Dumfries
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

2.0 LEGISLATIVE CONTEXT

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

2.1 Provincial Policies and Guidelines

2.1.1 Planning Act

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

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

Part I Provincial Administration, Section 2 states:

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

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

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

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

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.* 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

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

2.2 The Provincial Policy Statement

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

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

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

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

2.3 Ontario Heritage Act

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

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

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

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

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

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

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

2.4 Region of Waterloo Official Plan

The Region of Waterloo’s *Regional Official Plan 2051* (ROP) Chapter 3 focuses on “Liveability in Waterloo.” Section 3.G contains policies related specifically to cultural heritage in Waterloo Region. Policy 3.G.1 indicates that: “The Region and Area Municipalities will ensure that cultural heritage resources are conserved using the provisions of the Heritage Act, the Planning Act, the Environmental Assessment Act...” (2015:48).

Building on Policy 3.G.1, Policy 3.G.3 states:

Area Municipalities will identify cultural heritage resources by establishing and maintaining a register of properties that are of cultural heritage value or interest. Area Municipalities will include on their register properties designated under Part IV, V or VI of the Heritage Act, and will consider including, but not be limited to, the following additional cultural heritage resources of cultural heritage value or interest:

- (a) properties that have heritage conservation easements or covenants registered against title;*
- (b) cultural heritage resources of Regional interest; and*
- (c) cultural heritage resources identified by the Grand River Conservation Authority and the Federal or Provincial governments (Region of Waterloo 2015:48-49).*

In Policy 3.G.4 the Region indicates it will also coordinate and maintain a “region-wide inventory of cultural heritage resources” which will include the resources noted above as well as resources identified by “postsecondary institutions or local historical societies” (Region of Waterloo 2015:49). Policies 3.G.5- 3.G.7 address cultural heritage landscape conservation (2015:49–51).

CHLs are to be conserved through the preparation and updating of a *Regional Implementation Guideline for Cultural Heritage Landscape Conservation* which will provide an identification and implementation framework and will allow for the highlighting of CHLs of Regional interest (Policy 3.G.5 Region of Waterloo 2015:49). Policy 3.G.6 further states: "Area Municipalities will designate Cultural Heritage Landscapes in their official plans and establish associated policies to conserve these areas. The purpose of this designation is to conserve groupings of cultural heritage resources..." (Region of Waterloo 2015:50).

Section 3 also contains several policies on Scenic Roads which reads

3.G.27 The Region recognizes that many Regional Roads are characterized by natural, cultural heritage and recreational features that contribute to the scenic value of Regional Roads. During any construction or upgrades, the Region will, wherever feasible, endeavour to protect and/or enhance the scenic value of such features along Regional Roads.

3.G.28 Area Municipalities are encouraged to establish policies in their official plans to protect the scenic values of Regional Roads, including the view from the road to prominent heritage buildings or natural landscape features.

3.G.29 Area Municipalities are encouraged to protect the scenic values of roads under their jurisdiction (Region of Waterloo 2015:53).

2.4.1 Scenic Roads and Special Character Street – Resource Document

This *Resource Document* was developed in 2011 after the "Regional Council adopted the Context Sensitive Regional Transportation Design Guidelines" in 2010 which noted that "the design of Regional transportation corridors through such areas should reflect and protect the specific history and/or visual or natural character of each place" (2011:1). Applied only to regional roadways, the document provides guidelines and recommendations to conserve the scenic character of identified roadways. The Scenic Roads and Special Character Street Resources document notes

The document pertains only to transportation corridors that are part of the Regional road system within the Region of Waterloo. Area municipal roads, private roads and Provincial highways may also be found to be scenic or of special character, but have not been considered in this document.....The recommendations within the document do not deal with lands outside of the corridor right of way. It is however noted that the scenic qualities of a transportation corridor should be considered by Regional and Area Municipal land-use planners when making land-use decisions (i.e. designing new urban areas, and developing Official Plan policies, zoning by law regulations and site plan control guidelines) in order to better conserve the scenic attributes of the identified corridor (2011:2).

Using the Region of Waterloo Scenic Road Data Sheet, the following categories were used to create a numerical ranking of Regionally owned : Vegetation, Road Segment, Landscape/Relief, Water, Cultural Built Environment, Cultural landscapes, Traffic, and Context (2011:24). The Scenic Roads Resource Document outlines three scenic road classifications: Neighbourhood Connectors – Main Streets, Rural Village Main Streets, and Rural Connectors. Recommendations specific to the road classification are outlined. Identified scenic roads are then provided a scenic ranking from the following options: extremely scenic, very scenic, scenic, some scenic qualities (Region of Waterloo 2011:3). Spragues Road (from Cambridge to Brant-Waterloo Road) was

noted as being an “extremely scenic rural connector roadway”. Section 4.0 of the Resource Document notes that “scenic attributes and existing character of a transportation corridor are important consideration in corridor design, construction and maintenance” however they do are limited to the Regionally owned transportation roadways (2011:11).

2.5 Township of North Dumfries

The township of North Dumfries Official Plan sets out policies regarding the management of cultural heritage resource in Section 7. The general policies within this section note

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

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

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

7.1.4 The Township will consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources. (OP 2018:99)

In addition to several policies which outline the steps for the identification, recognition, and conservation of heritage resources (Section 7.2 and 7.3), the OP also has policies related to cultural heritage landscapes and notes in section 7.4.1,

The Township will identify, document, and designate Cultural Heritage Landscapes and establish associated policies to conserve these areas in accordance with the policies in the ROP and the Regional Implementation Guideline for Cultural Heritage Landscape Conservation (2015:101)

Section 7.5 outlines the policies related to Cultural Heritage Impact Assessments. Section 7.5.1. notes that

The Township will require the submission of a Cultural Heritage Impact Assessment for any proposed development or site alteration that includes or is adjacent to a designated property or includes a non-designated cultural heritage resource that is identified in the Registry (2015:102)

There are also policies which relate to Archaeological resources (Section 7.6) and Cemeteries and Burial Places (Section 7.7)

2.5.1 Urban Design Guidelines

The Town of North Dumfries Urban Design Guidelines provides a “set of planning and design guidelines to inform new development in North Dumfries in both greenfield and brownfield/infill locations” (Town of North Dumfries n.d.). The design guidelines contain three broad design components, Sitting, Built Form, and Context. The design guidelines were reviewed in detail,

however they are not directly applicable as they are intended to help inform urban planning and ensure infill in denser area (i.e. Historic Ayr) are compatible with the surrounds.

2.6 Key Concepts

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

- **Adjacent Property** can be defined in the *PPS* as “lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan (MMAH 2020:39).
- **Built Heritage Resource** (BHR) can be defined in the *PPS* as: “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial and/or federal and/or international registers” (MMAH 2020:41).
- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2020:41).
- **Heritage Attributes** are defined as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).” (MMAH 2020:44-45).
- **Protected heritage property** is defined as “property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and *UNESCO World Heritage Sites*” (MMAH 2020:49).
- **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*” (MMAH 2020:51).

3.0 HISTORICAL AND CONTEXTUAL SUMMARY

After a century of archaeological work in southern Ontario, scholarly understanding of the historical usage of the area has become very well-developed. With occupation beginning in the Palaeo period approximately 11,000 years ago, the greater vicinity of the study area comprises a complex chronology of Indigenous and Euro-Canadian histories. Section 3.1.1 summarizes the region’s settlement history, whereas Section 3.1.3 documents past and present land uses.

3.1 Historical Context

3.1.1 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 North Dumfries would have looked very different than what exists today. Situated within the watershed of the Grand River and atop the Waterloo Moraine, a prominent landscape feature, this unique location was and is ecologically significant (Veale et al. 2014). 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. Oral and written histories emphasize the importance of the Grand River and its tributary the Nith River (KBA Canada 2023). Archaeology has provided a glimpse into the well-established Indigenous presence of the area (Gordijk 2022).

Unfortunately, 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 (Gordijk 2023) and decision-making about environmentally significant locations were effectively removed from their control. Today, it is necessary to recognize the importance that the land once held for past Indigenous peoples and the push of their descendants for a return to stewardship over the remaining, but diminishing, examples of natural locations, particularly in southern Ontario. Although Township of North Dumfries has been extensively farmed, city-like urban sprawl has not yet achieved the levels of growth and impact as it has elsewhere, such as in the neighbouring cities of Kitchener and Waterloo, making this area a potentially very sensitive one for future development plans.

3.1.2 Pre-Contact

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 engaged 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 to Table 3.

The earliest documented evidence of occupation in southern Ontario dates to around 13,000 BC, after the retreat of the glaciers and the formation of the early lakes. 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 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.

Table 1: Haudenosaunee Confederacy Chiefs Council History
(From HCCC 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 History
(As provided by MCFN)**

Mississaugas of the Credit First Nation History
<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 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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • The Mississauga Treaty at Niagara, No. 381 (1781) • The Between the Lakes Treaty, No. 3 (1792)

Mississaugas of the Credit First Nation History
<ul style="list-style-type: none"> • 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) <p>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.</p> <p>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.</p> <p>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.</p>

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

Six Nations of the Grand River History
<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 would become 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 the 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</p>

Six Nations of the Grand River History
<p>its terms. That same year, the Haudenosaunee, and several 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 Anishinaabe 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 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>

3.1.3 Post-Contact

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; Janusas 1988; Ellis and Ferris 1990; Surtees 1994; AO 2024)

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 th century	Brûlé explores southern Ontario in 1610/11; Champlain travels through in 1613 and 1615/1616, making contact with a number of Indigenous groups (including the Algonquin, Huron-Wendat and other First Nations); European trade goods become increasingly common and begin to put pressure on traditional industries
Increased Contact and Conflict	Mid- to late 17 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

Historical Event	Timeframe	Characteristics
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' in 1792; Brant surrenders Blocks 1–6 of the Haldimand Tract to the Crown in 1798; Became part of the Gore District and Halton County in 1816; Wellington District and Waterloo County created in 1840; Waterloo County independent after the abolition of the district system in 1849
Township Formation	Early 19 th century	North Dumfries was originally part of Block 1 of the Haldimand Tract; Block 1 purchased by Philip Stedman in 1798; Acquired by William Dickson in 1816; Adrian Marlett surveyed the area that year; Early settlers in North Dumfries included the Shades, Frasers, McBeans, Mackenzies, Buchanans, Carricks, Harvies, McArthurs and McColls; Only 163 people in all of Dumfries by 1818 (the majority in the south); Rate of settlement increased after 1825
Township Development	Mid-19 th to early 20 th century	By 1846, there were 7 grist mills and 16 saw mills in all of Dumfries; North and South Dumfries divided between Waterloo and Brant Counties ca. 1850; Traversed by the Great Western Railway's Galt Branch (1854), the Galt & Guelph Railway (1855), the Grand Trunk Railway's Doon Branch (1873), the Credit Valley Railway (1879/81), the Galt, Preston & Hespeler Street Railway (1894/95 and 1905), the Grand Valley Railway (1904) and the Lake Erie & Northern Railway (1916); Largest settlements included Ayr (Mudge's Mill) and Galt (Shade's Mill); Smaller communities at Branchton, Greenfield (formerly Greenfield Mills), Reidsville, Roseville and Whistlebare

3.1.4 North Dumfries

The area now known as North Dumfries located on the Grand River was deeded to Philip Steadman in 1798 from Joseph Brant of the Six Nations. The area was originally called Block one and changed ownership many times between 1798 and 1816 when it was purchased by William Dickson who named the area Dumfries after his hometown in Scotland. Dickson enlisted the help of carpenter Absolom Shade to build a grist mill and sawmill by 1819 which become known as Dumfries Mills and attracted many people to settle in the area. After the Baldwin Municipal act of 1849 and the Hincks Act of 1852 Dumfries was split into north and south with North Dumfries becoming a township within Waterloo County. (RoW n.d.a)

3.1.5 Mapping and Imagery Analysis of Subject Property

In order to gain a general understanding of the subject property and surrounding areas past land uses, two historical settlement maps and one topographic map were examined. The limits of the study area are shown on georeferenced versions of the consulted historical resources. The study area traversed only Lot 19, Concession 8 in the geographic Township of North Dumfries. Specifically, the following resources were consulted:

- *Tremaines' Map of the County of Waterloo, Canada West* (1861) (OHCMP 2019);

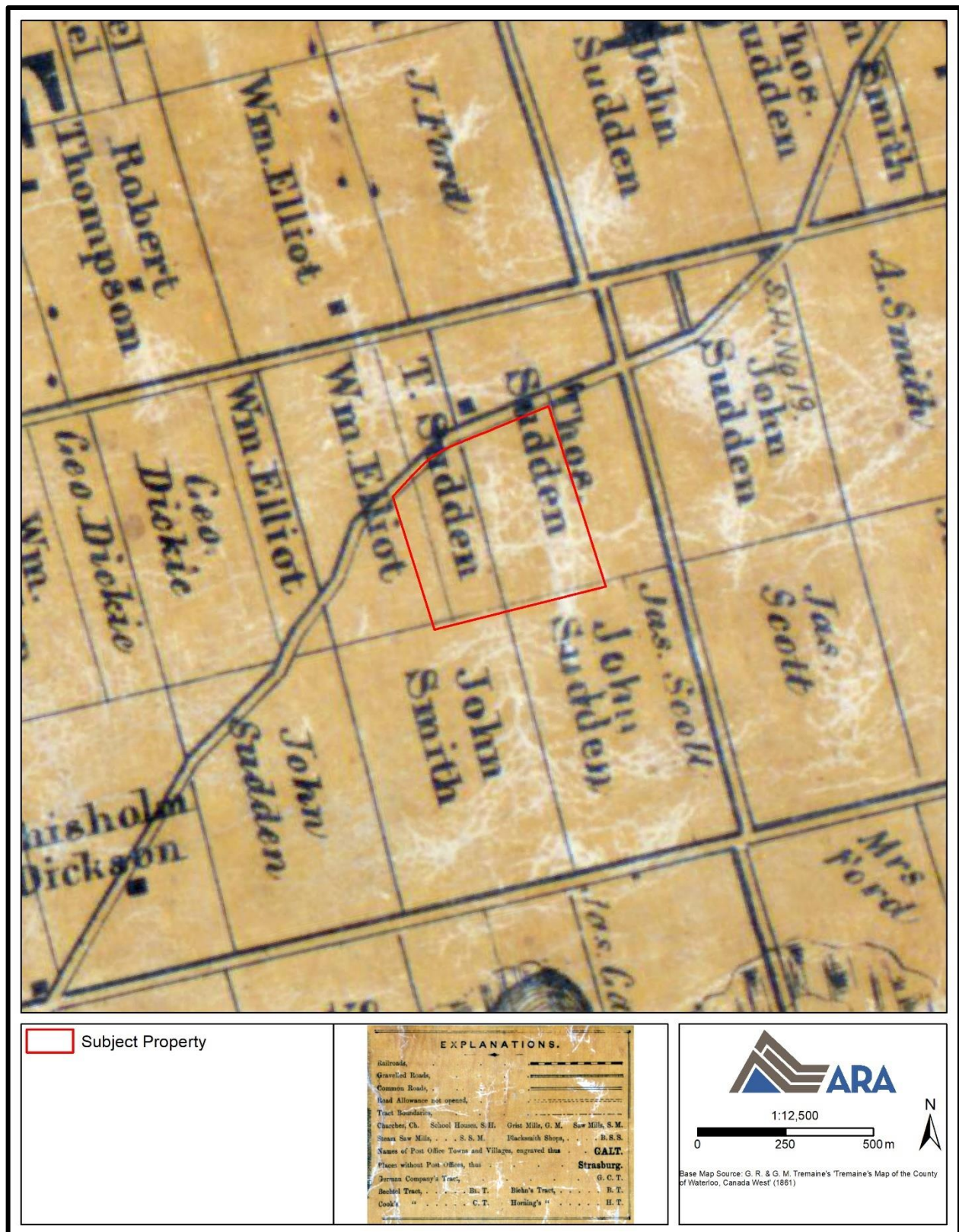
- The *Illustrated Historical Atlas of the County of Waterloo, Ont.* (1881) (MU 2001)
- A topographic map from 1916 (OCUL 2023); and
- An aerial image from 1954 (UW 2016).

Tremaines' Map of the County of Waterloo, Canada West (1861) indicates that the study area was located to the west of Shouldice Side Road and to the south of Spragues Road on land that was mainly owned by Thomas Sudden at the time but overlaps on land owned by John Sudden, John Smith and William Elliott (Map 3). The subject property appears to be to the southwest of Galt and east of Ayr in a mainly agricultural area. There is a building to the north of the subject property and schoolhouse number 19 on the lot to the east, however there are no buildings represented within the subject property lines at this time. A building north side of Spragues Road, across from the subject property is depicted on the map, which is known today as 1720 Spragues Road.

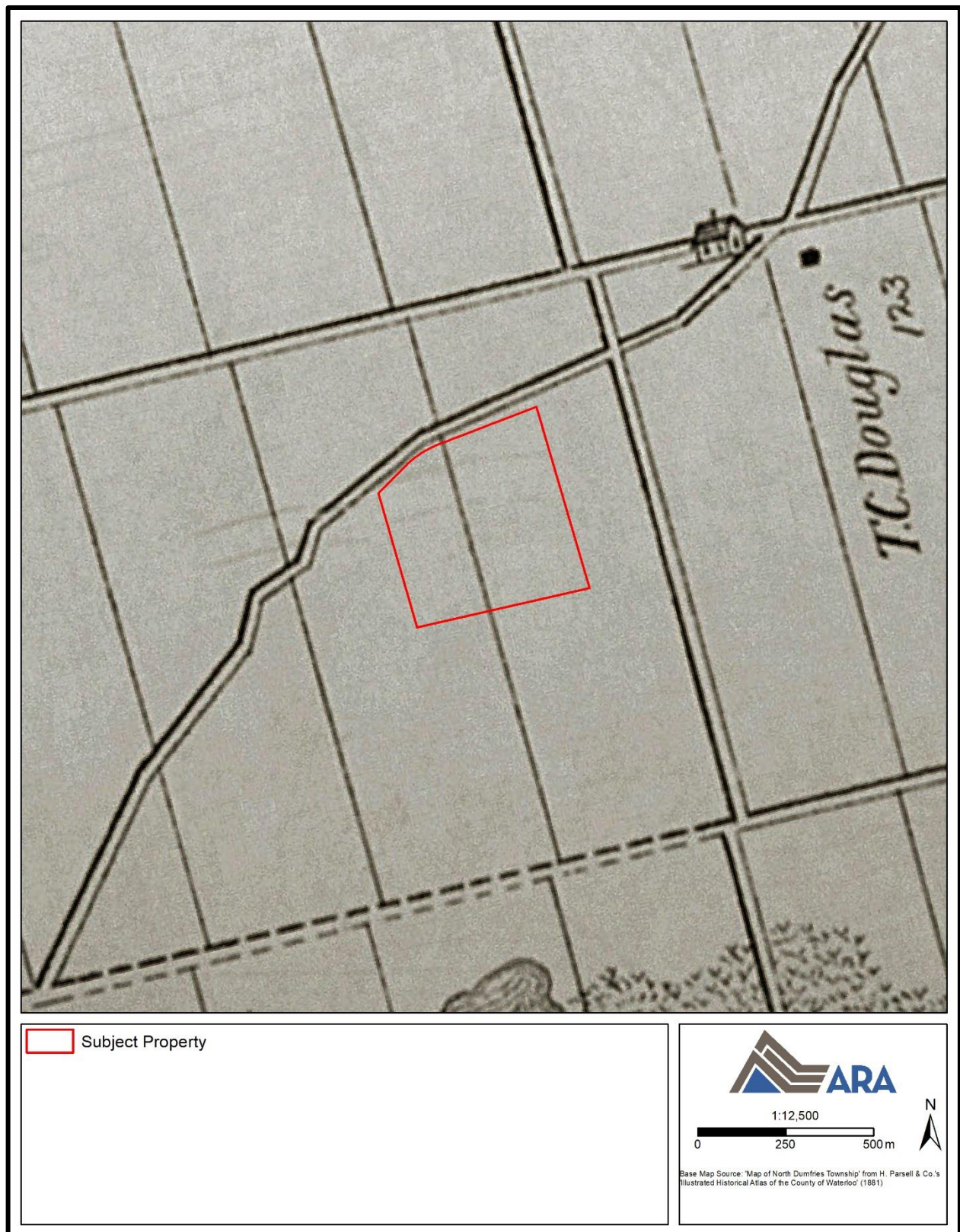
The *Illustrated Historical Atlas of the County of Waterloo, Ont.* (1881) continues to show the location of the subject property to the west of Shouldice Side Road and to the south of Spragues Road roadways (Map 4). Like the 1861 map, there are no structures marked within the subject property. Local landmarks include a schoolhouse on lot to the east. The surrounding area appears to be primarily agricultural land at this time and no structures are identified on 1720 Spragues Road, however it was extant at the time.

The topographic map from 1916 depicts topographical changes in the core of the subject property along with deciduous trees on the west side and southeast corners (Map 5). Spragues Road to the north is depicted as a main road and Shouldice Side Road to the east as a secondary road. The surrounding area depicts a small number of brick or stone buildings with the schoolhouse still present to the east of the subject property. A building north side of Spragues Road, across from the subject property is depicted on the map, which is known today as 1720 Spragues Road. The map shows a concentration of deciduous trees to the south, east and west of the subject property.

An aerial image from 1954 shows the subject property surrounded by a predominately agricultural landscape (Map 6). The subject property is located to the southwest of Galt and to the east of Ayr but is not near any settled or established areas. The resolution of the photograph is poor, but no buildings can be seen located within the subject property. No new roads appear to have been established. Spragues Road is still seen to the north of the subject property and Shouldice Side Road to the east. The subject property is depicted as agricultural lands with deciduous forest in the west and southeast of the property boundary.



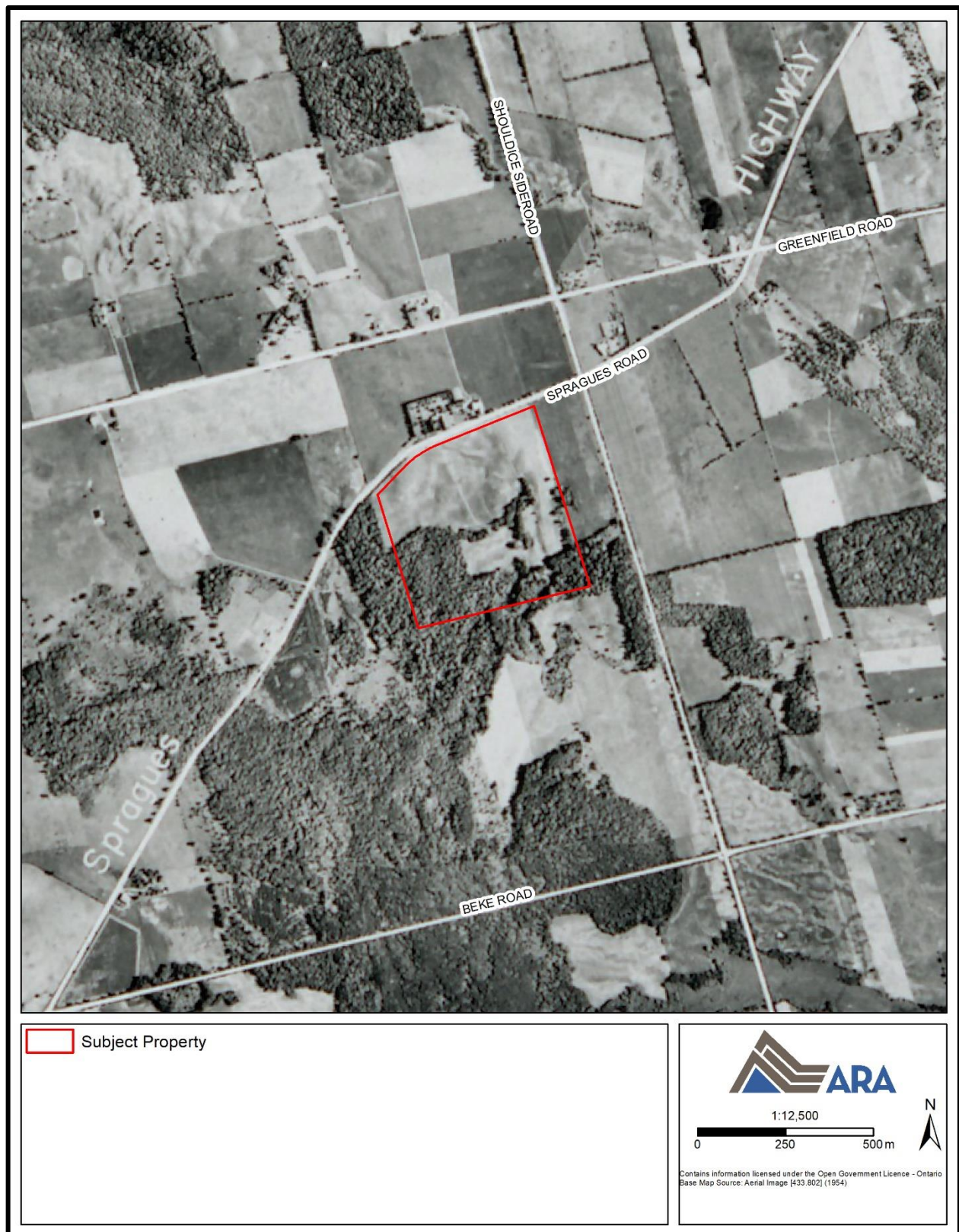
Map 3: View of Subject Property on Tremaine's Map of the County of Waterloo, Canada West (1861)
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMF 2019)



Map 4: View of Subject Property on *Illustrated Historical Atlas of the County of Waterloo, Ont. (1881)*

(Produced under licence using ArcGIS® software by Esri, © Esri; MU 2001)





Map 6: View of Subject Property on 1954 Aerial Image)
(Produced under licence using ArcGIS® software by Esri, © Esri UoT 2016)

3.2 Contextual Setting

3.2.1 Description of Spragues Road

Spragues Road is a rural road which runs approximately 7.5 km in length and connects Cambridge to the north (turning into St. Andrews Road) and Ayr to the south (turning to Pine Street to the south). Overall, the meandering roadway responds to the natural topography of the areas and runs in a northeast-southwest axis. A cross section of Spragues Road shows a curb less, two-lane paved road with narrow gravel shoulders. Natural vegetation, small bodies of water, intermittent property fencing, large open agricultural fields, and tree lined property boundary markers line both sides of the roadway. Overall, the characteristics of Spragues Road is a rural and agricultural setting with a variety of property lots sizes, with the majority of properties having a large frontage onto Spragues Road. There are no streetlamps, sidewalks, or bike lane found along Spragues Road.

3.2.2 Contextual Setting Summary

A more concentrated desktop survey of the surrounding context was completed and considered properties located within approximately one km of the subject property. This includes the properties and landscapes from where Spragues Road intersects with Greenfield Road to the northeast and approximately one km to the southwest of the subject property (see Table 5). Overall, the contextual setting surrounding the subject lands aligns with a low density, rural and/or agricultural character. The following characteristics have been noted:

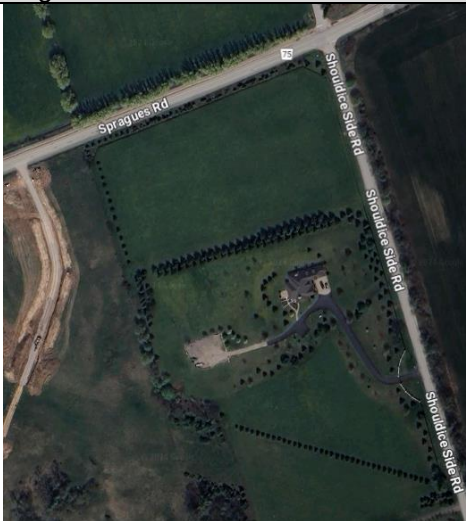

Property and Buildings


- Properties vary in size and lot shape
- Properties front toward the roadway to which their entrance is located
- Properties have vegetation and the presence of mature trees, often dense in canopy
 - All properties have some vegetative screening, typically on all boundaries of the property lot
 - Most properties are not highly visible from the road due to vegetative screening
- Buildings represent 19th, 20th and 21st century construction
- There is no consistent architectural style or building typology present
- Mix of landscaped and natural vegetation along roadway
- Most of the buildings are set back from the road
- Most of the driveways are double lanes and gravel
- Many of the properties have outbuildings or separate garages
- Property boundaries are delineated by fencing, vegetation, or mature trees, or a combination of all three
- Some properties have gates and/or fencing which corresponds to the property boundary
 - Metal or wood fencing is found throughout
 - Overall, gate frames/walls are constructed with natural materials (stone) and the gate is constructed with metal


Streetscape



- Spragues Road does not contain curbs, sidewalks, bike paths, or street lighting
- Spragues Road is a paved two-lane road with narrow shoulders
- The street elevation corresponds the natural topography of the area



Table 5: Contextual Overview of a Portions of Spragues Road

Address	Description of Property	Images
1570 Shouldice Side Road	<p>Single family dwelling</p> <ul style="list-style-type: none"> Fronts onto Shouldice Road <p>North portion of property appears to be used for agricultural purposes</p> <ul style="list-style-type: none"> Wood fencing Lined with trees along Spragues Road Open grassed landscape along Shouldice Side Road <p>South portion of property is residential and contains a large single family home.</p> <ul style="list-style-type: none"> Based on aerial imagery the property was built between 2010- 2012 Residential portion is denoted by metal fencing which frames property boundary line Very large semi-circular stone gate wall and posts and metal gate on the double wide paved entrance Area between fencing and road is grassed with no additional landscaping Within the metal fencing it is tree lined landscaping buffer within property boundary which provides privacy and a visual buffer from road 	 <p>Aerial Image (Google Maps 2024)</p>  <p>Showing fencing for residential and agricultural portions (left) and looking west on Spragues Road at intersection with Shouldice Side Road showing tree lines roadway (Google Map 2023).</p>



Address	Description of Property	Images
		 <p>Showing entrance gate and metal fencing (Google Maps 2023)</p>
1650 Shouldice Side Road	<p>Single family dwelling</p> <ul style="list-style-type: none"> Fronts towards Shouldice Side Road <p>Residential portion of property is bounded by a mature tree lined buffer</p> <ul style="list-style-type: none"> Property is access by a double wide gravel driveway Limited visibility of main building and into the property from streetscape due to tree coverage <p>Remaining part of property appears agricultural in use</p> <ul style="list-style-type: none"> Exterior portion bounded by mature tree lined buffer on north, west and south elevations 	  <p>Aerial Image on left (Google Maps 2024) and view looking north on Shouldice Road from Spragues Road on right (Google Maps 2023)</p>


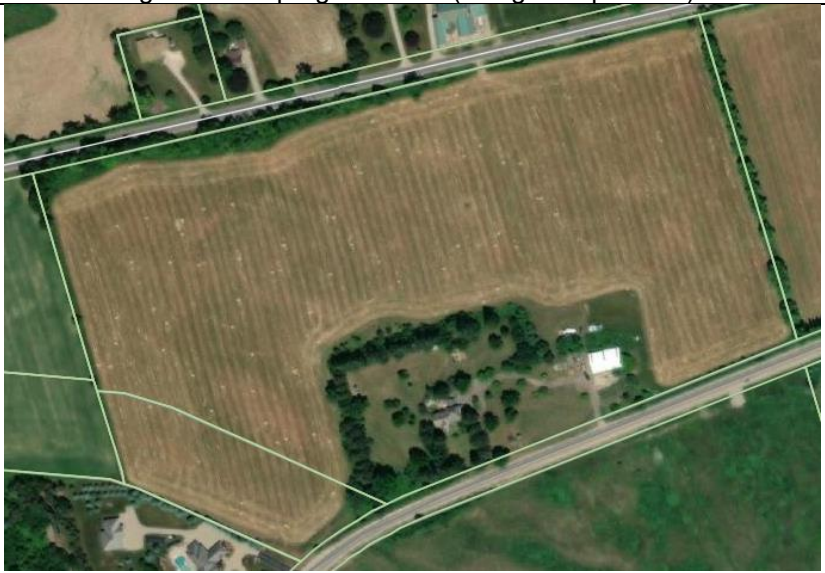
Address	Description of Property	Images
		 <p>View into property from Road (left) and view looking north to building (right) (Google Maps 2023)</p>  <p>Looking south from Intersection of Greenfield Road and Shouldice Side Road (Google Maps 2023)</p>


Address	Description of Property	Images
1171 Greenfield Road	<p>Former schoolhouse (appears on 1861 map)</p> <ul style="list-style-type: none"> Currently a commercially used building which fronts onto Greenfield Road Two large paved areas used for parking Tree lined along Spragues Road Property has open views to building and areas of reduced visibility due to trees and vegetative screening Remainder of property appears to be open areas and small areas of denser wooded area Property boundary is generally lined with trees and/or has vegetative screening <p>Grassed and open areas between road and property line on Spragues Road</p>	 <p>Aerial view of 1171 Greenfield Road (Town of North Dumfries online Mapping, Ersi)</p>  <p>View of building from Greenfield Road (Google 2022)</p>



Address	Description of Property	Images
		 <p data-bbox="936 760 1625 792">View of building from Spragues Road (Google Maps 2022)</p>
1594 Spragues Road	<p data-bbox="373 800 632 824">Single family dwelling</p> <ul style="list-style-type: none"> <li data-bbox="422 829 800 854">▪ Fronts onto Spragues Road <p data-bbox="373 889 911 914">Residential portion located to the south corner</p> <ul style="list-style-type: none"> <li data-bbox="422 919 793 943">▪ Open double lane driveway <li data-bbox="422 948 856 972">▪ Tree lined along Spragues Road <li data-bbox="422 977 911 1034">▪ Reduced visibility of building due to trees and vegetative screening <p data-bbox="373 1039 911 1096">Remainder of property appears to be open fields used for agricultural purposes</p> <ul style="list-style-type: none"> <li data-bbox="422 1101 911 1157">▪ Property boundary is lined with trees and/or has vegetative screening <p data-bbox="373 1162 911 1219">Grassed and open area between road and property line</p>	 <p data-bbox="936 1369 1902 1396">Aerial view of 1594 Spragues Road (Town of North Dumfries online Mapping, Ersi)</p>

Address	Description of Property	Images
		 <p data-bbox="934 776 1717 808">View of 1594 Spragues Road looking West (Google Maps 2023)</p>  <p data-bbox="934 1360 1717 1414">View of Spragues Road from Eastern edge of 1594 Spragues Road (Google Maps 2023)</p>


Address	Description of Property	Images
1606 Spragues Road	<p>Single family dwelling</p> <ul style="list-style-type: none"> Fronts onto Spragues Road <p>Appears to be residential use or possibly an outbuilding associated with 1554 Spragues Road</p> <ul style="list-style-type: none"> Gateless entrance to double wide driveway Tree lined along Spragues Road Reduced visibility of building due to trees and vegetative screening <p>Remainder of property also has vegetative screening and appears to contain wide open agricultural field.</p>	 <p>Aerial View of property (Town of North Dumfries online Mapping, Ersi)</p>  <p>View looking East on Spragues Road (Google Maps 2023)</p>



Address	Description of Property	Images
		 <p>View looking East on Spragues Road (Google Maps 2023)</p>
1720 Spragues Road (Part IV Designated) Built circa 1850	<p>Single family farmhouse and outbuildings</p> <ul style="list-style-type: none"> Fronts towards Spragues Road <p>Residential cluster of buildings centrally located</p> <ul style="list-style-type: none"> Principal farmhouse has minimal visibility from road Octagonal outbuilding not visible from Road Heavy mature tree and vegetation coverage around buildings Wood fencing lines roadway Limited visibility of outbuildings Driveway entrance is located east of the cluster of building Double lane gravel driveway with concrete posts <p>Surrounding property appears to be used for agricultural purposes</p>	 <p>Aerial view of property (Town of North Dumfries online Mapping, Ersi)</p>



Address	Description of Property	Images
	<ul style="list-style-type: none"> Property has tree and vegetation defining property boundary Open grassed area between Roadway and property line 	 <p data-bbox="936 737 1766 769">View looking East on Spragues Road into 1720 Spragues Road (2022)</p>  <p data-bbox="936 1299 1415 1326">Entrance of 1720 Spragues Road (2022)</p>



Address	Description of Property	Images
		 <p data-bbox="936 813 1608 846">View of 1720 Spragues Road from Spragues Road (2022)</p>
1758 Spragues Road	<p data-bbox="373 854 915 911">Single family residential dwelling</p> <ul data-bbox="426 886 915 911" style="list-style-type: none"> ▪ Fronts towards Spragues Road <p data-bbox="373 943 915 1000">Residential portion located to the northeast side of property</p> <ul data-bbox="426 1000 915 1211" style="list-style-type: none"> ▪ Large stone entrance gate with metal gate (not show as it is open in photos) with double paved driveway ▪ Tree and vegetation lined boundary ▪ Property steeply downwards towards Spragues Road ▪ Buildings set on rise in topography <p data-bbox="373 1211 915 1268">Large, wooded area along the south/west portion of the property</p>	 <p data-bbox="936 1390 1913 1421">Aerial view of 1758 Spragues Road (Town of North Dumfries online Mapping, Ersi)</p>

Address	Description of Property	Images
		 <p data-bbox="936 829 1596 862">View of driveway, stone gate wall and metal gate (2022)</p>  <p data-bbox="936 1386 1854 1421">View of raised topography and tree and vegetative buffer (Google Maps 2022)</p>

Address	Description of Property	Images
1822 Spragues Road	<p>Single family residential dwelling</p> <ul style="list-style-type: none"> ▪ Fronts towards Spragues Road ▪ Property boundary is lined with thick tree and vegetative cover ▪ Semi-circular two-lane gravel driveway with large landscape center 	 <p>Aerial View of 1822 Spragues Road (Town of North Dumfries online Mapping, Ersi))</p>  <p>View of driveway and property (Google Maps 2022)</p>

Address	Description of Property	Images
		 <p data-bbox="936 743 1776 773">View Looking North towards 1822 Spragues Road (Google Maps 2022)</p>
1841 Spragues Road	<p data-bbox="373 776 915 834">Large naturalized and wooded land parcel known as “Sudden Tract” Hiking Area</p> <ul data-bbox="422 834 915 987" style="list-style-type: none"> <li data-bbox="422 834 915 893">▪ Small gravel parking area with trail information signs <li data-bbox="422 893 915 951">▪ These trails are maintained by the Region of Waterloo <li data-bbox="422 951 915 987">▪ Approximately 3.2 km of hiking trail 	 <p data-bbox="936 1344 1913 1406">Aerial view of Sudden Track/1841 Spragues Road (Town of North Dumfries online Mapping, Ersi)</p>

Address	Description of Property	Images
		 <p data-bbox="936 760 1640 792">View of parking area and trail entrance (Google Maps 2022)</p>
1872 Spragues Road	<p data-bbox="373 792 758 824">Single family residential dwelling</p> <ul data-bbox="422 824 915 1222" style="list-style-type: none"> <li data-bbox="422 824 806 857">▪ Fronts on to Spragues Road <li data-bbox="422 857 915 946">▪ Current building was constructed between 2018-2024 replacing an older home <li data-bbox="422 946 915 1036">▪ Home surrounded by large open property with a handful of mature trees. <li data-bbox="422 1036 915 1125">▪ Property boundary includes thick trees and vegetation along rear and most of the north property line. <li data-bbox="422 1125 915 1182">▪ Sparser tree canopy towards to the roadway <li data-bbox="422 1182 663 1222">▪ Gravel driveway 	 <p data-bbox="936 1352 1808 1380">Aerial view -upper property (Town of North Dumfries online mapping, Ersi)</p>

Address	Description of Property	Images
		 <p data-bbox="936 760 1780 792">View of tree lined rear portions and front of property (Google Map 2022)</p>
1882 Spragues Road	<p data-bbox="373 792 758 824">Single family residential dwelling</p> <ul data-bbox="422 824 915 1190" style="list-style-type: none"> <li data-bbox="422 824 806 857">▪ Fronts on to Spragues Road <li data-bbox="422 857 915 946">▪ Home surrounded by large open property with a handful of mature trees. <li data-bbox="422 946 915 1036">▪ Property boundary includes thick trees and vegetation along rear and most of the south property portion <li data-bbox="422 1036 915 1101">▪ Wooded area along southern portion of property <li data-bbox="422 1101 915 1166">▪ Sparser tree canopy within property boundary <li data-bbox="422 1166 663 1190">▪ Gravel driveway 	 <p data-bbox="936 1382 1801 1408">Aerial view -lower property (Town of North Dumfries online mapping, Ersi)</p>

Address	Description of Property	Images
		 <p>View of property with tree lined boundray and surrounds (Google Map 2022)</p>

4.0 HERITAGE RECOGNITION

4.1 General Heritage Recognition

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

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

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

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

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

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

MCM's list of Heritage Conservation Districts was consulted. No designated districts were identified in or adjacent to the study area (MCM 2024). The list of properties designated by the

MCM under Section 34.5 of the OHA was consulted. No properties in or adjacent to the study area are listed. The list of properties designation under Part IV of the OHA was consulted. The property at 1720 Spragues Road, located across the roadway to the north of the subject property, is recognized under Part IV of the OHA under By-Law No. 2080-19. The Township of North Dumfries maintains a list of historically significant properties recognized by the North Dumfries Municipal Heritage Committee (MHC), as per Section 27 of the OHA. The subject property is not listed under Part 27 of the OHA

ARA was provided a site specific Terms of Reference by the Township of North Dumfries which outlined the specific requirements of this scoped report. ARA also consulted with Town of North Dumfries to confirm the scope of the CHIA requirements on July 25, 2024. It was noted that a policy review, desktop analysis of the streetscape, an assessment which considered impacts of the proposed berm and gate on 1720 Spragues Road, and any recommendations or mitigation measure should be included in the final report.

4.2 1720 Spragues Road

1720 Spragues Road, which is across the road to the north from the subject property, was originally designated under Part IV of the OHA in 2004 (under by-law 2076-04) which was amended in 2019 “for the purpose of correcting and clarifying statement explain the cultural heritage value or interests and the description of the heritage attributes” (By-Law 3080-19).

The following description, statement of CHVI and heritage attributes are outline in By-law 3080-19.

Description

The property located at 1720 Spragues Road in the Township of North Dumfries is a rural agricultural property. The lands are occupied by a 1 storey octagonal, rubble stone farm outbuilding built in the 19th century and a 1.5 storey original stone farmhouse built circa 1850.

Statement of Cultural Heritage Value or Interest

The property with a civic address of 1720 Spragues Road has cultural value for its physical/design value and historical/associative value.

The property has historical/associative value because of its direct historical association to the Sudden and Taylor families. The land was first occupied by the John Sudden family between 1846 and 1861 and then the Thomas Sudden family beginning in 1862. The Sudden family owned a lot of land in this area and were considered one of the original settlers. They are recognized in the namesake of the Sudden Bog and the Sudden Tract Trail. The name of John Taylor, who subsequently occupied the land, is struck in the mortar as a forge within the outbuilding along with the date 1906.

The 1 storey, free-standing, octagonal, rubble stone farm outbuilding is one of the few remaining stone farm structures in the Township from the mid 19th century. The forge in the building together with the masonry suggest that the building was built after 1862 and before 1906. The building served as a rural black shop in the latter part of the 19th century and the early 20th century. It is considered a good example of an agricultural industrial building which was part of a complex of farm

buildings on the farmstead, as well as a valuable part of the wider agricultural community. The outbuilding is considered to have design and physical value.

The original stone farmhouse built circa 1850 consisting of a 1.5 storey stone structure was built by the Sudden Family. The original 1.5 storey stone structure and the original one 1 storey stone addition have physical and design value. The original house is constructed of coursed rubble stone with a natural finish. The front of the house has been built with larger, nicer stone blocks, while the back and sides use smaller stones. The dwelling was altered by a stone/brick addition of a full second storey post 1903, and further altered with one storey aluminum siding addition.

Heritage Attributes

Outbuilding - Exterior Heritage Attributes:

- One-storey free-standing octagonal rubble stone farm outbuilding.*
- Capped by a self-supporting, eight-sided wood roof and eaves.*

Stone Farmhouse - Exterior Heritage Attributes:

- Original 1.5 storey farmhouse and 1 storey addition constructed of coursed rubble stone.*
- Front facade built with larger stone and formal approach with quoins located on all four corners.*
- Main floor windows (two over two), with the wood storms (three over four), retaining much of the original glass.*
- Original front plank door located centrally on the front facade of the main 1.5 storey structure. The front door is constructed of vertical boards, with a rectangular window over the door*

5.0 PROPOSED ALTERATION

A single family dwelling with several outbuildings has been approved through the North Dumfries planning process and is currently under construction. The proposed alteration which is the subject of this report is specific to the proposed entrance gate, metal fencing, and berm located along Spragues Road. According to Slotegraaf Construction, the following alterations are proposed for the berm (see Figure 1-Figure 3):

Top of berm is proposed at 6' above adjacent roadway to provide minimize the visibility [of the house] to passing traffic. The west boundary of the berm is limited by the Enbridge easement and the east side of the berm will die into the native grades around the box culvert noted on the plans. This is to ensure no drainage onto the property is impacted. The intent is to build with materials from the same property with minimal importing and only as necessary (Slotegraaf Construction 2024).

Additionally, the Site Plan notes that "All grading work to be completed on private property. Grading works not to extend into Region's Right-of-Way" and that the proposed berm will have a "Max side slope 3:1" (see Figure 1 and Figure 2).

According to Slotegraaf Construction, the following alterations are proposed for the gate and gate wall (see Figure 3):

The whole gate and gate wall will be a minimum of 60' from the roadway. The gate will not be taller than the gate fence adjoining it. It is going to be constructed with a steel frame and a natural wood inlay. The stone making up the wall itself will range between 5' and 7' based on walls and columns. The material itself is an Ontario sourced stone. There will be soft [land]scaping throughout the length of the wall with many local perennials and shrubs. A tree specialist has been retained to propose a variety of trees native to the property for multiple locations on the property including around the gate and berm. These include poplar, oak, maples, and certain coniferous species. (Slotegraaf Construction 2024).

It was noted that approximately 200 trees are proposed to be planted throughout property (Slotegraaf Construction 2024). Lastly, the proposed alteration will retain the existing fencing which spans the remainder of the property on either side of the berm. The area between the fencing and roadway will be an open grass area.

5.1 Contextual Relationship with 1720 Spragues Road

The proposed alterations are located across from the large property associated with 1720 Spragues Road, however, specifically, the proposed gate wall and gate entrance will be located east of the concentration of buildings. Image 1 shows the view from the proposed entrance to the farmhouse on the designated property. The views from the farmhouse at 1720 Spragues Road to the proposed entrance are extremely limited due to the mature and dense tree and vegetative cover. Similarly, the proposed berm is to be located across from the farmhouse building associated with 1720 Spragues Road. Image 2 shows the view into 1720 Spragues Road from the general area of the proposed berm showing the limited views into and out of 1720 Spragues Road are extremely limited due to the mature and dense tree and vegetative cover.



Image 1: View of 1720 Spragues Road from Proposed Gate Wall and Entrance
(Image provided by Slotegraaf Construction, Aug 2024)



Image 2: View of 1720 Spragues Road from Proposed Berm Area
(Image provided by Slotegraaf Construction, Aug 2024)

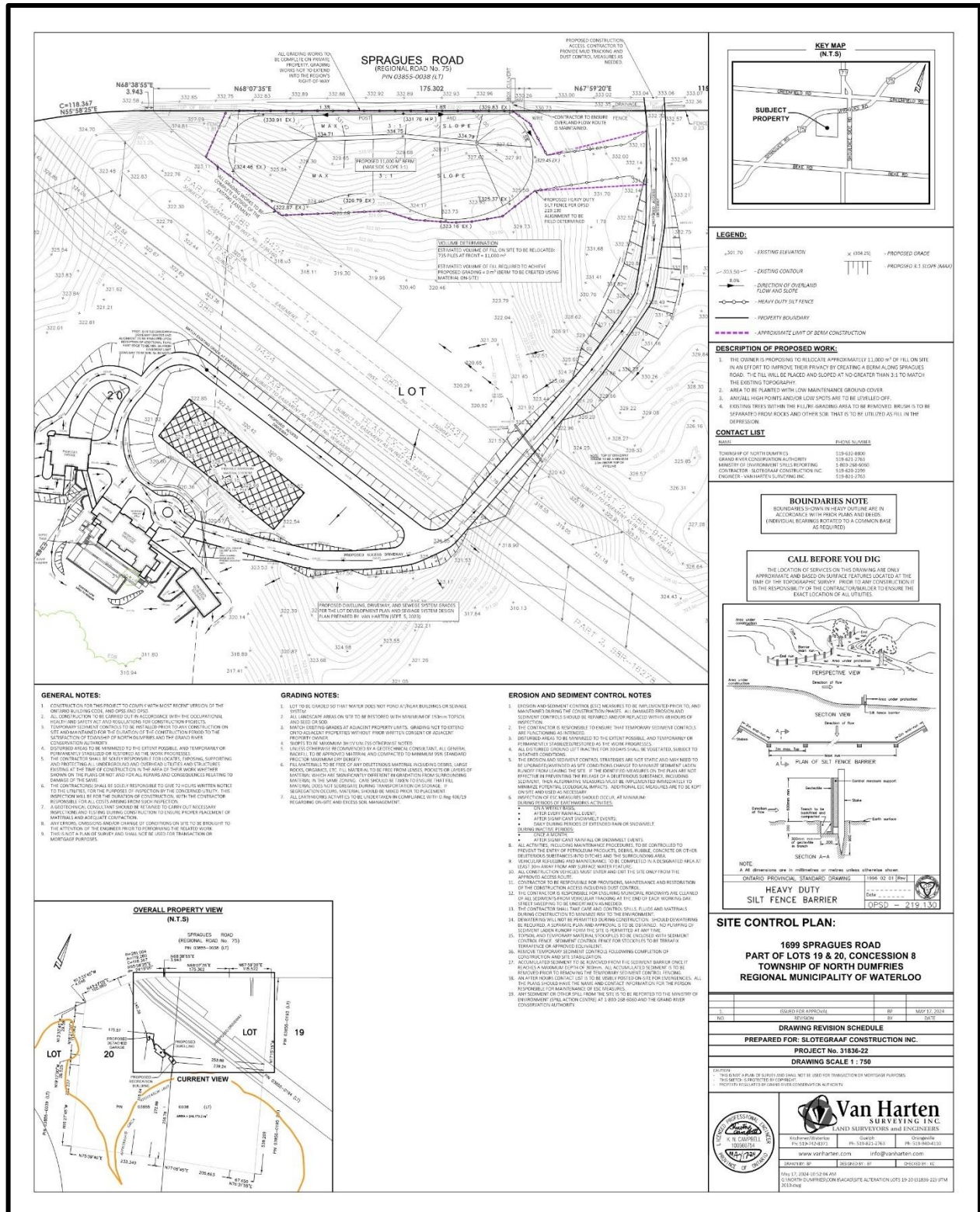


Figure 1: Proposed Site Plan
(Provided by Slotegraaf Construction 2024)



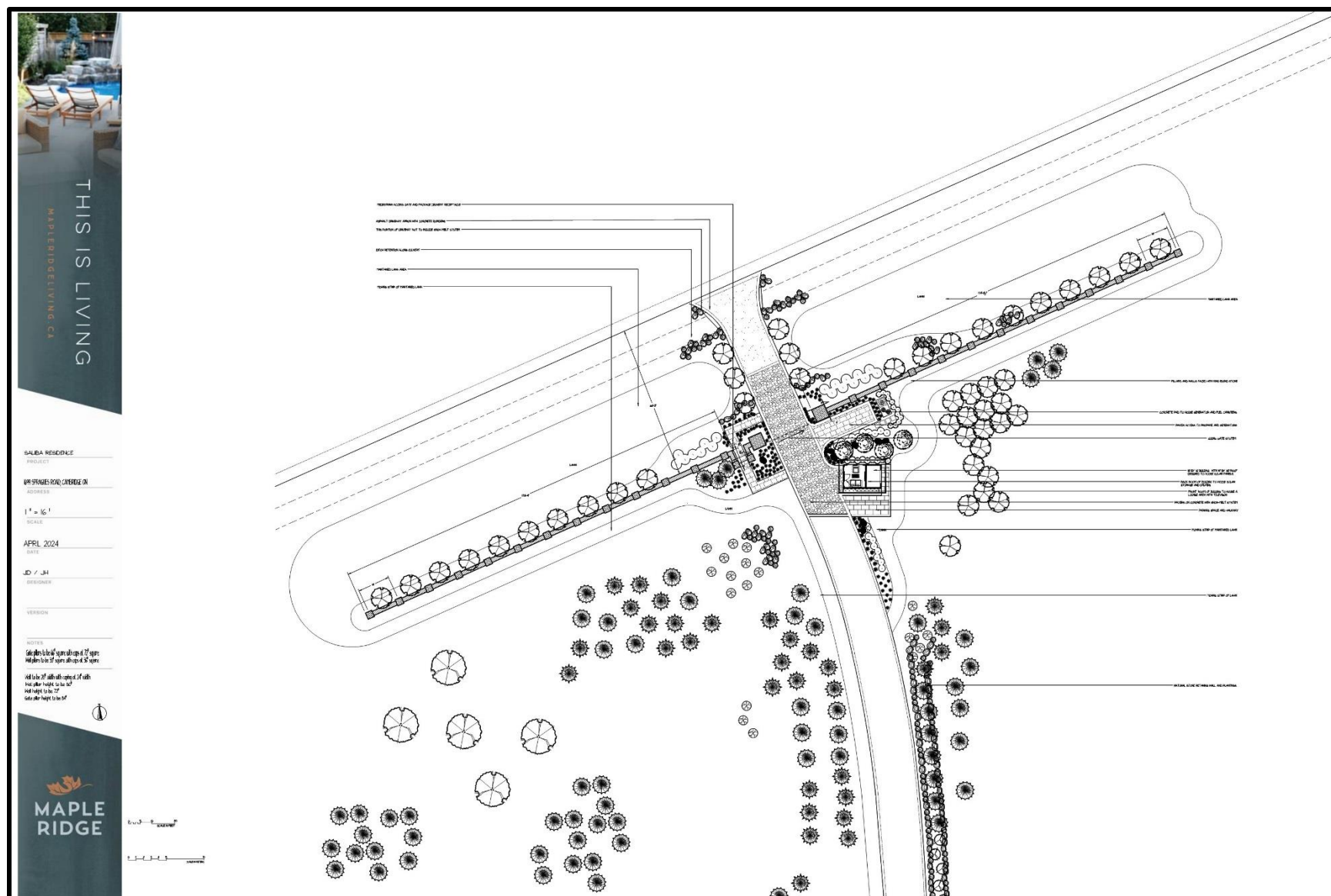


Figure 3: Site Plan for Proposed Entrance
(Provided by Slotegraaf Construction 2024)

6.0 IMPACT ASSESSMENT AND ANALYSIS

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

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

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

An assessment of impacts of the proposed alteration on the heritage attribute of 1720 Spragues Road using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCM 2006c) are examined below in Table 6. As per the site-specific terms of reference for this CHIA, contextual considerations of the proposed alteration on the contextual character of the surrounding area were also examined and a summary is found in Section 6.1

Table 6: Impacts on 1720 Spragues Road
(Adapted from MCM 2006b)

Impact	Applicable? (Yes/No)	Comments
Destruction of any, or part of any, significant heritage attributes.	No	The proposed berm and gated entrance will not result in the destruction of any, or part of any, heritage attributes associated with 1720 Spragues Road.
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	The proposed berm and entrance will not result in alteration to the cultural heritage values, attributes, character of visual context of 1720 Spragues Road. The proposed entrance will use natural materials and be further softened by the integration of trees and native plant within landscaped elements which is in keeping with surrounding area.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	No	No shadows are anticipated to be created as part of the proposed berm and entrance which would impact the heritage attributes associated with 1720 Spragues Road or the viability of any natural features associated with the surrounding area.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	No	No heritage attributes associated with 1720 Spragues Road will be isolated as part of the proposed berm and entrance construction.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No	No significant views or vistas were identified as heritage attributes associated with 1720 Spragues Road or within the surrounding neighbourhood.

Impact	Applicable? (Yes/No)	Comments
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	No	The proposed berm and entrance construction will not result in a change in land use.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	No	The proposed berm and entrance construction will result in land disturbance on 1699 Spragues Road, however, there is no proposed land disturbance associated with 1720 Spragues Road that will have the potential to impact any archaeological resources associated with that property.

As Table 6 summarizes, the proposed site alteration will not have the potential to adversely impact the heritage attributes of associated with 1720 Spragues Road.

6.1 Contextual considerations

The proposed construction of the berm will not impact the surrounding contextual character. The rise in elevation from the berm is in keeping with the surrounds as there are several rises and falls in topography along Spragues Road. The berm is proposed to use landscaping which is in keeping with natural elements which boarder Spragues Road.

As noted above, the proposed alterations are located across from the large property associated with 1720 Spragues Road, however, specifically, the proposed gate wall and gate entrance will be located east of the concentration of buildings. The proposed gate entrance will not impact the surrounding contextual character of Spragues Road. The gate wall is proposed to use natural materials (stone) which is in keeping with the natural materials and similar to the newer properties found in the immediate area. The inclusion of native plantings and soft landscape will add to the variety of natural elements (tree, plantings etc.) found along Spragues Road. Similarly, the proposed fencing is in keeping with the types of fencing used in the surrounding area (wood, metal, chain-link) and will also be softened by the inclusion of trees lining the parameter of the property and provide a visual buffer into the property from the road.

When considering the proposed alteration against the largest contextual surroundings, no negative impacts were identified.

7.0 MITIGATION MEASURES AND RECOMMENDATIONS

No direct or indirect impacts to 1720 Spragues Road were identified and therefore no mitigation measures are proposed.

No direct or indirect impacts to the overall character of the area were identified and therefore no mitigation measures are proposed.

8.0 SUMMARY

ARA completed a scoped CHIA related to the proposed site alteration at 1699 Spragues Road, Township of North Dumfries. The proposed site alteration includes the creation of a berm and the construction of a landscaped entrance gate and entrance wall. The scoped CHIA was requested because the subject property is located across the road from 1720 Spragues Road, a Part IV designated property. 1720 Spragues Road consists of a one-and-one-half storey stone farmhouse, constructed circa 1850 and a one storey octagonal stone farm outbuilding built in mid 19th century located on the north side of Spragues Road in the Township of North Dumfries (By-law 3080-19).

The proposed alterations were considered against MCM *Info Sheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3) list of potential negative impacts to consider when evaluating any proposed project. ARA also considered any indirect impacts to the larger contextual surrounding and streetscape.

No direct or indirect impacts to 1720 Spragues Road were identified and therefore no mitigation measures are proposed.

No direct or indirect impacts to the overall character of the area were identified and therefore no mitigation measures are proposed

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Appendix A: Key Team Member's Qualifications

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

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

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

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