

Ministry of Tourism, Culture and Sport  
Confirmation Letter  
February 5, 2013

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February 5, 2013

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<b>Project:</b>	<b>Port Ryerse Wind Power Project</b>
<b>OPA Reference Number:</b>	<b>F-001579-WIN-130-601</b>
<b>Report Title:</b>	<b>Heritage Assessment Report, Port Ryerse Wind Power Project</b>
<b>Applicant:</b>	<b>UDI Renewables Corporation</b>
<b>Location:</b>	<b>Norfolk County</b>
<b>MTC File No.:</b>	<b>28EA041</b>

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Dear Paul Racher:

This office has reviewed the above-mentioned report (the "Report"), which has been submitted to this ministry as required under O. Reg. 359/09, as amended (Renewable Energy Approvals under the *Environmental Protection Act*) (the "REA regulation"). This letter constitutes the Ministry of Tourism, Culture and Sport (the "Ministry") comments for the purposes of section 23(3)(a) of the REA regulation regarding the heritage assessment undertaken for the above project.

The Report recommends the following:

**Cultural Heritage Landscape**

"The Port Ryerse CHL, located along the southwestern limits of the study area, is at least 481m away from the proposed turbines and at least 10m away from the proposed substation. Parts of the proposed project roads and collector lines do fall within the limits of this identified CHL, however, but in this area these project elements will meet with existing infrastructure. The Avalon Park Cottages CHL, located southeast of the study area, is at least 575m away from the proposed turbines, at least 1,060 m away from the proposed substation, at least 520 m away from the proposed collector lines, and at least 615 m away from the proposed project roads. After the project impact analysis, no direct or indirect impacts were identified that would negatively affect any of the heritage attributes of the identified CHLs."

## Built Heritage

“Three of the seven properties with identified BH resources are located on participating properties (Property Nos. 23–25), and the remaining four are located on abutting properties (Property Nos. 4, 18, 20 and 22). These heritage resources are located at least 509 m away from the proposed turbines (the closest resource is located on Property No.24), at least 154 m away from the proposed substation (the closest resource is located on Property No. 4), at least 143 m away from the proposed collector lines (the closest resource is located on Property No. 4), and at least 61 m away from the proposed project roads (the closest resource is located on Property No. 23). After the project impact analysis, no direct or indirect impacts were identified that would negatively affect any of the heritage attributes of these identified BH resources.”

## Conclusion

“Given that this study has 1) identified no Protected Properties within the study area; 2) documented all potential BH resources and CHLs on the participating and abutting properties; 3) identified multiple heritage resources with CHVI based on the criteria in O. Reg. 9/06; 4) evaluated all potential direct and indirect impacts to all of the identified heritage resources; and 5) found that the project will not negatively impact any of these resources, ARA recommends that the Port Ryerse Wind Power Project be released from further heritage concerns. It is the considered opinion of ARA that the previously-unrecognized heritage resources with CHVI discussed in this assessment *may* be worthy of inclusion on a municipal heritage register.”

Based on the information contained in the Report, the Ministry is satisfied that the heritage assessment process and reporting are consistent with the applicable heritage assessment requirements established in s. 23 of O. Reg. 359/09. Please note that the Ministry makes no representation or warranty as to the completeness, accuracy or quality of the heritage assessment report (please see Note 1).

This letter does not waive any requirements under the *Ontario Heritage Act*.

This letter does not constitute approval of the renewable energy project. Approvals or licences for the project may be required under other statutes and regulations. Please ensure that you obtain all required approvals and/or licences.

Please ensure that the proponent is aware that, if new information or substantive project changes arise after issuance of this letter, the applicant should discuss them with you to determine if any additional assessment or reporting is required. If additional reporting or revisions are required, they should be submitted to the Ministry for review. Upon completion of that review, the Ministry will determine if any revisions to the content of this letter are required.

Should you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

**Joseph Muller**  
Heritage Planner

cc. Adam Rosso, Manager  
Boralex Inc.

Doris Dumais, Director  
Environmental Approvals Access & Service Integration Branch, Ministry of the Environment

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Note 1: In no way will the Ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional heritage resources are identified or the Report is otherwise found to be inaccurate, incomplete, misleading or fraudulent.



# Heritage Assessment Report



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**Heritage Assessment Report  
Port Ryerse Wind Power Project  
(FIT F-001579-WIN-130-601)  
Part of Lots 3-5, Broken Front  
Geographic Township of Woodhouse  
Norfolk County, Ontario**

Prepared for

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Project #HR-037-2012

**11/01/2013**

**Revised Report**

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## GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.  
BH – Built Heritage  
CHL – Cultural Heritage Landscape  
CHVI – Cultural Heritage Value or Interest  
FIT – Feed-in Tariff  
MTCS – Ministry of Tourism, Culture and Sport  
O. Reg. – Ontario Regulation  
REA – Renewable Energy Approval  
ROW – Right-of-Way

## PERSONNEL

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**Technical Writers:** C.J. Gohm, C. Hanson  
**Report Preparation:** P.J. Racher

## 1.0 INTRODUCTION

Under a contract awarded in March 2012, ARA conducted a heritage assessment of lands with the potential to be impacted by the proposed Port Ryerse Wind Power Project in Norfolk County, Ontario. This report documents the background research, on-site inspection, potential resource identification and evaluations involved in the heritage assessment of the proposed project location and its immediate surroundings, and presents conclusions and recommendations concerning potential impacts. The study was conducted in order to fulfill the requirements set out in Section 23 (Heritage Assessment) of O. Reg. 359/09 (amended by O. Reg. 195/12 and O. Reg. 333/12).

Boralex Inc. (Boralex), in association with UDI Renewables Corporation (UDI), are proposing to develop the Port Ryerse Wind Power Project east of the hamlet of Port Ryerse. The project was awarded a FIT contract (F-001579-WIN-130-601) with the Ontario Power Authority on February 25, 2011, and the proponent is preparing their REA application in accordance with the requirements set out in O. Reg. 359/09 made under Part V.0.1 of the *Environmental Protection Act*. The project location is sited on privately-owned agricultural lands, where landowners have entered into a lease agreement with Boralex/UDI.

The study area for this heritage assessment consists of the proposed project location, the participating properties, and all abutting/adjacent properties (see Map 1–Map 2). The proposed project location comprises four wind turbines and associated project infrastructure east of the hamlet of Port Ryerse (see Section 2.0). This infrastructure falls on multiple participating properties comprising agricultural lands, several woodlots, a quarry and an artificial pond, and residential/industrial areas. These properties are bounded by Port Ryerse Road to the west, Woolley Road and Gilbert Road to the north, agricultural lands to the east and Lake Erie to the south. In legal terms, these properties are located on parts of Lots 3–5, Broken Front in the Geographic Township of Woodhouse.

This assessment was conducted for the purpose of identifying heritage resources within the study area that may be subject to project impacts. The approach consisted of the following:

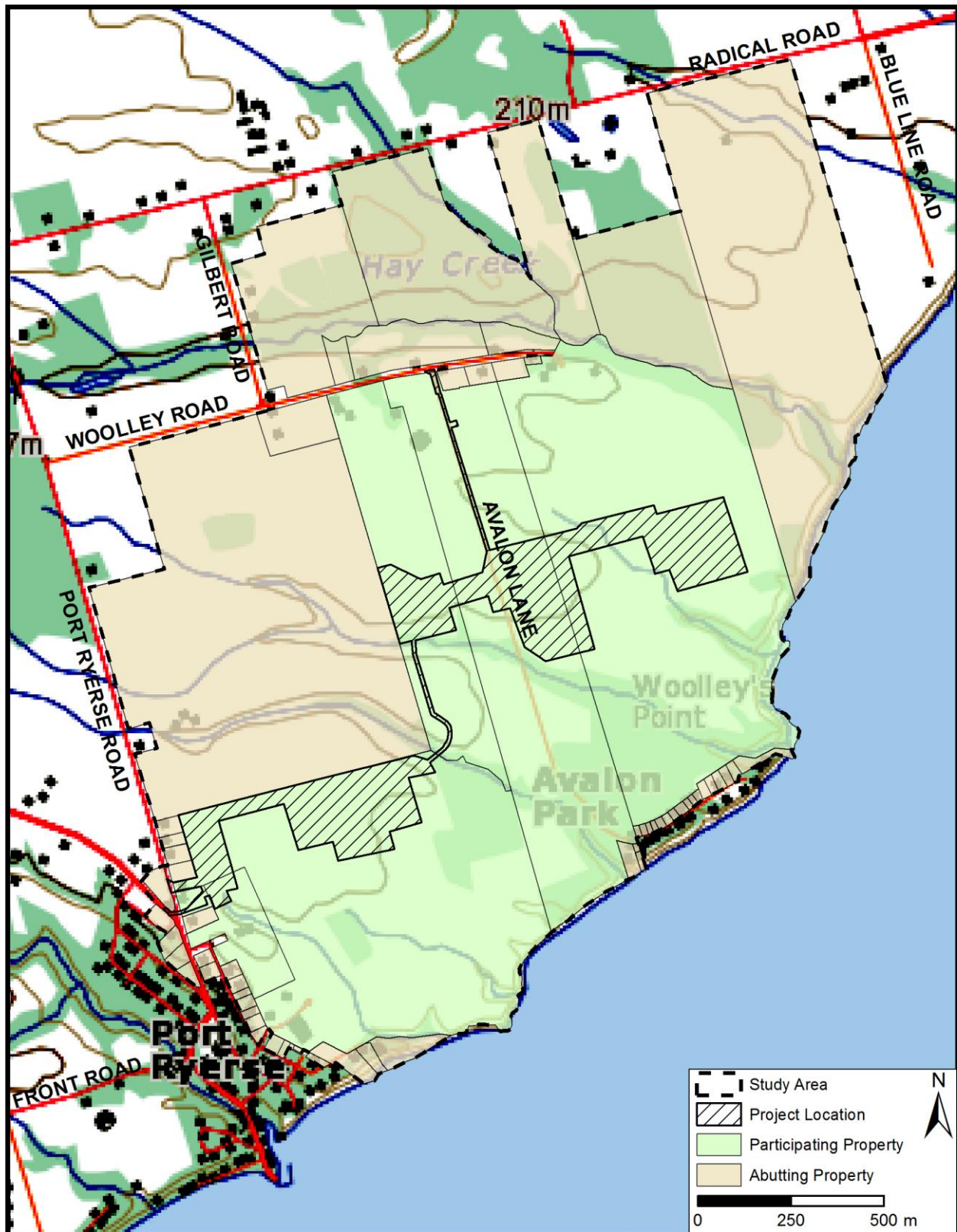
- Background research concerning the project context, natural context, and historical context of the study area;
- The identification of any Protected Properties within the limits of the study area;
- On-site inspection and the creation of an inventory of all properties with potential BH resources and CHLs within the study area;
- A description of the location and nature of these potential heritage resources;
- An evaluation of each potential heritage resource against the criteria set out in O. Reg. 9/06 for determining CHVI;
- An evaluation of potential direct and indirect project impacts on all Protected Properties and newly-recognized BH resources and CHLs within the study area (if identified); and
- The provision of suggested strategies for the conservation of identified heritage resources.

The project was carried out in accordance with the provisions of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 and O. Reg. 359/09 made under the *Environmental Protection Act*. All notes, photographs and other records pertaining to the heritage assessment are currently housed in ARA's processing facility located at 154 Otonabee Drive, Kitchener, Ontario. Subsequent long-term storage will occur at ARA's head office, located at 97 Gatewood Road, Kitchener, Ontario. The MTCS is asked to review the conclusions and recommendations presented in this report and provide written comments as required by Subsection 23 (3) (a) of O. Reg. 359/09.



**Map 1: Location of the Study Area in the Province of Ontario**  
(NRC 2004)







## 2.0 PROJECT CONTEXT

As discussed in Section 1.0, Boralex, in association with UDI, are proposing to develop the Port Ryerse Wind Power Project east of the hamlet of Port Ryerse. The project was awarded a FIT contract (F-001579-WIN-130-601) with the Ontario Power Authority on February 25, 2011, and the proponent is preparing their REA application in accordance with the requirements set out in O. Reg. 359/09 made under Part V.0.1 of the *Environmental Protection Act*. The project location is sited on privately-owned agricultural lands, where landowners have entered into a lease agreement with Boralex/UDI. According to Subsection 6 (3) of O. Reg. 359/09, the project is classified as a Class 4 Wind Facility and will follow the requirements identified in O. Reg. 359/09 for such a facility.

The proposed Port Ryerse Wind Power Project will include four Siemens SWT 3.0 - 113 wind turbine generators. The 3.0 MW turbines will be customized to a nameplate capacity of 2.897 MW or less for this project, and will have a rotor diameter of 113 m, a swept area of 10,000 m<sup>2</sup> and a hub height of 99.5 m. The total maximum installed nameplate capacity of all four turbines will not exceed 10 MW.

The project also consists of step-up transformers located adjacent to the base of each turbine (step up voltage from approximately 0.69 kV to 27.6 kV), a 27.6 kV underground collector system, fibre optic data lines, a distribution substation, a permanent parking lot (if required), a meteorological tower and turbine access roads. Temporary components during construction include laydown areas at the turbine locations, crane pads and associated watercourse crossings. No operations and maintenance building or transmission line is anticipated to be required for the project. No project components are located within municipal road ROWs (Stantec 2012:E.i).

The 27.6 kV underground collector lines will transport the electricity generated from each turbine to the substation located on private property east of Port Ryerse Road. Directional bore techniques will be used where the underground collectors lines cross valleylands and watercourses. At the substation, a pole connection will be made directly into the Hydro One Networks Inc. (HONI) distribution system (Stantec 2012:E.i). The project location map for the Port Ryerse Wind Power Project appears in Appendix A.

## 3.0 METHODOLOGY

This study was designed to examine the heritage resources of the project location and the surrounding area in accordance with the REA requirements of O. Reg. 359/09. Specifically, Section 23 requires that applicable projects must consider whether the project may have an impact on local heritage resources, and stipulates that a cultural heritage assessment be undertaken if there is potential for such impacts. The following is a discussion of the key concepts essential to any heritage assessment (Section 3.1), and a detailed overview of the methods used in the heritage assessment of the Port Ryerse Wind Power Project (Section 3.2).

### 3.1 Key Concepts

Heritage assessments are methodologically rooted in the proper identification of Built Heritage (BH) resources and Cultural Heritage Landscapes (CHLs), and in the evaluation of their Cultural Heritage Value or Interest (CHVI). These pivotal terms play a significant role in all types of heritage assessments, and therefore require clear definition and consistent usage:

- Cultural Heritage Value or Interest: “the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings” (Parks Canada 2010:5).
- Built Heritage Resource: “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 easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions” (MMAH 2005:29).
- Cultural Heritage Landscape: “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. A landscape 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, distinctive from that of its constituent elements or parts. Examples may include but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value” (MMAH 2005:29).

The term “cultural landscape” was first coined in 1908 by noted German geographer Otto Schluter in his formulation of the distinction between natural and cultural landscapes (James and Martin 1981:177). The concept was expanded and further developed by American geographer Carl Sauer in his 1925 paper *The Morphology of Landscape*, in which he declared:

*The cultural landscape is fashioned from a natural landscape by a culture group. Culture is the agent, the natural area is the medium, the cultural landscape is the result ... The natural landscape is of course of fundamental importance for it supplies the materials out of which the cultural landscape is formed. The shaping force, however, lies in the culture itself* (citation from Mitchell 2003:27).

The method and theory of cultural landscape studies were further debated and refined in academic circles in a process which culminated in UNESCO’s World Heritage Convention of 1992. The *Operational Guidelines for the Implementation of the World Heritage Convention* defines several types of cultural landscapes (e.g. designed landscapes, evolved landscapes and associative landscapes), lists the criteria for determining their significance, and suggests methods for their conservation (UNESCO 2008). While any landscapes that have been altered by humans

constitute a cultural landscape, those with demonstrable heritage value, or *cultural heritage landscapes* (CHLs), have been marked for special consideration.

Whereas the identification of a BH resource is fairly straightforward, CHLs manifest in a much wider variety of forms and styles. As a consequence, CHLs often possess heritage values which arise from a number of different criteria. Accordingly, the identification, evaluation and conservation of cultural landscapes can be extremely complex. CHLs can stretch across multiple properties or even multiple municipalities. Defining their extents requires careful consideration of the components of the landscape and an understanding of the historical processes that led to its creation. In many cases, input from community heritage organizations is crucial to the process.

It has been recognized that the heritage value of a CHL is often derived from its association with historical themes that characterize the development of human settlement in an area (MNR 1975; Scheinman 2006). In Ontario, typical themes which may carry heritage value within the community include (but are not limited to) Pre-Contact habitation; early European exploration; early European and First Nations contacts; pioneer settlement; the development of transportation networks; agriculture and rural life; early industry and commerce; and/or urban development. Individual CHLs may touch on a number of these themes simultaneously.

The heritage value of a CHL can also originate from non-historical and non-associative values. Just like BH resources, CHLs can be defined by physical values, design values, and/or contextual values. Although significant measures of design or physical value are relatively rare in the case of CHLs (i.e. few have a high degree of craftsmanship, few display scientific merit, etc.), contextual value is quite common due to their frequent links to the surroundings and importance in defining the character of any given area.

### **3.2 Approach**

Typically, a heritage assessment consists of the following principal components: 1) historical research, site analysis (i.e. a field survey) and evaluation of CHVI; 2) identification of the significance and heritage attributes of the heritage resource; 3) description of the proposed development or site alteration; 4) measurement of development of site alteration impact; 5) consideration of alternatives, mitigation and conservation methods; 6) implementation and monitoring of recommended methods; and 7) a summary statement and conservation recommendations (MCL 2006:2–3). A similar method can be adopted for heritage assessments concerned with renewable energy projects, albeit slightly modified to accommodate the specific requirements of O. Reg. 359/09. The MTCS's *Cultural Heritage Resources: An Information Bulletin for Projects Subject to Ontario Regulation 359/09 – Renewable Energy Approvals Part 2: Guidance for Conducting the Heritage Assessment* (2011) was consulted during the development of this approach.

As mentioned in Section 1.0, the study area for this heritage assessment consists of the proposed project location, the participating properties, and all abutting/adjacent properties. Section 1 of O. Reg. 359/09 defines the 'project location' as "a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the project and any air space in which a person is engaging in or proposes to engage in the project". According to Subsection 23 (1) of O. Reg. 359/09, the participating properties can be understood to

comprise the parcels of land “on which the project location is situated”, and the abutting properties encompass all lands that abut “the parcel of land on which the project location is situated”. Adherence to these definitions is essential for any successful heritage assessment.

The boundaries of the study area were decided upon through the careful consideration of the requirements set out in Section 23 of O. Reg. 359/09, coupled with ARA’s preferred business practices. For Protected Properties, Sections 19 and 23 require that a study area comprising the project location, participating properties and abutting properties be considered. For heritage resources located on non-Protected Properties, however, a literal reading of Section 23 would limit the scope of such an assessment to only the project location. As part of its business practice, however, ARA considers a larger study area to ensure that all potential project impacts are identified. Accordingly, the study area for this heritage assessment consists of the project location, all participating properties, and all abutting properties, thereby exceeding the heritage assessment requirements set out in O. Reg. 359/09.

In order to effectively evaluate potential BH resources and CHLs within this study area in a meaningful and objective format, a combination of background research and a field survey is essential. Background information is obtained from aerial photographs, historical maps (e.g. illustrated atlases), archival sources (e.g. historical publications and records), published secondary sources (online and print), and municipal heritage representatives/local historical organizations. Where possible, further information should be sought from the MTCS. The field survey component involves the collection of primary data through systematic photographic documentation of potential heritage resources within the study area (i.e. a windshield survey). Photographs capturing all potential BH resources and CHLs are taken, as are general views of the surrounding landscape. Given that such surveys are limited to areas of public access (e.g. roadways, intersections, non-private lands, etc.), the documentation of properties obscured by trees or distance is often problematic. As such, there is always the possibility that obscured heritage features may be missed.

In order to objectively identify heritage resources, O. Reg. 9/06 made under the *Ontario Heritage Act* sets out three principal criteria for determining CHVI. These criteria include Design/Physical Value, Historical/Associative Value and Contextual Value:

- Design or Physical Value manifests when a feature is a rare, unique, representative or early example of a style, type, expression, material or construction method; when it displays a high degree of craftsmanship or artistic value; or when it displays a high degree of technical or scientific achievement;
- Historical or Associative Value appears when a resource has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community; yields or has the potential to yield information that contributes to the understanding of a community or culture; or demonstrates or reflects work or ideas of an architect, builder, artist, designer or theorist who is significant to the community;
- Contextual Value is implied when a feature is important in defining, maintaining or supporting the character of an area; is physically, functionally, visually or historically linked to its surroundings; or is a landmark.

All properties with potential BH resources and CHLs within the study area must be evaluated against these criteria. If a potential resource is found to possess one or more heritage attributes that meet any of the criteria of O. Reg. 9/06, it can then be considered an *identified* heritage resource. Once a heritage resource has been determined to have CHVI in this manner, whether an isolated BH resource or an expansive CHL spanning multiple properties, Subsection 23 (1) (3) of O. Reg. 359/09 requires that an evaluation of “the impact of engaging in the renewable energy project on the heritage attributes of any heritage resources” of the project be carried out, and “measures to avoid, eliminate or mitigate the impact” be proposed.

Project impacts may include direct and/or indirect impacts. The former MCL’s *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006:3) provides an overview of several major types of negative impacts, including but not limited to:

- Destruction of any, or part of any, significant heritage attributes;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Of these negative impacts, 1) the destruction of any, or part of any, significant heritage attributes, 2) alterations that are not sympathetic, or are incompatible, with the historic fabric and appearance, and 3) the direct or indirect obstruction of significant views or vistas within, from, or of built and natural features are among the most common that can occur as a result of the construction, operation and decommissioning of renewable energy projects.

According to Subsection 23 (1) (3) of O. Reg. 359/09, all potential impacts to identified heritage resources at the project location, as well as Protected Properties that abut the parcel of land on which the project location is situated, must be evaluated. As mentioned above, ARA also evaluates impacts to identified heritage resources located on non-Protected abutting properties. A key factor in this evaluation process is the distance between the proposed project infrastructure (e.g. turbine generators, access roads, etc.) and the identified heritage resources. Unfortunately, no *Standards and Guidelines* have yet been provided by the MTCS to aid in the determination of minimal separation distances between design elements and heritage resources. Accordingly, all methodological attempts to make use of these quantitative data must rely primarily on subjective criteria and the opinion of qualified heritage professionals.

Through an analysis of the proximity (or lack therefore) of heritage resources to project infrastructure, the presence or absence of the major types of negative impacts outlined in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCL 2006:3) can be determined. For identified CHLs, a similar approach can also be adopted. All types of CHLs must be considered, including small CHLs located within the study area (e.g. a small historic community or agricultural estate) and larger CHLs which traverse the study area (e.g. a broad CHL made up of numerous communities or even townships).

If potential impacts on identified heritage resources with CHVI are recognized, then measures to avoid, eliminate or mitigate the impact must be proposed, as required by Subsection 23 (1) (3) of O. Reg. 359/09. *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* lists several methods of minimizing or avoiding a negative impact on an identified heritage resource (MCL 2006:4), including but not limited to:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations;
- Buffer zones, site plan control, and other planning mechanisms.

In response to the above-mentioned requirements, this heritage assessment was designed with seven component parts: 1) a discussion of the local natural environment; 2) a summary of historical background research pertaining to the Township of Woodhouse; 3) the identification of any Protected Properties within the study area; 4) the identification of properties with potential BH resources and evaluation of each resource against the criteria set out in O. Reg. 9/06 to determine CHVI; 5) the identification of potential CHLs and evaluation of each resource against the criteria set out in O. Reg. 9/06 to determine CHVI; 6) an evaluation of potential project impacts on Protected Properties, identified BH resources and identified CHLs within the study area, if such resources are identified; and 7) a proposal of measures to avoid, eliminate or mitigate project impacts, if such impacts are identified.

This approach is supported by the guidelines and policies provided by the following:

- Ontario Regulation 359/09 made under the *Environmental Protection Act*;
- Ontario Regulation 195/12 made under the *Environmental Protection Act*;
- Ontario Regulation 333/12 made under the *Environmental Protection Act*;
- Ontario Regulation 9/06 made under the *Ontario Heritage Act*;
- *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (MCL 1980);
- *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (MCL 1992);
- *Ontario Heritage Tool Kit* series (MCL 2006); and
- *Protected Properties, Archaeological and Heritage Resources: An Information Bulletin*

*for Applicants Addressing the Cultural Heritage Component of Projects Subject to Ontario Regulation 359/09 Renewable Energy Approvals* (MTC 2011).

- *Cultural Heritage Resources: An Information Bulletin for Projects Subject to Ontario Regulation 359/09 – Renewable Energy Approvals Part 2: Guidance for Conducting the Heritage Assessment* (MTCS 2011).

## 4.0 NATURAL CONTEXT

Although a given potential heritage resource's 'natural' setting does not directly factor into the evaluation of its CHVI, it is widely accepted that local environmental factors played an important role in shaping all early land-use processes. In essence, these factors set out the initial conditions from which all cultural landscapes form and develop, across the entire historical and cultural spectrum of Ontario. Since the relationship between a potential heritage resource and its role in the cultural landscape figures prominently in the evaluation process, particularly with respect to gauging contextual value, a brief consideration of such 'natural' factors is warranted. In order to fully comprehend the heritage context of the study area, the following five features of the local natural environment must be considered: 1) forests; 2) drainage systems; 3) climatic conditions; 4) physiography; and 5) soil types.

The study area lies within the deciduous forest, an ecological zone described as having the most diverse forest life in Ontario. The region is characterized by a wide range of tree and shrub species, including eastern white pine, red pine, eastern hemlock, white cedar, yellow birch, sugar and red maple, basswood, red oak, black walnut, butternut, tulip, magnolia, black gum, and many types of oaks and hickories. A number of rare species of mammals, birds, plants and insects reside in the deciduous forest, including sassafras and tulip trees, southern flying squirrels, and red-bellied woodpeckers. Relatively little of the original forest cover remains standing today, however, as early Euro-Canadian agriculturalists conducted large-scale clearing operations to prepare the land for cultivation—only scattered woodlots remain in areas that are otherwise too poor for agriculture (MNR 2012).

In terms of the local drainage system, the study area lies entirely within the Long Point Region watershed, which covers an area of approximately 2,900 sq. km and comprises a significant part of the Northern Lake Erie drainage basin. Specifically, the study area falls within the Dedrick-Young Creeks subwatershed group, which drains a combined area of 263 sq. km (LESPR 2012:Section 2.11.6). Young's Creek is located 208 m southwest of the study area, Hay Creek marks the division between the participating properties and abutting properties in the northeast, and Lake Erie is immediately adjacent to the study area in the southeast. Five unnamed creeks traverse the study area from northwest to southeast, all of which drain into Lake Erie.

The local climatic region is that of the Lake Erie Counties, which lies south of the South Slopes. The immediate vicinity of the study area experiences a mean annual temperature of 7.8 °C, with mean daily maximum temperatures of 27.2 °C in July and mean daily maximum temperatures of -9.0 °C in January. The average frost-free period for the vicinity of the study area lasts 149 days, and the growing season is typically 210 days long. The average annual precipitation level is

748 mm, and the mean annual snowfall level is 141.5 cm (Presant and Acton 1984:18–21). On the whole, this agriculturally-favourable climate would have been well-suited for the common grain and forage crops grown during the Euro-Canadian period, and would even allow for the growth of less common species such as peanuts and ginseng (Present and Acton 1984:21).

Physiographically, the study area lies within the region known as the Norfolk Sand Plain, which is a wedge-shaped plain stretching from the Niagara Escarpment southwesterly to the north shore of Lake Erie. The sands and silts of this region were deposited as a delta in glacial Lakes Whittlesey and Warren, which was built from west to east as the glacier withdrew (Chapman and Putnam 1984:153–154). These physiographic elements have accumulated over grey shale and limestone bedrock belonging to the Middle Devonian Dundee formation (Davidson 1989:42).

The soils within the study area consist of a wide variety of types, which is unsurprising given the extent of the subject lands (Presant and Acton 1984:Maps 9–10). The study area is variably comprised of Berrien soils (sandy textures over lacustrine silty clay, imperfect drainage), Beverly soils (sandy textures over lacustrine silty clay, imperfect drainage), Beach-Scarp Complex soils (variable drainage), Brant soils (mainly lacustrine silt loam, well-drained), Brantford soils (mainly lacustrine silty clay, moderately well-drained), Bookton soils (sandy textures over lacustrine silty clay, well-drained), Fox soils (mainly lacustrine sand and loamy sand, rapid to well-drained), Silver Hill soils (sandy textures over lacustrine silt loam, poor drainage) and St. Williams soils (mainly loamy fine sand and fine sandy loam, poor drainage).

In summary, the study area possesses a number of environmental characteristics which would have made it particularly attractive to early Euro-Canadian populations. The rich deciduous forest would have attracted early industry, and the climate and topography would have allowed for the production of a range of general and specialized crops. The proximity of the study area to Lake Erie would also have influenced its settlement and land-use history. Taken collectively, these factors would have positively influenced the development of local BH resources and CHLs.

## **5.0 HISTORICAL CONTEXT**

Although many CHLs have strong associations with Aboriginal communities, all of the heritage resources considered in this report can be associated with Post-Contact (rather than Pre-Contact) cultural developments. Accordingly, the history of the initial settlement and growth of Euro-Canadian communities in Norfolk County is of direct relevance to the present study, as opposed to that of the lengthy Pre-Contact period.

What follows is a historical summary of the region from the time of European contact through to the ‘modern era’ of the 20<sup>th</sup> century. This overview is not intended to be exhaustive, but is rather meant to effectively place the study area in its appropriate historical context and to better inform the heritage evaluation process.



## 5.1 European Contact

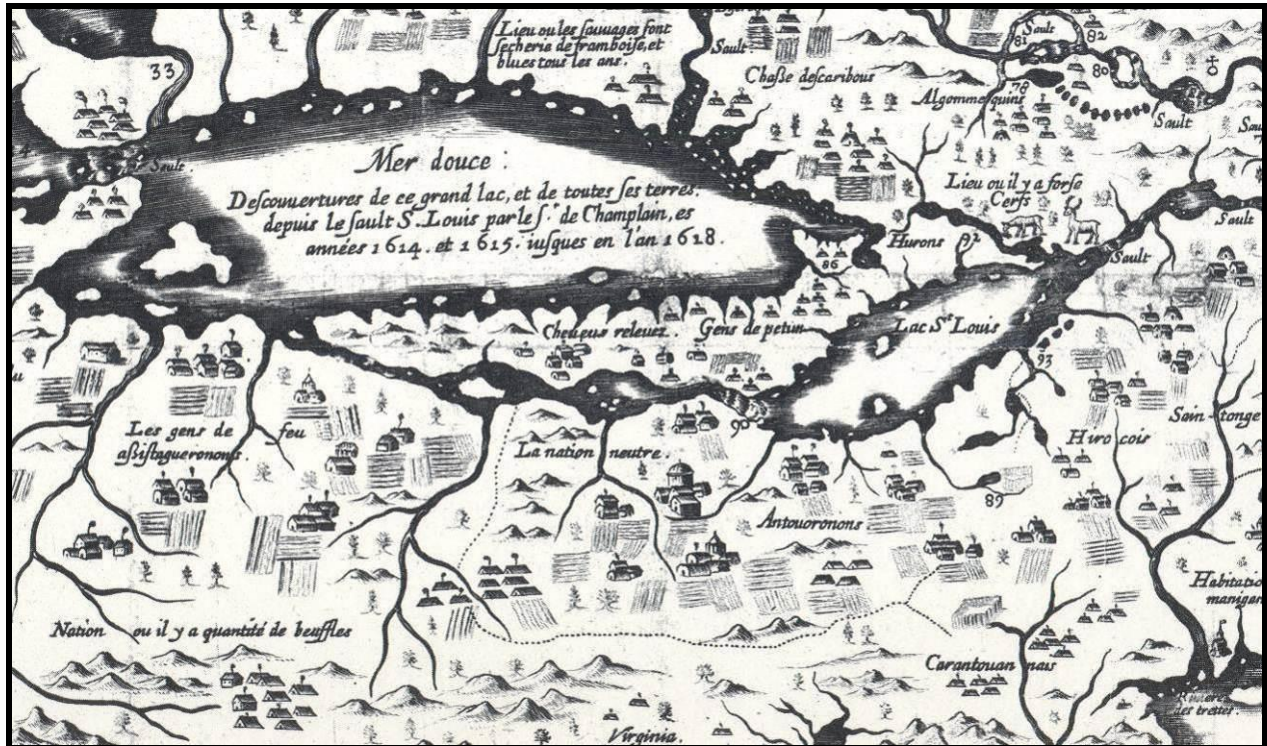
The first European to venture into what would become southern Ontario was Étienne Brûlé, who was sent by Samuel de Champlain in the summer of 1610 to accomplish three goals: 1) to consolidate an emerging friendship between the French and the First Nations, 2) to learn their languages, and 3) to better understand their unfamiliar customs. Other Europeans would subsequently be sent by the French to train as interpreters. These men became *coureurs de bois*, “living Indian-style ... on the margins of French society” (Gervais 2004:182). Such ‘woodsmen’ played an essential role in all later communications with the First Nations.

Champlain himself made two trips to Ontario: in 1613, he journeyed up the Ottawa River searching for the North Sea, and in 1615/1616, he travelled up the Mattawa River and descended to Lake Nipissing and Lake Huron to explore Huronia (Gervais 2004:182–185). He learned about many First Nations groups during his travels, including prominent Iroquoian-speaking peoples such as the Wendat (Huron), Petun (Tobacco) and ‘*la nation neutre*’ (the Neutrals), and a variety of Algonkian-speaking Anishinabeg bands. Champlain’s map of *Nouvelle France* from 1632 encapsulates his accumulated knowledge of the area (see Map 3). Although the distribution of the Great Lakes is clearly an abstraction, prolific Neutral village sites can be seen ‘west’ of *Lac St. Louis* (Lake Ontario).

Less than four decades after Champlain, a series of major events dramatically altered the cultural landscape of southwestern Ontario. These include the Five Nations invasion ca. 1650, the demise of the Huron, Petun and Neutral Nations, and the establishment of a vast Iroquoian hunting territory in the second half of the 17<sup>th</sup> century (Hunt 1940). Further change would take place ca. 1800, when northern Anishinabeg groups such as the Ojibway, Odawa and Potawatomi pressed into southern Ontario in an attempt to trade directly with the French and the English (Smith 1987:19). These groups took advantage of the competition between the English and French over the fur trade, and were consequently well-supplied with European goods. The Mississaugas, members of the Ojibway Nation who settled north and west of Lake Ontario, traded primarily with the French and received “everything from buttons, shirts, ribbons to combs, knives, looking glasses, and axes” (Smith 1987:22).

Historical maps from the first half of the 18<sup>th</sup> century shed valuable light on the contemporary cultural landscape. H. Popple’s *A Map of the British Empire in America* (1733), for example, does not show any prominent settlements in the vicinity of the study area, which is a result of the ephemeral environmental impact of the mobile Ojibway (see Map 4). The former territories of the Huron and Petun are shown, however, recalling the First Nations groups documented prior to the Five Nations invasion ca. 1650.

The late 17<sup>th</sup> and early 18<sup>th</sup> centuries bore witness to the continued growth and spread of the fur trade across all of what would become the Province of Ontario. The French, for example, established and maintained trading posts along the Upper Great Lakes, offering enticements to attract fur traders from the First Nations. Even further north, Britain’s Hudson Bay Company dominated the fur trade. Violence was common between the two parties, and peace was only achieved with the Treaty of Utrecht in 1713 (Ray 2012). Developments such as these resulted in an ever-increasing level of contact between European traders and local Aboriginal communities.



**Map 3: Detail from S. de Champlain's *Carte de la Nouvelle France* (1632)**  
(Gentilcore and Head 1984:Map 1.2)



**Map 4: Detail from H. Popple's *A Map of the British Empire in America* (1733)**  
(Cartography Associates 2009)



As the number of European men living in Ontario increased, so too did the frequency of their relations with Aboriginal women. Male employees and former employees of French and British companies began to establish families with these women, a process which resulted in the ethnogenesis of a distinct Aboriginal people: the Métis. Comprised of the descendants of those born from such relations (and subsequent intermarriage), the Métis emerged as a distinct Aboriginal people during the 1700s (MNO 2011).

Métis settlements developed along freighting waterways and watersheds, and were tightly linked to the spread and growth of the fur trade. These settlements were part of larger regional communities, connected by “the highly mobile lifestyle of the Métis, the fur trade network, seasonal rounds, extensive kinship connections and a shared collective history and identity” (MNO 2011).

In 1754, hostilities over trade and the territorial ambitions of the French and the British led to the Seven Years’ War (often called the French and Indian War in North America), in which many Anishinabeg bands fought on behalf of the French. After the French surrender in 1760, these bands adapted their trading relationships accordingly, and formed a new alliance with the British (Smith 1987:22). In addition to cementing British control over the Province of Quebec, the Crown’s victory over the French also proved pivotal in catalyzing the Euro-Canadian settlement process. The resulting population influx caused the demographics of many areas to change considerably.



**Map 5: Detail from R. Sayer and J. Bennett’s *General Map of the Middle British Colonies in America* (1776)  
(Cartography Associates 2009)**

R. Sayer and J. Bennett's *General Map of the Middle British Colonies in America* (1776) provides an excellent view of the ethnic landscape of southern Ontario prior to the widespread arrival of European settlers. This map clearly depicts Long Point, the Grand River, the territory of the Ojibway, and the virtually untouched lands of southern Ontario (see Map 5).

## 5.2 British Colonialism

With the establishment of absolute British control came a new era of land acquisition and organized settlement. In the *Royal Proclamation* of 1763, which followed the Treaty of Paris, the British government recognized the title of the First Nations to the land they occupied. In essence, the 'right of soil' had to be purchased by the Crown prior to European settlement (Lajeunesse 1960:cix). Numerous treaties and land surrenders were accordingly arranged by the Crown, and great swaths of territory were acquired from the Ojibway and other First Nations. These first purchases established a pattern "for the subsequent extinction of Indian title" (Gentilcore and Head 1984:78).

The first land purchases in Ontario took place along the shores of Lake Ontario and Lake Erie, as well as in the immediate 'back country'. Such acquisitions began in August 1764, when a strip of land along the Niagara River was surrendered by Six Nations, Chippewa and Mississauga chiefs (NRC 2010a). Although many similar territories were purchased by the Crown in subsequent years, it was only with the conclusion of the American Revolutionary War (1775–1783) that the British began to feel a pressing need for additional land. In the aftermath of the conflict, waves of United Empire Loyalists came to settle in the Province of Quebec, driving the Crown to seek out property for those who had been displaced. This influx had the devastating side effect of sparking the slow death of the fur trade, which was a primary source of income for many First Nations groups.

By the mid-1780s, the British recognized the need to 1) secure a military communication route from Lake Ontario to Lake Huron other than the vulnerable passage through Niagara, Lake Erie and Lake St. Clair; 2) acquire additional land for the United Empire Loyalists; and 3) modify the administrative structure of the Province of Quebec to accommodate future growth. The first two concerns were addressed through the negotiation of numerous 'land surrenders' with Anishinabeg groups north and west of Lake Ontario, and the third concern was mitigated by the establishment of the first administrative districts in the Province of Quebec.

On July 24, 1788, Sir Guy Carleton, Baron of Dorchester and Governor-General of British North America, divided the Province of Quebec into the administrative districts of Hesse, Nassau, Mecklenburg and Lunenburg (Archives of Ontario 2009). The vicinity of the study area fell within the district of Hesse at this time, which consisted of a massive tract of land encompassing all of the western and inland parts of the province extending due north from the tip of Long Point on Lake Erie in the east. According to early historians, "this division was purely conventional and nominal, as the country was sparsely inhabited ... the necessity for minute and accurate boundary lines had not become pressing" (Mulvany et al. 1885:13).

Further change came in December 1791, when the Parliament of Great Britain's *Constitutional Act* created the Provinces of Upper Canada and Lower Canada from the former Province of Quebec. Colonel John Graves Simcoe was appointed as Lieutenant-Governor of Upper Canada,



and he became responsible for governing the new province, directing its settlement and establishing a constitutional government modelled after that of Britain (Coyne 1895:33).

Simcoe initiated several schemes to populate and protect the newly-created province, employing a settlement strategy that relied on the creation of shoreline communities with effective transportation links between them. These communities, inevitably, would be composed of lands obtained from the First Nations, and many more purchases were subsequently arranged. In July 1792, Simcoe divided the province into 19 counties consisting of previously-settled lands, new lands open for settlement and lands not yet acquired by the Crown. These new counties stretched from Essex in the west to Glengarry in the east. Three months later, in October 1792, an Act of Parliament was passed whereby the four districts established by Lord Dorchester were renamed as the Western, Home, Midland and Eastern Districts (Archives of Ontario 2009).

The vicinity of the study area fell within the boundaries of the expansive Norfolk County at this time, which also encompassed lands that would become part of the future Elgin, Middlesex, Oxford, Brant and Haldimand Counties. David William Smyth's *A Map of the Province of Upper Canada* from 1800 clearly shows the extent of this new territory, which spanned parts of both the Western and Home Districts (see Map 6).



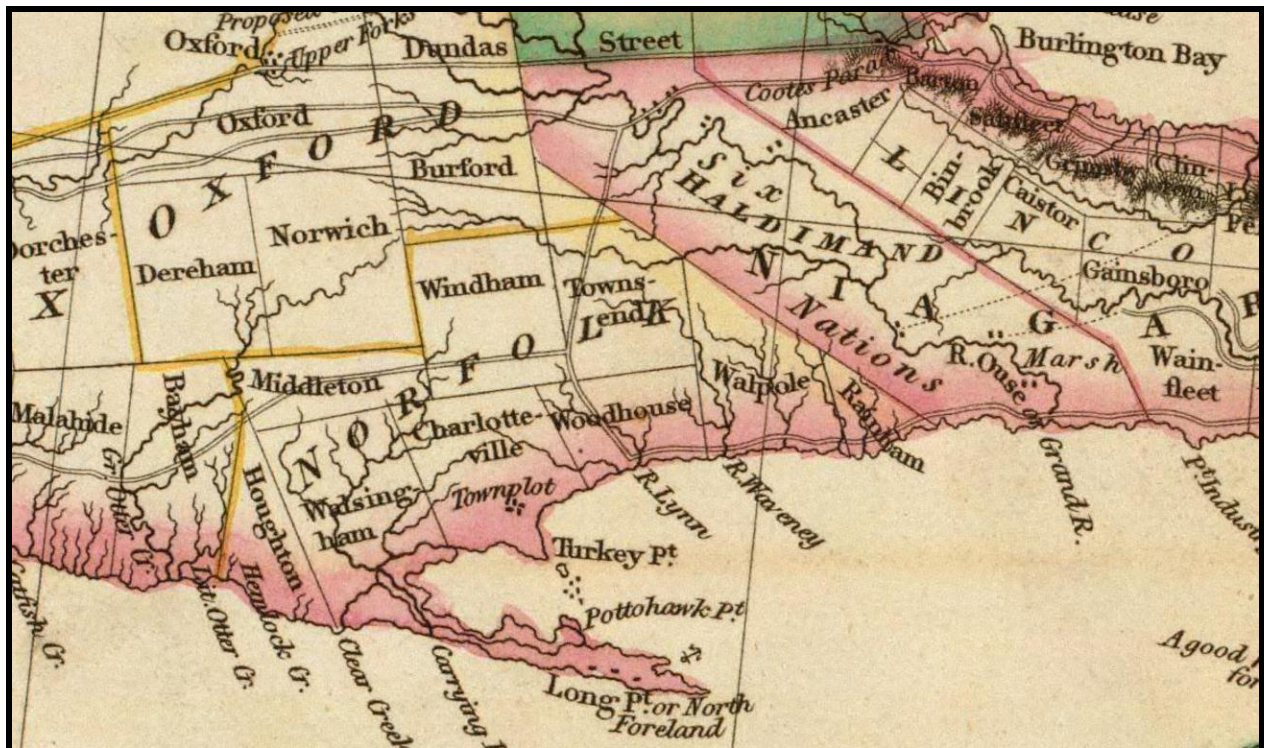
**Map 6: Detail from D.W. Smyth's *A Map of the Province of Upper Canada* (1800)**  
(Cartography Associates 2009)

### 5.3 Norfolk County

Shortly after the creation of Upper Canada, the original arrangement of the province's districts and counties was deemed inadequate. As population levels increased, smaller administrative bodies became desirable, resulting in the division of the largest units into more 'manageable' component parts. The first major changes in the southwest took place in 1798, when an Act of Parliament called for the realignment of the Home and Western Districts and the formation of the London and Niagara Districts. Many new counties and townships were subsequently created (Archives of Ontario 2009).

The vicinity of the study area became part of the London District at this time, and the territorial boundaries of Norfolk County were redefined (see Map 7). The eastern part of the county was transferred to Haldimand County, the northern part was transferred to Oxford County, and the western part was transferred to Middlesex County (Archives of Ontario 2009). The formation of the Gore District in 1816 did not affect this area in any significant way (see Map 8).

Norfolk was first settled in the 1790s by United Empire Loyalists and newly-arrived British immigrants fleeing America in the aftermath of the American Revolutionary War (Phelps 1972:54). Simcoe himself encouraged his most-favoured officers to settle along the mainland shore, as he recognized the strategic military importance of Long Point Bay and the adjacent bluffs (Mutrie 2004). At that time, the counties to the east and west of Norfolk remained largely unsettled, and the future cities of Hamilton and Brantford were still unfounded (Phelps 1972:54).



**Map 7: Detail from J. Purdy's *A Map of Cabotia* (1814)**  
(Cartography Associates 2009)





**Map 8: Detail from D.W. Smyth's *A Map of the Province of Upper Canada, 2<sup>nd</sup> Edition* (1818)**

(Cartography Associates 2009)

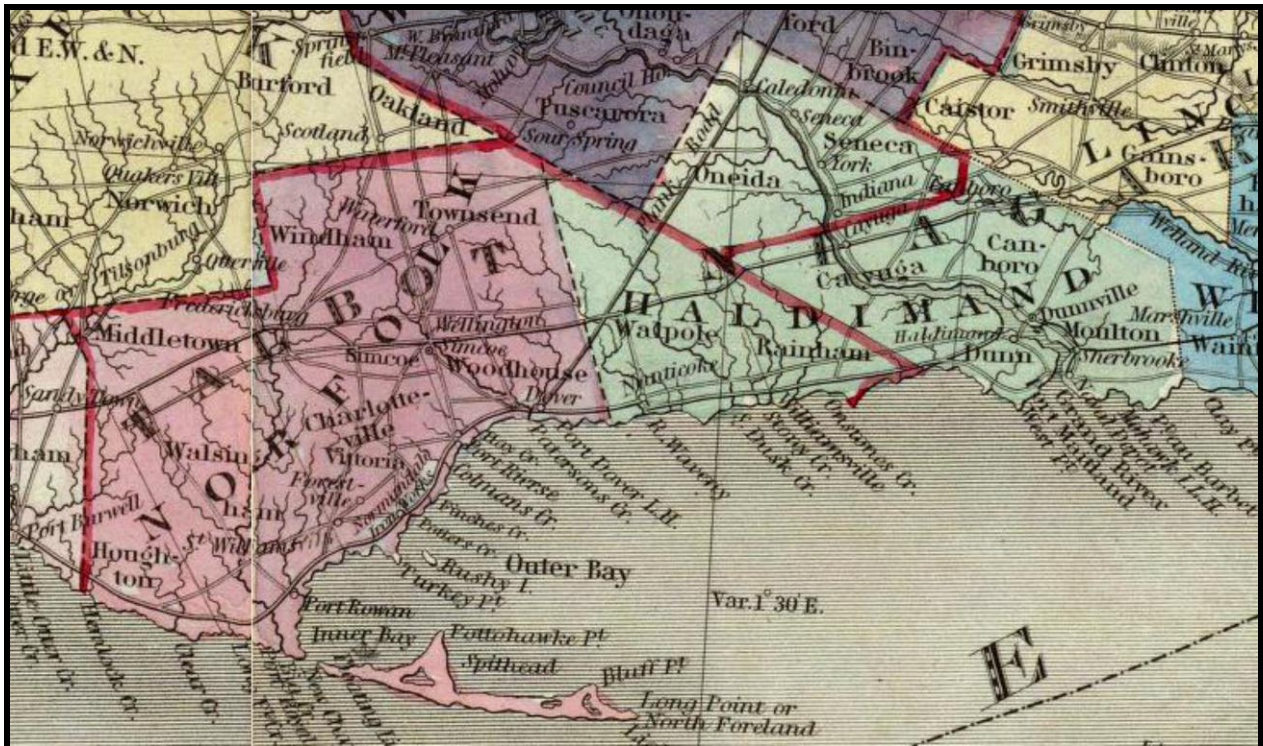
The soils of Norfolk County were exceedingly rich, and prospective settlers travelled great distances to acquire property. These settlers, which were primarily of British, Dutch and German descent, came from Nova Scotia, New Brunswick, the eastern seaboard of the United States, and the British Isles (Mutrie 2004). Simcoe's motives for settling many of these people on the bluffs overlooking Long Point proved well-founded, as this area guarded the hinterland of Norfolk County during the War of 1812 (Mutrie 2004). After the war, another surge of population growth occurred, and the front parts of the townships were settled by farmers while the back parts were settled by lumbermen (Phelps 1972:54).

The layout of Norfolk County remained consistent until 1826, at which time the Townships of Walpole and Rainham were removed from Norfolk County and added to Haldimand County in the Niagara District (see Map 9). In 1837 and 1838, the layout of what would become southwestern Ontario was significantly altered through the creation of the Huron, Brock, Wellington, Talbot and Simcoe Districts (Archives of Ontario 2009). As part of this change, Norfolk County became part of the newly-formed Talbot District, created in honour of noted road-builder Colonel Talbot (see Map 10). In February 1841, the Talbot District became part of Canada West in the new United Province of Canada.



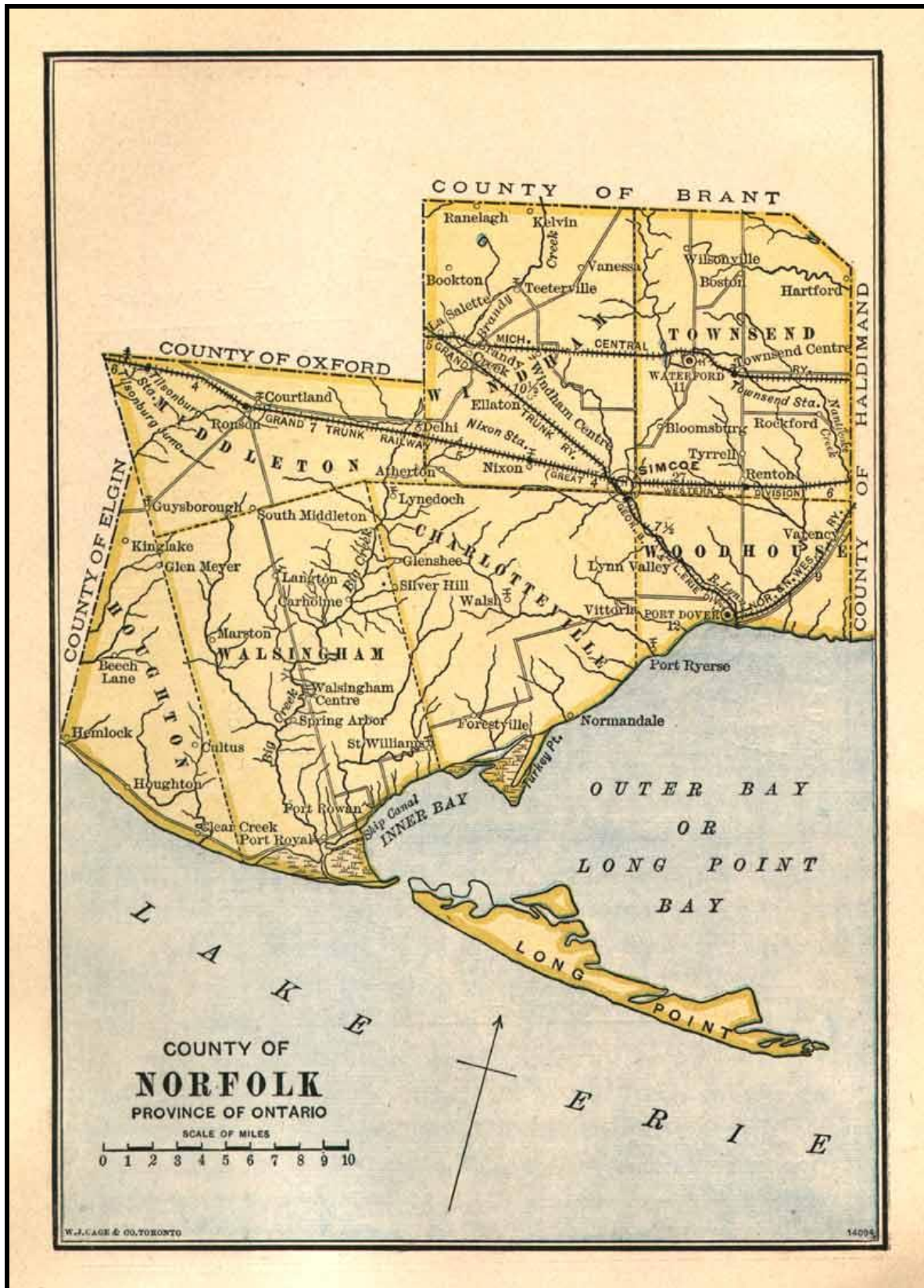


**Map 9: Detail from J. Arrowsmith's *Upper Canada* (1837)**  
(Cartography Associates 2009)



**Map 10: Detail from J. Bouchette's *Map of the Provinces of Canada* (1846)**  
(Cartography Associates 2009)





**Map 11: Norfolk County from W.J. Gage and Co.'s *Gage's County Atlas* (1886)**  
(W.J. Gage and Co. 1886)

The population of Norfolk County was 9,626 in 1841. By 1844, a total of 56,899 acres were under cultivation, and there were 10 grist mills and 50 saw mills in operation (Smith 1846:186). In 1845, the Townships of Walpole and Rainham were temporarily returned to Norfolk County (Archives of Ontario 2009).

Following the abolition of the district system in 1849, the counties of Canada West were reconfigured once again. Norfolk County emerged to stand on its own as an independent municipality at this time, although the Townships of Walpole and Rainham were once again transferred to Haldimand County. From this point onwards, the historic Norfolk County consisted of the Townships of Houghton, Middleton, Walsingham, Windham, Charlotteville, Townsend and Woodhouse (see Map 11).

#### **5.4 Township of Woodhouse**

The historic Township of Woodhouse was situated in the southeastern corner of Norfolk County and was bounded by the Township of Townsend on the north, the Township of Charlotteville on the west, and the Township of Walpole on the east. It was known as one of the wealthiest townships in Norfolk County, and contained two excellent natural harbours—Port Ryerse and Port Dover. The land was well-watered by the Lynn River, Black Creek, Hay Creek and Young's Creek, and numerous limestone quarries were opened over the course of the Euro-Canadian period (Phelps 1972:60).

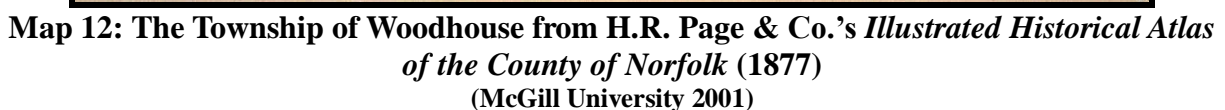
The Township of Woodhouse was laid out with six concessions and a broken front bordering on Long Point Bay (Phelps 1972:60). The front parts of the township were the first to be settled, and, in general, the settlement of the remaining lands progressed slowly until good roads were established. One such road, the Hamilton and Port Dover Plank Road, was completed in 1843 and was said to have cost \$150,000 (Phelps 1972:60; Pearce 1973:120). This road, now known as Highway 6, served as a major artery for travel throughout the eastern half of the township and greatly facilitated new settlement in the area.

The Port Dover and Lake Huron Railway provided connections to many other regions to the north and west (Phelps 1972:60). The arrival of the Hamilton & Lake Erie Railway in 1878 further added to transportation options within the township. This line ran approximately parallel to the Hamilton and Port Dover Plank Road southwesterly to Port Dover (Pearce 1973:51).

By the mid-19<sup>th</sup> century, a total of 28,226 acres had been taken up in the Township of Woodhouse, 10,232 acres of which were under cultivation. At that time there were three grist mills and eleven saw mills in the township, and the population was 1,694 (Smith 1846:223). By 1879, the population of Port Dover alone reached 1,100 (Phelps 1972:60).

Numerous communities developed in the Township of Woodhouse over the course of the Euro-Canadian period, including Port Dover and Port Ryerse (see Map 12). Port Dover was the largest village in the township, and it also served as the principal port for Norfolk County (Phelps 1972:60). This area was first settled by Peter Walker, and the settlement of Port Dover was later founded by Governor Simcoe to serve as a strategic military port. The first mills were established by Daniel McQueen in 1801, but these were destroyed along with the rest of the village in the War of 1812. These mills were rebuilt by Colonel Robert Nichol in 1824 (Phelps 1972:60).

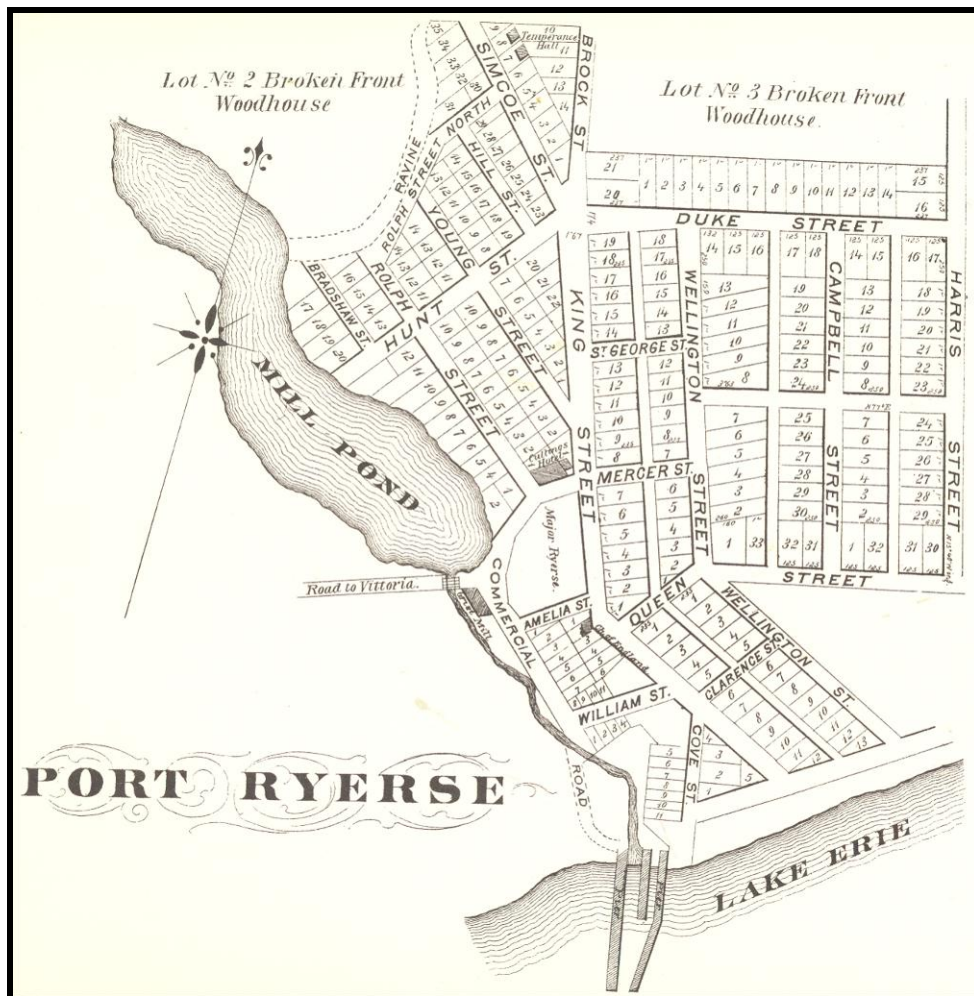






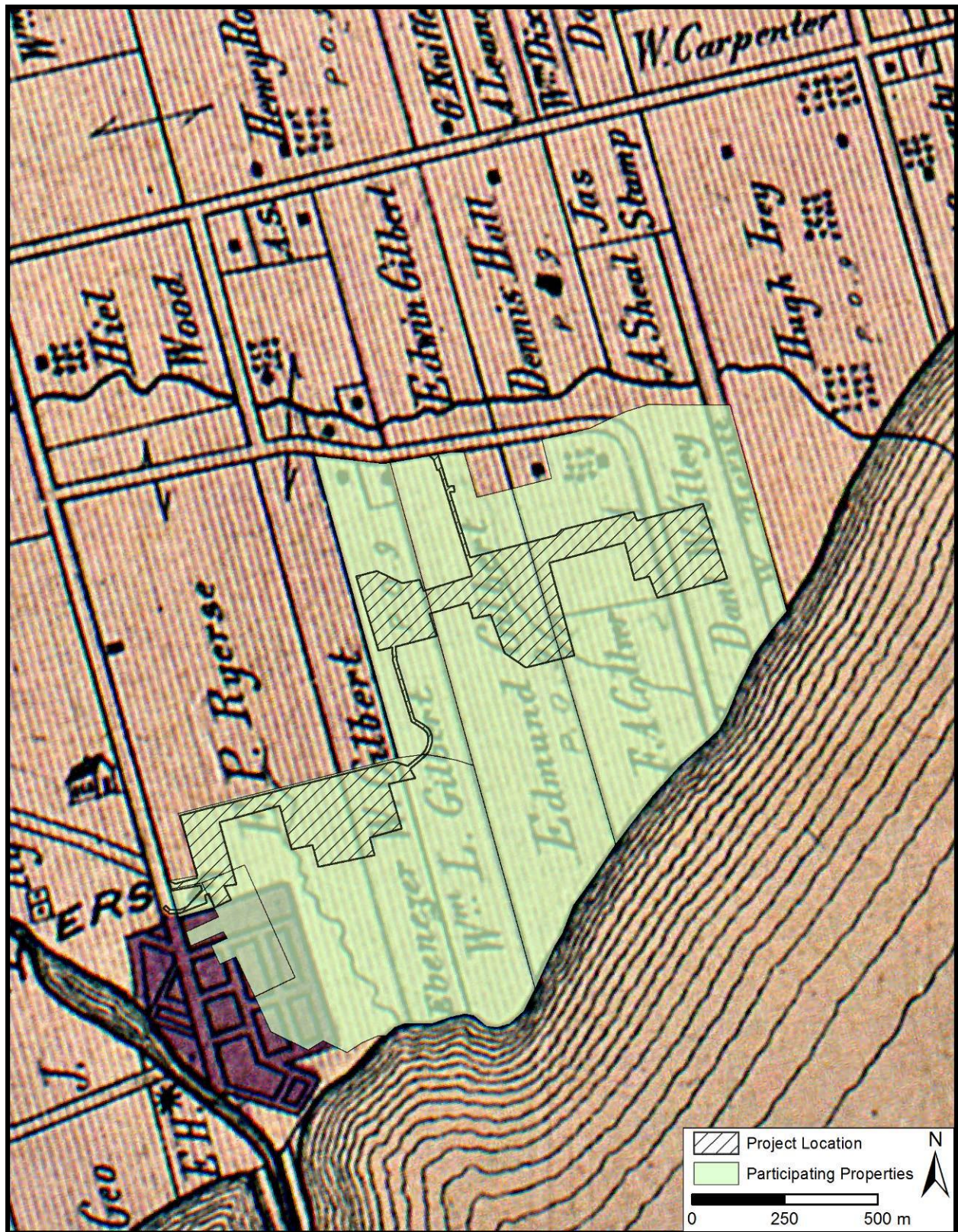
Port Dover was subsequently rebuilt closer to the lake at the confluence of the Lynn River and Black Creek. The site was laid out in 1834 on the property of Israel Powell and Moses Nickerson. A market was established in 1840, a tannery was built in 1842, and a Presbyterian church was constructed in 1846. By 1877, Port Dover contained many shops and stores, one foundry, one newspaper (the *Port Dover Independent*), carriage and wagon shops, and a sizable schoolhouse (Phelps 1972:60). The village was also home to the Norfolk Woollen Mills, which was a five-storey timber-frame structure that produced all kinds of Canadian tweeds, flannels, blankets and shawls. This factory was located near the Port Dover & Lake Huron Railway station (Phelps 1972:60).

Port Ryerse, situated at the mouth of Young's Creek, was first settled by Samuel Ryerse in 1794. This settlement prospered on account of its excellent harbour, and was noted for its numerous successful businesses (see Map 13). The Simcoe and Port Ryerse Harbour Company, formed in 1862, made many improvements to the harbour, and great quantities of grain, lumber, staves, flour and other goods were loaded and unloaded over the ensuing years (Phelps 1972:60).



**Map 13: The Hamlet of Port Ryerse from H.R. Page & Co.'s *Illustrated Historical Atlas of the County of Norfolk* (1877)**  
(Phelps 1972:85)





**Map 14: The Township of Woodhouse from Page's *Illustrated Historical Atlas of the County of Norfolk, Ontario* (1877), Showing the Participating Properties (McGill University 2001)**



## 5.5 Participating Properties

As discussed in Section 1.0, the participating properties are located on parts of Lots 3–5, Broken Front in the Geographic Township of Woodhouse. In their current condition, the participating properties comprise agricultural lands, several woodlots, a quarry and an artificial pond, and residential/industrial areas. Given that the participating properties encompass the proposed project location, as defined in Section 1 of O. Reg. 359/09, a more in-depth discussion of their historical context is warranted.

In an attempt to reconstruct the historic land use of the participating properties, ARA examined a historical map that documented past residents, structures (e.g. homes, businesses and public buildings) and features during the late 19<sup>th</sup> century. This map, published in H.R. Page & Co.'s *Illustrated Historical Atlas of the County of Norfolk, Ontario* (1877) was of the most detailed scale available (60 chains to 1 inch). A georeferenced version of this historical map, showing the project location and the participating properties, appears in Map 14 (McGill University 2001).

The map from the *Illustrated Historical Atlas* indicates that every lot and concession in the vicinity of the study area was settled by the late 1870s. The names of the historically-attested residents of the subject lots are summarized in Table 1, as are any additional relevant details associated with their specific biographical entries.

**Table 1: Euro-Canadian Residents of the Township of Woodhouse, according to H.R. Page & Co.'s *Illustrated Historical Atlas of the County of Norfolk* (1877) (McGill University 2001)**

Lot	Concession	Property Owner	Lot Size	Post Office	Biographic Details	Visible Features or Structures
3	Broken Front	E.P. Ryerse	200	Port Ryerse	Canadian-born officer; settled ca. 1800	Structure east of Port Ryerse Road
		Hiel Wood	75	N/A	None	Structure and orchard east of Port Ryerse Road
4	Broken Front	Ebenezer W. Gilbert	130	N/A	None	Structure and orchard east of Gilbert Road
		William L. Gilbert	75	Port Ryerse	None	Structures north and south of Gilbert Road
		Five part lots (4 unidentified owners and 'A. S.')	N/A	N/A	None	Structures north and south of Gilbert Road; south of Radical Road
		Edmund Gilbert	120	Port Ryerse	Canadian-born farmer; settled ca. 1820	No structures indicated
		Edwin Gilbert	50	Port Ryerse	Canadian-born farmer; settled ca. 1820	No structures indicated
5	Broken Front	F.A. Collver	50	Port Ryerse	None	No structures indicated
		Dennis Hall	50	Port Ryerse	None	Structure south of Radical Road

Lot	Concession	Property Owner	Lot Size	Post Office	Biographic Details	Visible Features or Structures
		Daniel Woolley	75	N/A	None	Structures and orchard south of Gilbert Road
		A. Sheal	20	N/A	None	No structures indicated
		James Stamp	100	Port Dover	None	No structures indicated
		W. Nevit	25	N/A	None	No structures indicated

In order to gain a comprehensive understanding of the historic land use of the participating properties in the 19<sup>th</sup> and the early 20<sup>th</sup> centuries, ARA consulted the land registry records for Lots 3–5, Broken Front. The principal transactions associated the subject lots appear in Table 2–Table 4, and each table is accompanied by a brief verbal summary.

**Table 2: Land Transactions Summary for Lot 3, Broken Front**

Date	Transaction	Grantor	Grantee	Acreage
September 30, 1796	Patent	The Crown	Samuel Ryerse	All
May 20, 1812	Will	Samuel Ryerse	Edward P. Ryerse	S Pt
January 21, 1854	Deed	Edward P. Ryerse	George J. Ryerse	Pt of S Pt
January 24, 1854	Deed	George J. Ryerse	Edward P. Ryerse	Pt of S Pt
September 11, 1862	Deed	Edward P. Ryerse	Edward W. Harris	Pt of S Pt
August 4, 1877	Deed	Edward P. Ryerse	Edward W. Harris	Remainder of S Pt
September 30, 1889	Deed	Edward Harris	George B. Harris	S Pt
December 22, 1911	B & S	George B. Harris	George Smith and William F. Smith	Pt of S Pt
September 8, 1925	Grant	George Smith and William F. Smith	William Cutting	Pt of S Pt
July 14, 1926	Grant	George Smith and William F. Smith	William Cutting	Pt of S Pt
December 30, 1927	Grant	William Cutting	John Breamer	Pt of S Pt
July 30, 1929	Grant	William F. Smith	Charles G. Ellis	Pt of S Pt
September 30, 1929	Grant	William F. Smith	Charles G. Ellis	Pt of S Pt
August 9, 1930	Grant	William F. Smith	Charles G. Ellis	Pt of S Pt
August 20, 1930	Grant	William F. Smith and William Cutting	William Preston	Pt of S Pt
July 4, 1932	Grant	Charles G. Ellis	William Preston	Pt of S Pt
September 8, 1932	Grant	William Preston	Louise Preston	Pt of S Pt
August 31, 1934	Grant	Charles G. Ellis	Eleanor Thornton	Pt of S Pt
June 18, 1936	Grant	William F. Smith	Ernest Smith	Pt of S Pt

Date	Transaction	Grantor	Grantee	Acreage
June 18, 1936	Grant	William F. Smith	George A. Smith	Pt of S Pt
July 31, 1939	Grant	Charles Ellis	Edith L. Ellis	Pt of S Pt
December 19, 1946	Grant	Eleanor Thornton	Charles Glenholme Ellis	Pt of S Pt
December 19, 1946	Grant	Charles G. Ellis	Mary Katheryn Westawery	Pt of S Pt
October 15, 1947	Grant	George A. Smith	Cecil Lynn Woolley and Edna May Woolley	Pt of S Pt
December 8, 1948	Grant	Cecil Lynn Woolley and Edna May Woolley	George Mergl and Margaret Mergl	Pt
December 13, 1950	Grant	Ernest Smith	William Douglas Cookson and Vera Cookson	Pt
March 1, 1954	Grant	Edna May Woolley and Charles Woolley	Peter Frank Funk	Pt
March 21, 1954	Grant	William Douglas Cookson and Vera Cookson	George A. Smith	Pt
June 1, 1954	Grant	George A. Smith	The Director of Veterans' Land Act	Pt
September 2, 1954	Grant	Margaret Mergl	Edward Joseph C----- and Helen Geneva Bell	Pt
April 14, 1955	Grant	George A. Smith	George Marshall Smith	Pt
November 8, 1955	Grant	George A. Smith	George Marshall Smith	Pt
June 15, 1956	Grant	George Marshall Smith	George Marshall Smith and Frances Aileen Smith	Pt
September 25, 1957	Grant	George Marshall Smith	George Marshall Smith and Frances Aileen Smith	Pt
November 17, 1958	Grant	Peter Frank Funk	Michael Schertzer and Susana Schertxer	Pt

Lot 3, Broken Front was first patented to Samuel Ryerse, the founder of Port Ryerse, in 1796. Ryerse had fought as a Loyalist in the American War of Independence and, during this time, had become acquainted with Colonel John Simcoe. After the war was over, Simcoe convinced Ryerse to settle in Upper Canada and appointed him a Justice of the Peace for the London District soon after his arrival (Eldon House 2012). The southern part of the property came under the ownership of Edward P. Ryerse in 1812, and remained in the Ryerse family until 1862 (when part of it was sold to Edward Harris). A second part of the property was subsequently sold to Harris in 1877.

Harris' family retained possession of these parts until 1911, when they were sold to George and William Smith. At this point, the southern part of the lot was further subdivided into parcels and sold. By August 1930, portions of the original southern part were owned by William Cutting, John Breamer, Charles Ellis and William Preston. These smaller units were then further subdivided over the years, the majority of which were acquired by the Smiths prior to 1957.



**Table 3: Land Transactions Summary for Lot 4, Broken Front**

Date	Transaction	Grantor	Grantee	Acreage
February 7, 1818	Patent	The Crown	Isaac Gilbert	300
September 27, 1820	Will	Isaac Gilbert	Ebenezer, Isaac, Edwin, and Edmund Gilbert	300
May 28, 1872	Certification of Survey	Ebenezer, William L., Edwin and Edmund Gilbert	Ebenezer, William L., Edwin and Edmund Gilbert	300
March 30, 1874	B & S	Ebenezer Gilbert	Lorinda Pithey	1 ¾
May 9, 1875	B & S	Lorinda Pithey	William Rankin	1 ¾
June 22, 1881	B & S	Edmund Gilbert	James Berry	6 (E Pt of E ½)
October 4, 1883	B & S	William Gilbert	John Evans	75
March 31, 1891	B & S	William Rankin	Isaac Sheler	1 ¾
April 1, 1893	Deed	Isaac Sheler	Abraham Marshall	1 ¾
April 4, 1893	R of E of R	Abraham Marshall	John D. Stringer	1 ¾
April 13, 1886	Deed	Ebenezer Gilbert	J. Roberts	6
March 31, 1897	Deed	John Evans	Robert Evans	75
April 13, 1897	Deed	John D. Stringer	Eliza Kniffer	1 ¾
March 30, 1900	Will	Edmund Gilbert	Mary Gilbert, Sarah Evans, Margaret Gilbert	94
December 1, 1900	B & S	Ebenezer Gilbert	Robert Powell, William Powell and Mary Powell	1 ¾
December 1, 1900	B & S	Robert Powell, William Powell and Mary Powell	Thomas Powell	1 ¾
July 31, 1902	B & S	Sarah Evans	Mary and Margaret Gilbert	94
April 2, 1903	B & S	James Berry	Frank Degrove (green and ?)	6
July 14, 1903	B & S	Kniffer	Peter W. Cline	1 ¾
September 9, 1903	B & S	Frank Degrove	James Berry (green and ?)	6
February 10, 1904	B & S	Thomas Powell	Harry Evans	1 ¾
May 12, 1904	B & S	James Berry	Charlton D. Woolley (green and ?)	6
January 5, 1910	B & S	Robert F. Evans	Arthur Williams	75
March 5, 1910	B & S	P. Wilson Cline	Enoch Roberts	1 ¾
April 22, 1912	B & S	E--- Gilbert	Charleton Woolley (green and yellow, birght red)	116
August 3, 1912	B & S	Enoch Roberts	Alexander Leitch	1 ¾
December 14, 1917	B & S	Alexander Leitch	John Roberts	1 ¾
June 5, 1918	B & S	John Roberts	Harry Evans	6
April 6, 1921	Grant	Charlton Woolley	William F. Smith	75

Date	Transaction	Grantor	Grantee	Acreage
August 2, 1921	Grant	John Roberts	Henry Roberts	1 ¾
March 18, 1922	Grant	Arthur Williams	Charlton Woolley	75
March 18, 1922	Grant	Charlton Woolley	Harry Williams	47
September 1, 1926	Grant	Charlton Woolley	Lloyd Woolley	75
May 28, 1929	Grant	Henry Roberts	John Roberts and Beatrice Maxwell	1 ¾
February 1, 1930	Grant	Margaret and Mary Gilbert	Harry L. Evans and Mary Evans	94
August 21, 1933	Grant	Lloyd Woolley	Jenny Woolley	75
January 1, 1930	Grant	Beatrice Maxwell	Clarence E. Soper and M. Soper	1 ¾
March 30, 1935	Grant	Jenny Woolley	Cecil L. Woolley	75
October 3, 1935	Grant	Harry Williams	Ada Steinhoff	47
----- 21, 1935	Grant	Harry Evans	Edmond Jamieson	6
October 31, 1935	Grant	Edmond Jamieson	Harry L. Williams and Eileen C. Williams	6
June 15, 1936	Grant	William F. Smith	Ernest E. Smith	62
June 15, 1936	Grant	William F. Smith	George A. Smith	63
May 26, 1939	Grant	Ernest E. Smith	George A. Smith	12
October 31, 1942	Grant	Harry Evans and Mary Evans	Lloyd C. Woolley	94
January 20, 1944	Grant	Cecil Lynn Woolley	Cecil and Edna May Woolley	75
September 6, 1946	Grant	Lloyd C. Woolley	Andrew and Evelyn Dow	Pt
September 6, 1946	Grant	Lloyd C. Woolley	Jean Marjorie Powell	Pt
September 6, 1946	Grant	Lloyd C. Woolley	Patricia Charlotte Woolley	Pt
September 6, 1946	Grant	Lloyd C. Woolley	Charles and Dorothy Booth	Pt
September 6, 1946	Grant	Lloyd C. Woolley	Albert Edward and Alice May Smith	Pt
September 6, 1946	Grant	Lloyd C. Woolley	William and Ethel Woodburn	Pt
September 6, 1946	Grant	Lloyd C. Woolley	Harold and Signa Pepper	Pt
August 8, 1947	Grant	Harry Evans	Eleanor and George Steinhoff	1 ¾
June 10, 1949	Grant	Ada Steinhoff	Harold Bradshaw	47
July 29, 1948	Grant	Harold and Signa Pepper	Peter Wilson	Pt
September 9, 1949	Grant	Albert Edward and Alice May Smith	Roy Frederick and Iris Hilda Maud Lambert	Pt
December 7, 1949	Grant	Cecil Lynn and Edna May Woolley	Harold Bradshaw	Pt
October 18, 1950	Grant	Lloyd C. Woolley	Daniel George Woolley	Pt
November 3, 1951	Grant	Lloyd C. Woolley	Jean Marjorie Woolley	Pt

Date	Transaction	Grantor	Grantee	Acreage
November 6, 1951	Grant	Lloyd C. Woolley	Harry and Helen Gamble	Pt
July 5, 1952	Grant	Lloyd C. Woolley	Warden A. Gardner	Pt
May 5, 1952	Grant	Lloyd C. Woolley	Betty Maclachlan	Pt
July 23, 1952	Grant	Lloyd C. Woolley	Gordon Critchley	Pt
October 16, 1952	Grant	Harold Bradshaw	Gertrude Coyne	Pt
August 15, 1952	Grant	Daniel George Woolley	Ernie and Ethel Miron	Pt
June 23, 1953	Grant	Lloyd C. Woolley	Harold Cyril Killings	Pt
July 13, 1953	Grant	Charles and Dorothy Booth	Lloyd C. Woolley	Pt
October 20, 1953	Grant	Lloyd C. Woolley	The Corporation of the Township of Woodhouse	Pt
March 1, 1954	Grant	Charlton Woolley	Charles Monroe	Pt
March 1, 1954	Grant	Charlton Woolley	Peter Frank Funk	42
January 5, 1954	Grant	Ernie and Ethel Miron	John Beischlag	Pt
January 30, 1954	Grant	Lloyd C. Woolley	O. Clare Maclachlan	Pt
April 14, 1955	Grant	George Albert Smith	George Marshall Smith	Pt
June 10, 1955	Grant	Jean Marjorie Powell	Ivan Stelmach	Pt
November 8, 1955	Grant	George Albert Smith	George Marshall Smith	Pt
January 20, 1956	Grant	Lloyd C. Woolley	Jean Powell	Pt
September 19, 1956	Grant	Lloyd C. Woolley	Lysle Anderson	Pt
June 26, 1953	Grant	Harold Killings	Helen Pauline Johnson	Pt
September 6, 1956	Grant	Warden A. Gardner	Phyllis Gardner	Pt
August 3, 1957	Grant	Phyllis Gardner	Joseph Healey	Pt
September 25, 1957	Grant	George Marshall Smith	George Marshall and Frances Aileen Smith	Pt
June 2, 1958	Grant	Patricia Charlotte Woolley	Harold Bannister	Pt

Lot 4, Broken Front (300 acres) was first patented to Isaac Gilbert in 1818. In his will, Gilbert left the lot to his sons, Ebenezer, William, Edwin and Edmund Gilbert. The Gilberts eventually sold off parts of the lot, and the main transactions associated with the part lots are discussed below.

In 1874, Lorinda Pithey purchased 1¾ acres of land from the Gilberts. The following year she sold it to William Rankin. Rankin remained the owner until 1891, when it was sold to Isaac Sheler. This part of the property was purchased by Abraham Marshall in 1893, who immediately sold it to John Stringer. In 1897, Eliza Kniffer became the owner of this small part of Lot 4. Between 1903 and 1930, this property passed through several owners, including Peter Cline,

Enoch Roberts, Alexander Leitch, John Roberts, Henry Roberts and Beatrice Maxwell. In 1930, Clarence and M. Soper became the owners of the property. In 1958, the Sopers were still the owners of the small part lot.

In 1883, 75 acres of Lot 4 were purchased by John Evans. Robert Evans became the owner in 1897, and then the property was sold to Arthur Williams in 1910. In 1922, Williams sold the large part lot to Charlton Woolley. The property exchanged hands within the Woolley family until 1949, when Harold Bradshaw became the owner. In 1952, Gertrude Coyne purchased the part lot and remained the owner in 1958.

James Berry purchased 6 acres from the Gilberts in 1883, and later sold this part lot to Charlton Woolley in 1904. In 1912, Woolley purchased an additional 116 acres from the Gilberts. Woolley eventually sold off his property in three smaller parts. The first 75 acres were sold to William Smith in 1921, and George and Ernest Smith purchased the property in 1936. In 1955, George Smith sold a part of his part to George Albert Smith. A 47 acre part of Charlton Woolley's property was sold to Harry Williams in 1922. By late 1935, Ada Steinhoff had purchased the part lot. Harold Bradshaw eventually became the owner in 1949. In 1954 Charlton Woolley sold the remainder of his part lot to Charles Monroe, but it was immediately purchased by Peter Frank Funk. The property remained in the hands of the Funks in 1958.

In 1886, the Gilberts sold 6 acres to J. Roberts. This small part was purchased by Harry Evans in 1918. In 1935, the property was purchased by Edmond Jamieson, but it was sold the same year to Harry and Eileen Williams. The Williams were still the owners of this parcel in 1958.

In 1900, Edmund Gilbert willed a 94 acre parcel of Lot 4, Broken Front to Mary Gilbert, Margaret Gilbert and Sarah Evans. Sarah Evans sold her portion of the property to Mary and Margaret Gilbert in 1902. Harry and Mary Evans purchased the part lot in 1930, and later sold it to Lloyd Woolley in 1942. In 1946, Woolley began to sell off small parts of his property for summer cottages, and continued to do so into the mid-1950s. Some of the cottage owners that appear in the abstracts include Dow, Powell, Woolley, Booth, Smith, Woodburn, Pepper, Wilson, Lambert, Gamble, Gardner, Maclachlan, Critchey, Killings, Miron, Stelmach, Anderson, Johnson, Healey and Bannister.

The last portion of the Gilberts' lot was sold to Robert, William and Mary Powell in 1900. The same day, the property was transferred to Thomas Powell. Harry Evans purchased the part lot in 1904 and sold it to Eleanor and George Steinhoff in 1947. In 1958, the Steinhoff's were still the owners of this part lot.



**Table 4: Land Transactions Summary for Lot 5, Broken Front**

Date	Transaction	Grantor	Grantee	Acreage
July 16, 1797	Patent	The Crown	Elizabeth Berta	200
November 10, 1801	B & S	Elizabeth Berta	James Machlan	200
July 15, 1808	B & S	James Machlan	Joshua Sils	200
November 8, 1813	B & S	Josha Sils	Duncan McCall	200
April 29, 1829	B & S	Duncan McCall	David McCall	200
-----, 1852	B & S	David McCall	William Nevitt	Pt
December 14, 1852	B & S	David McCall	E----- Nevitt	Pt
December 17, 1855	B & S	E----- Nevitt	William Nusting(?)	Pt
-----	B & S	David McCall	Robert Woolley	Pt
-----	B & S	David McCall	John Woolley	Pt
-----	B & S	David McCall	Mary Jane Woolley	Pt
-----	B & S	David McCall	William Colver	Pt
-----	B & S	David McCall	Susan Woolley	Pt
-----	B & S	David McCall	William Thompson	Pt
----- 28, 1856	B & S	William Nusting(?)	----- Murphy	100
December 20, 1856	B & S	William Thompson	William Holbrook	Pt
November 2, 1857	B & S	----- Murphy	Daniel Woolley	100
April 16, 1861	B & S	William Thompson	F. A. Collver	Pt
September 28, 1868	B & S	William Nevitt	Thomas Woolley	Pt
October 20, 1872	B & S	William Holbrook	Dennis Hall	Pt
June 3, 1872	B & S	Daniel Woolley	Adam Sheal	25
February 2, 1874	B & S	William Collver	David Woolley	Pt
October 10, 1874	B & S	William Woolley	William Stamp	Pt
September 10, 1874	B & S	Thomas Woolley	James Stamp	Pt
October 9, 1876	B & S	Robert Woolley	James Stamp	Pt
November 4, 1876	B & S	John Woolley	James Stamp	Pt
May 16, 1878	B & S	Mary Jane Woolley	James Stamp	Pt
October 10, 1879	B & S	Susan Woolley	James Stamp	Pt
-----, 1883	B & S	William Stamp	James Stamp	Pt
-----, 1883	B & S	Dennis Hall	Christina Roberts	Pt
-----, 1883	B & S	Christina Roberts	Angus Nickerson	Pt
May 23, 1885	B & S	F. Allan Collver	Daniel Woolley	Pt

Date	Transaction	Grantor	Grantee	Acreage
March 6, 1886	B & S	Angus Nickerson	Enoch Roberts	Pt
May 18, 1886	B & S	A. Sheal	William Franks	Pt
September 6, 1890	B & S	William Franks	John Ryerse	Pt
May 11, 1891	B & S	John Ryerse	Peter Lawson	Pt
March 28, 1893	B & S	Peter Lawson	George Kniffen	Pt
May 29, 1893	B & S	George Kniffen	Thomas Kniffen	Pt
----- --, 1898	B & S	Thomas Kniffen	John Ryerse	Pt
----- --, 1898	B & S	John Ryerse	----- Morgan	Pt
August 14, 1906	B & S	William Nevitt	Daniel Woolley	Pt
December 22, 1906	B & S	Daniel Woolley	George Kniffen	Pt
June 1, 1910	B & S	James Stamp	Charlton Woolley	Pt
December 21, 1930	B & S	George Kniffen	Harry and May Kniffen	Pt
February 17, 1932	B & S	----- Morgan	Alex and Anne Sywalt	Pt
August 21, 1933	B & S	Charlton Woolley	Lloyd Woolley	Pt
October 7, 1941	B & S	Lloyd Woolley	Roy Ford Franklin	Pt
July 13, 1943	B & S	Enoch Roberts	Henry Lorne Roberts	Pt
September 6, 1946	Grant	Lloyd C. Woolley	Andrew and Evelyn Dow	Pt
September 6, 1946	Grant	Lloyd C. Woolley	Jean Marjorie Powell	Pt
September 6, 1946	Grant	Lloyd C. Woolley	Patricia Charlotte Woolley	Pt
September 6, 1946	Grant	Lloyd C. Woolley	Charles and Dorothy Booth	Pt
September 6, 1946	Grant	Lloyd C. Woolley	Albert Edward and Alice May Smith	Pt
September 6, 1946	Grant	Lloyd C. Woolley	William and Ethel Woodburn	Pt
September 6, 1946	Grant	Lloyd C. Woolley	Harold and Signa Pepper	Pt
July 29, 1948	Grant	Harold and Signa Pepper	Peter Wilson	Pt
September 9, 1949	Grant	Albert Edward and Alice May Smith	Roy Frederick and Iris Hilda Maud Lambert	Pt
April 19, 1950	Grant	Lloyd C. Woolley	Richard Clark	Pt
November 3, 1951	Grant	Lloyd C. Woolley	Jean Marjorie Powell	Pt
November 6, 1951	Grant	Lloyd C. Woolley	Harry Gamble	Pt
July 5, 1952	Grant	Lloyd C. Woolley	Warden A. Gardner	Pt
June 30, 1952	Grant	Jean Marjorie Powell	Fred W. Bowery	Pt
March 5, 1952	Grant	Lloyd C. Woolley	Betty Maclachlan	Pt
July 23, 1952	Grant	Lloyd C. Woolley	Gordon Critchley	Pt

Date	Transaction	Grantor	Grantee	Acreage
August 15, 1952	Grant	Daniel G. Woolley	Ernie and Ethel Miron	Pt
September 17, 1952	Grant	Henry Lorne Roberts	Louise Anna Martin	Pt
June 1, 1953	Grant	Richard Clark	Harold Killings	Pt
July 13, 1953	Grant	Charles and Dorothy Booth	Lloyd C. Woolley	Pt
October 14, 1953	Grant	Henry Lorne Roberts	Andrew Martin	Pt
October 20, 1953	Grant	Lloyd C. Woolley	The Corporation of the Township of Woodhouse	Pt
January 30, 1954	Grant	Lloyd C. Woolley	O. Clare Maclachlan	Pt
June 10, 1955	Grant	Jean Marjorie Powell	Ivan Stelmach	Pt
June 17, 1955	Grant	Roy Gordon Franklin	Ivan Hoskin	Pt
August 22, 1955	Grant	Ivan Hoskin	Arthur Frank Maucar	Pt
January 20, 1956	Grant	Lloyd C. Woolley	Jean Powell	Pt
September 19, 1956	Grant	Lloyd C. Woolley	Lysle Anderson	Pt
June 26, 1953	Grant	Harold Killings	Helen Pauline Johnson	Pt
September 6, 1956	Grant	Warden A. Gardner	Phyllis Gardner	Pt
October 19, 1956	Grant	Andrew Martin	Paul Joseph Martin	Pt
August 3, 1957	Grant	Phyllis Gardner	Joseph Healey	Pt

Lot 5, Broken Front (200 acres) was first patented to Elizabeth Berta in 1797. The property then passed through the ownership of James Machlan, Joshua Sils, Duncan McCall and David McCall over course of the early 19<sup>th</sup> century. The original parcel was then split in 1852, and David McCall sold off smaller parts of various sizes. Unfortunately, the records for these transactions have degraded and some information has been lost.

The first part lot sale occurred in 1852, and the parcel was acquired by William Nevitt. In 1906, Nevitt sold the land to Daniel Woolley, who then sold it to George Kniffen later that year. Harry and May Kniffen purchased the parcel in 1930, and still owned the land in 1957.

E. Nevitt also purchased a part of the lot from McCall in 1852. William Nusting became the owner in 1855, but he sold it to Mr. Murphy in the following year. Daniel Woolley purchased the property in 1857, and Woolley sold a portion of his part lot to Adam Sheal in 1872. Between 1886 and 1898, Adam Sheal's property passed between William Franks, John Ryerse, Peter Lawson, George Kniffen, Thomas Kniffen, and Mr. Morgan. The property was purchased by Alex and Anne Sywalt in 1932, and remained in their possession in 1957.

At some point between 1855 and 1856, David McCall sold parts of the lot to Robert Woolley, John Woolley, Mary Jane Woolley, William Colver and Susan Woolley. James Stamp purchased several of these lands in 1874, and from that point onwards he began to acquire all of the

remaining parts. By 1883, Stamp owned all the land sold by David McCall in the 1855 transactions.

Charlton Woolley purchased James Stamp's part lot in 1910, and then sold it to Lloyd Woolley in 1933. From 1941 onwards, Woolley began to sell smaller portions of the part lot to summer cottagers. Dow, Woolley, Booth, Smith, Woodburn, Pepper, Wilson, Lambert, Clark, Powell, Gamble, Gardner, Bowery, Maclachlan, Critchley, Miron, Killings, Stelmach, Hoskin, Maucar, Anderson, Johnson and Healey all purchased (and occasionally re-sold) parts of this parcel between 1941 and 1957.

William Thompson also purchased a part of Lot 5 at some point between 1855 and 1856. Thompson then subdivided the property, selling parts to William Holbrook in 1856 and F. A. Collver in 1861. Holbrook sold his part to Dennis Hall in 1872, who eventually sold it to Christina Roberts in 1883. Angus Nickerson purchased the property later that year, and sold it to Enoch Roberts in 1886. The part lot eventually fell under the ownership of Henry Lorne Roberts in 1943. Roberts further subdivided his part lot and sold portions to Louise Anna Martin in 1952 and Andrew Martin in 1953. F.A. Collver sold his part of the lot to Daniel Woolley in 1885, and George Kniffen became the owner in 1906. This property was sold to Harry and May Kniffen in 1930, and as of 1957, the Kniffens retained ownership of the parcel.

## **6.0 HERITAGE ASSESSMENT**

### **6.1 Identification of Protected Properties**

In order to determine whether any of the property types listed in Section 19 of O. Reg. 359/09 were located within the limits of the study area (i.e. Protected Properties), ARA engaged both provincial and municipal heritage representatives and investigated several online heritage resources. The former MTC's *Protected Properties, Archaeological and Heritage Resources: An Information Bulletin for Applicants Addressing the Cultural Heritage Component of Projects Subject to Ontario Regulation 359/09 Renewable Energy Approvals* (2011) was consulted for guidance on this process. What follows is a summary of the results of these inquiries, all of which were factored into the subject heritage assessment.

The Table to Section 19 of O. Reg. 359/09 sets out eight possible types of Protected Properties, and REA applications must consider whether any such heritage resources will be impacted by the project. Appendices B and E in *Protected Properties, Archaeological and Heritage Resources: An Information Bulletin for Applicants Addressing the Cultural Heritage Component of Projects Subject to Ontario Regulation 359/09 Renewable Energy Approvals* (MTC 2011) provide checklists based on this Table, which can be effectively adapted into criteria for determining whether any Protected Properties are located within the study area (see Table 5).



**Table 5: Identifying Protected Properties within the Study Area**  
(Adapted from MTC 2011:Appendices B and E)

Inquiry	Heritage Source(s) Consulted	Result of Inquiry
Are any of the participating or abutting properties subject to an Ontario Heritage Trust easement agreement?	Ontario Heritage Trust	None of the participating or abutting properties are subject to an Ontario Heritage Trust easement agreement (OHT 2012).
Has a notice of intention to designate been issued by a municipality for any of the participating or abutting properties?	Norfolk County	A notice of intention to designate has not been issued for any of the participating or abutting properties. The Ryerse-Beamer Residence (by-law 37-85) is located outside of the study area at King and Amelia Streets (Norfolk County 2012).
Are any of the participating or abutting properties municipally designated?	Norfolk County	None of the participating or abutting properties are municipally designated (Norfolk County 2012).
Are any of the participating or abutting properties provincially designated?	Ministry of Tourism, Culture and Sport	Currently there are no properties designated by the Minister of Tourism, Culture and Sport under Section 34.5 of the <i>Ontario Heritage Act</i> (MTC 2011:Appendix G, Item 4).
Has a notice of intention to designate been issued by the Minister of Tourism, Culture and Sport for any of the participating or abutting properties?	Ministry of Tourism, Culture and Sport	A notice of intention to designate has not been issued by the Minister of Tourism, Culture and Sport for any of the participating or abutting properties (MTC 2011:Appendix G, Item 5).
Are any of the participating or abutting properties subject to a municipal easement agreement?	Norfolk County	None of the participating or abutting properties are subject to a municipal easement agreement (Norfolk County 2012).
Are any of the participating or abutting properties located within a designated Heritage Conservation District?	Ontario Heritage Trust and MTCS 2012	None of the participating or abutting properties are located within a designated Heritage Conservation District (MTCS 2012; OHT 2012).
Are any of the participating or abutting properties designated as a historic site under Regulation 880?	Ministry of Tourism, Culture and Sport	None of the participating or abutting properties are designated as a historic site under Regulation 880 of the Revised Regulations of Ontario (MTC 2011: Appendix G, Item 8).

In summary, no Protected Properties were identified within the study area. The Ryerse-Beamer Residence (by-law 37-85) is not located within the study area, and therefore does not require an evaluation of project impacts.

## 6.2 Inventory of Potential BH Resources

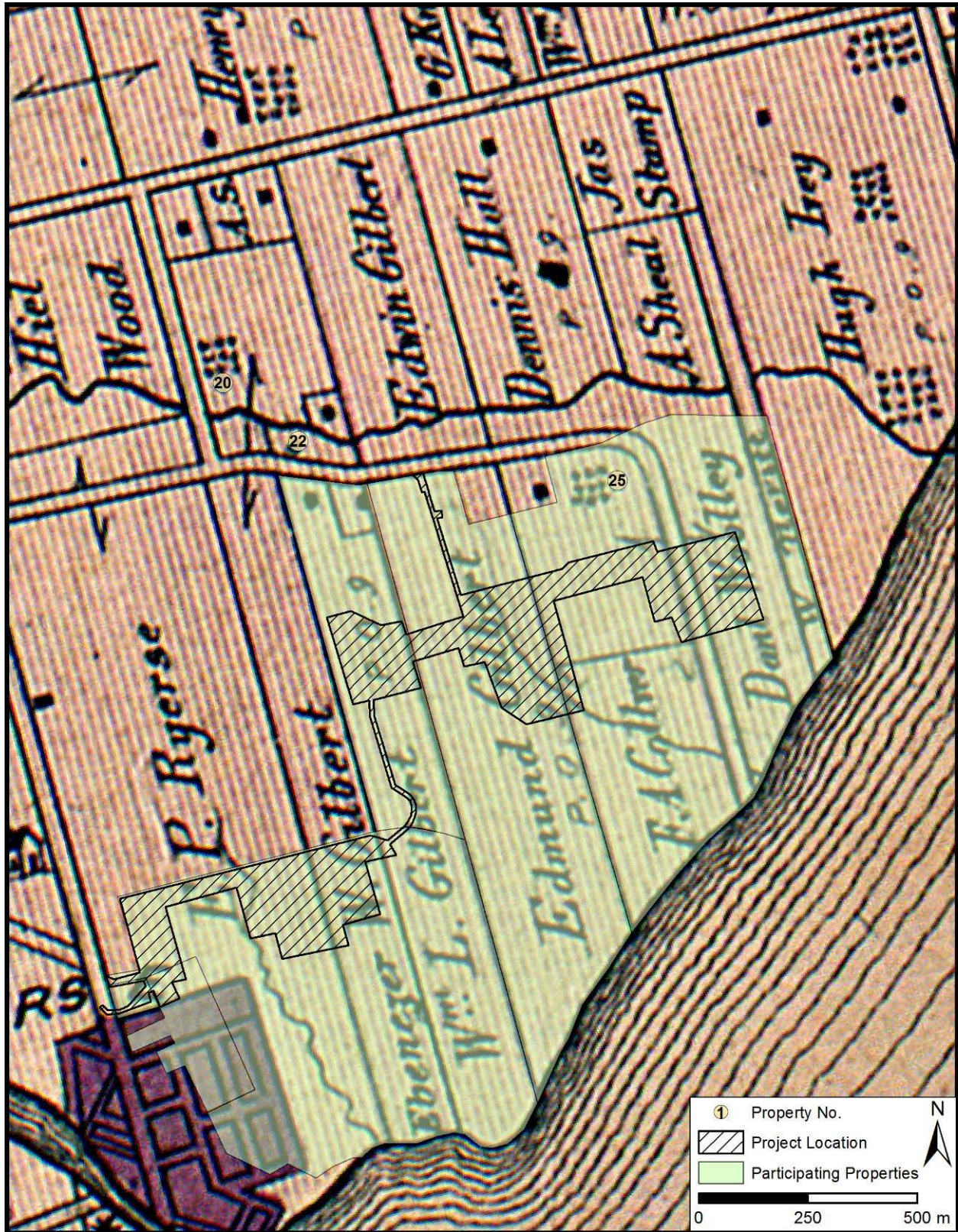
Over the course of ARA's engagement with municipal heritage representatives, inquiries were also made as to whether any properties of potential heritage value had been previously-identified in the vicinity of the study area. Norfolk County (2012) could not provide any additional information concerning such properties.

ARA also examined a Cultural Heritage Landscape and Built Heritage study prepared as part of Norfolk County's Lakeshore Special Policy Area Secondary Plan (UMA 2007) for potential heritage resources in the vicinity of the study area. This study identified several important

heritage resources in the vicinity of Port Ryerse: the Ryerse-Beamer Residence (see Section 6.1), the Memorial Anglican Church, and the Memorial Anglican Cemetery (UMA 2007:15, 34, 38). Given that the Memorial Anglican Church and Cemetery are located outside of the study area (31 King Street South), they do not require an evaluation of project impacts.

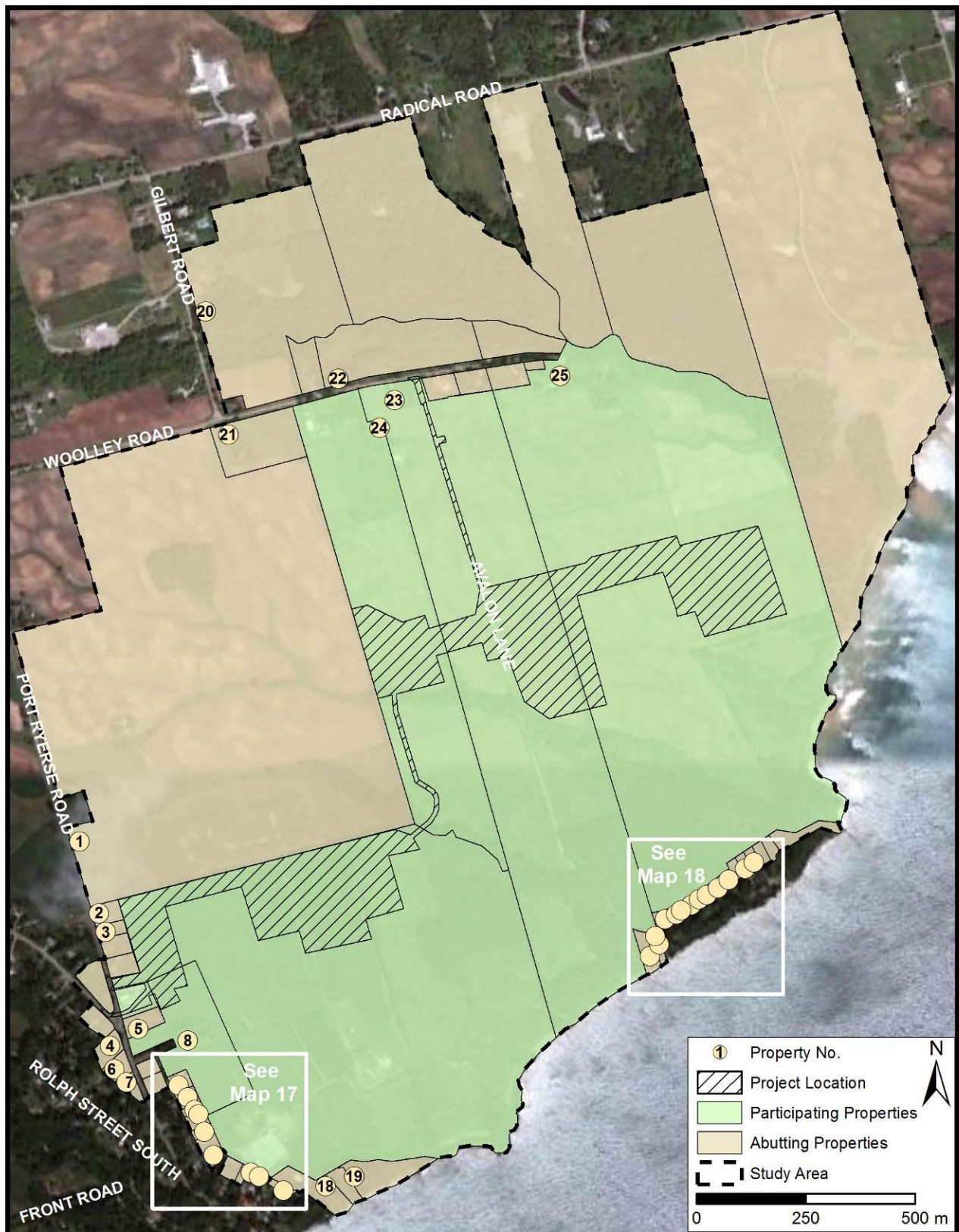
A preliminary inventory of properties with potential BH resources was then compiled, which incorporated the results of ARA's background research as well as modern satellite imagery. All types of potential BH resources were considered, including buildings, bridges, dams/weirs, monuments and other structures (see Section 3.1). A list of candidate properties was created in advance of the field survey to ensure that all of the accessible parts of the study area were inspected. This list included several properties in the northern part of the study area, where historic buildings are depicted in H.R. Page & Co.'s *Illustrated Historical Atlas of the County of Norfolk* (1877). The locations of these potential BH resource correlates appear in Map 15.



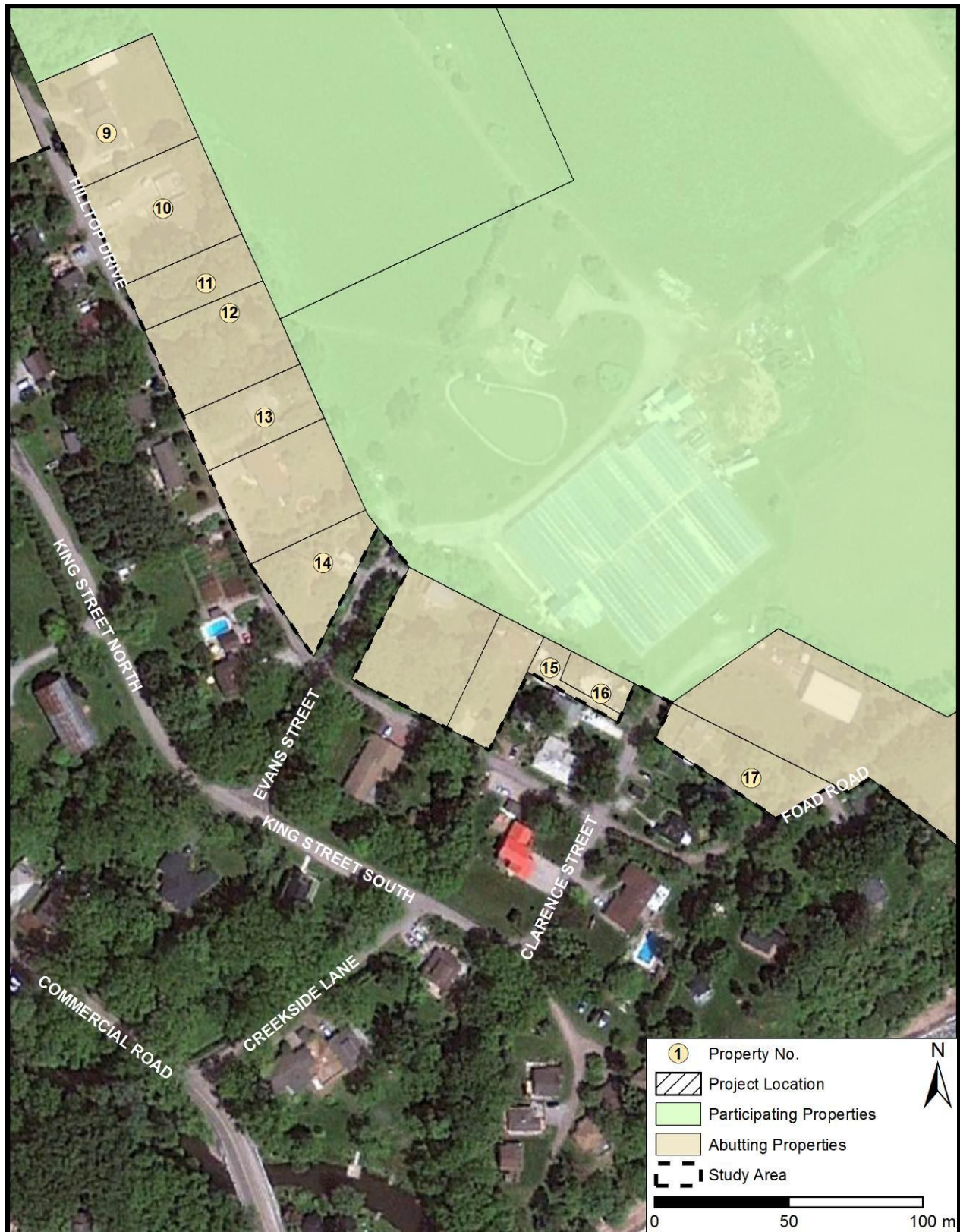


**Map 15: Detail of the Township of Woodhouse from Page's *Illustrated Historical Atlas of the County of Norfolk, Ontario* (1877), Showing the Potential BH Correlates (McGill University 2001)**









**Map 17: Detailed Inset View of Properties with Potential Heritage Resources**  
(Google Earth 2012)





**Map 18: Detailed Inset View of Properties with Potential Heritage Resources**  
(Google Earth 2012)

The field survey was conducted on June 26, 2012 in order to photograph and document these properties with potential BH resources as well any additional candidate properties that were previously unrecognized. As a result, a total of 38 properties with potential BH resources were identified, comprising cottages, residential homes, farmsteads and/or barns. These properties were each assigned a unique identification number (Property Nos. 1–38), beginning with the properties along Port Ryerse Road in the southwest and continuing roughly west-east towards the southeastern part of the study area (see Map 16–Map 18). Property Nos. 8 and 23–25 are located on participating properties, whereas Property Nos. 1–7, 9–22 and 26–38 are located on abutting properties.

### 6.3 Evaluation of Potential BH Resources

In accordance with the methodology set out in Section 3.2, all of the properties with potential BH resources that were identified during the field survey were evaluated against the criteria set out in O. Reg. 9/06 for determining CHVI. The potential BH resource correlates (Property Nos. 20, 22 and 25) from H.R. Page & Co.'s *Illustrated Historical Atlas of the County of Norfolk* (1877) were also factored into the evaluation process.

A standardized checklist based on the criteria in O. Reg. 9/06 was created to aid in the evaluation process and was used to judge whether a given resource possessed Design or Physical Value, Historical or Associative Value, or Contextual Value. Although previously discussed in Section 3.2, these pivotal terms can be summarized as follows:

- Design or Physical Value manifests when a feature is a rare, unique, representative or early example of a style, type, expression, material or construction method; when it displays a high degree of craftsmanship or artistic value; or when it displays a high degree of technical or scientific achievement;
- Historical or Associative Value appears when a resource has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community; yields or has the potential to yield information that contributes to the understanding of a community or culture; or demonstrates or reflects work or ideas of an architect, builder, artist, designer or theorist who is significant to the community;
- Contextual Value is implied when a feature is important in defining, maintaining or supporting the character of an area; is physically, functionally, visually or historically linked to its surroundings; or is a landmark.

The results of the evaluation of Property Nos. 1–38 against the standardized checklist are presented in Appendix B, and a synthesis of these results appears in Table 6–Table 7. The individual forms comprising Appendix B also include the location, description and photographic documentation of each candidate potential heritage resource.

The assessment determined that 7 of the 38 properties with potential BH resources met one or more of the established criteria. Accordingly, these can now be classified as properties with *identified* BH resources (Property Nos. 4, 18, 20 and 22–25). Of the three potential BH resources that could correlate with historically-depicted structures, Property Nos. 20 and 22 comprise resources that appear to date to the mid- to late 19<sup>th</sup> century. The locations of all of the identified BH resources within the study area appear in Map 19.

**Table 6: Properties with Potential BH Resources and CHVI Evaluation Results**

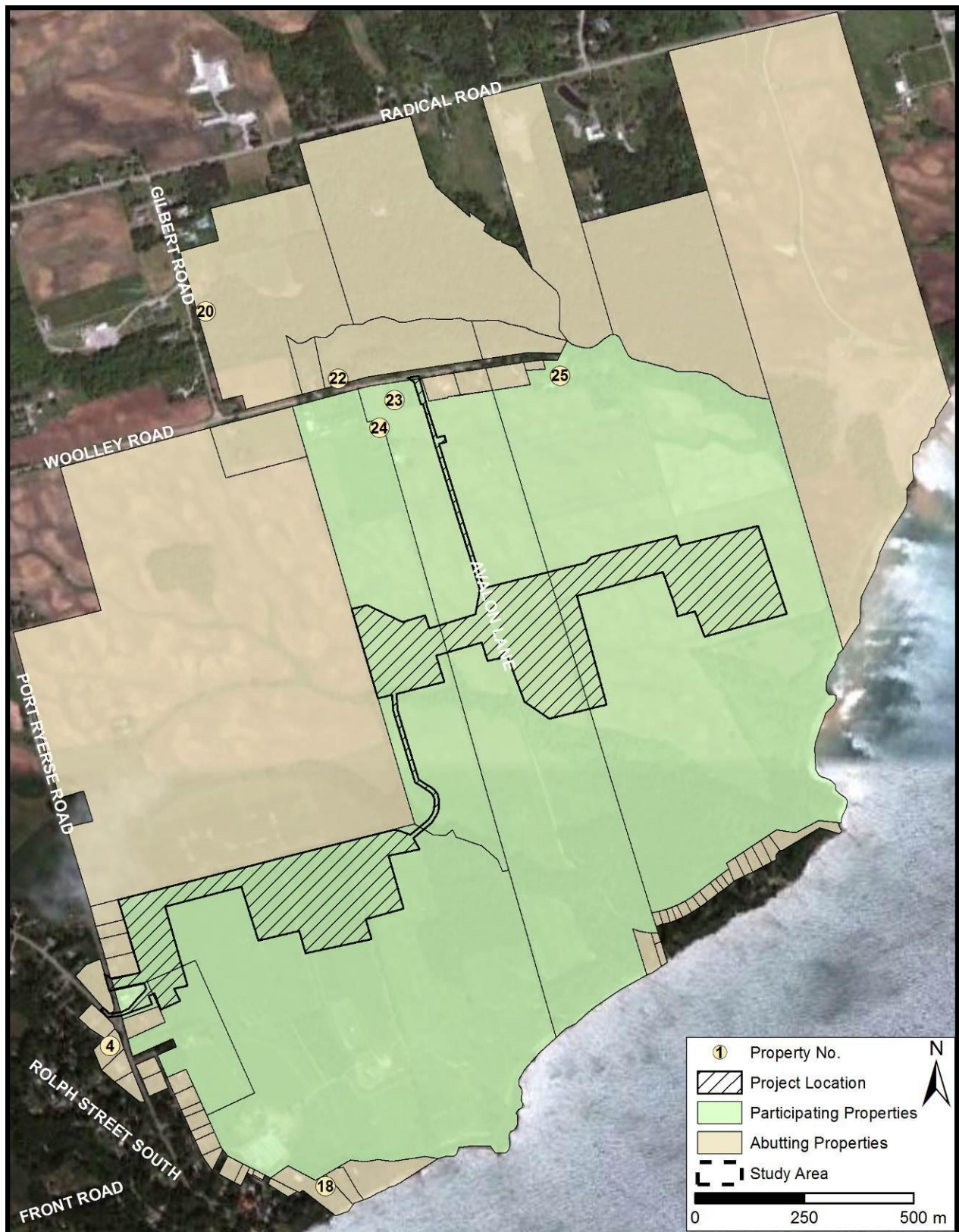
Property No.	Address	Type of Property	Possesses CHVI?	Criteria Met
1	68 Port Ryerse Road	Abutting	No	None
2	36 Port Ryerse Road	Abutting	No	None
3	30 Port Ryerse Road	Abutting	No	None
4	1 King Street North	Abutting	Yes	Design/Physical Value
5	2 King Street North	Abutting	No	None
6	3 King Street North	Abutting	No	None
7	5 King Street North	Abutting	No	None
8	2 Hilltop Drive	Participating	No	None
9	6 Hilltop Drive	Abutting	No	None
10	8 Hilltop Drive	Abutting	No	None
11	10 Hilltop Drive	Abutting	No	None
12	12 Hilltop Drive	Abutting	No	None
13	14 Hilltop Drive	Abutting	No	None
14	3 Evans Street	Abutting	No	None
15	7 Clarence Street	Abutting	No	None
16	9 Clarence Street	Abutting	No	None
17	8 Clarence Street	Abutting	No	None
18	12 Foad Road	Abutting	Yes	Design/Physical Value, Historical/Associative Value and Contextual Value
19	Foad Road (Part of Lot 3, Broken Front)	Abutting	No	None
20	37 Gilbert Road	Abutting	Yes	Design/Physical Value and Historical/Associative Value
21	88 Gilbert Road	Abutting	No	None
22	127 Gilbert Road	Abutting	Yes	Design/Physical Value and Historical/Associative Value
23	134 Gilbert Road	Participating	Yes	Design/Physical Value
24	126 Gilbert Road	Participating	Yes	Design/Physical Value
25	189 Gilbert Road	Participating	Yes	Design/Physical Value
26	502 Avalon Lane	Abutting	No	None
27	504 Avalon Lane	Abutting	No	None
28	501 Avalon Lane	Abutting	No	None
29	505 Avalon Lane	Abutting	No	None
30	507 Avalon Lane	Abutting	No	None
31	509 Avalon Lane	Abutting	No	None



Property No.	Address	Type of Property	Possesses CHVI?	Criteria Met
32	517 Avalon Lane	Abutting	No	None
33	519 Avalon Lane	Abutting	No	None
34	521 Avalon Lane	Abutting	No	None
35	523 Avalon Lane	Abutting	No	None
36	529 Avalon Lane	Abutting	No	None
37	531 Avalon Lane	Abutting	No	None
38	533 Avalon Lane	Abutting	No	None

**Table 7: Properties with Identified BH Resources and CHVI Statement**

Property No.	Address	Type of Property	CHVI Statement(s)
4	1 King Street North	Abutting	The house is a representative example of a Gothic Revival structure with its front gable, steeply pitched roof, transom over the centred entrance and keystoned arches over the windows.
18	12 Foad Road	Abutting	The house appears to be a very early structure for the area, possibly dating to the initial settlement period. Characteristic of the some of the grander structures of Loyalist style, it features large massing, small windows and what appears to be timber construction. The structure is a tangible reminder of the earliest settlement of the area. Contributes to the heritage character of Port Ryerse.
20	37 Gilbert Road	Abutting	Characteristic of many Gothic revival homes, this structure is constructed on a “L” plan, and features “6 over 6” sash windows with voussoirs. This structure appears as the homestead of E. Gilbert in the <i>Illustrated Atlas</i> (1877).
22	127 Gilbert Road	Abutting	The house may date to the original settlement period. Character-defining elements here include a front portico and “12 over 8” sash windows. The barn is a small-ish example of the gable-roof type Central Ontario Barn, featuring post and beam construction, though it lacks a rubble stone foundation. This structure appears as the homestead of <i>W. Gilbert</i> in the <i>Illustrated Atlas</i> (1877).
23	134 Gilbert Road	Participating	This house is a good local example of Gothic Revival style with a front gable, a steeply pitched roofline, an arched window in the gable and board and batten cladding.
24	126 Gilbert Road	Participating	The house is an interesting vernacular structure that is built on an “L” shaped plan and features eave returns, yet lacks the steeply pitched roofline of a Gothic cottage. It features “6 over 6” sash windows on the second floor and “12 over 8” sash windows on the first. The bricks in the structure may be handmade. The barn is built in a “saltbox” style and is of indeterminate age.
25	189 Gilbert Road	Participating	This house is a fair example of an Edwardian structure, albeit with a modern addition attached. It features a red brick façade, a hipped roof with wide eaves, and sidelights to either side of the front door.



Most of the structures in the southern part of the study area are cottages. These tend to be simple buildings in which architectural styles and flourishes were secondary to inexpensive construction technique. Because some may not have been lived in on a year-round basis, form followed function in the simplicity of their design. As a result, the simple, eclectic, and “boxy” designs of the “vernacular recreational cottage” are difficult to assign to any time period beyond “20<sup>th</sup> century”.

According to the results of the CHVI evaluation, Property Nos. 4, 18, 20 and 22–25 each possess one or more heritage attributes. In general, heritage attributes can be understood as the “principal features, characteristics, context and appearance that contribute to the cultural heritage significance” of a given heritage resource (MMAH 2005:31). These heritage attributes are the essential elements of each heritage resource, and accordingly must be articulated prior to the evaluation of potential project impacts. A summary of the heritage attributes of the properties with identified BH resources appears in Table 8.

**Table 8: Summary of the Heritage Attributes of Identified BH Resources**

Property No.	Address	Type of Property	Heritage Attribute(s)
4	1 King Street North	Abutting	Key attributes that embody the heritage value of this Gothic Revival residence include its front gable, steeply pitched roof, transomed door and keystone arch windows.
18	12 Foad Road	Abutting	The massing, timber construction, and sheer age of the structure comprise its most significant intrinsic heritage values. Given that it serves as a touchstone to the earliest settlement of the area and contributes to the heritage character of Port Ryerse, its historic location is also significant.
20	37 Gilbert Road	Abutting	The design values of this house include its ‘L’ plan, its “6 over 6” sash windows and voussoirs. Given that the house appears as the homestead of E. Gilbert in the <i>Illustrated Atlas</i> (1877), its historic location is also significant.
22	127 Gilbert Road	Abutting	Character-defining elements of the house include “12 over 8” sash windows and the front portico. The post and beam construction of the barn, and its gable roof, are its principal heritage attributes. Given that the house appears as the homestead of W. Gilbert in the <i>Illustrated Atlas</i> (1877), its historic location is also significant.
23	134 Gilbert Road	Participating	The heritage attributes of the structure include its front gable (with arched window), a steeply pitched roofline, and its board and batten cladding.
24	126 Gilbert Road	Participating	Significant heritage values of the house include its L-shaped plan, eave returns, and small paned (“6 over 6”, “12 over 8”) sash windows. The barn is unique for its “saltbox” form.
25	189 Gilbert Road	Participating	The heritage values of the structure include its red brick façade, hipped roof with wide eaves, and sidelights to either side of the front door.



## 6.4 Inventory of Potential CHLs

Using a method similar to that employed in the identification of properties with potential BH resources in the study area (see Section 6.2), ARA also generated an inventory of potential CHLs prior to the field survey. All types of potential CHLs were considered, including nodes of historic settlement, cemeteries, clusters of heritage buildings (e.g. farmsteads), significant spaces and roadways (see Section 3.1). This inventory was primarily informed by the results of the background research, including the late 19<sup>th</sup> century landscape depicted in H.R. Page & Co.'s *Illustrated Historical Atlas of the County of Norfolk, Ontario* (1877), although modern satellite imagery was also consulted.

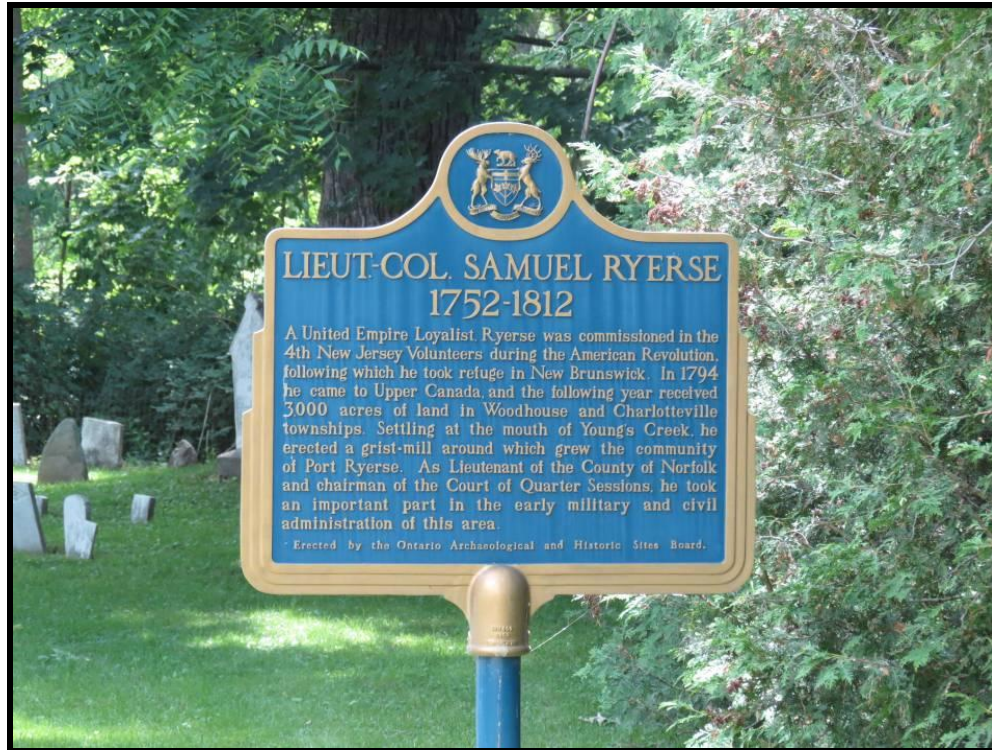
Two potential CHLs were identified in the vicinity of the study area: 1) the community of Port Ryerse in the southwest (see Image 1), and 2) the Avalon Park Cottages in the southeast. As noted in Section 5.5, the first Euro-Canadian settlers arrived in the vicinity of Port Ryerse in the late 18<sup>th</sup> and early 19<sup>th</sup> century, and this potential CHL played a major role in the settlement process. The historical importance of Port Ryerse is reflected in the presence of a Provincial Plaque for Lieut.-Col. Samuel Ryerse (see Image 2) and a Commemoration Plaque for the community itself (see Image 3). The Avalon Park Cottages are much more recent, but this community also has potential heritage significance.

Both Port Ryerse and the Avalon Park Cottages were documented during the field survey, and the remainder of the study area was inspected for additional candidate CHLs. No other potential CHLs were identified during the field survey.

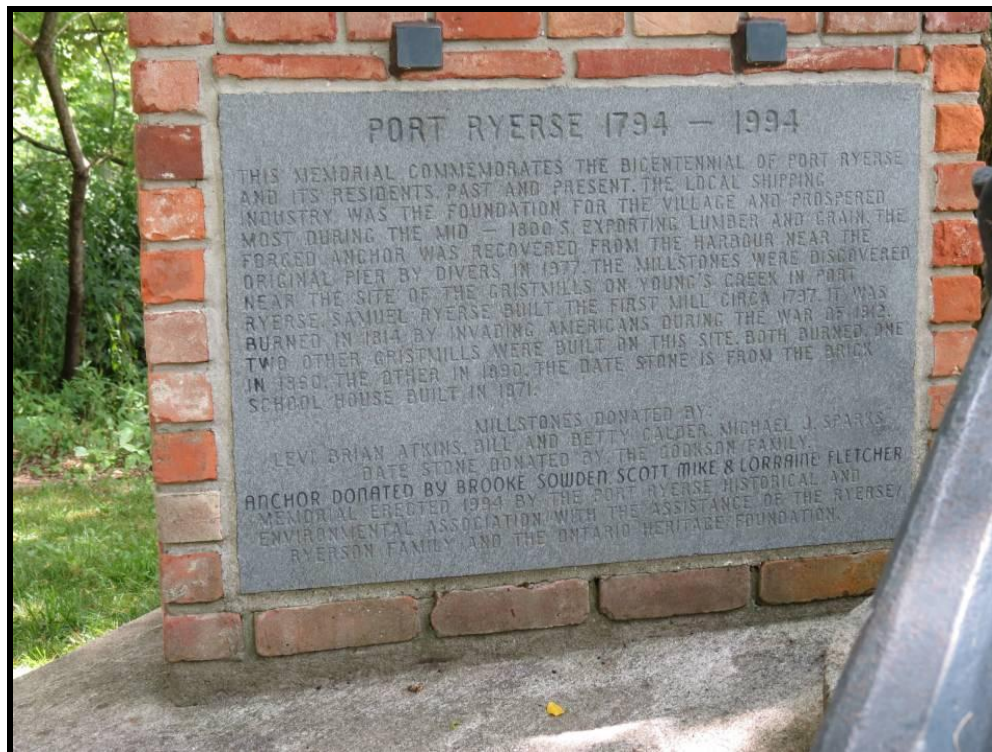


**Image 1: View of Port Ryerse Signage**  
(Photo taken June 26, 2012)





**Image 2: View of Provincial Plaque for Lieut.-Col. Samuel Ryerse**  
(Photo taken June 26, 2012)



**Image 3: Port Ryerse Commemoration Plaque**  
(Photo taken June 26, 2012)

## 6.5 Evaluation of Potential CHLs

The standardized checklist employed in Section 6.3 for evaluating properties with potential BH resources was implemented to aid in the evaluation of Port Ryerse and the Avalon Park Cottages as CHLs, as were additional guiding perspectives provided in the evaluation process developed for the Regional Municipality of Waterloo (Scheinman 2006). This method is based on current practice standards and is similar to the procedure used by Infrastructure Ontario, the MTCS, the City of London and the Town of Caledon. These, in turn, rely on CHL identification methods that are essentially modifications of the seminal model developed and adopted by the U.S. National Parks Service (Scheinman 2006:10). The US National Parks Service model can be found in its entirety in *National Register Bulletin #30 'Guidelines for Evaluating and Documenting Rural Historic Landscapes'* (McClelland et al. 1999). These additional guiding perspectives allow for greater specificity and accuracy in studying potential CHLs.

The results of the evaluation of Port Ryerse and the Avalon Park Cottages against the criteria set out in O. Reg. 9/06 can be found in Table 9 and Table 10, respectively. Based on the results of these evaluations, both of these locations can be classified as identified CHLs (see Map 20–Map 21). The heritage attributes of these CHLs are summarized in Table 11. As identified CHLs, Port Ryerse and the Avalon Park Cottages warrant an evaluation of impacts as described in Subsection 23 (1) (3) of O. Reg. 359/09.

**Table 9: Evaluation of Port Ryerse as a CHL**  
(Adapted from McClelland et al. 1999; MCL 2006:3; Scheinman 2006)

Criteria	Description	Applicable to this Potential CHL?	CHVI Statement(s)
<b>A. Design or Physical Value</b>	1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The community of Port Ryerse comprises a mixture of modern and historic domestic architecture, and is a representative example of a shipping hamlet with a late 18 <sup>th</sup> century origin.
	2. Displays a high degree of craftsmanship or artistic value	Yes	The community of Port Ryerse contains several BH resources of CHVI, only two of which were fully assessed in this study (Property Nos. 4 and 18). The Ryerse-Beamer Residence was designated under Part IV of the <i>Ontario Heritage Act</i> in 1985 (by-law 37-85).
	3. Displays a high degree of technical or scientific achievement	No	—
<b>B. Historical or Associative Value</b>	1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes	The community of Port Ryerse is directly associated with United Empire Loyalist Samuel Ryerse, who was responsible for settlement in the area beginning in the late 18 <sup>th</sup> century. This individual is very significant to the community, and is commemorated with a Provincial Plaque (see Image 2).

Criteria	Description	Applicable to this Potential CHL?	CHVI Statement(s)
	2. Yields or has the potential to yield information that contributes to the understanding of a community or culture	Yes	This community has the potential to yield valuable information pertaining to the late 18 <sup>th</sup> and early 19 <sup>th</sup> century settlement process along the north shore of Lake Erie.
	3. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	—
<b>C. Contextual Value</b>	1. Is important in defining, maintaining or supporting the character of an area	Yes	This community plays a significant role in defining the heritage character of the area on account of its numerous BH resources and historic layout.
	2. Is physically, functionally, visually or historically linked to its surroundings	Yes	Port Ryerse is visually and historically linked to its surroundings. Its historic links have already been recognized through a Commemoration Plaque, and the views and vistas towards Lake Erie in the southern part of the community (i.e. south of Creek Side Line and Foad Road) are of significance.
	3. Is a landmark	Yes	The community of Port Ryerse is a landmark along on the north shore of Lake Erie.

**Table 10: Evaluation of the Avalon Park Cottages as a CHL**  
(Adapted from McClelland et al. 1999; MCL 2006:3; Scheinman 2006)

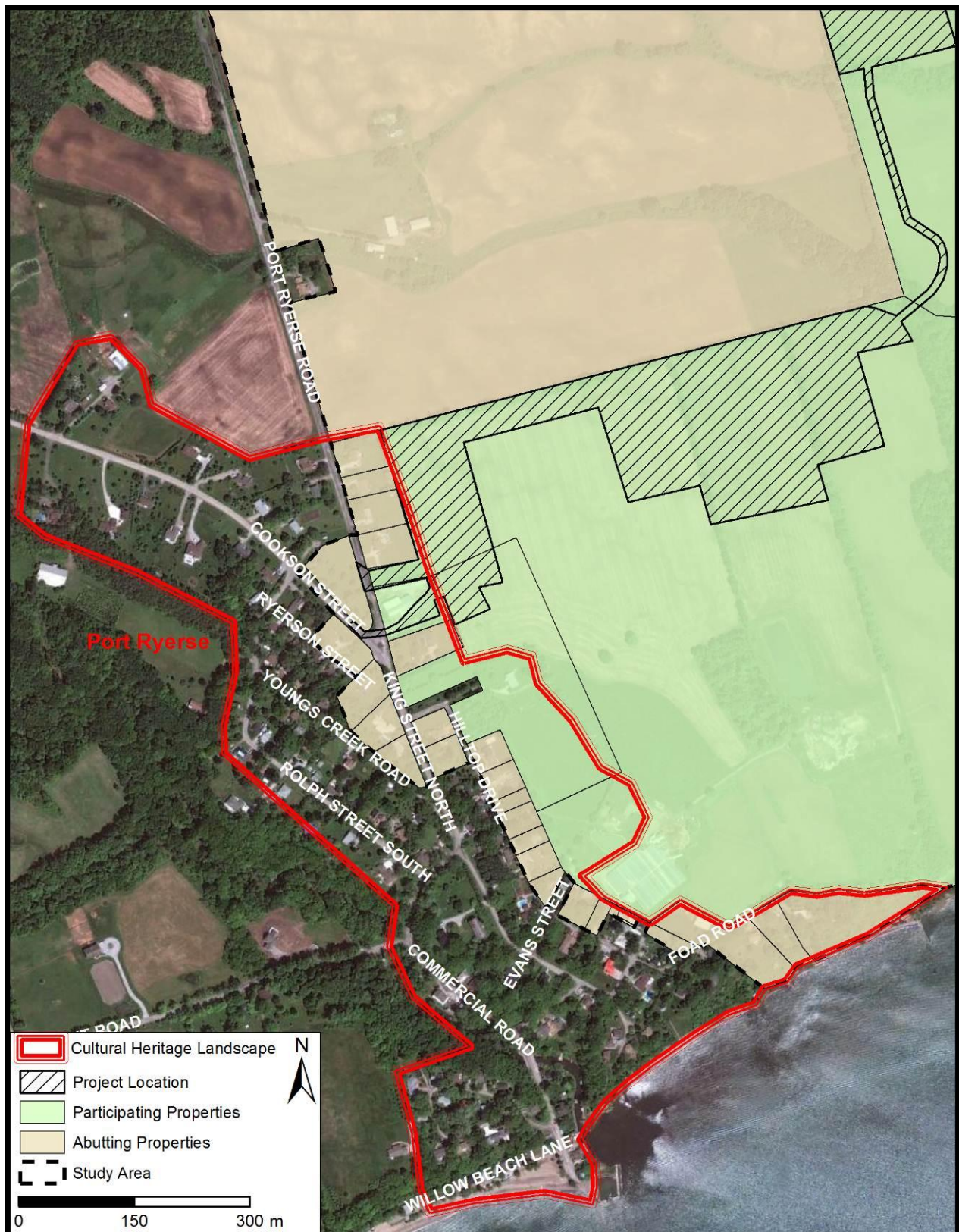
Criteria	Description	Applicable to this Potential CHL?	CHVI Statement(s)
<b>A. Design or Physical Value</b>	1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The Avalon Park Cottages comprise a mixture of modern and historic domestic architecture, and the area is a representative example of a cottage hamlet with a late 19 <sup>th</sup> century origin.
	2. Displays a high degree of craftsmanship or artistic value	No	—
	3. Displays a high degree of technical or scientific achievement	No	—
<b>B. Historical or Associative Value</b>	1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes	The Avalon Park Cottages are directly associated with cottagers—both historic (late 19 <sup>th</sup> century) and modern.
	2. Yields or has the potential to yield information that contributes to the understanding of a community or culture	Yes	This community has the potential to yield valuable information pertaining to late 19 <sup>th</sup> century settlement along the north shore of Lake Erie.

Criteria	Description	Applicable to this Potential CHL?	CHVI Statement(s)
	3. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	—
<b>C. Contextual Value</b>	1. Is important in defining, maintaining or supporting the character of an area	Yes	This community defines the historic ‘cottage community’ character of this part of the Lake Erie shoreline.
	2. Is physically, functionally, visually or historically linked to its surroundings	Yes	The vicinity of Avalon Park is visually, historically, and functionally linked to its surroundings. Southwardly-looking views and vistas (i.e., towards Lake Erie and its shoreline) are of great significance in this locality, and Avalon Park is tied to the shoreline both in terms of origin and function.
	3. Is a landmark	Yes	The community of Avalon Park is a landmark along on the north shore of Lake Erie.

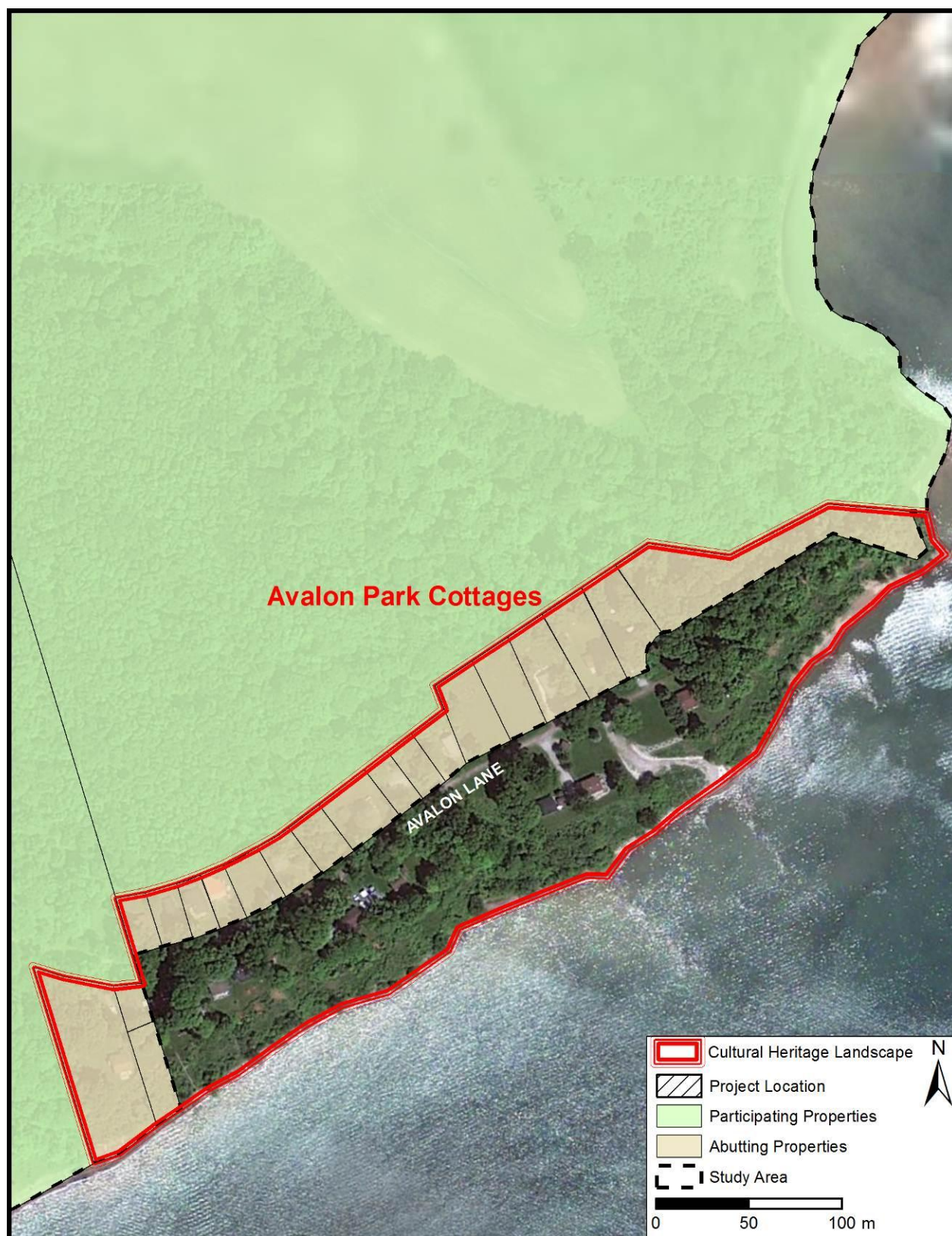
**Table 11: Summary of Heritage Attributes of the Identified CHLs**

Identified CHL	Heritage Attribute(s)
Port Ryerse	Key attributes that embody the heritage value of Port Ryerse include the physical location of the town within its natural and commercial contexts, its historic layout, its component BH resources of CHVI (e.g. those identified in this assessment as well as previously-identified resources such as the Ryerse-Beamer Residence), its associations with Samuel Ryerse and the related commemorative monuments, and the views and vistas towards Lake Erie in the southern part of the community (i.e. south of Creek Side Line and Foad Road).
Avalon Park Cottages	Key attributes that embody the heritage value of the Avalon Park Cottages include its location along the shoreline of Lake Erie, its historic ‘cottage community’ layout, its simple and eclectic collection of domestic architecture, and all associated views and vistas towards the lake.









**Map 21: Location and Extent of Avalon Park Cottages CHL**  
(Google Earth 2012)

## 7.0 EVALUATION OF IMPACTS

According to Section 23 (Heritage Assessment) of O. Reg. 359/09, an impact evaluation must be applied to any identified heritage resources that are identified at the project location and to any Protected Properties that abut the parcel of land on which the project is located. As mentioned in Section 3.2, ARA considers a larger study area as part of its business practice, and evaluates identified heritage resources located on the participating property/properties and on all abutting properties. As Section 6.1 has demonstrated, no Protected Properties were identified within the study area. The evaluation of impacts to the properties with identified BH resources and the identified CHLs appears in Section 7.1–Section 7.2.

As discussed in Section 3.2, impacts can be classified as either direct or indirect impacts. Direct impacts include, but are not limited to, those that physically affect the heritage resources themselves. These can be caused by initial project staging, excavation/levelling operations, construction of access roads, installation of turbine generators and underground lines, maintenance and repairs over the life of the project, and the final decommissioning of the facility. Indirect impacts include, but are not limited to, alterations that are not compatible with the historic fabric and appearance of the area, 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.

A key factor in this evaluation process is the distance between the project location (specifically the proposed project infrastructure) and the heritage resources with CHVI. As stated previously, however, no *Standards and Guidelines* have yet been provided by the MTCS to aid in the determination of minimal separation distances between design elements and heritage resources. Accordingly, all methodological attempts to make use of this quantitative data must rely primarily on subjective criteria and the opinion of qualified heritage professionals.

Through an analysis of the proximity (or lack therefore) of identified heritage resources to proposed project infrastructure, the presence or absence of the types of impacts outlined in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006:3) can be determined. Should impacts be identified, recommendations to avoid, eliminate or mitigate each impact are required by Subsection 23 (1) (3) of O. Reg. 359/09.

### 7.1 Impact Evaluation of Identified BH Resources

The evaluation of the 38 properties with potential BH resources determined that seven of said properties possess CHVI (Property Nos. 4, 18, 20 and 22–25). Three of these resources are located on participating properties (Property Nos. 23–25), and the remaining four are located on abutting properties (Property Nos. 4, 18, 20 and 22). The proximity of proposed project infrastructure to each of these identified heritage resources appears in Table 12.

**Table 12: Minimum Distances between Proposed Project Infrastructure and Identified BH Resources**

Property No.	Address	Type of Property	Minimum Distance to Turbine (m)	Minimum Distance to Substation (m)	Minimum Distance to Collector Lines (m)	Minimum Distance to Project Roads (m)
4	1 King Street North	Abutting	670	154	143	70
18	12 Foad Road	Abutting	720	553	615	602
20	37 Gilbert Road	Abutting	883	1,520	885	503
22	127 Gilbert Road	Abutting	632	1,420	630	176
23	134 Gilbert Road	Participating	572	1,416	545	61
24	126 Gilbert Road	Participating	509	1,345	494	113
25	189 Gilbert Road	Participating	604	1,644	495	317

As Table 12 demonstrates, these heritage resources are located at least 509 m away from the proposed turbines (the closest resource is located on Property No. 24), at least 154 m away from the proposed substation (the closest resource is located on Property No. 4), at least 143 m away from the proposed collector lines (the closest resource is located on Property No. 4), and at least 61 m away from the proposed project roads (the closest resource is located on Property No. 23). These data are essential for the accurate identification of direct and indirect impacts.

As discussed in Section 3.2, the definitions of negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCL 2006:3) can be effectively adapted into criteria for identifying both types of impacts. The results of this evaluation of impacts to the four properties with identified BH resources are summarized in Table 13.

**Table 13: Impact Evaluation of Identified BH Resources**  
(Adapted from MCL 2006:3)

Type of Negative Impact	Applicable to Properties with Identified BH Resources?	Comments
Destruction of any, or part of any, significant heritage attributes	No	There will be no destructive impacts whatsoever to any of the heritage attributes of these resources, as all proposed project infrastructure is at least 61 m away (see Table 12).



Type of Negative Impact	Applicable to Properties with Identified BH Resources?	Comments
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	No	The proposed infrastructure involves alterations that are compatible with the historic fabric and appearance of the subject resources. Although the addition of turbine towers, blades, nacelles and other infrastructure will modify the appearance of the landscape in vicinity of the project location, these project elements will by no means negatively impact the heritage attributes of the identified BH resources. As Table 8 demonstrates, these attributes are largely defined by intrinsic values (i.e. those rooted in their design, age, integrity, etc.). These values will continue to exist with or without the addition of the proposed infrastructure.
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 will be cast near any of the identified heritage resources. Project roads cast no shadows, the proposed substation will be at least 154 m away, and the turbines will be at least 509 m away (see Table 12). The proposed electrical lines will be at least 143 m away from the resources, and will join the network of roadside electrical wiring that already defines the area. The heritage attributes of the resources will therefore be unaffected by the project.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship	No	None of the heritage attributes outlined in Table 8 will be isolated from its surrounding environment, context or significant relationship.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No	The proposed project infrastructure will not result in the direct or indirect obstruction of any significant views or vistas within, from, or of built and natural features associated with the BH resources. As Table 8 demonstrates, significant views and vistas are not heritage attributes of any of the seven properties with identified heritage resources.
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	No rezoning will occur; open space/agricultural lands remain. All lands to be used as temporary staging and work areas will be restored to their pre-construction condition.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	No	These potential impacts have been addressed in separate environmental and archaeological reports (e.g., ARA 2012a; ARA 2012b).

As Table 13 summarizes, the three heritage resources identified on the participating properties (Property No. 23–25) and the four heritage resources identified on the abutting properties (Property Nos. 4, 18, 20 and 22) will not be negatively impacted by the Port Ryerse Wind Power Project.

## 7.2 Impact Evaluation of Identified CHLs

As mentioned in Section 6.5, Port Ryerse and the Avalon Park Cottages were identified as CHLs. The Port Ryerse CHL, located along the southwestern limits of the study area, is at least 481 m away from the proposed turbines and at least 10 m away from the proposed substation. Parts of the proposed project roads and collector lines do fall within the limits of this identified CHL, however, but in this area these project elements will meet with existing infrastructure. The Avalon Park Cottages CHL, located southeast of the study area, is at least 575 m away from the proposed turbines, at least 1,060 m away from the proposed substation, at least 520 m away from the proposed collector lines, and at least 615 m away from the proposed project roads. These data are essential for the accurate identification of direct and indirect impacts.

As discussed in Section 3.2, the definitions of negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCL 2006:3) can be effectively adapted into criteria for identifying both types of impacts. The evaluation of impacts to the identified CHLs in the vicinity of the study area is summarized in Table 14.

**Table 14: Impact Evaluation of the Identified CHLs**  
(Adapted from MCL 2006:3)

Type of Negative Impact	Applicable to Port Ryerse or the Avalon Park Cottages?	Comments
Destruction of any, or part of any, significant heritage attributes	No	There will be no destructive impacts whatsoever to any of the heritage attributes of these CHLs (see Table 11). In the case of Port Ryerse, the collector lines and project roads that traverse the limits of the CHL will meet with existing infrastructure.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	No	The proposed infrastructure involves alterations that are compatible with the historic fabric and appearance of these CHLs. Although the addition of turbine towers, blades, nacelles and other infrastructure will modify the appearance of the landscape in vicinity of the project location, these project elements will by no means negatively impact the heritage attributes of Port Ryerse and the Avalon Park Cottages (see Table 11). The addition of turbines at least 481 m to the northeast of Port Ryerse and at least 575 m to the northwest of the Avalon Park Cottages will not result in unsympathetic or incompatible alterations to their layouts, locations or component architecture.
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 such shadows will be cast near any of the heritage attributes of these CHLs. The proposed turbines are at least 481 m away from Port Ryerse and at least 575 m away from the Avalon Park Cottages. Project roads cast no shadows, the proposed collector lines will meet with existing infrastructure in the vicinity of Port Ryerse.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship	No	None of the heritage attributes outlined in Table 11 will be isolated from its surrounding environment, context or significant relationship.

Type of Negative Impact	Applicable to Port Ryerse or the Avalon Park Cottages?	Comments
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No	The proposed project infrastructure will not result in the direct or indirect obstruction of any significant views or vistas within, from, or of built and natural features associated with these CHLs. The visual links between Port Ryerse, the Avalon Park Cottages and their respective landscape will not be disrupted by the proposed project, as all of the significant views and vistas are oriented to the south (i.e., towards Lake Erie) rather than to the east or north (i.e., towards the project location).
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 project will not result in any change in land use for these CHLs.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	No	These potential impacts have been addressed in separate environmental and archaeological reports (e.g., ARA 2012a; ARA 2012b).

As Table 14 summarizes, the CHLs of Port Ryerse and the Avalon Park Cottages will not be negatively impacted by the Port Ryerse Wind Power Project.

## 8.0 CONCLUSIONS AND RECOMMENDATIONS

The heritage assessment for the Port Ryerse Wind Power Project encompassed a study area consisting of the proposed project location, the participating properties, and all abutting/adjacent properties. No Protected Properties were identified within this study area, although 38 properties with potential BH resources (Property Nos. 1–38), and two potential CHLs (Port Ryerse and the Avalon Park Cottages) were recognized.

All of these potential heritage resources were tested against the criteria of O. Reg. 9/06. The results of the evaluation demonstrated that seven of the properties with potential BH resources have CHVI (Property Nos. 4, 18, 20 and 22–25), and that both of the potential CHLs also have CHVI. The majority of these identified heritage resources met several of the criteria established in O. Reg. 9/06.

All potential project impacts to the properties with identified BH resources within the study area and all nearby identified CHLs were then evaluated. The results of these evaluations can be summarized as follows:

- Three of the seven properties with identified BH resources are located on participating properties (Property Nos. 23–25), and the remaining four are located on abutting properties (Property Nos. 4, 18, 20 and 22). These heritage resources are located at least

509 m away from the proposed turbines (the closest resource is located on Property No. 24), at least 154 m away from the proposed substation (the closest resource is located on Property No. 4), at least 143 m away from the proposed collector lines (the closest resource is located on Property No. 4), and at least 61 m away from the proposed project roads (the closest resource is located on Property No. 23). After the project impact analysis, no direct or indirect impacts were identified that would negatively affect any of the heritage attributes of these identified BH resources.

- The Port Ryerse CHL, located along the southwestern limits of the study area, is at least 481 m away from the proposed turbines and at least 10 m away from the proposed substation. Parts of the proposed project roads and collector lines do fall within the limits of this identified CHL, however, but in this area these project elements will meet with existing infrastructure. The Avalon Park Cottages CHL, located southeast of the study area, is at least 575 m away from the proposed turbines, at least 1,060 m away from the proposed substation, at least 520 m away from the proposed collector lines, and at least 615 m away from the proposed project roads. After the project impact analysis, no direct or indirect impacts were identified that would negatively affect any of the heritage attributes of the identified CHLs.

Given that this study has 1) identified no Protected Properties within the study area; 2) documented all potential BH resources and CHLs on the participating and abutting properties; 3) identified multiple heritage resources with CHVI based on the criteria in O. Reg. 9/06; 4) evaluated all potential direct and indirect impacts to all of the identified heritage resources; and 5) found that the project will not negatively impact any of these resources, ARA recommends that the Port Ryerse Wind Power Project be released from further heritage concerns. It is the considered opinion of ARA that the previously-unrecognized heritage resources with CHVI discussed in this assessment *may* be worthy of inclusion on a municipal heritage register.



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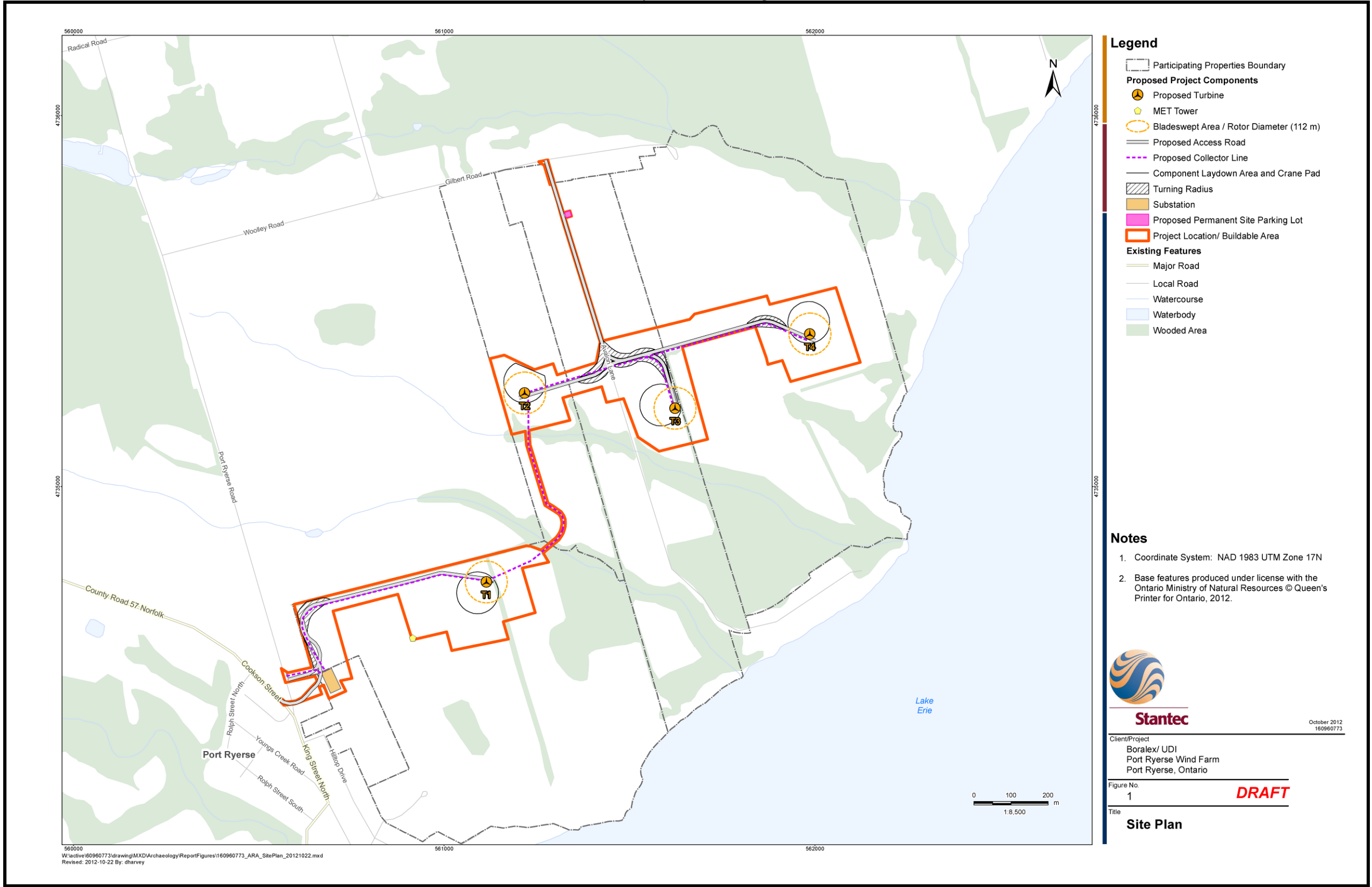


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## **APPENDICES**


Appendix A: Project Mapping for the Port Ryerse Wind Power Project  
(Provided by Stantec Consulting Ltd.)



## **Appendix B: Potential BH Resource Inventory and CHVI Evaluation Results**



**PROPERTY NO. 1**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	68 Port Ryerse Road
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Ranch Bungalow
<b>Date(s)</b>	ca. 1955–1975
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 2**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	36 Port Ryerse Road
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Split Level (Side Split)
<b>Date(s)</b>	ca. 1955–2000
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.


**PROPERTY NO. 3**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	30 Port Ryerse Road
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Ranch
<b>Date(s)</b>	ca. 1955–1990
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 4**


DESCRIPTION OF PROPERTY	
<b>Street Address</b>	1 King Street North
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Gothic Revival
<b>Date(s)</b>	ca. 1865–1900
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A representative example of a Gothic Revival structure with its front gable, steeply pitched roof, transom over the centred entrance and keystone arches over the windows.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses CHVI.
<b>Heritage Attributes</b>	Key attributes that embody the heritage value of this Gothic Revival residence include its front gable, steeply pitched roof, transomed door and keystone arch windows.
<b>Impact Evaluation</b>	No project impacts.




**PROPERTY NO. 5**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	2 King Street North
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 6**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	3 King Street North
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Suburban Chateau
<b>Date(s)</b>	Post-1990
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.


**PROPERTY NO. 7**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	5 King Street North
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Ranch Bungalow
<b>Date(s)</b>	ca. 1955–1975
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 8**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	2 Hilltop Drive
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Mid-century Modern
<b>Date(s)</b>	ca. 1950–1975
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.



**PROPERTY NO. 9**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	6 Hilltop Drive
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Split Level (Backsplit)
<b>Date(s)</b>	ca. 1955–1975
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 10**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	8 Hilltop Drive
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Mid-century Modern
<b>Date(s)</b>	ca. 1950–1970
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 11**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	10 Hilltop Drive
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 12**


DESCRIPTION OF PROPERTY	
<b>Street Address</b>	12 Hilltop Drive
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.



**PROPERTY NO. 13**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	14 Hilltop Drive
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 14**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	3 Evans Street
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.


**PROPERTY NO. 15**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	7 Clarence Street
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 16**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	9 Clarence Street
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.



**PROPERTY NO. 17**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	8 Clarence Street
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 18**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	12 Foad Road
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Loyalist (?)
<b>Date(s)</b>	ca. 1777–1830
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	House appears to be a very early structure for the area, possibly dating to the initial settlement period. Characteristic of the some of the grander structures of Loyalist style, it features large massing, small windows and what appears to be timber construction.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	The structure is a tangible reminder of the earliest settlement of the area.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area	✓	Contributes to the heritage character of Port Ryerse.
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

<b>RESULTS OF HERITAGE ASSESSMENT</b>	
<b>CHVI Evaluation</b>	Property possesses CHVI.
<b>Heritage Attributes</b>	The massing, timber construction, and sheer age of the structure comprise its most significant intrinsic heritage values. Given that it serves as a touchstone to the earliest settlement of the area and contributes to the heritage character of Port Ryerse, its historic location is also significant.
<b>Impact Evaluation</b>	No project impacts.

**PROPERTY NO. 19**


DESCRIPTION OF PROPERTY	
<b>Street Address</b>	Foad Road (Part of Lot 3, Broken Front; no address posted)
<b>Community</b>	Port Ryerse
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	No project impacts.




**PROPERTY NO. 20**

DESCRIPTION OF PROPERTY	
Street Address	37 Gilbert Road
Community	N/A
Location	Norfolk County
Type of Property	Horse farm property with one potential Built Heritage resource
Architectural Style(s)	Gothic Revival
Date(s)	ca. 1865–1900
Photo(s)	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	Characteristic of many Gothic revival homes, this one is constructed on a “L” plan, and features “6 over 6” sash windows with voussoirs.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This structure appears as the homestead of E. Gilbert in the <i>Illustrated Atlas</i> (1877).
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Property possesses CHVI.
Heritage Attributes	The design values of this house include its ‘L’ plan, its “6 over 6” sash windows and voussoirs. Given that the house appears as the homestead of E. Gilbert in the <i>Illustrated Atlas</i> (1877), its historic location is also significant.
Impact Evaluation	No project impacts.



**PROPERTY NO. 21**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	88 Gilbert Road
<b>Community</b>	N/A
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.


**PROPERTY NO. 22**

DESCRIPTION OF PROPERTY		
Street Address	127 Gilbert Road	
Community	N/A	
Location	Norfolk County	
Type of Property	Agricultural property with two potential Built Heritage resources	
Architectural Style(s)	Neo-Classical	Central Ontario Barn (Gable-Roof Type)
Date(s)	ca. 1810–1850	ca. 1860–1880
Photo(s)		
	(Photo taken on June 26, 2012)	(Photo taken on June 26, 2012)

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	The house may date to the original settlement period. Character-defining elements here include a front portico and “12 over 8” sash windows. The barn is a small-ish example of the gable-roof type Central Ontario Barn, featuring post and beam construction, though it lacks a rubble stone foundation.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	This structure appears as the homestead of W. Gilbert in the <i>Illustrated Atlas</i> (1877).
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses CHVI.
<b>Heritage Attributes</b>	Character-defining elements of the house include “12 over 8” sash windows and the front portico. The post and beam construction of the barn, and its gable roof, are its principal heritage attributes. Given that the house appears as the homestead of W. Gilbert in the <i>Illustrated Atlas</i> (1877), its historic location is also significant.
<b>Impact Evaluation</b>	No project impacts.

**PROPERTY NO. 23**



DESCRIPTION OF PROPERTY	
<b>Street Address</b>	134 Gilbert Road
<b>Community</b>	N/A
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Gothic Revival
<b>Date(s)</b>	ca. 1865–1900
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	A good local example of Gothic Revival style with a front gable, a steeply pitched roofline, an arched window in the gable and board and batten cladding.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses CHVI.
<b>Heritage Attributes</b>	The heritage attributes of the structure include its front gable (with arched window), a steeply pitched roofline, and its board and batten cladding.
<b>Impact Evaluation</b>	No project impacts.



**PROPERTY NO. 24**

DESCRIPTION OF PROPERTY		
Street Address	126 Gilbert Road	
Community	N/A	
Location	Norfolk County	
Type of Property	Agricultural property with two potential Built Heritage resources	
Architectural Style(s)	Vernacular	Barn
Date(s)	ca. 1850–1900	Unknown
Photo(s)	 <p>(Photo taken on June 26, 2012)</p>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	The house is an interesting vernacular structure that is built on an “L” shaped plan and features eave returns, yet lacks the steeply pitched roofline of a Gothic cottage. It features “6 over 6” sash windows on the second floor and “12 over 8” sash windows on the first. The bricks in the structure may be handmade. The barn is built in a “saltbox” style and is of indeterminate age.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

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<b>RESULTS OF HERITAGE ASSESSMENT</b>	
<b>CHVI Evaluation</b>	Property possesses CHVI.
<b>Heritage Attributes</b>	Significant heritage values of the house include its L-shaped plan, eave returns, and small paned (“6 over 6”, “12 over 8”) sash windows. The barn is unique for its “saltbox” form.
<b>Impact Evaluation</b>	No project impacts.

**PROPERTY NO. 25**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	189 Gilbert Road
<b>Community</b>	N/A
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Agricultural property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Edwardian
<b>Date(s)</b>	ca. 1900–1920
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	This house is a fair example of an Edwardian structure, albeit with a modern addition attached. It features a red brick façade, a hipped roof with wide eaves, and sidelights to either side of the front door.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses CHVI.
<b>Heritage Attributes</b>	The heritage values of the structure include its red brick façade, hipped roof with wide eaves, and sidelights to either side of the front door.
<b>Impact Evaluation</b>	No project impacts.

**PROPERTY NO. 26**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	502 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 27**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	504 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.



**PROPERTY NO. 28**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	501 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 29**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	505 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 30**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	507 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 31**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	509 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 32**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	517 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.



**PROPERTY NO. 33**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	519 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 34**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	521 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 35**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	523 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 36**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	529 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

**PROPERTY NO. 37**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	531 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.



**PROPERTY NO. 38**

DESCRIPTION OF PROPERTY	
<b>Street Address</b>	533 Avalon Lane
<b>Community</b>	Avalon Park
<b>Location</b>	Norfolk County
<b>Type of Property</b>	Residential property with one potential Built Heritage resource
<b>Architectural Style(s)</b>	Vernacular Recreational Cottage
<b>Date(s)</b>	20 <sup>th</sup> century (ca. 1920–1970)
<b>Photo(s)</b>	 <p>(Photo taken on June 26, 2012)</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area		
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
<b>CHVI Evaluation</b>	Property possesses no CHVI.
<b>Heritage Attributes</b>	None.
<b>Impact Evaluation</b>	Not required.

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**Appendix C: Qualifications and Experience of P. Racher**  
(as required by Subsection 23 (2.1) (a) of O. Reg. 359/09)

Paul Racher is Vice-President, Operations of ARA and teaches Cultural Resource Management at Wilfrid Laurier University (WLU). He has a B.A. in Prehistoric Archaeology from WLU and an M.A. in anthropology from McMaster University. He began his career as a heritage professional in 1986. Over the two and a half decades since, he has overseen the completion of several hundred archaeological and cultural heritage contracts. He holds professional archaeological licence #P-007 with the MTCS. Paul is an Associate of the Heritage Resources Centre, a heritage think tank at the University of Waterloo, and a professional member of the Canadian Association of Heritage Professionals (CAHP). He is RAQS-approved in the Heritage/Archaeology specialty with MTO.