
Appendix I

CULTURAL HERITAGE CHECKLIST AND CULTURAL HERITAGE EVALUATION REPORT



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PROJECT REFERENCE: 2021-136

July 11, 2022

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Cultural Heritage Checklist - New Dundee Pumping Station Class Environmental Assessment

Introduction

Parslow Heritage Consultancy Inc. (PHC Inc.) was retained by R.V. Anderson Limited (R.V. Anderson) to prepare a Cultural Heritage Checklist in support of the Iron and Manganese Treatment Upgrades as part of the New Dundee Municipal Class Environmental Assessment. The current and proposed expansion of the New Dundee Pumping Station site area is located at 156 Alderview Drive and 328 Main Street, Wilmot, ON, on part Lot 4 and 5, Concession 3 Block A, in the Geographic Township of Wilmot, County of Waterloo, now in the Township of Wilmot, Regional Municipality of Waterloo (see Image 1). The Project area for this checklist includes the New Dundee Pumping Station property (current location and proposed expansion) and all properties immediately adjacent to the site area (see Figure 1 in Appendix B).

Various sources of information were consulted to assist with completion of the checklist. These sources of information include:

- ▶ historic atlas' and maps;
- ▶ aerial imagery
- ▶ internet sources
- ▶ municipal Heritage Registers (Wilmot & Kitchener); and
- ▶ provincial Heritage Sources (MHSTCI & OHT).

Checklist Results

The Checklist (see Appendix A), attached as part of this letter, has three parts: screening for known cultural heritage resources; screening for potential heritage resources; and, other considerations, such as Indigenous Land use.

Screening for Known Cultural Heritage Resources

In reviewing the municipal heritage register for both Wilmot and Kitchener, it is determined that there are no designated or listed municipal or provincial cultural heritage resources within the New Dundee site area or Project area¹.

Screening for Potential Heritage Resources

In reviewing the New Dundee site area, or Project area, for potential heritage resources, it is determined that the entire Project area:

- ▶ is not the subject of a municipal, provincial or federal commemorative or interpretive plaque,
- ▶ is not adjacent to a known burial site and/or cemetery; and,
- ▶ is not in, or near, a Canadian Heritage River watershed.

When determining whether the New Dundee site area, or Project area, contains any buildings or structures that are 40 or more years old, a desktop review, using Google Streetview determined that there are six properties adjacent to the New Dundee Pumping Station site area that are potentially over 40 years of age: 182 Alderview Drive (Image 2); 163 Alderview Drive (Image 3); 157 Alderview Drive (Image 4); 137 Alderview Drive (Image 5); 96 Alderview Drive (Image 6); and 328 Main Street (Image 7 and 8).



Image 1: Current New Dundee Pumping Station site area located at 156 Alderview Drive.

¹ [History of Wilmot Township - Wilmot Township](#) Accessed 04 April, 2022.

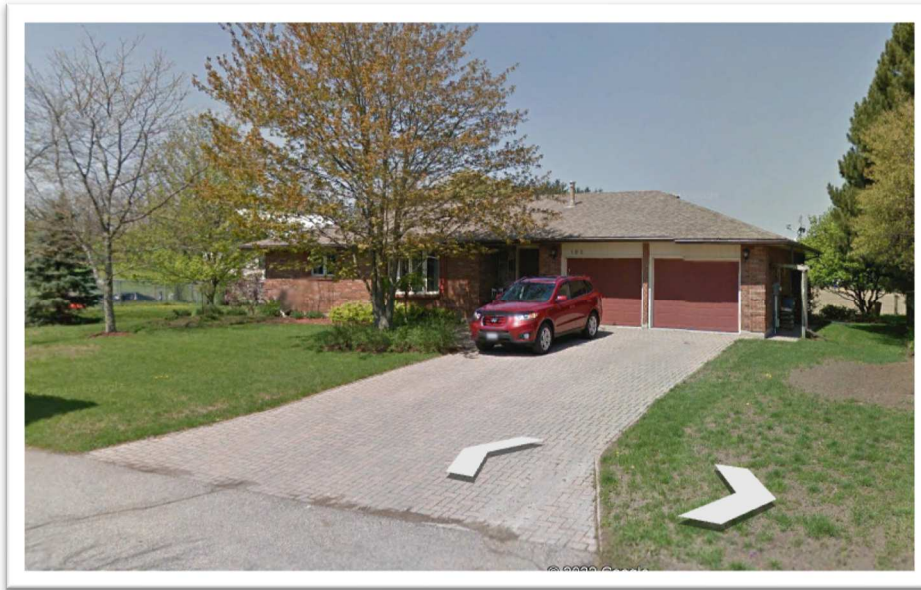


Image 2: 152 Alderview Drive, property adjacent to (west) current New Dundee Pumping Station. Mid-20th century residence.

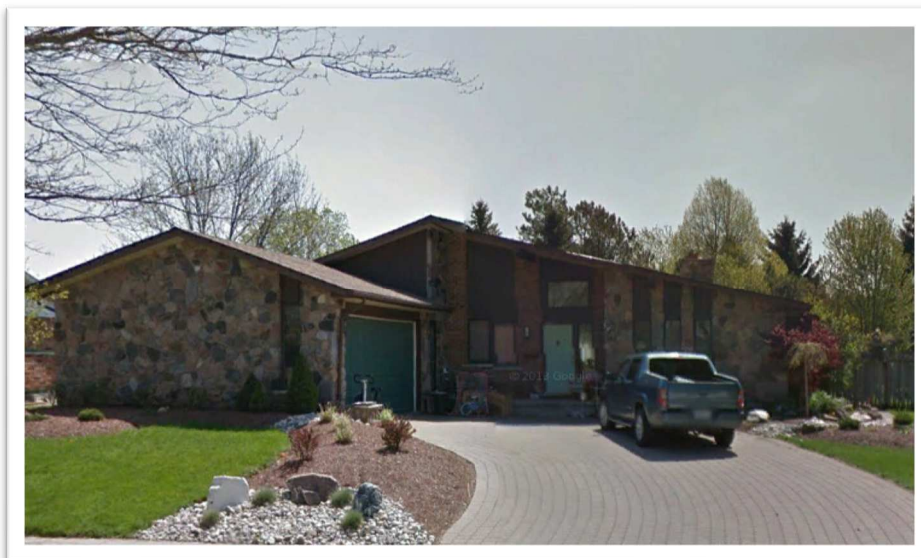


Image 3: 163 Alderview Drive, property adjacent to current New Dundee Pumping Station. Mid-20th century residence.

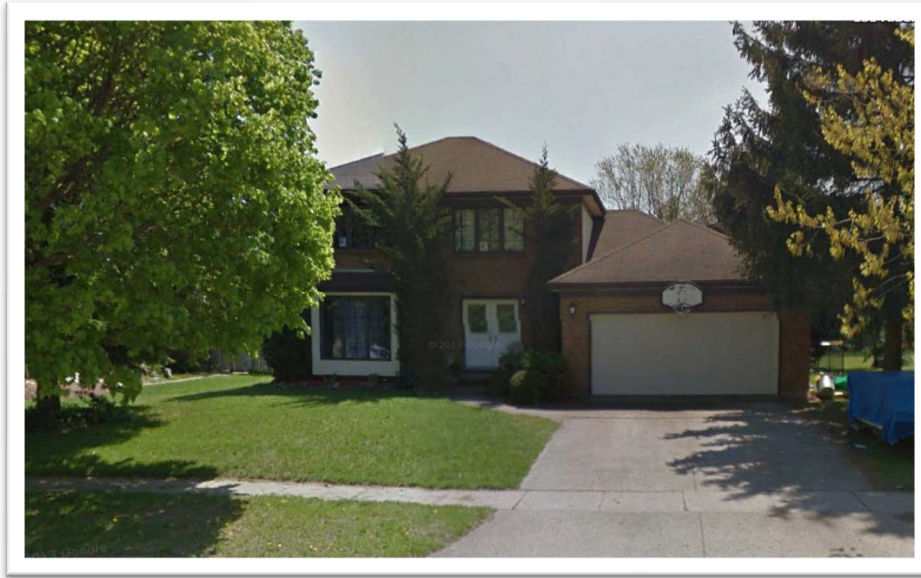


Image 4: 157 Alderview Drive, property adjacent (south) to current New Dundee Pumping Station. Mid-20th century residence.



Image 45 137 Alderview Drive, property adjacent (south) to current New Dundee Pumping Station. Mid-20th century residence.



Image6: 96 Alderview Drive, property adjacent to (east) current New Dundee Pumping Station. Mid-20th century residence.



Image 7: 328 Main Street, property adjacent to (north) current New Dundee Pumping Station. Mid- to late-19th century farmstead.

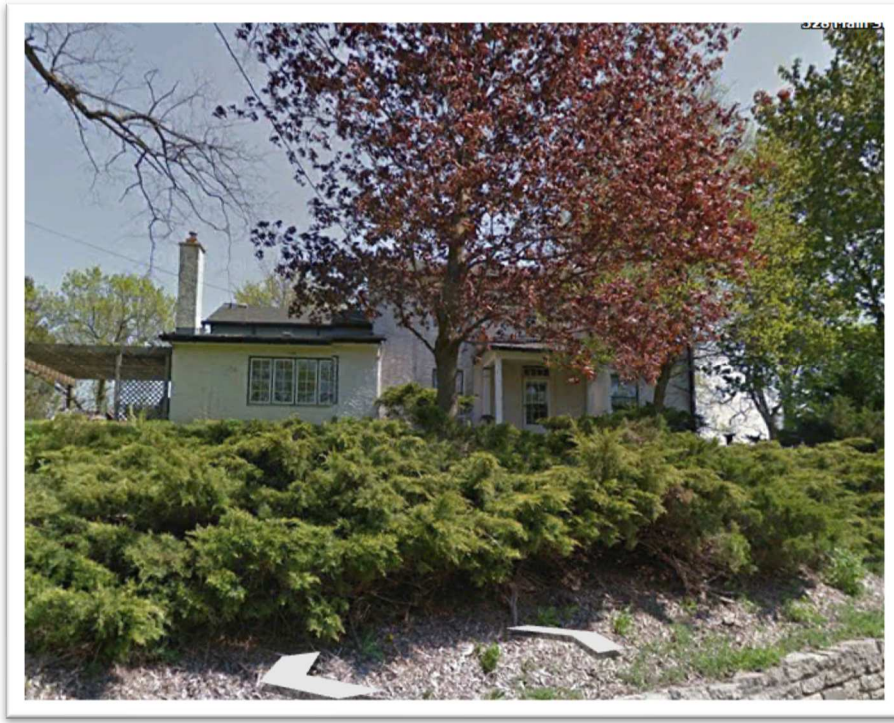


Image 8: 328 Main Street, property adjacent to (north) current New Dundee Pumping Station. Mid- to late-19th century farmstead.

While all properties along Alderview Drive are most likely 40 years of age or older, it is the opinion of the author that they do not retain cultural heritage value or interest and that further investigation into these properties is not required as part of the Class EA.

328 Main Street likely has cultural heritage value or interest. While it is not on the Township of Wilmot's listed heritage properties, the barn dates to ~ca. 1824², and there is associated house and cultural heritage landscape associated with the barn. The barn is visible from Alderview Drive. Furthermore, the proposed location of the Iron and Manganese Treatment Upgrades will require the severance of a portion of the 328 Main Street property (see Figure 2, Appendix B).

According to the Cultural Heritage Checklist:

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

² Stage 1 Archaeological Assessment for the New Dundee Water Supply System Iron and Manganese Water Treatment Upgrades Municipal Class Environmental Assessment Located at 156 Alderview Drive and Extending 1000 Metres in all Directions Within Part of Lots 4-5, Concession 2 Block A and Part of Lots 4-7, Concessions 3-4 Block A In the Geographic Township of Wilmot Former County of Waterloo Now in the Township of Wilmot Regional Municipality of Waterloo ON (Archaeoworks 2020).

You need to hire a qualified person(s) to undertake:

- ▶ *a Cultural Heritage Evaluation Report (CHER)*

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- ▶ *a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts*

In reviewing H. Parsell & Co.'s 1881 Illustrated Atlas of the County of Waterloo – Township of Wilmot and Tremaine's 1861 Map of the County of the County of Waterloo – Township of Wilmot, there are no structures on the property. However, the 1927 topographic map shows a residence on the property; and 1954 historical aerial imagery show the residence and barn located at 328 Main Street. It should be noted that earlier mapping, such as the 1861 and 1881 Illustrated Atlas and Maps were subscription based and one needed to pay to have residences illustrated on their property.

Other Considerations

In reviewing the criteria to consider other information in determining cultural heritage value or interest, it is acknowledged by Wilmot Township that the Township is located on the traditional territory of the Neutral, Anishnaabeg, Haudenosaunee, and Mississauga peoples³. The Shingletown Wells site area, or Project area, is not considered a landmark or contains any structures or sites that are important in defining the character of the area; does not have a special association with a community, person, or historical event; or is a cultural landscape for the Indigenous communities.

Summary

Based on the results of the checklist, it is determined that there is one potential heritage property adjacent to the New Dundee site area. 328 Main Street contains a barn that dates to ~ca. 1824, and there is an associated house and cultural heritage landscape associated with the barn. Furthermore, the barn is visible from Alderview Drive.

While it is not completely evident that there will be any impacts, negative or positive, to the property located at 328 Main Street, a Heritage Impact Assessment to determine any potential impacts and recommend mitigations would address this question.

Recommendations

Based on the preliminary findings of the Cultural Heritage Checklist, it is recommended that a Cultural Heritage Evaluation for the property located at 328 Main Street be completed during the design phase of the development; and, if found to have cultural heritage value or interest, a *scoped* Heritage Impact Assessment of the barn and surrounding landscape for the property located at 328 Main Street, New Dundee be completed.

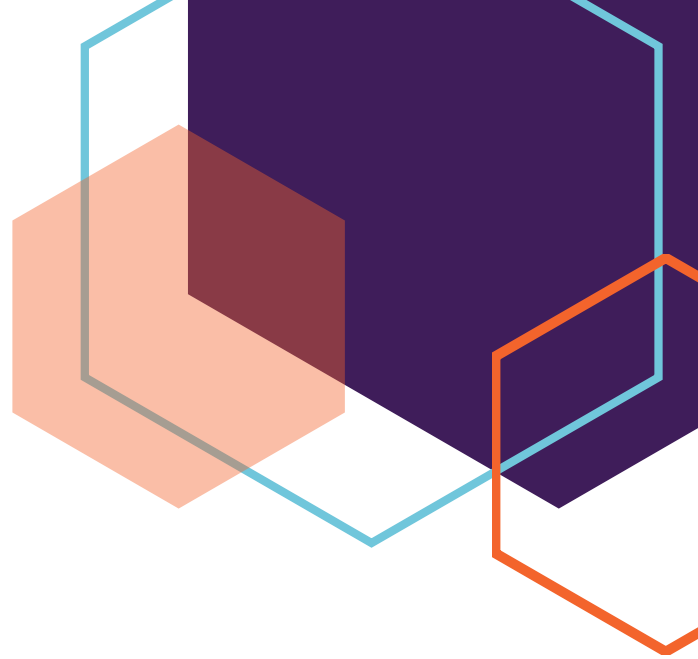
Sincerely,

A handwritten signature in black ink, appearing to read 'Carla Parslow', written in a cursive style.

Carla Parslow, PhD, CAHP, RPA #4803

President

Appendix A



Checklist

Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes

A Checklist for the Non-Specialist

The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
 - is a recognized heritage property
 - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name

New Dundee Pumping Station Municipal Class Environmental Assessment

Project or Property Location (upper and lower or single tier municipality)

156 Alderville Dr., Part Lots 4 & 5, Con. 3, Block A, Geographic Township of Wilmot, Waterloo Reg.

Proponent Name

R.V. Anderson on behalf of the Region of Waterloo

Proponent Contact Information

Jonathan Rudyk : JRudyk@rvanderson.com

Screening Questions

	Yes	No
1. Is there a pre-approved screening checklist, methodology or process in place?	☐	☒

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

	Yes	No
2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?	☐	☒

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

	Yes	No
3. Is the property (or project area):		
a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value?	☐	☒
b. a National Historic Site (or part of)?	☐	☒
c. designated under the <i>Heritage Railway Stations Protection Act</i> ?	☐	☒
d. designated under the <i>Heritage Lighthouse Protection Act</i> ?	☐	☒
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	☐	☒
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	☐	☒

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	☐	☒
b. has or is adjacent to a known burial site and/or cemetery?	☐	☒
c. is in a Canadian Heritage River watershed?	☐	☒
d. contains buildings or structures that are 40 or more years old?	☒	☐

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	☐	☒
b. has a special association with a community, person or historical event?	☐	☒
c. contains or is part of a cultural heritage landscape?	☐	☒

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's [Ontario Heritage Toolkit](#) or [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's [Standards & Guidelines for Conservation of Provincial Heritage Properties](#) [s.B.2.]

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

Note: Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

3a. Is the property (or project area) identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value e.g.:

- i. designated under the *Ontario Heritage Act*
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)

Individual Designation – Part IV

A property that is designated:

- by a municipal by-law as being of cultural heritage value or interest [s.29 of the *Ontario Heritage Act*]
- by order of the Minister of Tourism, Culture and Sport as being of cultural heritage value or interest of provincial significance [s.34.5]. **Note:** To date, no properties have been designated by the Minister.

Heritage Conservation District – Part V

A property or project area that is located within an area designated by a municipal by-law as a heritage conservation district [s. 41 of the *Ontario Heritage Act*].

For more information on Parts IV and V, contact:

- municipal clerk
- [Ontario Heritage Trust](#)
- local land registry office (for a title search)

ii. subject of an agreement, covenant or easement entered into under Parts II or IV of the *Ontario Heritage Act*

An agreement, covenant or easement is usually between the owner of a property and a conservation body or level of government. It is usually registered on title.

The primary purpose of the agreement is to:

- preserve, conserve, and maintain a cultural heritage resource
- prevent its destruction, demolition or loss

For more information, contact:

- [Ontario Heritage Trust](#) - for an agreement, covenant or easement [clause 10 (1) (c) of the *Ontario Heritage Act*]
- municipal clerk – for a property that is the subject of an easement or a covenant [s.37 of the *Ontario Heritage Act*]
- local land registry office (for a title search)

iii. listed on a register of heritage properties maintained by the municipality

Municipal registers are the official lists - or record - of cultural heritage properties identified as being important to the community.

Registers include:

- all properties that are designated under the *Ontario Heritage Act* (Part IV or V)
- properties that have not been formally designated, but have been identified as having cultural heritage value or interest to the community

For more information, contact:

- municipal clerk
- municipal heritage planning staff
- municipal heritage committee

iv. subject to a notice of:

- intention to designate (under Part IV of the *Ontario Heritage Act*)
- a Heritage Conservation District study area bylaw (under Part V of the *Ontario Heritage Act*)

A property that is subject to a **notice of intention to designate** as a property of cultural heritage value or interest and the notice is in accordance with:

- section 29 of the *Ontario Heritage Act*
- section 34.6 of the *Ontario Heritage Act*. **Note:** To date, the only applicable property is Meldrum Bay Inn, Manitoulin Island. [s.34.6]

An area designated by a municipal by-law made under section 40.1 of the *Ontario Heritage Act* as a **heritage conservation district study area**.

For more information, contact:

- municipal clerk – for a property that is the subject of notice of intention [s. 29 and s. 40.1]
- [Ontario Heritage Trust](#)

- v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at registrar@mtc.gov.on.ca.

3b. Is the property (or project area) a National Historic Site (or part of)?

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the [National Historic Sites website](#).

3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the [Directory of Designated Heritage Railway Stations](#).

3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the [Heritage Lighthouses of Canada](#) website.

3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the [Federal Heritage Buildings Review Office](#).

See a [directory of all federal heritage designations](#).

3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – [World Heritage Site website](#).

Part B: Screening for potential Cultural Heritage Value

4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations

For more information, contact:

- [municipal heritage committees](#) or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's [Heritage directory](#) – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a [list of plaques](#) commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a [list of plaques](#) commemorating Canada's history

4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a [database of registered cemeteries](#)
- Ontario Genealogical Society (OGS) – to [locate records of Ontario cemeteries](#), both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to [locate early cemeteries](#)

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the [Canadian Heritage River System](#).

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

Note: 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide [Heritage Property Evaluation](#).

Part C: Other Considerations

5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

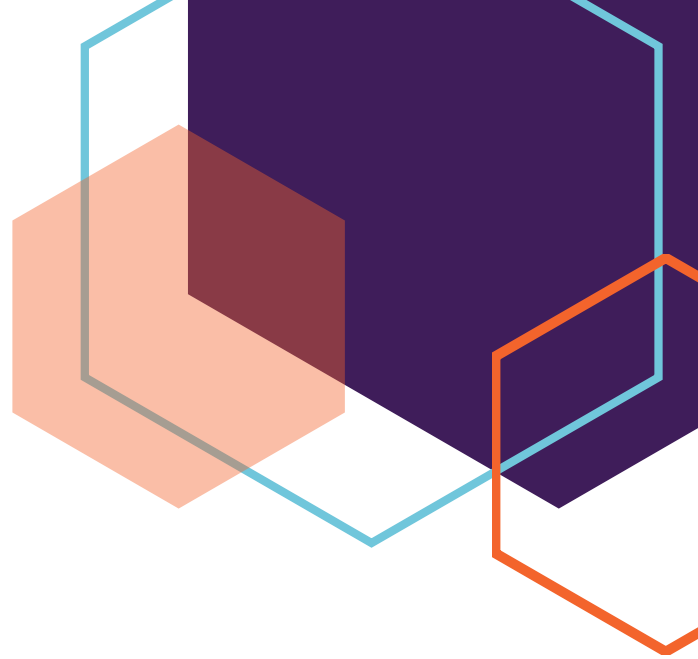
- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- [municipal heritage committees](#) or local heritage organizations
- Ontario Historical Society's "[Heritage Directory](#)" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

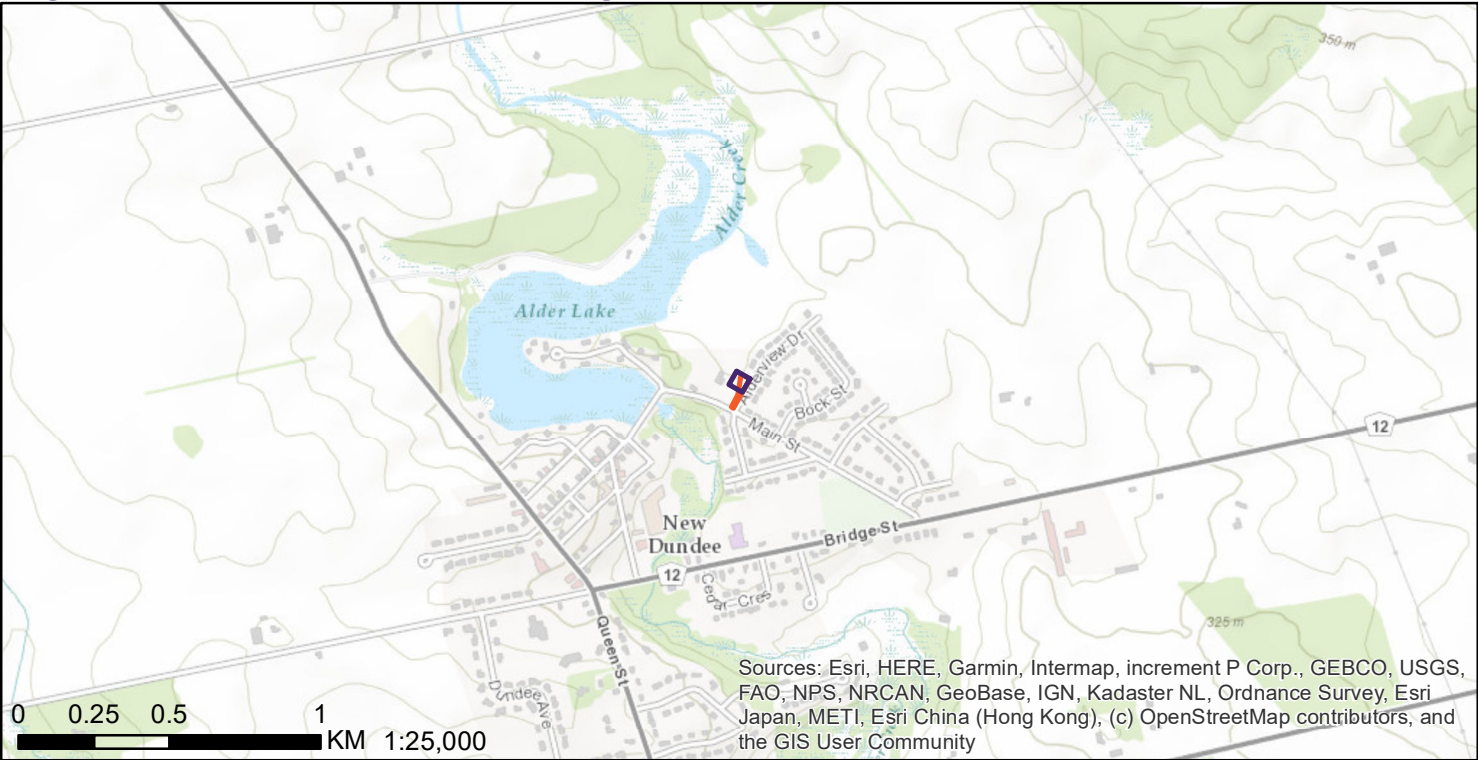
Information specific to trails may be obtained through [Ontario Trails](#).

Appendix B



Maps

Figure 1: Location of Existing & Proposed Site



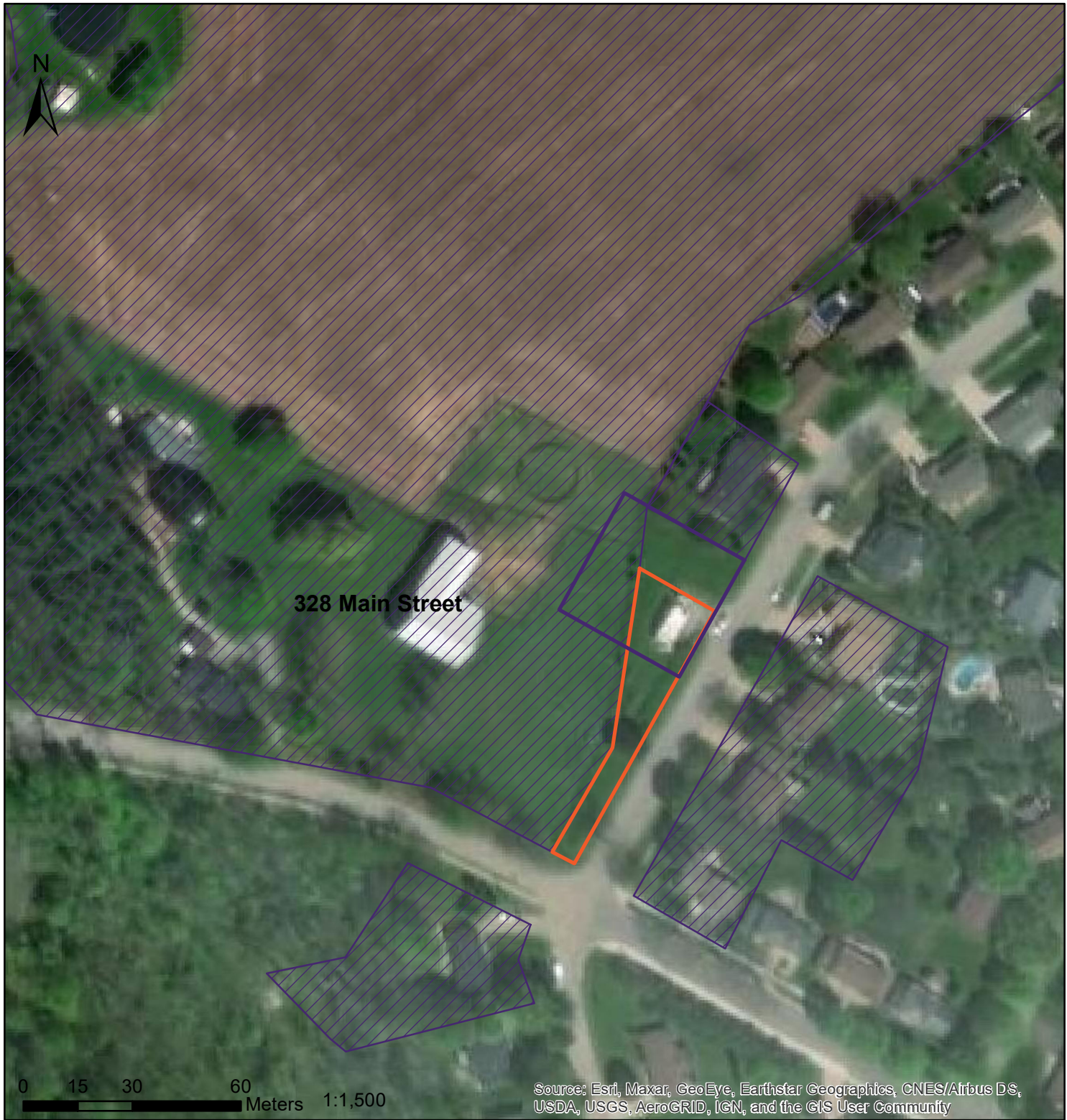
Legend

- Proposed Site
- Current Site

Cultural Heritage Checklist
New Dundee Pumping Station Class EA



Figure 2: Location of Properties +40 years



Legend

-  Proposed Site
-  Current Site
-  Adjacent Properties

Cultural Heritage Checklist
New Dundee Pumping Station Class EA





Cultural Heritage Evaluation Report of 328 Main Street, New Dundee Iron and Manganese Removal Schedule C Class EA

Project number: 2022-0093

Report Type: Original

Report Date: November 2022

Proponent: Regional Municipality of Waterloo

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Appendices

Appendix A - Qualifications

Appendix B – Proposed Upgrades Locations

1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by the Regional Municipality of Waterloo through R.V. Anderson Associates Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 328 Main Street, New Dundee, Ontario (Map 1). The Proponent is undertaking the assessment as part of a Schedule 'C' Class Environmental Assessment (EA) in support of the forthcoming upgrades to the New Dundee Water Supply System located at 156 Alderview Drive, New Dundee, Township of Wilmot, Regional Municipality of Waterloo (the Project).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest (CHVI), identify cultural heritage resources and assess potential impacts. In order to evaluate potential CHVI, provisions in the *Ontario Heritage Act* (OHA) under Regulation (O.Reg.) 9/06 and the *Planning Act* (1990) were applied.

A site visit was conducted on May 12, 2022 to document the property, structure, and surrounding landscape. Site documentation was conducted from publicly accessible right of ways.

The proposed upgrades to the existing New Dundee water supply system are to upgrade the iron and manganese treatment abilities. The upgrades require the construction of a supplemental building; multiple options for building location are being considered through the Class EA process (Map 2). The proposed upgrades do not require the demolition or alteration of any structures associated with 328 Main Street.

328 Main Street contains three distinct structures: a two-storey residential structure, a timber frame barn and a secondary modular residential structure. Only the two-storey residential structure and timber frame barn are visible from publicly accessible right of ways, or from the existing water supply system.

Based on the criteria set forth by O.Reg. 9/06, 328 Main Street does meet the criteria for CHVI based on its historical and associative value and contextual value to warrant heritage designation under Part IV of the *Ontario Heritage Act*. The extant two-storey residence is an example of the common Georgian Revival architectural style, likely constructed from pattern books typical of the era. The continued agricultural use of the property and associated timber frame barn are important to supporting the historic agricultural character of the area. The connection of the property to the Millar family and the early commercial use of Alder Lake are important to the surrounding community.

The following recommendations are made:

1. The CHER be sent for review and comment to the Region of Waterloo Heritage Planning and Advisory Committee and the Heritage Wilmot Advisory Committee.
2. The Final CHER be deposited at a location to be determined by the Region of Waterloo Heritage Planning and Advisory Committee and the Heritage Wilmot Advisory Committee.
3. Given the property at 328 Main Street was found to be of CHVI, a Heritage Impact Assessment (HIA) be undertaken by a qualified consultant during the detailed design

phase of the project, as the EA will only conceptually establish the façade and the general footprint. The HIA is to be undertaken once the site plan and the building design have been defined during detailed design.

2. Personnel

Jamie Lemon, M.A.	Project Manager
Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage, CAHP	Lead Cultural Heritage Specialist
Renee Hendricks, M.A.	Background Research

Acknowledgements

Jonathan Rudyk	R.V. Anderson Associates Limited
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3. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained by the Region of Waterloo through R.V. Anderson Associates Limited to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 328 Main Street, New Dundee, Ontario (Map 1). The Proponent is undertaking the assessment as part of a Schedule 'C' Class Environmental Assessment (EA) in support of the forthcoming upgrades to the New Dundee water supply system located at 156 Alderview Drive, New Dundee, Township of Wilmot, Regional Municipality of Waterloo (the Project).

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The existing water supply system is located at 156 Alderview Drive, New Dundee and abuts the eastern limit of the property located at 328 Main Street. 328 Main Street contains three distinct structures: a two-storey residential structure, a timber frame barn and a secondary modular residential structure. Only the two-storey residential structure and timber frame barn are visible from publicly accessible right of ways, or from the existing water supply system.

Documentation of 328 Main Street was undertaken from publicly assessable right of ways and the existing water treatment facility. Documentation took the form of high-resolution photographs using a Nikon D5600 DSLR camera, and the collection of field notes. The assessment strategy was derived from the National Historic Parks and Sites Branch *Canadian Inventory of Historic Buildings* (Parks Canada, 1980), *Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation* (Fram, 2003), the *Historic American Building Survey - Guide to Field Documentation* (HABS, 2011) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010).

Background research was undertaken using print and online sources. Other than community engagement conducted as part of the EA process (see Section 10), no additional consultation has been conducted to date related to background research for heritage assessments.

3.1 Applicant Information

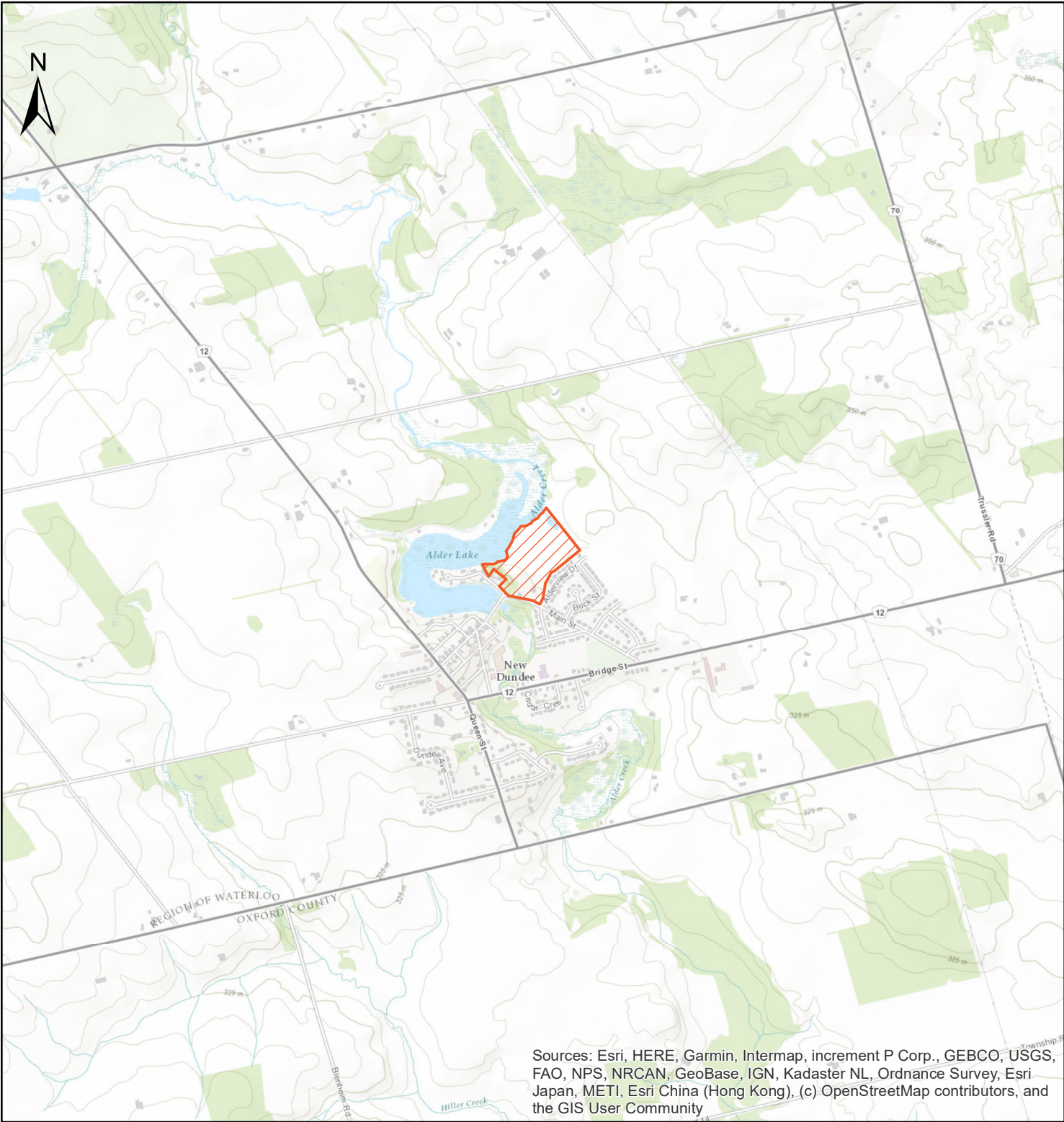
The Schedule 'C' Class EA is being undertaken by R.V. Anderson Limited on behalf of the Regional Municipality of Waterloo

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Figure 1: Location of Subject Property



Legend

 326 - 328 Main Street

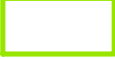


Figure 2: Location of Facility Layout Alternatives



0 0.0325 0.065 0.13
Kilometers 3,000

Legend

- | | | | | | |
|--|-----------------------|---|------------|---|------------|
|  | 326 - 328 Main Street |  | Location 1 |  | Location 4 |
| | |  | Location 2 |  | Location 5 |
| | |  | Location 3 | | |

Cultural Heritage Evaluation Report
326 - 328 Main Street, New Dundee, ON



4. Legislative and Policy Framework

The following assessment reviews provincial and municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the Region of Waterloo and New Dundee. This CHER has been prepared to meet the terms of reference set forth by the OHA, the *Planning Act*, and *Provincial Policy Statement*, and the *Municipal Class Environmental Assessment Manual*. It is important to note that definitions from the PPS 2020 take precedence over the MCEA manual.

4.1 Ontario Heritage Act (1990)

The criteria for determining CHVI are outlined in the *Ontario Heritage Act* (OHA) under *Regulation 9/06*. (1) The criteria set out in subsection (2) are prescribed for the purposes of Clause 29 (1)(a) of the *Act*. (2) The property may be designated under Section 29 of the *Act* if it meets on or more of the following criteria for determining whether it is of cultural heritage value or interest:

2. The property has design value because it:

- i) is a rare, unique representation or early example of a style, type, expression, material, or construction method,
- ii) displays a high degree of craftsmanship or artistic merit, or
- iii) demonstrates a high degree of technical or scientific achievement.

3. The property has historical value or associative value because it:

- i) has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,
- ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

4. The property has contextual value because it:

- i) is important in defining, maintaining, or supporting the character of an area,
- ii) is physically, functionally, visually, or historically linked to its surroundings, or
- iii) is a landmark.

4.2 The Planning Act (1990)

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2(d) and (r) of the *Act* identifies matters of provincial interest.

Part I, Section 2

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

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

(e) the promotion of built form that,

i. is well designed,

ii. encourages a sense of place, and

iii. provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

4.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after the date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.”

Section 2.6 of the PPS addresses the conservation of cultural heritage and archaeological resources in land use planning and development and requires the following:

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

2.6.2 Development of site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

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

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources.

Under the PPS the term “conservation” includes the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.

4.4 Municipal Class Environmental Assessment (MCEA) Manual (2015)

The following excerpt is from Section C.1.1 of the MCEA Manual:

Cultural Environment refers to cultural heritage and archaeological resources in the environment. These are defined as follows:

Archaeological resources includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of archaeological potential means areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objective may be applied. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Built heritage resources means 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.

Cultural heritage landscape means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves 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, trailways, and industrial complexes of cultural heritage value.

Cultural heritage resources include built heritage, cultural heritage landscapes, and marine and other archaeological sites. The Minister of Culture (MCL) is responsible for the administration of the Ontario Heritage Act and is responsible for determining policies, priorities and programs for the conservation, protection and preservation of Ontario’s heritage, which includes cultural heritage landscapes, built heritage and archaeological resources. MCL has released a series of resource guides on the Ontario Heritage Act, entitled the Ontario Heritage Tool Kit.

Significant cultural heritage and archaeological resources features should be avoided where possible. Where they cannot be avoided, then effects should be minimized where possible, and every effort made to mitigate adverse impacts, in accordance with provincial and municipal policies and procedures. Cultural heritage features should be identified early in the process in order to determine significant features and potential impacts.

5. Description of Property

The Project Area, including the New Dundee Water Pumping Station, is located at 156 Alderview Drive, New Dundee and abuts the eastern limit of the property located at 328 Main Street. 328 Main Street is not currently a listed or designated structure on the Township of Wilmot's heritage register; however, it has been identified by the Region of Waterloo as a potential heritage resource. No other listed, designated, or otherwise potential heritage resources are located adjacent to the Project Area, and the Project Area is not listed or designated.

156 Alderview Drive is a wedge-shaped piece of property that runs parallel to the western boundary of Alderview Drive from the intersection of Alderview Drive and Main Street. The property contains municipal infrastructure associated with the New Dundee water supply system. The infrastructure includes a single one-storey water supply building. In addition to the building, the property consists of manicured lawn and a hedge row.

328 Main Street is located on the north side of Main Street between Alderview Drive and the intersection of Main Street and Alderview Drive. 328 Main Street contains three distinct structures: a two-storey residential structure, a timber frame barn and a secondary modular residential structure. The property is agricultural in nature, being comprised of manicured lawn, pasture and agricultural fields. Except for 328 Main Street, the surrounding area is comprised of a residential subdivision. The portion of the residential development located on Alderview Drive are located on lands that were formerly agricultural fields associated with 328 Main Street. 328 Main Street is a two-storey structure constructed in the Georgian Revival architectural style. The residence is clad in white stucco and appears to have been augmented by an addition on the east side. The structure has a gable roof line with returned eaves and a half round window in the gable end. In addition to the residential structure, a large timber frame barn is present. The barn displays a typical gable roof line that has been augmented on the north side by a later shed roofed addition and a secondary gable roofed extension. The eastern edge of a second structure is visible from the intersection of Main Street and Alderview drive, but no details concerning this structure could be discerned from publicly accessible right of ways. The Georgian Revival residence is set up from street level on a rise in land and is largely obscured from view by numerous mature trees. The southern and eastern limits of the property are delineated by a wooden fence.

6. Historical Research

The land containing the Region of Waterloo is the traditional territory of the Attawandaron, Haudenosaunee, and Mississauga First Nations. In 1792, this area was part of Treaty No. 3, signed between the Crown and Mississaugas. By 1852, the area was divided into five townships of the County of Waterloo: Waterloo, Woolwich, Wellesley, Wilmot, and North Dumfries, and major population centers included Waterloo, Kitchener (Berlin), Preston, Hespeler, Galt, Elmira, and New Hamburg.

6.1 County of Waterloo

The first European settlers in the area arrived in 1800 when Joseph Schoerg (later Sherk) and Samuel Betzner, Jr. settled along the Grand River in what is now a part of Kitchener. The first hamlets in the county were Blair and Doon, and a corduroy road along what is now King Street in Waterloo encouraged further settlement in the region.

The first settlers to the region were German Mennonites from Pennsylvania, seeking land and religious protection in Upper Canada. Most were farmers, although there were also some members who served the community as millers and tradesmen. The western part of the county around Berlin (Kitchener), St. Jacobs, and Elmira was settled by predominately German Mennonites, while the southern portion near Cambridge and other areas around the Grand River, such as Fergus and Elora, attracted Scots and other British immigrants. Early government expenditures to build roads in the area encouraged pioneer settlers with a direct route from Lake Ontario, and the Grand River provided an avenue of transportation to and from Lake Erie. These transportation avenues and the different cultural backgrounds of pioneers led to a diversity of settlements throughout the region.

Despite the early date of settlement, villages in the region remained quite small throughout the 1820s. The village of Preston was a thriving business district by 1830, the same year Berlin (Kitchener) was founded. In 1840, Waterloo County was officially formed from the initial three-block purchase from the Haudenosaunee and territory transferred from other districts. In 1852, Waterloo County consisted of North Dumfries, Waterloo, Wilmot, Woolwich, and Wellesley Townships. Berlin (Kitchener) was named the county seat in 1853, narrowly beating the town of Galt for the designation.

By 1861, the population of Waterloo County had reached 38,750 people. German influences remained strong; in 1871, 55% of Waterloo County's population could claim German heritage, either from Continental Germany or from the Pennsylvania Mennonite pioneers. The rural population began to decrease around 1871 as cities, villages, and hamlets began to grow and consolidate. By the 1890s interurban railways allowed for easier navigation not only around Waterloo County, but to surrounding counties as well, although rail services began to disappear in the 1930s as automobiles began to proliferate. Waterloo County was dissolved in 1973 and renamed the Regional Municipality of Waterloo, which consists of the cities of Kitchener, Waterloo, and Cambridge, and the townships of Wellesley, Wilmot, Woolwich, and North Dumfries.

6.2 Township of Wilmot

Wilmot Township was part of Waterloo County and was first designated as a Crown Reserve in 1791. It was first settled in 1822 by German Anabaptists such as Christian Naffziger/Nafziger's group of Amish colonists, who settled on acreage south of Erb's Road (Sutherland 1864, Eby 1895). The township was initially divided into three blocks: the German Block, settled by Naffziger's group and controlled by the Crown, and Blocks B and A in the north and south respectively, controlled by the Canada Company (Region of Waterloo, n.d.). By the time the three blocks were amalgamated into Wilmot Township in 1825, the population was 720 people, and the opening of the Huron Road across the southern part of Wilmot Township beginning in 1828 attracted more settlers which consisted mostly of German Catholics and Lutherans and British Anglicans (Wilmot Township n.d.). The township was likely named for Sir Robert John Wilmot-Horton, who was the Undersecretary of War and the Colonies during the administration of Prime Minister Robert Banks Jenkinson, Lord Liverpool (Region of Waterloo n.d.).

By 1841, the population had grown to 2,200 and the population in 1861 had almost tripled, with 6,173 individuals in the township (Smith 1846, Smith 1851, Sutherland 1864). Settlers initially constructed three main roads through the township, known as Oberstrasse (Erb's Road), Mittlestrasse (Snyder's Road), and Unterstrasse (Bleam's Road). These well-organized road systems contributed to the swiftness with which Wilmot Township was settled in comparison to many other townships throughout Ontario, as goods could travel more freely from the surrounding, more established areas. In 1840, Wilmot Township was designated as part of the Wellington District, but with the passage of the Baldwin Act of 1849, Wilmot Township became its own municipal unit of government, and the first town council meeting was held 21 January 1850 (Wilmot Township n.d.). Settlements such as St. Agatha, New Dundee, Baden, Mannheim, and New Hamburg developed along the four major roadways, as at that time most road clearing was done by the settlers themselves and living near an established road made the most practical sense for the Wilmot Township pioneers. If settlements were built away from major thoroughfares, such as New Dundee, roads were cut through to connect them to the transportation network (Region of Waterloo n.d.). Early industries consisted mainly of agriculture, although German tradesmen and artisans such as carpenters, inn keepers, and millers were also in abundance.

The Grand Trunk Railroad arrived in Wilmot Township in 1856 and connected the settlements of Petersburg, Baden, and New Hamburg to depots in Berlin (Kitchener) and Toronto (Region of Waterloo, n.d.). As a result, settlements along the rail corridors rose to prominence, and there was less reliance on the well-developed road network that had previously sustained Wilmot Township. Unlike other townships in Waterloo County, the arrival of the railway had less of an impact on industrial growth, and Wilmot Township's population remained steady throughout the latter half of the 19th century, with a decrease in population between 1891 and 1911 (Region of Waterloo n.d.). The township remained largely agricultural, although railways did provide farmers with access to wider markets for their produce. Despite the trend of post-World War II urbanization, Wilmot Township continued to host large farming communities, such as the Amish and Mennonite residents who, depending on their level of conservatism, have maintained the agricultural industries of their forefathers. Currently the township is a mix of urban and agricultural

communities, and many of the original settlements, such as St. Agatha, New Hamburg, and New Dundee, still exist as bedroom communities for the Kitchener-Waterloo metropolitan area.

6.3 New Dundee

New Dundee was named for Dundee Scotland, the hometown of early settlers John and Frederick Millar, who arrived in the area circa 1830 from the Niagara region (where they settled upon their immigration to Upper Canada circa 1825). The area was not associated with the German Tract settlements, and most early land grants around New Dundee were concentrated in Concessions 2 and 3, Block A of Wilmot Township. John Millar built a sawmill and general store on Alder Creek, creating a millpond now known as Alder Lake. Sawmills were often points of growth on the Ontario frontier and Millar's was no different, with a small settlement forming around it. A post office was established in 1842 by the Millar brothers (who were also the first postmasters) on Lot 6, Concession 3, Block A of Wilmot Township, and in 1846 Frederick Gourlay Millar bought his brother John's sawmill and built a gristmill; a family home, the Doctor's House, became a residence for village doctors throughout the 19th century (New Dundee n.d., LAC 2020). Other early families in the area were the Reichards, the Bettschens, and Dan Schafer, a squatter and fur trapper (Bauer 1939).

Frederick Millar had planned for village growth as early as the 1850s, but when the Grand Trunk Railroad bypassed the village, the anticipated growth never materialized. New Dundee remained a rural community for most of its existence and largely served the immediately surrounding community. Some of these commercial endeavours included a carriage shop, a blacksmith, a harness maker, a woodworking shop, and several meat markets and other stores. By 1873, it also had two hotels with a population of 30 residents (Lovell 1873). In the early 20th century, New Dundee hosted several large industrial operations such as the New Dundee Farmer's Cooperative Creamery, Buck Broth Hatchery, the Robinswood Feed Mill, and Poth Furniture. The creamery became the village's largest industry, processing 140 million pounds of milk in 1964, but closed in 1998 and was dismantled in 2005 (Heritage Wilmot 2013).

6.4 Lots 5 and 6 Concession 3, Block A of Wilmot Township

328 Main Street is located on parts of Lots 5 and 6, Block A of Wilmot Township. 156 Alderview Drive is located on part of Lot 5, Concession 3, Block A of Wilmot Township. Both lots are of significance to the overall Project and as such their collective history is provided here. Lots 5 and 6, Concession 3, Block A of Wilmot Township enter the historic register on 26 December 1829 when the Crown issued patents on 100 acres of Lot 5 and 200 acres of Lot 6 to the Canada Company. The Canada Companies holdings on Lot 5 were expanded on 20 August 1831 and 20 December 1832 by 76 acres and 24 acres, respectively. The Canada Company was established by land promoter John Galt and was chartered in 1825 for the purpose of promoting settlement in Upper Canada (Ontario). Based out of Guelph, it was incorporated by a royal charter on August 19, 1826 to acquire and develop approximately 2.5 million acres of clergy and crown reserves, for which the company paid £341,000. Half of the property lay in western Ontario's Huron Tract, while the rest of it was scattered throughout the southern part of the province. The company's initial iteration received criticism from political Reformers, who claimed that company did not fulfill its promises and treated prospective immigrants with a heavy hand; its close alliance with the "Family

Compact” of political Tory elites was a contributing factor to the Rebellion of 1837. After 1841, the company began using a system of leases which resulted in a less conspicuous, more effective method of management. By 1935, the Canada Company held approximately 20,000 acres of land, and by 1950 only 4,207 acres remained in its possession. The company ceased operation in 1953 (Canadian Encyclopedia n.d.).

In March 1830, John C. Millar purchased 100 acres on Lot 6, Concession 3. In 1832, Millar purchases 100 acres of Lot 5, Concession 3. John Carpenter Millar was born in 1791 in Dundee, Scotland, the son of James Alexander Millar and Janet Gourlay. He and his parents immigrated to Lewiston, New York around 1804. Millar married Jane Jordan (b. 1802) and the couple had at least four children: Mary, Janet, Ellen, and James William. In circa 1825, the Millar family immigrated to the Niagara region of Ontario, followed by a move five years later to Wilmot Township, where John Millar settled on Alder Creek to establish a sawmill. It was in that location that John and his brother Frederick Gourlay Millar founded the town of New Dundee, named after their family’s hometown in Scotland. John Millar died in 1871.

In 1846, Millar sold his interests in Lot 5 and Lot 6, Concession 3 to his brother, Frederick G. Millar. Frederick G. Millar was born in 1810 in Lewiston, New York, and married Isabella Henderson (1812 – 1878) in 1833 in Brant County, Ontario. The couple had at least seven children, named Alexander M., Allan Henderson, William Gourlay, David Gourlay, Frederick, Isabella, and John James. The 1851 Canada Census lists Frederick G. Millar, age 42, as a United States-born merchant who lived with his wife and children in a 2-storey frame house near Alder Creek. In addition, the census indicates that Fredrick Millar and his family hosted several employees on their property, including John Kraft (a 17-year-old clerk), Andrew Ross (a 25-year-old clerk), Elizabeth Mallett (a 15-year-old domestic servant), Robert Scott (a 22-year-old miller), and John Hall, also a miller. In addition to the family home, the property contained a tavern, a cooper shop, a general store, a schoolhouse, a Disciples of Christ meeting house, a sawmill that produced approximately 4,000 board feet of lumber a day, a grist mill that produced approximately 10,000 barrels of flour a year, and two other businesses and/or shops of unknown use.

In 1868, Fredrick. G. Millar sold 121 acres of Lots 5 and 6 Concession 3 to Philip S. Lautenschlager, who in turn sells the parcel to his father Johann Philipp Lautenschlager VI in 1870. Johann Philip Lautenschlager was born in 1809 in Hesse, Germany to Johann Philip Lautenschlaegar V and Anna Margaretha Beilstein. He married Anna Barbara Stoltz (1808 – 1885) and the couple had at least six children: Magdalena, Jacob, Philip S. (1840 – 1926), Elizabeth, August (1850 – 1945), and Frederick. The 1871 Canada Census indicates Philip Lautenschlager was a 61-year-old farmer who lived with his wife Barbara, age 72, and their son August, then aged 21. The family also lived with two live-in servants, 18-year-old Martha Stoltz (possibly a relative of his wife), and 17-year-old Louis Hartel. Philip and Barbara also appear in the 1881 Census, although by 1891 Philip is a widower and lived in a one-and-a-half storey, 10 room frame house with his son August, age 41, August’s wife Julia, age 39, their children (Elmira, Ervin, and Lellie [sic], Arthur, and Edward). Philip died in New Dundee in 1895.

In 1896, the executors of Philip Lautenschlager conveyed all 121 acres on part of Lots 5 and 6 Concession 3 to a Friedlieb Lautenschlager, although this might have been a misspelling of Frederick. There was a Friedlieb Poth living nearby as indicated by the 1891 Canada Census, but it

does not appear there was any member of the Lautenschlager family with that name. The Deed Abstracts for both Lots 5 and 6 Concession 3 are missing several pages for this time period; 1901 to 1930 is missing from Lot 5, and 1902 to 1904 is missing from Lot 6. In March 1930, August Lautenschlager and his son Arthur grant an easement on Lot 6 to the Bell Telephone Company.

On 29 May 1930, a John Honsberger discharged a mortgage on Lots 5 and 6 for a Raymond Golbeck, who, according to the Deeds Abstract, owned the lands pertaining to the municipal addresses being examined. Golbeck then sold 75.8 acres of Lots 5 and 6 to an Aaron Durnch or Durnch in 1931, who sold 72.14 acres to Leonard Rice in 1935. The land passed between several other owners before being purchased by Edgar and Rachel “Rae” Brown in 1945. Edgar S. Brown (1898 – 1949) was a veterinarian from Alameda, Saskatchewan who had moved to Ontario in 1919 and married Rachel Bock in 1928. Rachel Bock was the daughter of a local family, whose Mennonite ancestors moved to Waterloo Township from Pennsylvania (Region of Waterloo n.d.). The couple had two children, James and Sheila, before Dr. Edgar Brown died of a heart condition in 1949. Rachel “Rae” Brown granted parts of Lot 5 and 6 to other individuals, although her son James would inherit the land containing the property in 1959. James and his wife, Beatrice, subdivided the property in 1966, with a further subdivision in 1976. James Edgar Brown died at home in 2001, and a certificate was issued on the Subject Property on 12 September 2001. A summary of pertinent land transactions is presented in Table 1.

Table 1: Pertinent Land Transaction History for Lots 5 and 6, Concession 3, Block A of Wilmot Township, County of Waterloo

Inst.	Date	Grantor	Grantee	Comments
----	26 Dec 1829	Crown	Canada Company	Patent, Lot 6 200 acres
-----	26 Dec 1829	Crown	Canada Company	Patent, west ½ Lot 5 100 acres
-----	20 Aug 1831	Crown	Canada Company	Patent, north part Lot 5 76 acres
-----	20 Dec 1832	Crown	Canada Company	Patent, south part Lot 5 24 acres
57	11 Mar 1830	Canada Company	John Millar	Deed, S ½ Lot 6 100 acres (Wellington Rd?)
59	7 March 1830	Canada Company	John Millar	Deed, N ½ Lot 6 100 acres
801	8 May 1832	Canada Company	John Millar	Deed, W ½ Lot 5 100 acres
60	23 Jun 1846	John Millar	Frederick G. Millar	B&S, W ½ Lot 5 100 acres + Lot 6 100 acres
1248	16 May 1849	James Allchin	Frederick G. Millar	Deed, Water Privileges to Alder Creek
647	7 Sep 1855	F. G. Millar	John Ernst	Deed, Water Privileges to Alder Creek, Lots 5 & 6
3058	6 Oct 1868	Frederick Gourlay Miller et ux	Philip S. Lautenschlager	Deed, 121 acres part Lots 5 & 6
3559	30 Jun 1870	Phillip S. Lautenschlager	Philip Lautenschlager	B&S, 121 acres part Lot 5 & 6

9043	17 Sep 1896	Exrs of Philip Lautenschlager	Friedlieb (?) Lautenschlager	Conveyance, 121 acres Lot 5 & 6
1901 – 1930 Abstract Indices missing for Lot 5				
1902-1904 Abstract Indices missing for Lot 6				
No Friedlieb Lautenschlager appears in the rest of the Deed Abstracts, Lot 5 & 6				
16320	18 Mar 1930	Arthur Lautenschlager & August Frederick Lautenschlager	Bell Telephone Co of Canada	Grant of Easement, Lot 6
No Lautenschlagers appear in the Lot 5 & 6 Deed Abstracts post-1930				
16369	29 May 1930	John Honsberger	Raymond Golbeck	Discharge of Mortgage, Lots 5 & 6 as in No.13328 (missing)
16579	15 June 1931	Raymond L. Golbeck et ux	Aaron Durnch	Grant, parts Lot 5 & 6, 75.8 acres
17227	21 Oct 1935	Aaron Durnch et ux	Leonard Rice	Grant, part Lot 5 72.14 acres
19098	25 Jul 1945	Leonard E. Rice, et ux	Frederick & Ada Reinke	Grant, part Lots 5 & 6, 72.14 acres
19099	10 Jul 1945	Frederick & Ada Reinke	Edgar & Rae Brown	Grant, part Lots 5 & 6, 72.14 acres
177537	12 Nov 1958	Rae Brown	Carson Einwechter, to uses	Grant, part Lot 5 except ROW
183970	20 Feb 1959	Rae Brown, widow	James E. & Beatrice A. Brown	Grant, part Lot 5 except ROW
293943	8 Feb 1965	Earl Einwechter, exr of Carson D. Einwechter & Alverna F. Einwechter Mitchell	James E. & Beatrice A. Brown	Quitclaim Deed, 2 parts Lot 5
1194	18 Apr 1966	James E. & Beatrice A. Brown subdivision of part Lot 5		Plan
325323	6 Jun 1966	James E. & Beatrice A. Brown	Locust Lane Holdings Ltd	Grant, part Lots 5 & 6 etc. subj. to ROW
1211	23 Jan 1967	Locust Lane Holdings Ltd subdivision of part Lot 5		Plan
371237	1 Nov 1967	Locust Lane Holdings Ltd	Corp of the Township of Wilmot	Grant, part Lot for widening public road (By-Law 1285), Lots 5 & 6
SEE W.D.R. # 295 – A REFERENCE PLAN				2 parts Lot 6
437637	26 Nov 1970	Locust Lane Holdings Ltd	James Edgar & Beatrice Alberta Brown	Grant, part Lots 5 & 6 subj. to right of way as Part 2, WDR-295
58R-1797	24 Nov 1976	Plan of survey showing Part Lot 5, Con 3 Block A		R-Plan

593694	17 Mar 1977	James E. & Beatrice A. Brown	A.R.M. Holdings, Ltd	Grant, Part 1 on 58R-1797
1511031	12 Sep 2001	Estate of James Edgar Brown	-----	Certificate, Proof of Death



Figure 3: Portion of 1861 Tremaine Map of Waterloo County, red arrow indicates approximate location of 156 Alderview Drive and 328 Main Street, New Dundee (map courtesy of UofT Historical Map Project)



Figure 4: Portion of 1877 Walker and Miles Historic Atlas of Wilmot Township, red arrow indicates approximate location of 328 Main Street

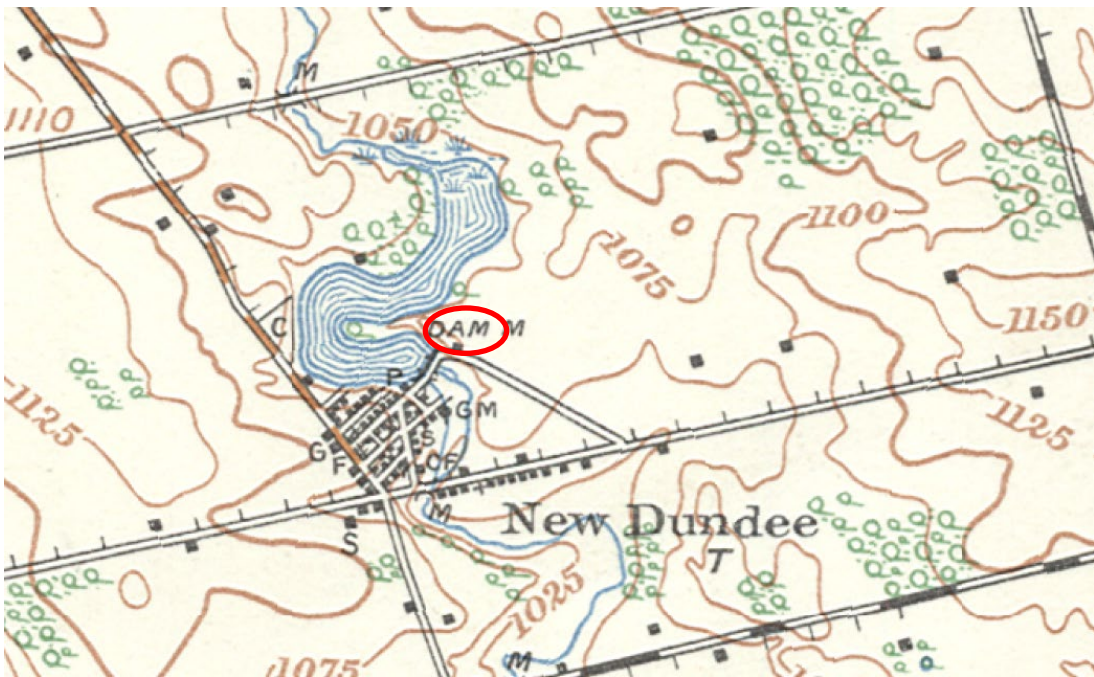


Figure 5: Portion of 1927 topographic map of New Dundee, approximate location of 156 Alderview Drive and 328 Main Street, New Dundee is circled in red

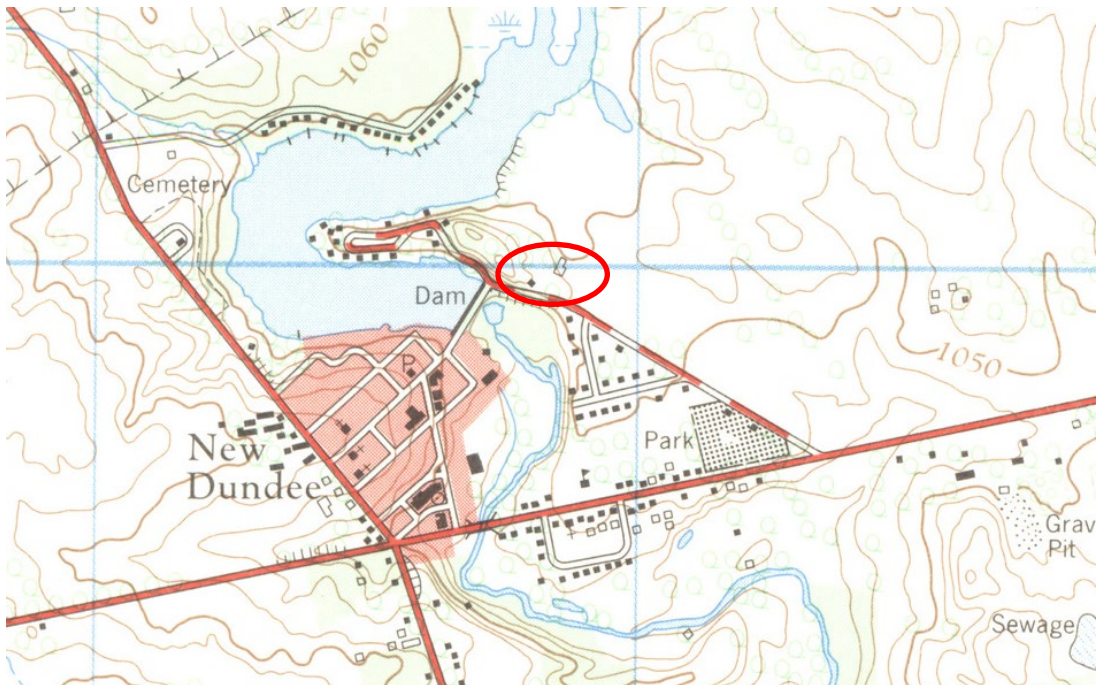


Figure 6: Portion of 1964 Topographic map of New Dundee, approximate location of 156 Alderview Drive and 328 Main Street, New Dundee is circled in red

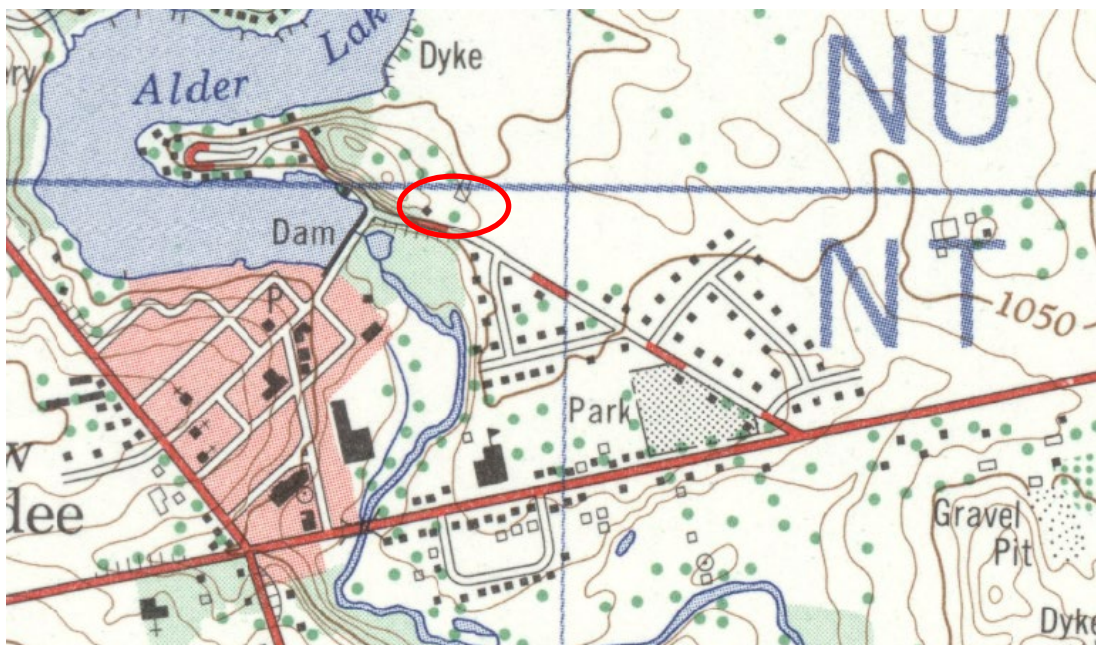


Figure 7: 1976 Topographic map of New Dundee, approximate location of 156 Alderview Drive and 328 Main Street, New Dundee is circled in red

7. Assessment of Existing Condition

7.1 328 Main Street

328 Main Street is located on the north side of Main Street between Alderview Drive and the intersection of Main Street and Alderview Drive. 328 Main Street contains three distinct structures: a two-storey residential structure, a timber frame barn and a secondary modular residential structure. The property is agricultural in nature, being comprised of manicured lawn, pasture and agricultural fields. Except for 328 Main Street, the surrounding area is comprised of a residential subdivision. The portion of the residential development located on Alderview Drive are located on lands that were formerly agricultural fields associated with 328 Main Street.

7.2 156 Alderview Drive

156 Alderview Drive is a wedge-shaped piece of property that runs parallel to the western boundary of Alderview Drive from the intersection of Alderview Drive and Main Street. The property contains municipal infrastructure associated with the New Dundee water supply system. The infrastructure includes a single one-storey water supply building. In addition to the building, the property consists of manicured lawn and a hedge row.



Figure 8: Intersection of Main Street and Alderview Drive, 328 Main Street is on the left of the image (red arrow) and 156 Alderview Drive is on the right (yellow arrow)



Figure 9: Looking west down Main Street towards Alderview Drive, 328 Main Street property dominates the image, red arrow indicated the residential structure



Figure 10: 328 Main Street as seen from intersection of Alderview Drive and Main Street



Figure 11: Looking northeast down Main Street from entrance to 328 Main Street towards Alderview Drive



Figure 12: Looking southwest on Alderview Drive, both 328 Main Street and 156 Alderview Drive are visible



Figure 13: Looking south down Alderview Drive towards 328 Main Street, existing water supply infrastructure is visible in center of image



Figure 14: Current view from 328 Main Street towards 156 Alderview Drive



Figure 15: Current view of 328 Main Street from Alderview Drive

7.3 Architecture and Design of 328 Main Street Residence

328 Main Street is a two-storey structure constructed in the Georgian Revival architectural style. The residence is clad in white stucco and appears to have been augmented by an addition on the east side. The structure has a gable roof line with returned eaves and a half round window in the gable end. In addition to the residential structure, a large timber frame barn is present. The barn displays a typical gable roof line that has been augmented on the north side by a later shed roofed addition and a secondary gable roofed extension. The eastern edge of a second structure is visible from the intersection of Main Street and Alderview drive, but no details concerning this structure could be discerned from publicly accessible right of ways. The Georgian Revival residence is set up from street level on a rise in land and is largely obscured from view by numerous mature trees. The southern and eastern limits of the property are delineated by a wooden fence.



Figure 16: Main Street façade of 328 Main Street



Figure 17: Gable end of 328 Main Street



Figure 18: View of secondary residence at 328 Main Street, red arrow indicates this structure



Figure 19: Main Street exposure of timber frame barn



Figure 20: Southeast corner of timber frame barn, shed roof addition is visible on right of image



Figure 21: Northeast exposure of timber frame barn, all three segments of the structure are clearly visible, current water supply infrastructure is visible on left of image



Figure 22: current view of 328 Main Street and 156 Alderview Drive from the east side of Alderview Drive



Figure 23: View of 328 Main Street from 156 Alderview Drive



Figure 24: Existing water supply infrastructure at 156 Alderview Drive, 328 Main Street is located behind, timber frame barn is visible on right of image



Figure 25: Rear of 156 Alderview Drive

8. Evaluation of Cultural Heritage Value or Interest of 328 Main Street

Ontario Regulation 9/06 prescribes the criteria for determining the CHVI of a property in a municipality. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/ Associative Value and Contextual Value (MCM 2006a). Table 2 lists these criteria and identifies if the criteria were met at 328 Main Street; these criteria categories are expanded on below.

8.1 Cultural Heritage Value or Interest

Table 2: Criteria for determining CHVI

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	The residence is a vernacular interpretation of the common Georgian Revival style. Likely constructed c.1850 for Frederick Millar and family. The residence does not reflect a style that is rare nor is the structure unique in any way.
II. displays a high degree of craftsmanship or artistic merit, or	N	None observed.
III. demonstrates a high degree of technical or scientific achievement.	N	None observed. The home displays construction techniques typical of the era.
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	Residence likely associated with Frederick Millar and Family. Millar family is directly associated with the founding of New Dundee.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	There is no visual, historical, or colloquial evidence that the residence has the potential to yield information that contributes to an understanding of a community or culture.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	None observed or documented. The property does not demonstrate the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community. No historical records were available to indicate an architect was involved in the construction. It is more likely the home was constructed using available pattern books typical of the era.
The property has contextual value because it,		

I.	is important in defining, maintaining or supporting the character of an area,	Y	Property contributes to maintaining the agricultural roots of New Dundee.
II.	is physically, functionally, visually or historically linked to its surroundings, or	Y	The property reflects historic agricultural roots of the area. Property is directly associated with Alder Lake and the commerce that was derived from it.
III.	is a landmark.	N	There is no visual, historical or colloquial evidence that the residence serves as a local landmark.

8.2 Summary

Based on the criteria set forth by O.Reg. 9/06, 328 Main Street does meet the criteria for CHVI based on its historical and associative value and contextual value to warrant heritage designation under Part IV of the *Ontario Heritage Act*. The extant two-storey residence is an example of the common Georgian Revival architectural style, likely constructed from pattern books typical of the era. The continued agricultural use of the property and associated timber frame barn are important to supporting the historic agricultural character of the area. The connection of the property to the Millar family and the early commercial use of Alder Lake are important to the surrounding community.

9. Draft Statement of Cultural Heritage Value

9.1 Description of Property

328 Main Street is located on the north side of Main Street between Alderview Drive and the intersection of Main Street and Alderview Drive. 328 Main Street contains three distinct structures: a two-storey 19th century Georgian Revival residential structure, a timber frame barn and a secondary modular residential structure. The property is agricultural in nature, being comprised of manicured lawn, pasture and agricultural fields.

328 Main Street is a two-storey structure constructed in the Georgian Revival architectural style. The residence is clad in white stucco and appears to have been augmented by an addition on the east side. The structure has a gable roof line with returned eaves and a half round window in the gable end. In addition to the residential structure, a large timber frame barn is present. The barn displays a typical gable roof line that has been augmented on the north side by a later shed roofed addition and a secondary gable roofed extension. The eastern edge of a second structure is visible from the intersection of Main Street and Alderview drive, but no details concerning this structure could be discerned from publicly accessible right of ways. The Georgian Revival residence is set up from street level on a rise in land and is largely obscured from view by numerous mature trees. The southern and eastern limits of the property are delineated by a wooden fence.

9.2 Heritage Value

The extant two-storey residence is an example of the common Georgian Revival architectural style, likely constructed from pattern books typical of the era. The continued agricultural use of the property and associated timber frame barn are important to supporting the historic agricultural character of the area. The connection of the property to the Millar family and the early commercial use of Alder Lake are important to the surrounding community. Based on the criteria set forth by O.Reg. 9/06, 328 Main Street does meet the criteria for CHVI based on its historical and associative value and contextual value to warrant heritage designation under Part IV of the *Ontario Heritage Act*.

9.3 Character-defining Elements

- ▶ Massing of two-storey residential structure
- ▶ Gable roof
- ▶ Symmetrical façade
- ▶ Entrance portico with upper balcony
- ▶ Rectangular transom at front entrance
- ▶ Returned eaves
- ▶ Half round gable end window
- ▶ Visual prominence from Main Street at intersection with Alderview Drive
- ▶ Active agricultural property

10. Community Engagement

Public Consultation Centres (PCC) have been hosted throughout the EA process for this project. Through this process the following feedback was received concerning potential impacts to heritage resources:

- ▶ Building should positively reflect the aesthetic appeal of the neighbourhood and should not diminish views of the existing farm features (PCC #2, May 21, 2021).

The CHER will be provided to the Region of Waterloo Heritage Planning Advisory Committee and the Heritage Wilmot Advisory Committee. Any comments received from these committees will be incorporated into a revised CHER, as necessary.

11. Conclusions and Recommendations

Based on the criteria set forth by O.Reg. 9/06, 328 Main Street does meet the criteria for CHVI based on its historical and associative value and contextual value to warrant heritage designation under Part IV of the *Ontario Heritage Act*. The extant two-storey residence is an example of the common Georgian Revival architectural style, likely constructed from pattern books typical of the era. The continued agricultural use of the property and associated timber frame barn are important to supporting the historic agricultural character of the area. The connection of the property to the Millar family and the early commercial use of Alder Lake are important to the surrounding community.

The following recommendations are made:

4. The CHER be sent for review and comment to the Region of Waterloo Heritage Planning and Advisory Committee and the Heritage Wilmot Advisory Committee.
5. The Final CHER be deposited at a location to be determined by the Region of Waterloo Heritage Planning and Advisory Committee and the Heritage Wilmot Advisory Committee.
6. Given the property at 328 Main Street was found to be of CHVI, a Heritage Impact Assessment (HIA) be undertaken by a qualified consultant during the detailed design phase of the project, as the EA will only conceptually establish the façade and the general footprint. The HIA is to be undertaken once the site plan and the building design have been defined during detailed design.

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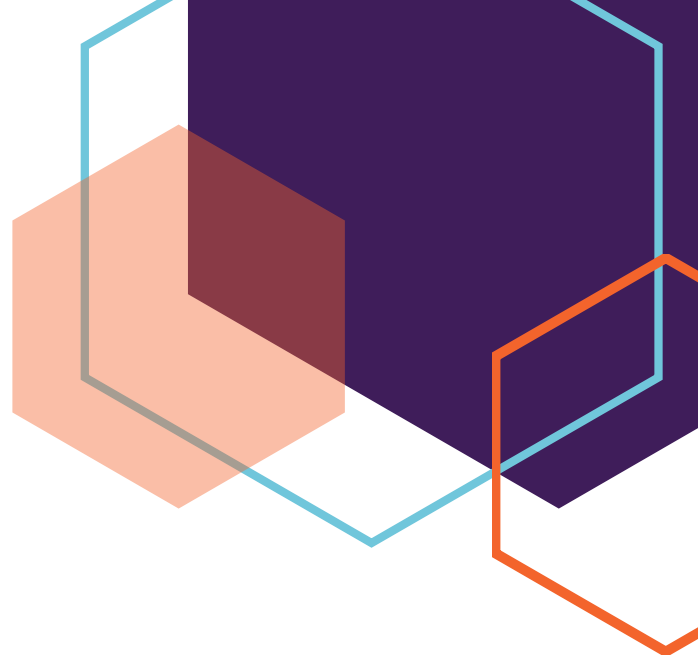
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Appendix A



Qualifications



Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is also responsible for the overall quality assurance.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B



Proposed Upgrades Locations



Summary of Facility Layout
Locations
Region of Waterloo
New Dundee Iron and Manganese
Removal Class EA
TM #5, Draft 2

319.9 m ASL, GRCA
Regulatory Floodplain
Elevation

Layouts No. 1 and 2
share a common
boundary at these
locations.

Alderview Drive

Bock Street

Main Street

0 10 20 40 60 80 100
Meters

Contours

GRCA Floodplains

Ownership Parcels

GRCA Regulation Limits

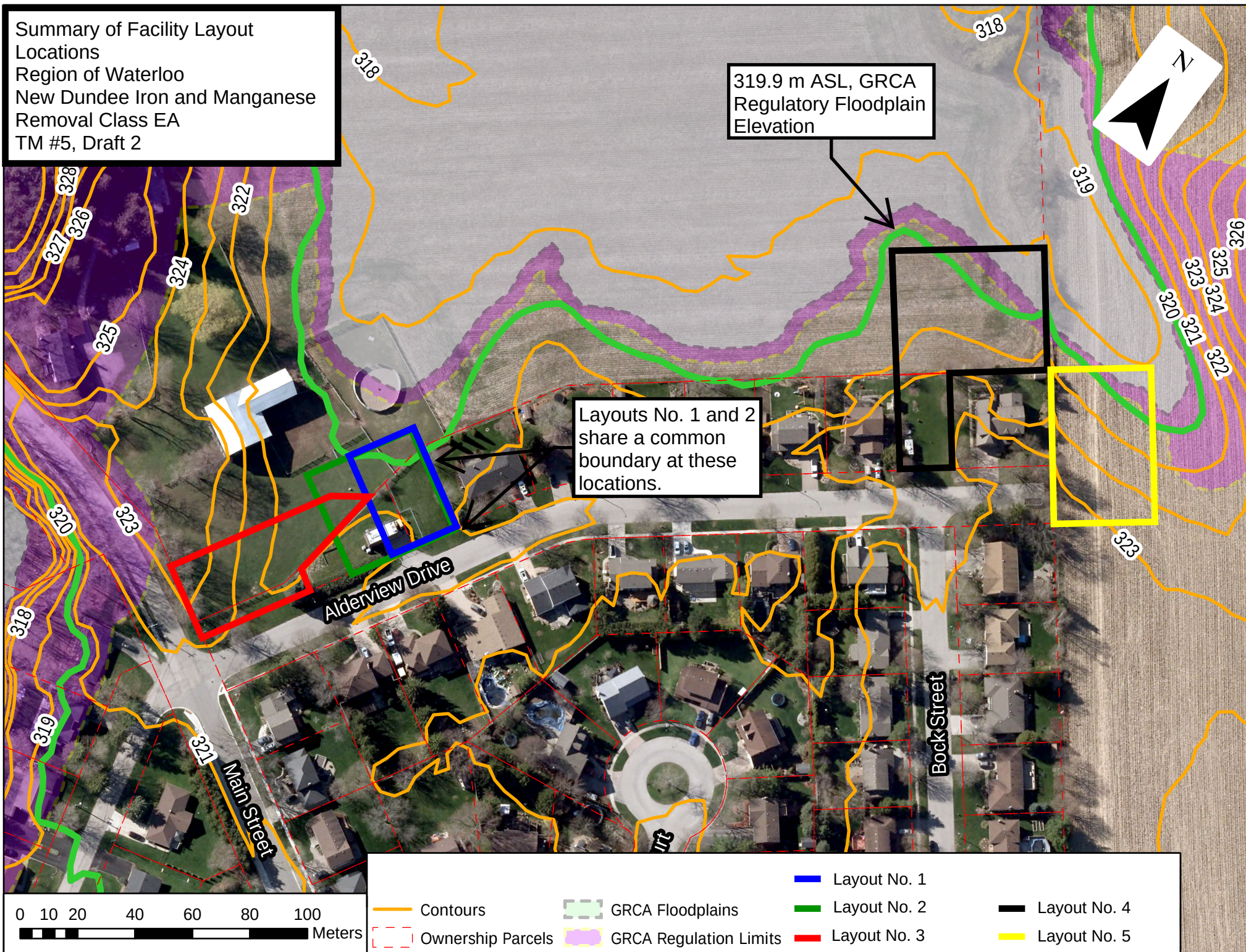
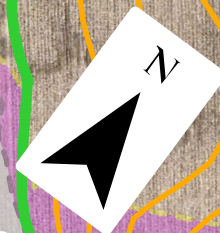
Layout No. 1

Layout No. 2

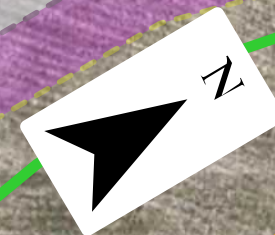
Layout No. 3

Layout No. 4

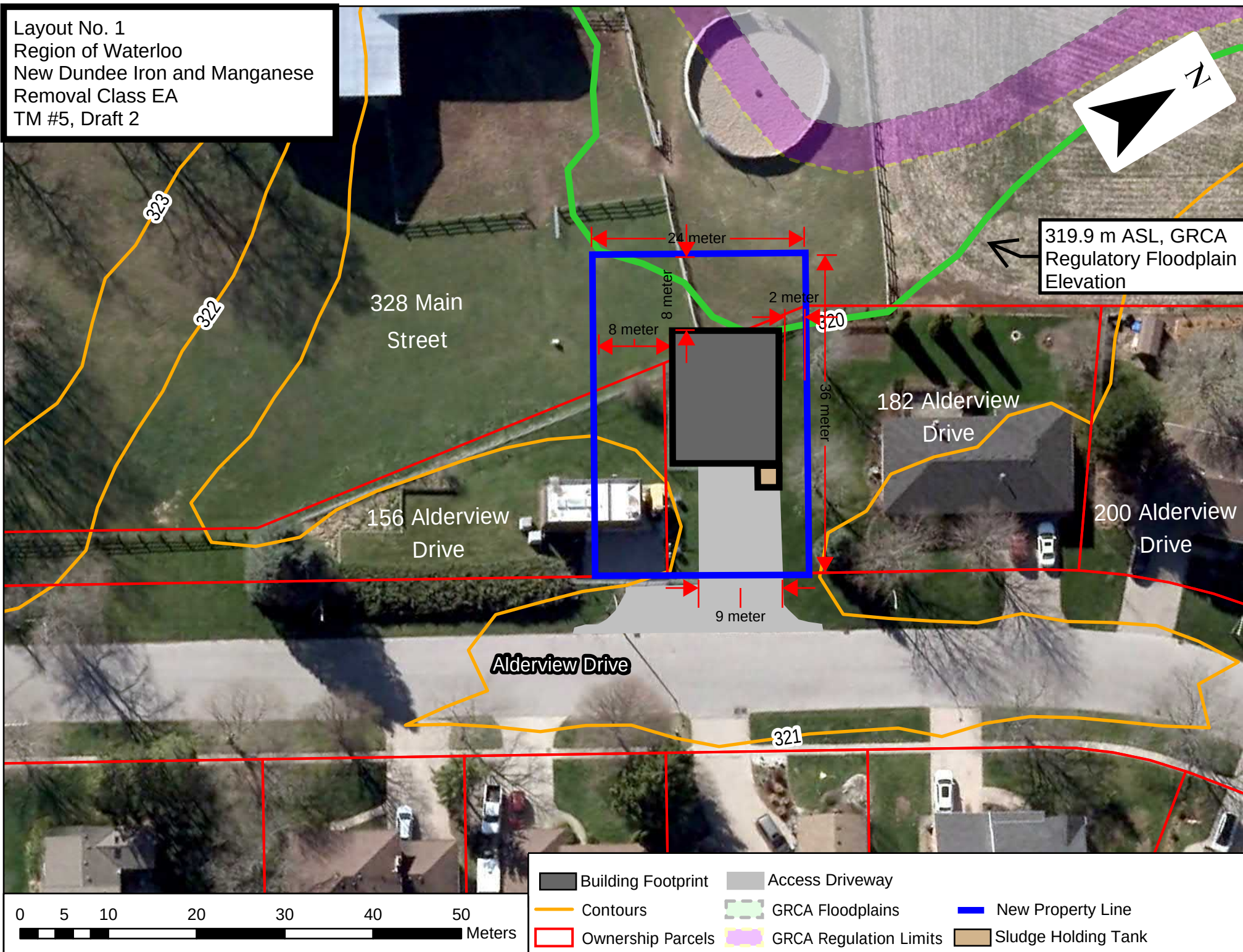
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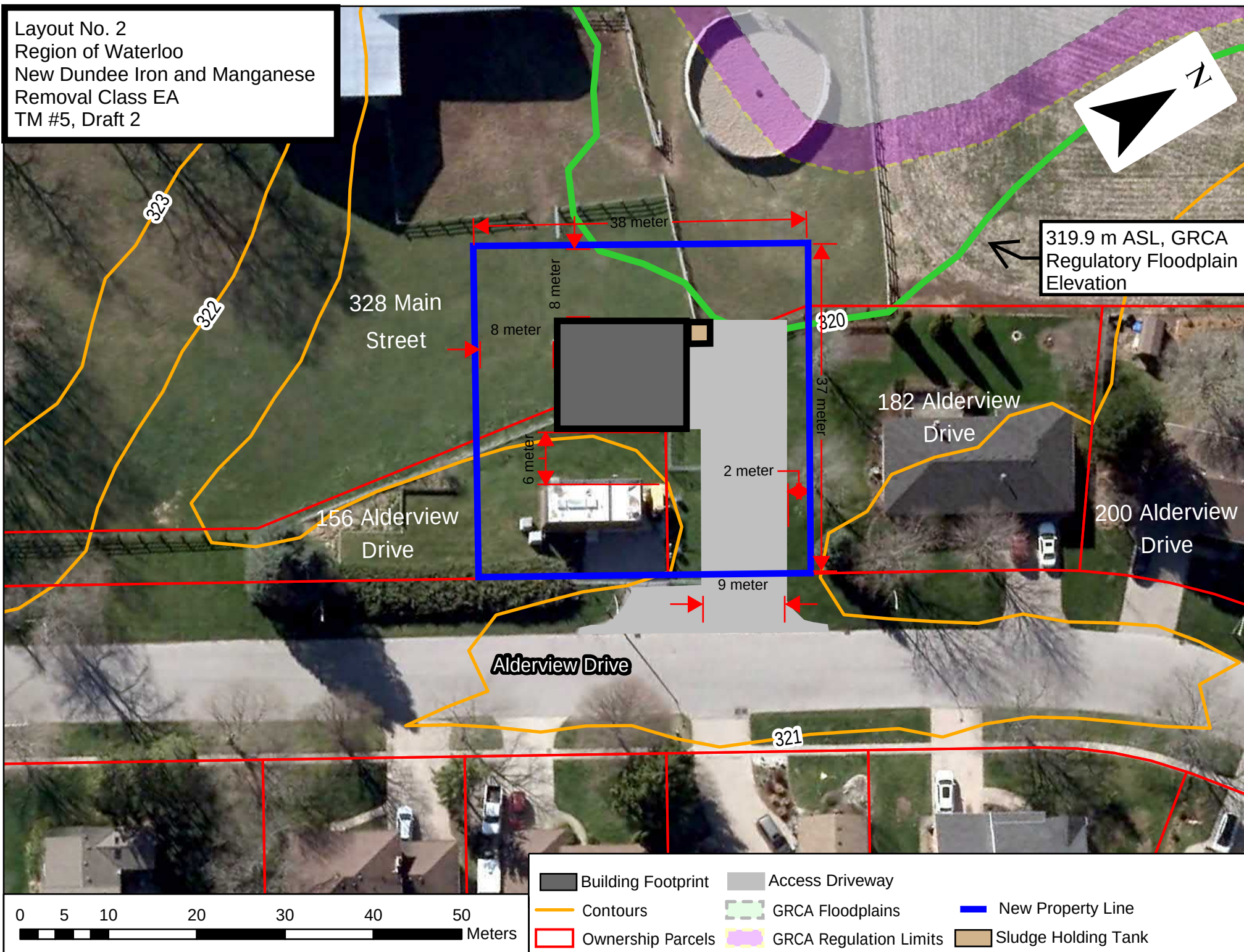
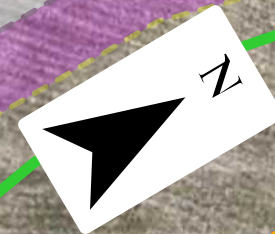
Layout No. 1
Region of Waterloo
New Dundee Iron and Manganese
Removal Class EA
TM #5, Draft 2



319.9 m ASL, GRCA
Regulatory Floodplain
Elevation



Layout No. 2
Region of Waterloo
New Dundee Iron and Manganese
Removal Class EA
TM #5, Draft 2



Layout No. 3
Region of Waterloo
New Dundee Iron and Manganese
Removal Class EA
TM #5, Draft 2



319.9 m ASL, GRCA
Regulatory Floodplain
Elevation

328 Main
Street

59 meter

320

321

323

Main Street

26 meter

12 meter

8 meter

5 meter

9 meter

156 Alderview
Drive

Alderview Drive

0 2.5 5 10 15 20 25
Meters

Building Footprint

Access Driveway

Contours

GRCA Floodplains

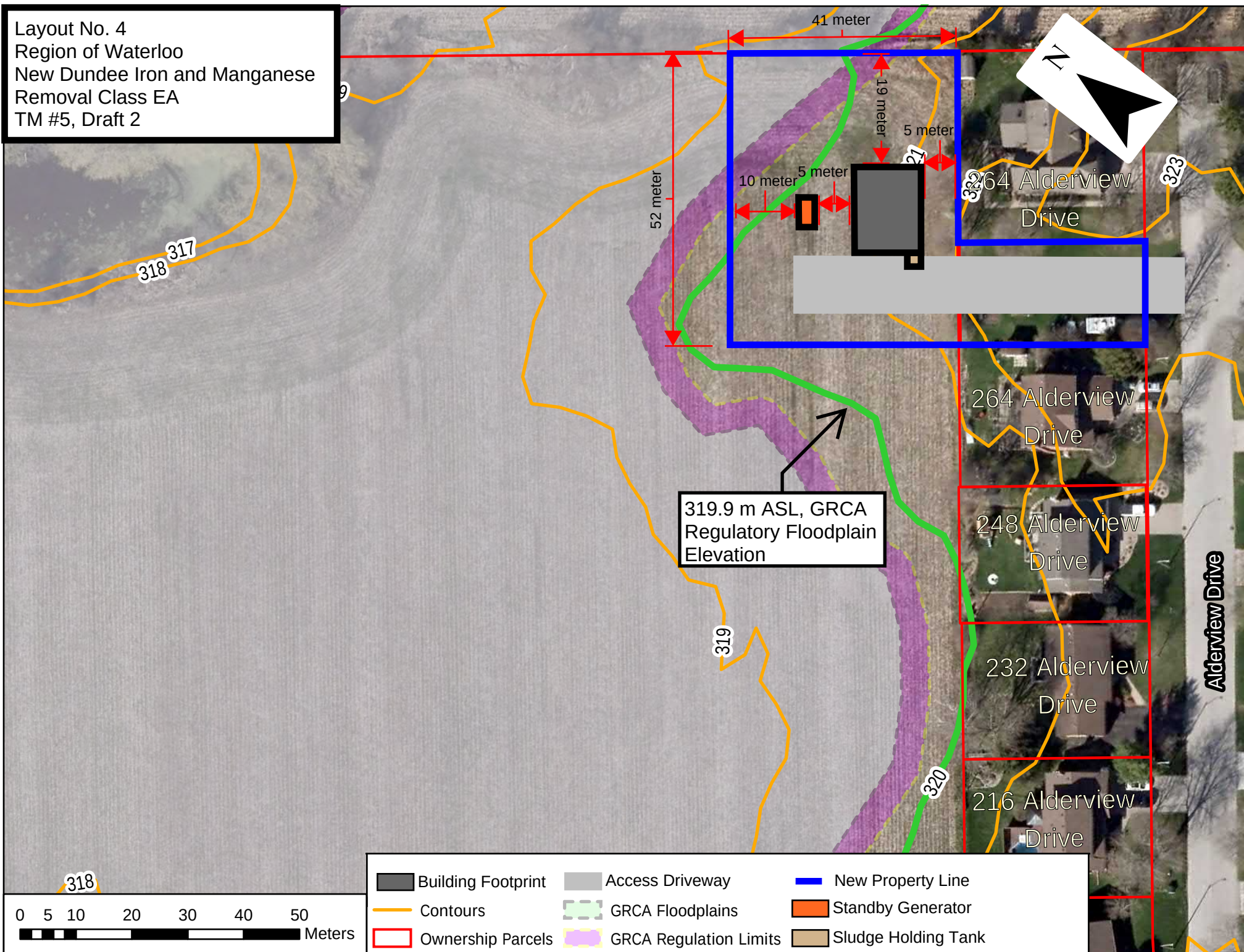
New Property Line

Ownership Parcels

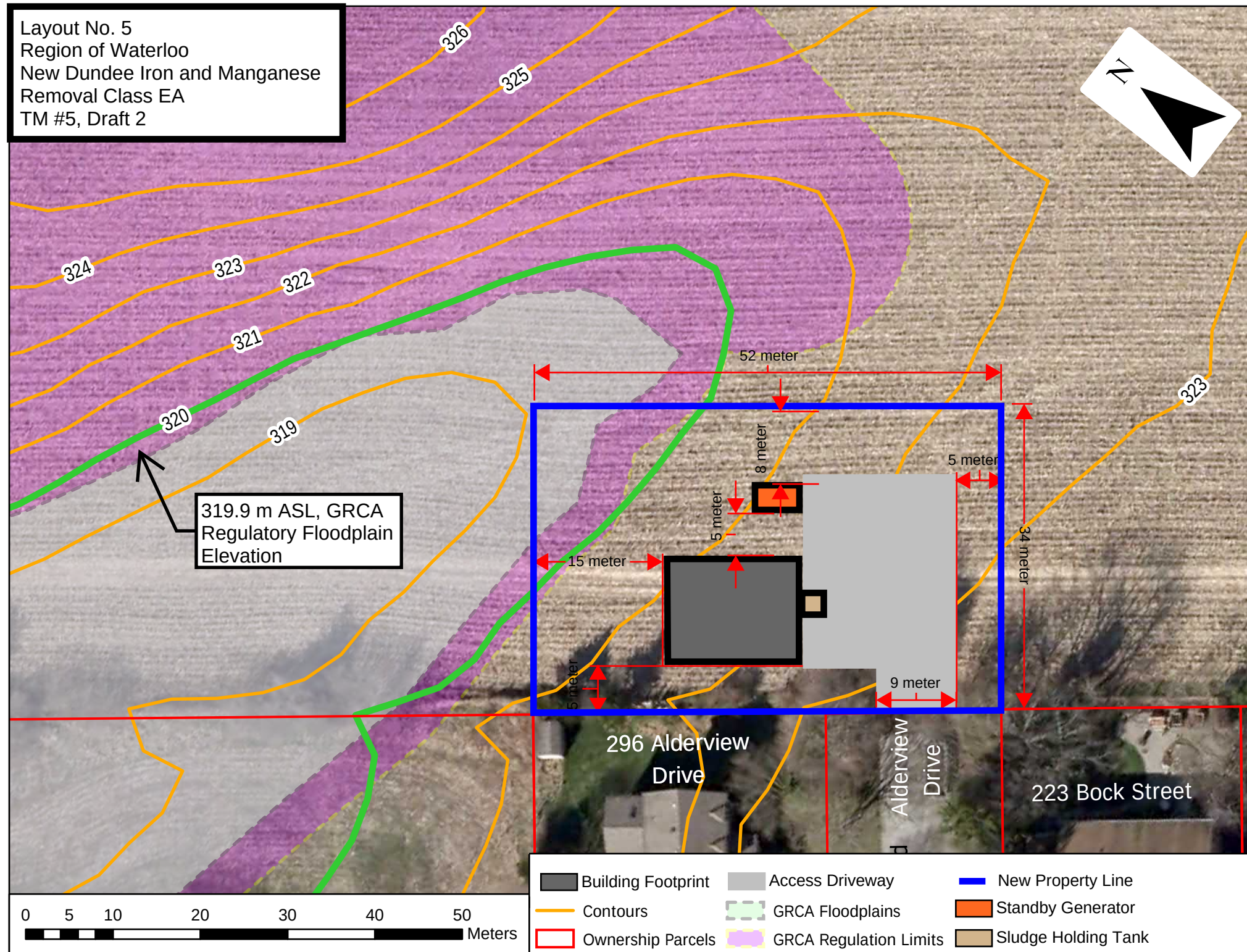
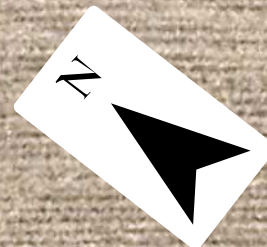
GRCA Regulation Limits

Sludge Holding Tank

Layout No. 4
Region of Waterloo
New Dundee Iron and Manganese
Removal Class EA
TM #5, Draft 2



Layout No. 5
 Region of Waterloo
 New Dundee Iron and Manganese
 Removal Class EA
 TM #5, Draft 2



0 5 10 20 30 40 50
 Meters

- | | | |
|--------------------|------------------------|---------------------|
| Building Footprint | Access Driveway | New Property Line |
| Contours | GRCA Floodplains | Standby Generator |
| Ownership Parcels | GRCA Regulation Limits | Sludge Holding Tank |

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