

Cultural Heritage Evaluation Report
208 Dobbie Road
Skyview 2 Battery Energy Storage Project
Part of Lot 2, Concession 8
Township of Edwardsburgh Cardinal
United Counties of Leeds and Grenville
Geographic Township of Edwardsburgh
Former Grenville County, Ontario

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# **EXECUTIVE SUMMARY**

Under a contract awarded in April 2025 by Skyview BESS Inc., Archaeological Research Associates Ltd. conducted a Cultural Heritage Evaluation Report for the property located at 208 Dobbie Road in the Township of Edwardsburgh Cardinal, United Counties of Leeds and Grenville, Ontario. The lands have been retained as part of the Skyview 2 Battery Energy Storage Project that comprises a number of parcels on the north side of Dobbie Road, inclusive of the subject property. The subject property is comprised of approximately 2.65 acres on an irregularly shaped lot. In legal terms, the subject property comprises Parts 1 through 12, subject to easements, which is part of Lot 2, Concession 8 in the Geographic Township of Edwardsburgh, Former Grenville County, Ontario.

This Cultural Heritage Evaluation Report was conducted in support of the *Class Environmental Assessment for Transmission Facilities* process in accordance with the *Environmental Assessment Act*. It will evaluate the property for cultural heritage value or interest and identify any heritage attributes evaluated to be worthy of conservation under the *Ontario Heritage Act*.

The subject property, which contains a house, two barns, and an outbuilding dating to the 19<sup>th</sup> century, was not found to meet two or more criteria outlined in the *Ontario Heritage Act's* Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest (as amended by Ontario Regulation 569/22). Therefore, the subject property was determined not to posses cultural heritage value or interest. No further cultural heritage reporting is recommended for the subject property at 208 Dobbie Road.

Once finalized, a copy of this Cultural Heritage Evaluation Report should be distributed to Planning staff at the Township of Edwardsburgh Cardinal and the Edwardsburgh Cardinal Public Library.

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#### **ABBREVIATIONS**

ARA – Archaeological Research Associates Ltd.

BESS – Battery Energy Storage System

BHR - Built Heritage Resource

CHER - Cultural Heritage Evaluation Report

CHL - Cultural Heritage Landscape

CHVI - Cultural Heritage Value or Interest

EA – Environmental Assessment

MCM - Ministry of Citizenship and Multiculturalism

OHA – Ontario Heritage Act

OP - Official Plan

O. Reg. - Ontario Regulation

PPS – Provincial Planning Statement

SNCA – South Nation Conservation Authority

#### **PERSONNEL**

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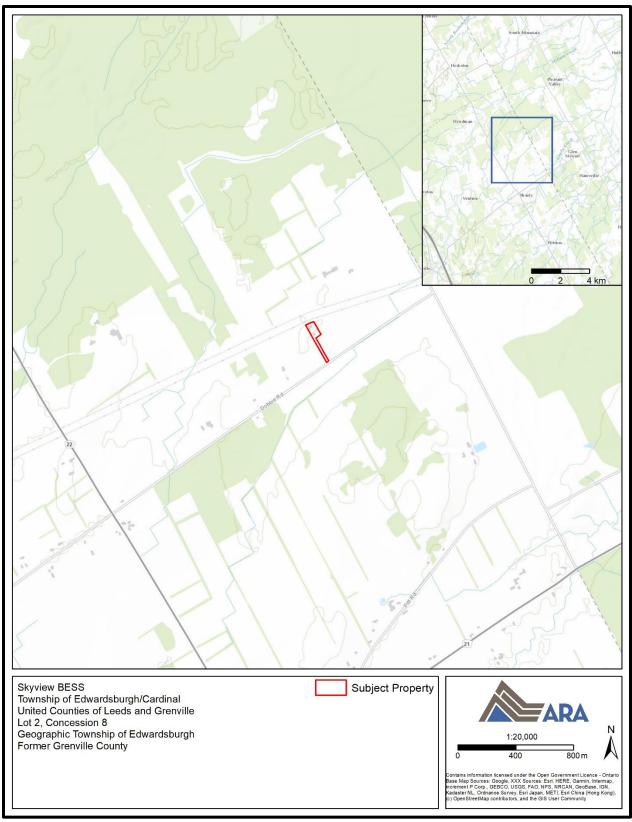
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Biographies for key team members that demonstrate the qualifications and expertise necessary to perform cultural heritage work in Ontario are provided in Appendix B.

#### 1.0 PROJECT CONTEXT

Under a contract awarded in April 2025 by Skyview BESS Inc., Archaeological Research Associates Ltd. (ARA) conducted a Cultural Heritage Evaluation Report (CHER) for the property located at 208 Dobbie Road in the Township of Edwardsburgh Cardinal, United Counties of Leeds and Grenville, Ontario (henceforth referred to as the 'subject property'). The lands have been retained as part of the Skyview 2 Battery Energy Storage Project (Skyview BESS) that comprises a number of parcels on the north side of Dobbie Road, inclusive of the subject property. The subject property is comprised of approximately 2.65 acres on an irregularly shaped lot (see Map 1 and Map 2). In legal terms, the subject property comprises Parts 1 through 12, subject to easements, which is part of Lot 2, Concession 8 in the Geographic Township of Edwardsburgh, Former Grenville County, Ontario. This CHER was conducted in support of the *Class Environmental Assessment for Transmission Facilities* process in accordance with the *Environmental Assessment Act*.

The purpose of this assessment is to determine if the subject property possesses cultural heritage value or interest (CHVI). CHVI is determined through the evaluation of the property against the criteria of Ontario Regulation (O. Reg.) 9/06, as amended by O. Reg. 569/22. This CHER documents the results of the research, site visit, and evaluation of the property, and provides a recommendation as to its heritage significance. This assessment was conducted in accordance with the aims of the *Provincial Planning Statement* (2024), the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, the Ministry of Citizenship and Multiculturalism's (MCM) *Ontario Heritage Toolkit* series (2025), the *Official Plan for the United Counties of Leeds and Grenville* (Office Consolidation September 1, 2022), and the *Official Plan of the Township of Edwardsburgh Cardinal* (Township of Edwardsburgh Cardinal Office Consolidation March 2024).



Map 1: Subject Property at 208 Dobbie Road, Township of Edwardsburgh Cardinal (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Subject Property on a Modern Aerial Photograph (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

#### 2.0 LEGISLATION AND POLICY REVIEW

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

#### 2.1 Provincial Policies and Guidelines

# 2.1.1 Environmental Assessment Act and Class Environmental Assessments for Transmission Facilities

Within the *Environmental Assessment Act*, the environment includes "any building, structure, machine or other device or thing made by humans" (Government of Ontario 1990). An Environmental Assessment (EA) is a study that evaluates the potential positive and/or negative effects of a project on the environment. More specifically, this CHER is conducted as part of a *Class Environmental Assessment for Transmission Facilities*. In Ontario, the *Class Environmental Assessment for Transmission Facilities* is a streamlined process established by the Ministry of the Environment, Conservation and Parks to assess and manage the environmental impacts of transmission projects. This framework applies to certain types of transmission facilities and aims to ensure that new projects are environmentally responsible, while being efficient and transparent.

As required through the *Class Environmental Assessment for Transmission Facilities* process, an Environmental Inventory is completed that considers many factors, including cultural heritage resources. This inventory must be completed early in the process to assess the potential impacts of transmission projects on cultural heritage resources (built heritage resources, cultural heritage landscapes, and archaeological resources). This is an important aspect of ensuring that cultural heritage resources are considered and protected when planning and constructing transmission infrastructure.

# 2.1.2 Provincial Planning Statement

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

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

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

## 2.1.3 Ontario Heritage Act

The Ontario Heritage Act (OHA), R.S.O. 1990, c.018) is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The OHA gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The OHA has

policies that address individual properties (Part IV) and heritage districts (Part V) and requires municipalities to create a register of such properties and allows the municipalities to list or de-list non-designated properties that may have CHVI (Section 27).

## 2.1.3.1 Part IV Designation – Individual Property Designation

To objectively identify cultural heritage resources, O. Reg. 9/06 (as amended by O. Reg. 569/22) made under the OHA sets out nine criteria for determining CHVI (MCM 2025). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. In the absence of specific CHL evaluation criteria, O. Reg 9/06 is also applied to consider the built and natural features and the property as a whole.

The O. Reg. 9/06 criteria are as follows:

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

A property must meet at least two of the above criteria to have CHVI. An OHA designation provides the strongest heritage protection available for conserving cultural heritage resources.

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

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

Per the OHA, the *Ontario Heritage Toolkit* series (2025) was also consulted as part of the evaluation of this CHER.

## 2.2 Municipal Policies

### 2.2.1 United County of Leeds and Grenville Official Plan

Section 4.5 of the *United County of Leeds and Grenville Official Plan* (Office Consolidation September 1, 2022) notes:

"The Counties are uniquely situated in an area of great cultural heritage and archaeological potential, including the 1000 Islands and the proximity and relationship of the Counties to the St. Lawrence River and its history as a commercial waterway... Cultural heritage resources are an important component of the Counties' history and community identity and contribute to the creation of a sense of place and overall community belonging, and as such, will be conserved. It is the intent of this Plan that the Counties' significant built heritage resources and significant cultural heritage landscapes be identified and conserved, including consideration for the interests of Aboriginal communities, and that all new development occurs in a manner that conserves the Counties' rich cultural heritage. The cultural heritage resources of the Counties include:

- built heritage resources;
- · cultural heritage landscapes; and
- archaeological resources" (74).

More specifically, Section 4.5.1 Built Heritage and Cultural Heritage Landscapes notes the following relevant policies:

- a) Significant built heritage resources and significant cultural heritage landscapes will be conserved.
- c) The interests of Aboriginal communities will be considered in conserving cultural heritage.
- d) Local municipal Official Plans will include policies that encourage Council to utilize its authority under the *Ontario Heritage Act* to designate individual properties under Part IV and heritage conservation districts under Part V that are of cultural heritage value or interest. Local municipal Official Plans may also include policies that encourage Council to list non-designated properties on the municipal register, to provide these properties with interim protection from demolition under the *Ontario Heritage Act*, including properties outside of municipal jurisdiction.
- f) A heritage impact assessment by a qualified professional will be required whenever significant cultural heritage resources may be impacted by a proposed development. Such an assessment will include recommendations regarding mitigation measures or alternative development approaches for how impacted cultural heritage resources will be conserved... (United County of Leeds and Grenville 2022:75).

## 2.2.2 Official Plan of the Township of Edwardsburgh Cardinal

The Official Plan of the Township of Edwardsburgh Cardinal (Office Consolidation March 2024) is the primary tool to guide land use, growth, and development within the Township of Edwardsburgh Cardinal. The importance of cultural heritage resource conservation in the Township is detailed in Section 6.15 Cultural Heritage Conservation and Archaeological Resources, and more specifically

the policies of Section 6.15.1 Cultural Heritage. Policy 6.15.1.1 notes that "...The Township shall provide for the conservation, retention and enhancement of significant heritage resources, including ruins, districts, landscapes, and archaeological features of the Township" (Township of Edwardsburgh Cardinal 2024:60).

Other relevant policies within Section 6.15.1 include:

- 6.15.1.3 In reviewing development applications, the Township will consider the relationship of proposed development to the contextual environment of existing buildings and landscapes having cultural heritage interest. New development will be planned so as to conserve, complement and enhance cultural heritage resources.
- 6.15.1.4 Development and site alteration shall not be permitted on lands adjacent to protected heritage properties, except where it has been demonstrated through the preparation of a Heritage Impact Assessment prepared by a qualified professional, that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required.
- 6.15.1.5 The Township, in consultation with the Ministry of Tourism, Culture and Sport, may, by by-law adopted pursuant to the *Ontario Heritage Act*: (1) Designate properties for the conservation of heritage attributes that are of cultural heritage value or interest;
- 6.15.1.7 The *Ontario Heritage Act* may be utilized to conserve, protect an enhance any significant cultural heritage resources located within the Township.
- 6.15.1.11 The interests of Aboriginal communities will be considered in conserving cultural heritage resources (Township of Edwardsburgh Cardinal 2024:60-61).

## 2.3 Policy Conclusions

Provincial legislation and policies of the Official Plan for the United Counties of Leeds and Grenville, and the Official Plan of the Township of Edwardsburgh Cardinal call for the conservation of cultural heritage resources, the maintenance of a register, and the promotion of heritage resources. This CHER will address these cultural heritage policies as they relate to the subject property.

#### 3.0 KEY CONCEPTS

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

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

Key heritage definitions from the *Official Plan for the United Counties of Leeds and Grenville* are as follows:

- Adjacent or Adjacent lands means "for those lands contiguous to a protected heritage property, or otherwise defined in the municipal Official Plan" (United County of Leeds and Grenville 2022:118).
- Built heritage resources means "a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers (United County of Leeds and Grenville 2022:121).
- Conserved means "the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (United County of Leeds and Grenville 2022:121).
- Cultural heritage landscape means "a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site)" (United County of Leeds and Grenville 2022:121-122).
- **Heritage attributes** means "the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property) (United County of Leeds and Grenville 2022:125-126).
- Protected heritage property means "property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites" (United County of Leeds and Grenville 2022:131).
- **Significant** means "in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people" (United County of Leeds and Grenville 2022:134).

Key heritage definitions are not provided in the *Official Plan of the Township of Edwardsburgh Cardinal*.

#### 4.0 CONSULTATION

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

The Minister of the Environment and Climate Change, on the advice of the Historic Sites and Monuments Board of Canada, makes recommendations to declare a site, event, or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement, or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. Parks Canada's online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses. Another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural, and recreational heritage. It is important to note that federal commemoration programs do not offer protection from alteration or destruction. The subject property does not appear on these lists (Parks Canada 2023).

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a "provincial heritage property" (MCM 2010). The subject property is not commemorated with an OHT plaque (OHT 2021). It does not appear that the subject property is subject to an OHT or municipal easement. The list of properties designated by the MCM under Section 34.5 of the OHA was consulted and the property is not included in this list.

Under Section 27 of the OHA, a municipality must keep a Municipal Heritage Register. A Municipal Heritage Register lists designated properties as well as other properties of CHVI in the municipality. Properties on this Register that are not formally designated are commonly referred to as "listed." Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received. Protected properties are those protected by Part IV (individual properties) or Part V (Heritage Conservation District) designation under the OHA. Once designated, a property cannot be altered or demolished without the permission of the local council. MCM's current list of Heritage Conservation Districts was consulted. The subject property is not listed, designated, or part of a Heritage Conservation District.

In reviewing the factors considered in an Environmental Inventory as required by the *Class Environmental Assessment for Transmission Facilities*, the subject property contains structures over 40 years old and thus triggered the requirement to complete this CHER. ARA contacted Planning staff at the Township of Edwardsburgh-Cardinal via email on April 16, 2025, to confirm heritage interests related to the subject property. A response was received from the Township's Municipal Land Use Planner, Tim Fisher, via email on April 17, 2025. Mr. Fisher confirmed the following:

- The subject property is not listed or designated, and to the Township's knowledge, it does not contain a cemetery or other cultural heritage value or interest;
- There is no intention to designate or list the subject property;

- There is no municipal heritage easement registered on the subject property; and
- The Township has no cultural heritage information available to share related to the potential CHVI of the subject property.

#### 5.0 HISTORIC CONTEXT

The site history of the subject property was constructed using background information obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications, census records, land registry records), and published secondary sources (online and print). The subject property has strong associations with Indigenous communities, and the heritage resources considered in this report can be associated with both Pre-Contact and Post-Contact cultural developments. Accordingly, this historical context section spans the Pre-Contact Indigenous occupation history through Euro-Canadian settlement history to present. The early history of the subject property can be effectively discussed in terms of major historical events.

In an attempt to reconstruct the historic land use of the subject property and its context, ARA examined one historical map documenting past residents, structures (i.e., homes, businesses, and public buildings) and features during the 19<sup>th</sup> century, one topographic map from the early 20<sup>th</sup> century, and four aerial images from the mid-20<sup>th</sup> century to early 21<sup>st</sup> century. Specifically, the following resources were consulted:

- Map of the United Counties of Leeds and Grenville, Canada West (1861) (OHCMP 2019);
- Topographic map from 1908 (OCUL 2024); and
- Aerial images from 1949, 1954, 1976, and 2008 (U of T 2025).

Further, ARA completed a summary of land transactions for the subject property to understand the land ownership history (see Table 4).

## 5.1 A Note on the Pre-Colonial Landscape

Prior to the rise in development of the 19<sup>th</sup> and 20<sup>th</sup> centuries, the landscape of the United Counties of Leeds and Grenville would have looked very different than what exists today. Situated along the north shore of the St. Lawrence River, the lush and thriving environment would have held great importance to past Indigenous peoples, who would sustain themselves on the abundant flora and fauna of the area. There is well-established Algonquin, Mohawk, and Huron-Wendat history in this area.

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

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

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

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous peoples inhabited the landscape. This location was used and shared by many since time immemorial, each with their own traditions as to how they arrived, how they lived, and the major events that marked their time here. There is no singular way to tell this story. Alongside the brief historical narrative as understood by heritage professionals, at the time of writing, some First Nations and Indigenous communities have provided traditional knowledge regarding their history, community, and story for inclusion in reports. It should be noted that one Nation's traditional knowledge does not necessarily reflect the views of another Nation or the consultant. These histories are outlined below in Table 1 and Table 2.

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

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

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

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

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

- Algonquins of Ontario;
- Algonquins of Pikwàkanagàn;
- Huron-Wendat Nation;
- Mohawk of the Bay of Quinte; and
- Mohawk Council of Akwesasne.

However, this area was used and shared by many Indigenous groups over millennia, each with their own traditions as to how they arrived, how they lived, and the major events that punctuated their time there. The Algonquins of Ontario and the Huron-Wendat Nation have provided oral traditions or traditional histories, which have been included in Table 1 and Table 2. The Algonquins of Pikwakanagan, the Mohawks of the Bay of Quinte, and the Mohawk Council of Akwesasne have not yet shared a traditional history with ARA, but it is hoped that their accounts and others can be incorporated into studies such as this when they become available. These summaries have also been provided in ARA's archaeological report inclusive of the subject property.

# Table 1: Algonquins of Ontario History (Benton-Banai 1979:94–102)

#### **Seven Fire Prophecy**

The prophets of the Seven Fires came to the Anishinabe nation when they were residing on the east coast of North America. The visit from the prophets prompted the western migration of the Anishinabe from the east coast, with the Wa-bun-u-keeg' or Daybreak People remaining behind to maintain the eastern fire at the eastern doorway. It is thought that these people were who the French called Abnaki.

The prophet of the First Fire encouraged the migration to the west prior to the arrival of European settlers, advising that, "If you do not move, you will be destroyed." The prophet of the First Fire, as recounted by the Mide people, spoke of the first of seven stopping places during the journey west. The first stopping place was a turtle shaped island, the directions to which were thought to be coming from the Creator. A pregnant woman dreamt that she was standing on the back of a turtle in the water, with the turtle's head pointing west and tail pointing east. The dream was accepted by elders and the people were instructed to explore the rivers for the location of the island. The island was found in the St. Lawrence River and it is thought today that it was located at the confluence of the St. Francis River and the St. Lawrence River northeast of Montreal.

The second major stopping place on the westward journey was at Ani-mi-kee' wa-bu (Niagara Falls), where the people were greeted by a Sacred Megis Shell (cowrie) that came out of the water. The Sacred Fire was moved to this second major stopping place for a period of time.

The third stopping place was described by the prophets as "a place where two great bodies of water are connected by a thin, narrow river." This stopping place was likely along the shores of the Detroit River where it connects to Lake St. Clair, with Lake Huron to the north and Lake Erie to the south. The Sacred Megis is said to have appeared out of the water again to greet the people. It was at this stopping place that the Anishinabe met Haudenosaunee warriors. The Haudenosaunee were pursuing the Anishinabe but later gave them a wampum belt and the pipe of peace was shared. At this time, three groups emerged: the Ish-ko-day'-wa-tomi (fire people, keepers of the Sacred Fire) who are known later as the Potawatomi; the O-daw-wahg' (trader people, providers of food for the nation and in charge of major hunting expeditions) who are known as the Ottawa; and the Ojibway (faith keepers of the nation entrusted with keeping the Sacred Scrolls and the Waterdrum of the Midewiwin) who have sometimes been referred to as Chippewa. The three groups became known as the nation of the Three Fires.

Along the way to the fourth stopping place, the nation of Three Fires were attacked by the Sauks and Foxes before they stopped to camp along what is believed to have been the eastern shore of Lake Michigan. Villages were established at the camp while ways to cross the lake were considered and many felt that the group had become lost and had missed the fourth stopping place. During this time, teachings of the Midewiwin Lodge were beginning to be abandoned and Spirit Ceremony and Sweat Lodge waned. Some elders were able to maintain the Sacred Fire. The prophecies said, "a boy would be born to show the Anishinabe back to the sacred ways." The boy came and dreamt of stones that led across the water and the Mide people led the people back to the Detroit River where they rested on Walpole Island. They then moved northward along the eastern shore of Lake Huron before

#### **Seven Fire Prophecy**

reaching Manitoulin Island, the fourth major stopping place. The Sacred Megis appeared on the island and the people returned to the Midewiwin Way. It was at this time that the Clan System was established.

The migrating group is said to have stayed at Manitoulin Island for a period of time before moving to Baw-wa-ting' (Sault Ste. Marie) where the people again were greeted by the Megis Shell. Baw-wa-ting' became the fifth major stopping place and was abundant in fish to support the people. From Ba-wa-ting,' the migration split into two groups, with one group continuing westward and the other group northward. Both groups encountered the Bawahn,' later known as Dakotas, whose hunting territory was invaded with the arrival of the Anishinabe.

The sixth major stopping place was at Spirit Island at the west end of Lake Superior where the Sacred Shell appeared to the northern group. The words of the prophets were fulfilled at Spirit Island as the Anishinabe found Ma-no'-min (wild rice), "the food that grows on water."

The prophets had spoken of a turtle-shaped island that awaited the group at the end of their migration. The southern group saw an island that was located beyond a long point of land that fit the description of the island that they were looking for. The people went to the island and placed tobacco on the shore and were greeted by the Sacred Shell. The Sacred Shell told the people that they had arrived at their last stop of the migration. The seventh and final stop was at Mo-ning-wun'-a-kawn-ing (later called Madeline Island) and the Sacred Fire burned brightly there. It is thought that the migration began in 900 A.D. and took about 500 years to complete, all the while with the Sacred Fire being kept alive.

# Table 2: Huron-Wendat Nation History (Provided by Huron-Wendat First Nation)

#### **Huron-Wendat First Nation Historical/Background context**

As an ancient people, traditionally, the Huron-Wendat, a great Iroquoian civilization of farmers and fishermen-hunter-gatherers and also the masters of trade and diplomacy, represented several thousand individuals. They lived in a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence and up along the Saint Lawrence Valley on both sides of the Saint Lawrence River all the way to the Great Lakes. Huronia, included in Wendake South, represents a part of the ancestral territory of the Huron-Wendat Nation in Ontario. It extends from Lake Nipissing in the North to Lake Ontario in the South and Île-Perrot in the East to around Owen Sound in the West. This territory is today marked by several hundred archaeological sites, listed to date, testifying to this strong occupation of the territory by the Nation. It is an invaluable heritage for the Huron-Wendat Nation and the largest archaeological heritage related to a First Nation in Canada.

According to our own traditions and customs, the Huron-Wendat are intimately linked to the Saint Lawrence River and its estuary, which is the main route of its activities and way of life. The Huron-Wendat formed alliances and traded goods with other First Nations among the networks that stretched across the continent.

Today, the population of the Huron-Wendat Nation is composed of more than 4000 members distributed onreserve and off-reserve.

The Huron-Wendat Nation band council (CNHW) is headquartered in Wendake, the oldest First Nations community in Canada, located on the outskirts of Quebec City (20 km north of the city) on the banks of the Saint Charles River. There is only one Huron-Wendat community, whose ancestral territory is called the Nionwentsïo, which translates to "our beautiful land" in the Wendat language.

The Huron-Wendat Nation is also the only authority that have the authority and rights to protect and take care of her ancestral sites in Wendake South.

#### 5.2 Post-Contact Settlement History

The arrival of European explorers and traders at the beginning of the 17<sup>th</sup> century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy

histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 3.

Table 3: Post-Contact Settlement History
(Smith 1846; Leavitt 1879; Coyne 1895; Lajeunesse 1960; McKenzie 1967; Mika 1972; Mika and Mika 1977;
Ellis and Ferris 1990; Surtees 1994; AO 2024)

Ellis and Ferris 1990; Surtees 1994; AO 2024)				
Historical Event	Timeframe	Characteristics		
Early Exploration	Early 17 <sup>th</sup> century	Cartier reaches the St. Lawrence in 1534; Brûlé explores southern Ontario in 1610/11; Champlain travels through in 1613 and 1615/1616, making contact with a number of Indigenous groups (including the Algonquin, Huron-Wendat and other First Nations); European trade goods become increasingly common and begin to put pressure on traditional industries; Names of bands suggest that Algonquin territorial organization was based on watersheds; Nipissings and Algonquins were involved in inter-tribal trade		
Increased Contact and Conflict	Mid- to late 17 <sup>th</sup> century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; Nipissings and Algonquins tended to avoid the lower Ottawa in the summer due to Iroquois attacks; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701		
Fur Trade Development	Early to mid- 18 <sup>th</sup> century	Growth and spread of the fur trade; Bands of the Algonquin Nation occupied the Ottawa Valley; Many spent their summers at mission villages; Fort Frontenac established in 1673 by Comte de Frontenac; Cataraqui becomes a major French transshipment location; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760		
British Control	Mid- to late 18 <sup>th</sup> century	General Amherst advances on Montreal from Oswego; Fort Frontenac area reported as being essentially uninhabited (1760); British control subsequently established; Cataraqui area develops as a major trade and military hub; Royal Proclamation of 1763 recognizes the title of the First Nations to the land; Algonquins and Nipissings attended the Niagara Treaty Council; Numerous treaties subsequently arranged by the Crown; First land cession under the new protocols is the Seneca surrender of the west side of the Niagara River in 1764; The Niagara Purchase (Treaty 381) in 1781 included this area		
Loyalist Influx	Late 18 <sup>th</sup> century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); Carleton Island ceded to the United States; Guy Carleton writes to General Haldimand recommending Fort Frontenac for Loyalist settlement; General Major Holland has Cataraqui and site of old Fort Frontenac surveyed (1783); British develop interior communication routes and acquire additional lands; Crawford's Purchases completed in 1783; The Michi Saagiig negotiated with the British for these lands, which allowed for European Loyalist settlement and for the Mohawk Loyalists who were given lands in the Bay of Quinte area; The Michi Saagiig people living there were forced to move to Alderville; Constitutional Act of 1791 creates Upper and Lower Canada		
County Development	Late 18 <sup>th</sup> to early 19 <sup>th</sup> century	Became part of Grenville County in 1792 named after William Wyndham Grenville, British Secretary-of-State for Foreign Affairs from 1791 to 1801; Northern boundaries redefined as lands beyond the waterfront were laid out in 1793; Wolford, Oxford and South Gower were settled later than the riverfront townships of Augusta and Edwardsburg; Added to the Johnstown District in 1798, which included Leeds, Grenville and Carleton; Augusta and Edwardsburgh had reached 2,700 inhabitants ca. 1812; Township of Montague removed to Lanark County in 1838; Grenville subsequently comprised the Townships of Augusta, Edwardsburgh, South Gower, Oxford and Wolford; United Counties of Leeds and Grenville established after the abolition of the district system in 1849.		

Historical Event	Timeframe	Characteristics		
		The Bytown and Prescott Railway was built in 1854, followed by the Grand Trunk Railway in 1856 and the Canadian Pacific Railway in 1881; Primarily a rural area with over half of 25,000 people living in small villages and farms; Several industries have flourished in the area; Brickyards were common in the 19 <sup>th</sup> century; In 1858, the first starch factory in Canada, the later Canada Starch Company, was opened; the first cheese factory was opened in 1867		
Township Late 18 <sup>th</sup> to early 19 <sup>th</sup> century		Located in the southeastern corner of Grenville County along the St. Lawrence River; Named for the Duke of Kent, Edward, fourth son of King George III of England; French-Canadians Francois and Guillaume de Lorimier were first settlers having built a house prior to 1770; Followed by disbanded soldiers from Major Edward Jessup's Rangers in 1784; Survey of the township was not completed until 1787; Spencerville was laid out in 1840 at the location of a previous sawmill built in 1811; Population reached 1,000 in 1812; Other principal settlements included Johnstown, Ventnor, Roebuck, and Cardinal (former Edwardsburgh); An additional grist mill and sawmill were built on the South Nation River in 1821;		
Township Development	Mid-19 <sup>th</sup> to early 20 <sup>th</sup> century	By mid-19 <sup>th</sup> century, population was 2,837 with six sawmills and three grist mills; Rural township and has one of the oldest agricultural societies in Canada; The Edwardsburgh Agricultural Society was first organized in 1855 and later became the Spencerville Agricultural Society. Continual agricultural fairs have been occurring since 1870.		

Algonquin people continued to live in this region during Post-Contact times. Many were Christians but also belonged to traditional bands occupying various watersheds. They often lived within their hunting grounds for most of the year with many gradually shifting towards an adaptive lifeway of farming, fishing, hunting and collecting (ORHDC 2005; Allen 2007). Numerous petitions were made to the Crown regarding lands and rights, the earliest of which dates from 1772 and describes the extent of Algonquin and Nipissing territory as encompassing both sides of the Ottawa River from Long Sault to Lake Nipissing (JHA 1993). As Euro-Canadian settlement progressed, Algonquin and Nipissing bands began to press for reserve lands within their own traditional territories (JHA 1993; ORHDC 2005).

In 1798, Algonquin and Nipissing leaders appealed to the Crown to restrict European settlement along the Ottawa River. The Algonquin and Nipissing leaders did not receive a response to their letter, and instead, the lands were further opened for settlement following the conclusion of the War of 1812 and Loyalist land grants in Lanark and Frontenac Counties. Algonquin leaders continued to petition the Crown to acknowledge that the Ottawa Valley lands were Algonquin lands. The government, however, wanted to grant agricultural lands rather than allow the Algonquin lands to remain as hunting grounds. In 1842, Chief Pierre Shawanepinesi petitioned for a tract of 2,000 acres covering parts of the Townships of Oso, Bedford and South Sherbrooke. In 1844, the petition was granted by Order in Council for the 2,000 acres to be set aside under a license of occupation. The granted lands of the Bedford Reserve continued to be impacted by logging and trespassing of settlers. Chief Shawanepinesi petitioned the government regarding logging and squatters at the Bedford Reserve between 1845 and 1861. Many of the residents of the Bedford Reserve had returned to Kanesatake during this period or moved to Kitigan Zibi, Ardoch and Pikwakanagan. By 1861, the Superintendent of Indian Affairs denied the existence of the Bedford Reserve. Even Shawanepinesi left the Bedford Reserve, and by 1881, he had relocated to Pikwakanagan (JHA 1993; Bostock and Nelson 2019; Morrison n.d.: 31).

#### 5.2.1 Past and Present Land Use

During Pre-Contact and Early Contact times, the vicinity of the subject property would have comprised a mixture of coniferous trees, deciduous trees, and open areas. Indigenous communities actively utilized the land and its resources well into Post-Contact times, and they would have managed the landscape to varying degrees (i.e., establishing clearings for campsites, plant cultivation, etc.). During the late 18<sup>th</sup> and early 19<sup>th</sup> centuries, Euro-Canadian settlers arrived in the area and began to clear the forests for agricultural and settlement purposes. The subject property was not located near any historical community limits. The land use at the time of assessment can be classified as predominantly agricultural, although the land is traversed by artificial drainage channels and two hydro poles along a hydro corridor.

The study area is part of the Great Lakes – St. Lawrence forest region, a transitional zone between the southern deciduous forest and the northern boreal forest. This forest extends along the St. Lawrence River across central Ontario to Lake Huron and west of Lake Superior along the border with Minnesota, and its southern portion extends into the more populated areas of Ontario. This forest is dominated by hardwoods, featuring species such as maple, oak, yellow birch, and white and red pine. Coniferous trees such as white pine, red pine, hemlock, and white cedar commonly mix with broad-leaved species, such as yellow birch, sugar and red maples, basswood, and red oak (MNRF 2025).

In terms of local physiography, the study area lies in the regional known as the Edwardsburgh Sand Plan, which consists of beds of glaciofluvial sand over top of bedrock and boulder clay. The ground here is relatively level, with a few moraines and beach ridges created by the Champlain Sea (Chapman and Putnam 1984). The associated sands and silts were deposited by melting ice during the Wisconsin Glaciation, which covered a large part of Grenville County. The deposits of sand and loam drift over the underlying bedrock is thin, particularly in the eastern half of the county. The stone-free outwash sands are by far the most extensive group of soil materials, and large areas of sandy material are found in South Gower, Oxford, Edwardsburgh, and Augusta Townships (Richards et. al. 1949).

The subject property falls within the Upper South Nation River drainage basin, which is under the jurisdiction of the South Nation Conservation Authority (SNCA). Specifically, the subject property is almost 2 km south of the South Nation River. The subject property was historically traversed by unnamed wetlands, but it has since been cleared, tilled, and used for agricultural purposes (SNCA 2025).

## 5.3 Subject Property

The boundaries of the subject property are shown on georeferenced versions of the historical maps and imagery (see Map 3 to Map 9). The subject property is located in the Township of Edwardsburgh Cardinal on Lot 2, Concession 8 in the Geographic Township of Edwardsburgh, former Grenville County. The land surrounding and including what is now 208 Dobbie Road was part of a larger landholding granted to William McNeal by the Crown on May 17, 1802. The patent comprised all of Lot 2 and consisted of 200 acres (LRO #15). In June 1827, William McNeal sold all 200 acres of Lot 2 to Richard Duncan Fraser for £100. Richard Fraser was a military officer in the War of 1812, and his father had settled in Edwardsburgh Township after serving with British forces during the American Revolution (Sheperd 1985). He served as a justice of the peace for the Johnstown District in 1816 but was charged with various violent assaults himself in the 1810s and 1820s (Sheperd 1985). He worked as a customs official but ended up in debt, and retired to a farm in Fraserfield, Edwardsburgh Township, which he had inherited in the 1820s (Sheperd

1985). Richard Fraser died on April 1, 1857, and willed his entire estate to his widow, Mary Fraser, on February 6, 1858 (Sheperd 1985, LRO #15). On an 1861 historical atlas of the United Counties of Leeds and Grenville, the subject property is located on the east side of Lot 2, which did not have a listed owner. However, these atlases were often produced by subscription, so a vacant parcel did not mean that the lot was not owned at the time of the map's publication. Adjacent parcels to the west did not have listed landowners, but Lot 1 to the east of the subject property was owned by Josiah Adams. Additionally, parcels on the opposite side of the road to the south of the subject property were owned by D. Froom, David Adams, and S.W. Buck. There were no buildings or structures marked on the subject property, nor were there any discernible landmarks adjacent to or near the subject property (see Map 3). Similarly, an 1862 historical atlas illustrating a Map of Edwardsburgh does not indicate any structures or property owners on the subject property (see Map 4).

Mary Fraser sold all of Lot 2 to Josiah Adams, who also owned Lot 1 in Concession 8, on April 29, 1865, for \$400. Josiah Adams bonded the east half of Lot 2, consisting of 100 acres, to Allan McLean the same day he purchased the property, and actualized the sale in October 1865. Allan McLean granted the east half of Lot 2 to James Gillespie in October 1867, and James Gillespie sold all 100 acres of the east half of Lot 2 back to Josiah Adams on August 26, 1868. The 1871 Census of Canada listed Josiah Adams as a 47-year-old Irish-born merchant who lived with his wife, Ruth, and their five children (LAC 1871). The family likely lived in a two-storey frame residence on Lot 1, Concession 8, which is no longer extant (LAC 1861).

On April 19, 1873, Josiah Adams agreed to sell all 100 acres of the east half of Lot 2 to Francis "Frank" Dobbie for \$1,100, which he did a few months later on December 17, 1873. Frank Dobbie was born on November 20, 1838, in Lanark County, Ontario to Scottish immigrants, Thomas Dobbie or Dobie (1795-1877) and Jane Halliday (1805-1893) (Family Search 2025). He married Mary Johnston (1838-1915) on September 15, 1858, in Leeds and Grenville, and they had at least six children (Family Search 2025, Find A Grave 2025b). The 1881 Census listed Francis Dobie as a 46-year-old Ontario-born Presbyterian farmer who lived with his wife, 46-year-old Mary, and their six children. Information regarding their residence was not included in the 1881 Canada Census (LAC 1881). Frank Dobbie died on November 24, 1922, and he was buried in St. Andrew's Presbyterian Cemetery in Spencerville (Family Search 2025, Find A Grave 2025b). It is likely that Dobbie Road was named for Frank Dobbie or his family.

Frank Dobbie sold the east half of Lot 2 to Robert Henderson on March 11, 1881, for \$2,000. Based on the difference in price that Frank Dobbie paid for the property (\$1,100) and the price he sold it for (\$2,000), it is possible the residence on the subject property was constructed at some point between 1873 and 1881 as a home for Frank Dobbie and his family. However, additional corroboration for this construction date has not been found in the research.

Robert Henderson sold all 100 acres of the east half of Lot 2 to John Moore in March 1884, and John Moore subdivided the lot into two halves in May 1884, when he sold the east 50 acres of the east half of Lot 2 to Henry Moore for \$1,000. John Moore sold the west 50 acres to Joseph Boyce in December 1886, for \$1,650. On February 4, 1888, Henry Moore sold the east 50 acres, which included the subject property, to Matthew Moore for \$1,400. The 1891 Census listed 43-year-old Matthew Moore's residence as a wood, one-and-a-half-storey, eight room building, which corresponds to the farmhouse on the subject property and indicates that 208 Dobbie Road was extant by 1891 and supports its likely construction date between 1873 and 1881. Matthew Moore worked as a farmer and lived with his wife, Jane, and their three children (LAC 1891b). Joseph Boyce, who owned the west half of the subject property, was listed as living in a one-storey frame residence, which did not correspond to the subject property (LAC 1891a).

Matthew Moore sold the east 50 acres of Lot 2 back to Francis Dobbie for \$639 in April 1892, and Francis Dobbie sold the parcel to Joseph Boyce in January 1893, once again consolidating the east 100 acres of Lot 2 under a single owner. On March 14, 1902, Joseph Boyce sold all 100 acres of Lot 2 to David Berry for \$2,900. Unlike the historical atlas, a topographic map from 1908 does not list the landowners of individual parcels, but it does indicate that there was a building located on the subject property. However, outbuildings such as barns and sheds were not depicted (see Map 5). There were several wood buildings, and one brick or stone building located to the west of the subject property, and two frame buildings located to the east, although their purposes (i.e., farmhouse, outbuilding, barn, etc.) were not listed. The topographic map indicates the subject property was comprised of open field at the property's south end, while the north section was wood lot.

The 1921 Census of Canada indicated that David Berry, aged 59, was a farmer who lived in an eight-room frame house with his 54-year-old wife, Katharine, his daughter Edna, his son Ivan and Ivan's family, and a lodger named Harry McClatchy (LAC 1921). The description of the residence matches not only the extant residence on the subject property, but also the description of the Matthew Moore residence in the 1891 Census of Canada. When David Berry died in 1922, the subject property was inherited by Katherine Berry, David's widow, and their son Ivan (Find A Grave 2025a, LRO #15). The 1931 Census of Canada listed the Ivan Berry residence as a seven-room wood house where he lived with his wife, Eva, their children, and Ivan's mother Katherine. Ivan's profession was recorded as a dairy farmer (LAC 1931). A series of easement transfers occurred in the early to mid-1940s, when a hydroelectric corridor was constructed across the subject property, in addition to other adjacent lots. An aerial photograph from 1949 indicates the subject property was set back from Dobbie Road and was accessed by a driveway on the north side of Dobbie Road. The resolution of the photograph is poor, but a cluster of buildings can be seen on the subject property, including what was likely a farmhouse, barn, and outbuildings (see Map 6). A 1954 aerial photograph is similar in appearance to the 1949 aerial photograph and corroborates that there were buildings on the subject property at that time and that the area was predominately agricultural in nature (see Map 7).

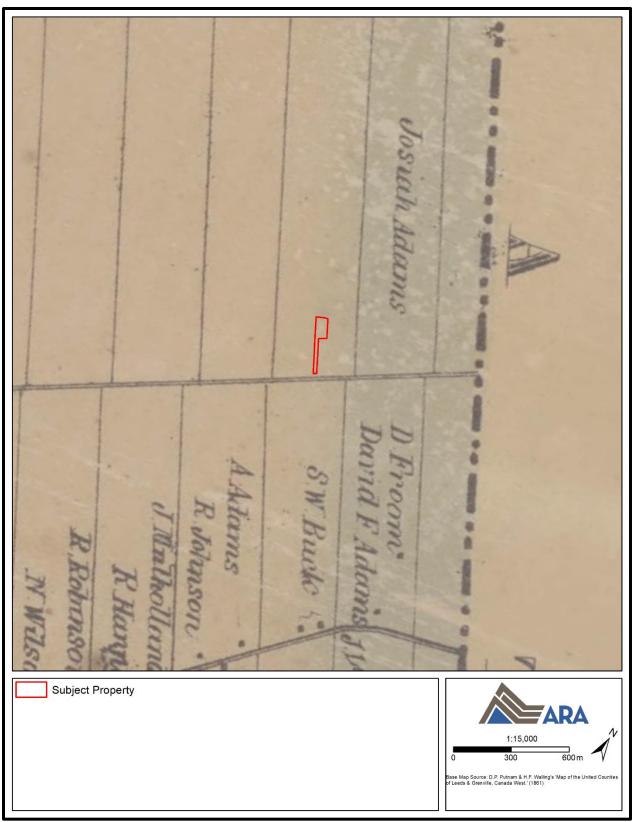
On April 19, 1961, Ivan Berry granted all 100 acres of the subject property to Roman Anderst for \$7,000. An aerial photograph from 1976 indicates the subject property was similar in appearance to aerial photographs from 1949 and 1954, including a farmhouse, barn, and outbuildings (see Map 8). The estate of Henry Anderst transferred the subject property to Alma Anderst in September 1994, who transferred the property to James and Katherine Killick on June 19, 1995, for \$90,000. The land records indicate the 2.65 acre subject property was subdivided from the former 100-acre lot while under the ownership of Katherine A. Killick sometime between 1994 and 2019. Another aerial photograph from 2008 illustrates that the farmhouse, barn, and outbuildings remained as positioned in the older photographs, and the surrounding landscape was predominately open agricultural fields interspersed by woodlot (see Map 9).

To summarize, the land use history indicates the subject property was constructed at some point between 1873 and 1881 as a home for farmer Frank Dobbie and his family.

Table 4: Summary of Land Transactions for 208 Dobbie Road (LRO #15)

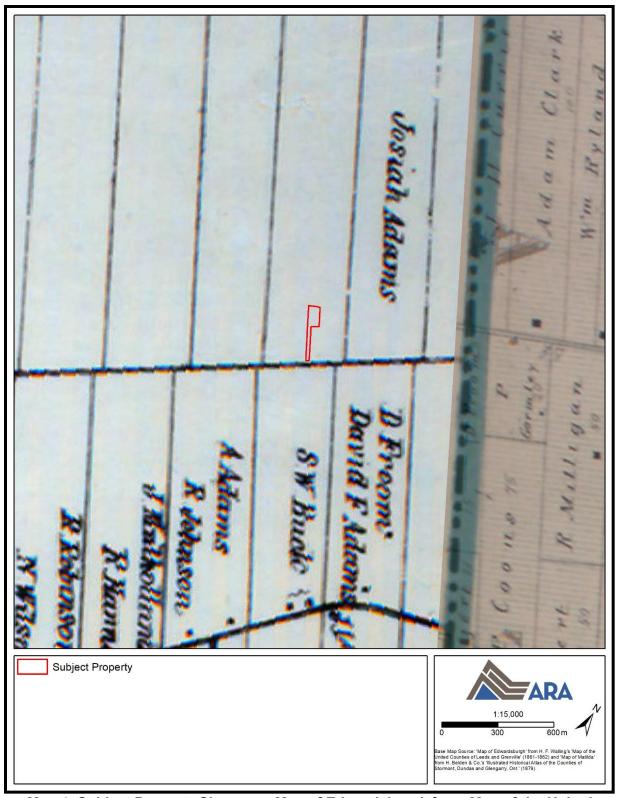
Instrument #	Instrument	Date	Grantor	Grantee	Comments
-	Patent	17 May 1802	The Crown	William McNeal	All Lot 2, 200 ac
186	B&S	29 Jun 1827	William McNeal	R. D. Fraser	All Lot 2, 200 ac; £100

Instrument #	Instrument	Date	Grantor	Grantee	Comments
426	Will	6 Feb 1858	Richard Duncan Fraser	Mary Fraser	All his Estate
521	B & S	29 Apr 1865	Mary Fraser, widow of Richard Duncan Fraser	Josiah Adams	All Lot 2, 200 ac; \$400
522	Bond	29 Apr 1865	Josiah Adams	Allan E. McLean	Bond in \$400 E ½ Lot 2, 100 ac
604	B&S	31 Oct 1865	Josiah Adams	Allan E. McLean	E ½ Lot 2, 100 ac; \$200
53	Grant	24 Oct 1867	Allan E. McLean	James Gillespie	E ½ Lot 2, 100 ac; \$500
204	Grant	26 Aug 1868	James Gillespie	Josiah Adams	E ½ Lot 2, 100 ac; \$800
367	Agreement for Sale	19 Apr 1873	Josiah Adams	Francis Dobbie	E ½ Lot 2, 100 ac; for \$1100
531	B&S	17 Dec 1873	Josiah Adams	Francis Dobbie	E ½ Lot 2, 100 ac; \$1100
1747	Grant	11 Mar 1881	Francis Dobbie	Robert Henderson	E ½ Lot 2, 100 ac; \$2000
1777	Grant	28 Mar 1884	Robert Henderson	John Moore	E ½ Lot 2, 100 ac; \$2000
2677	B&S	9 May 1884	John Moore	Henry Moore	E ½ of E ½ Lot 2, 50 ac; \$1000
3219	Grant	22 Dec 1886	John Moore	Joseph Boyce	W ½ of E ½ Lot 2, 50 ac; \$1650
3526	Grant	4 Feb 1888	Henry Moore	Matthew Moore	E ½ of E ½ Lot 2, 50 ac; \$1400
4523	Grant	2 Apr 1892	Matthew Moore	Francis Dobbie	E ½ of E ½ Lot 2, 50 ac; \$639
4700	Grant	5 Jan 1893	Francis Dobbie	Joseph Boyce	E ½ of E ½ Lot 2, 50 ac; \$1200
6731	B&S	14 Mar 1902	Joseph Boyce	David Berry	E ½ Lot 2, 100 ac; \$2900
26-14107A	Easement Transfer	2 Sep 1940	Katherine and Ivan Berry	Hydro Electric Power Co. of Ontario	Part E ½ Lot 2; \$50
27-14758	Easement Transfer	25 Jan 1946	Ivan Berry	Hydro Electric Power Co. of Ontario	Part E ½ Lot 2; \$4
27-15699	Agreement for Sale	29 May 1951	Ivan Berry	Roman Anderst	E ½ Lot 2, 100 ac + OL; \$7000
6003	Grant	19 Apr 1961	Ivan Berry	Roman Anderst	E ½ Lot 2, 100 ac + OL; \$7000
30050	Treasurer's Consent	26 Sep 1972	Treasurer of Ontario	Estate of Roman Anderst	E ½ Lot 2, 100 ac
130423	Transfer	13 Sep 1994	Estate of Henry Anderst	Alma Anderst	Part Lot
133933	Transfer	16 Jun 1995	Alma Anderst	James I. and Katherine A. Killick	Part Lot E ½, \$90,000
202482	Easement Transfer	30 May 2007	James I. and Katherine A. Killick	Hydro One Networks	
46991	Easement Transfer	19 Jun 2017	James I. and Katherine A. Killick	Hydro One Networks	Easement over Parts 1-3
15R12000	Plan Reference	19 Jun 2019	-	-	
58244	Transfer	9 Jul 2019	James I. and Katherine A. Killick	James I Killick	
58298	Transfer	11 Jul 2019	James I. Killick	James I. and Katherine A. Killick	

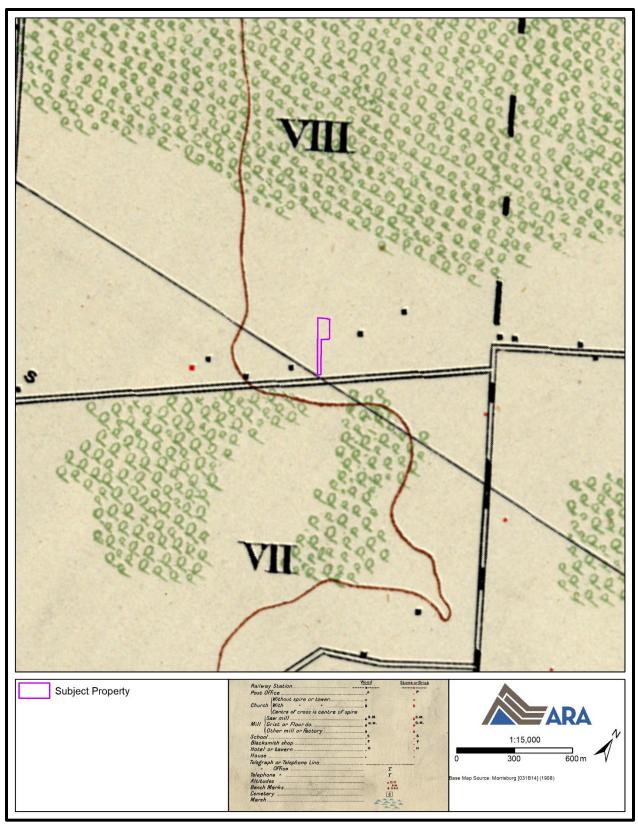


Map 3: Subject Property Shown on Map of the United Counties of Leeds and Grenville, Canada West (1861)

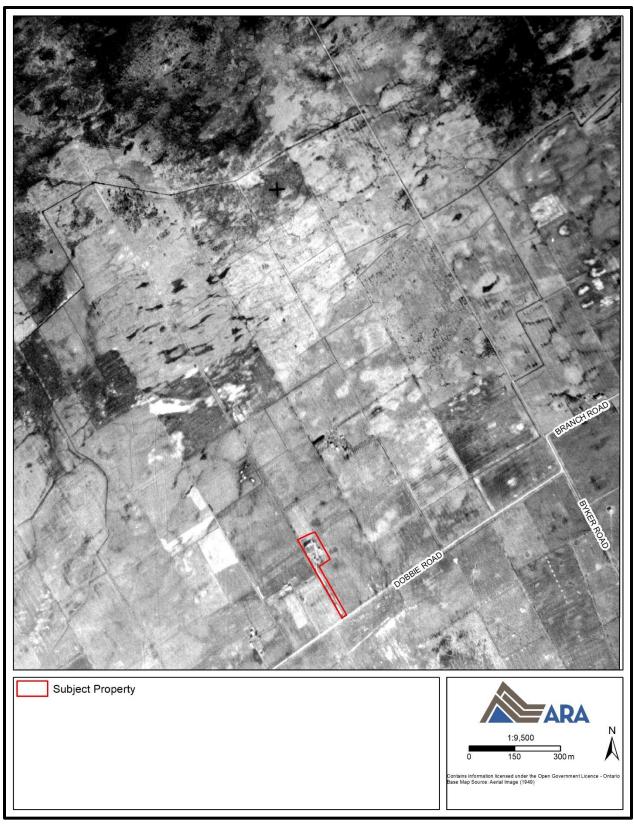
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OHCMP 2021)



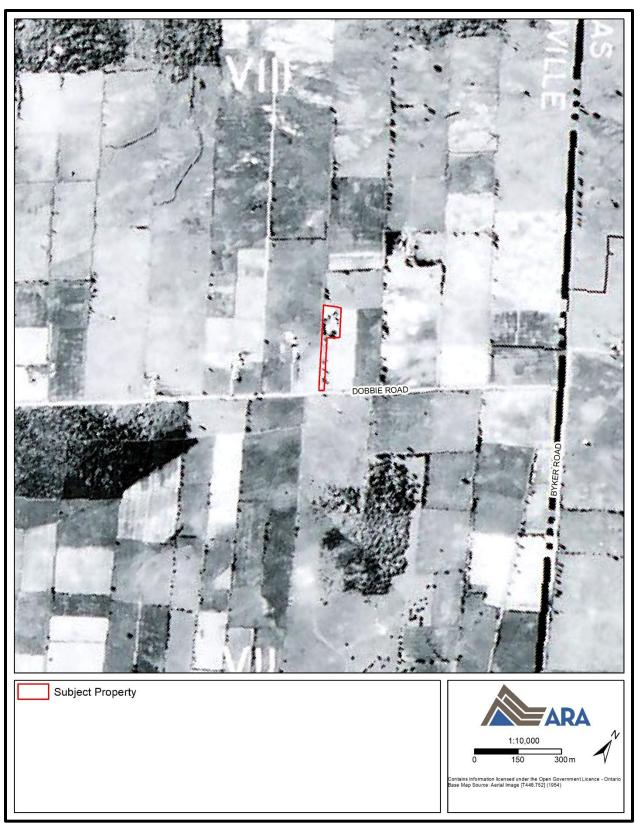
Map 4: Subject Property Shown on Map of Edwardsburgh from Map of the United Counties of Leeds and Grenville (1862) and Map of Matilda from Illustrated Historical Atlas of the Counties of Stormont, Dundas and Glengarry, Ont. (1879) (Produced by ARA under licence using ArcGIS® software by Esri, © Esri; McGill 2001)



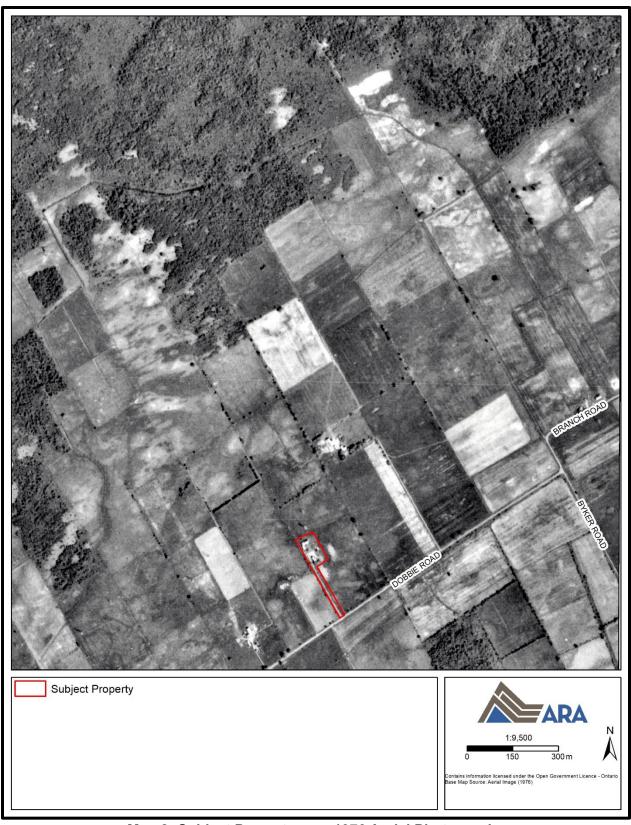
Map 5: Subject Property Shown on a Topographic Map (1908) (Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OCUL 2025)



Map 6: Subject Property on a 1949 Aerial Photograph (Produced by ARA under licence using ArcGIS® software by Esri, © Esri; ERIS 2025a)



Map 7: Subject Property on a 1954 Aerial Photograph (Produced by ARA under license using ArcGIS® software by Esri, © Esri; U of T 2022)



Map 8: Subject Property on a 1976 Aerial Photograph (Produced by ARA under licence using ArcGIS® software by Esri, © Esri; ERIS 2025b)



Map 9: Subject Property on a 2008 Aerial Photograph (Produced by ARA under licence using ArcGIS® software by Esri, © Esri; ERIS 2025c)

#### **6.0 EXISTING CONDITIONS**

The current configuration of the property at 208 Dobbie Road in the Township of Edwardsburgh Cardinal is described below.

#### 6.1 Context

Dobbie Road, a two-lane gravel rural road, travels east-west and marks the southern boundary of the subject property (Image 2 and Image 1). The subject property is surrounded in all directions by large, primarily 100-acre agricultural lots (Image 3). The landscape is flat affording distant views in all directions. A hydro corridor runs roughly east-west adjacent to the northern boundary of the subject property (Image 14).

# 6.2 Subject Property

The property at 208 Dobbie Road is located on the north side of Dobbie Road, approximately 850 m west of Branch Road North/Byker Road (see Map 1; Image 1 to Image 3). As the residence was still occupied and the condition of the large and small barn appeared structurally unsafe to enter, the site visit and photo documentation was conducted on landscape features (Image 4 to Image 12) and only the exterior of the residence, barns, and outbuilding (Image 15 to Image 59). The interiors of the barns and outbuilding were documented when they could be safely viewed from an open doorway (Image 31, Image 50, and Image 60). The interior of the residence was not accessed as it was still occupied.

The residence and outbuildings on the subject property are estimated to have been built after 1873 (see Section 5.3).

Remnants of the former 19<sup>th</sup> century farmstead include the residence, collection of outbuildings, and partial tree-lined driveway (Image 4 and Image 5). Modifications to the property include the severance of agricultural fields, reducing the property from approximately 100 acres to 2.65 acres, and removal of the original circulation patterns.

### 6.3 Buildings and Structures

Four built structures are located on the subject property, including a residence, a large barn, small barn, and an outbuilding. Map 10 displays the location of these buildings and Table 5 contains a summary of each structure. Sections 6.3.1 to 6.3.5 then provide a more detailed description of landscape features and each of the four buildings found on the subject property.



Map 10: Buildings on the Subject Property (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

Table 5: Summary of Buildings at 208 Dobbie Road

Building		Building Description	of Buildings at 208 Dobbie Road
Building No.	Name	Section Reference	of Buildings at 208 Dobbie Road  Photograph
1	Residence	See Section 6.3.2	
2	Large Barn	See Section 6.3.3	
3	Small Barn	See Section 6.3.4	

Buildin No.	g Name	Building Description Section Reference	Photograph
4	Outbuilding	See Section 6.3.5	

### 6.3.1 Site Organization

The collection of buildings on the flat subject property are setback from Dobbie Road approximately 200 m and organized centrally on the lot (see Map 10 and Image 5). The structures include a residence located furthest south of the collection of outbuildings (Image 15), a large and small connected barn situated along the north and west property boundaries (Image 8), and an outbuilding located along the east property line (Image 9). The property is accessed from Dobbie Road via a long, straight, entrance driveway that travels along the east property boundary (Image 6 and Image 7). The driveway terminates at the east side of residence. The driveway is lined with mature trees that become denser adjacent to the collection of buildings (Image 4). A row of mature cedar trees are planted along the rear yard of the residence (Image 11). The property also has several mature trees. Garden beds and some shrubs are planted along the residence's foundation.

The property has been subdivided and no longer contains agricultural fields. Properties to the east, south, and west of the subject property are generally comprised of 100-acre farmsteads (Image 3, Image 12, and Image 13). A hydro corridor located approximately 20 m from the north side of the lot spans the surrounding landscape from east to west (Image 14).

## 6.3.2 Residence Exterior Description

The residence is a one-and-a-half storey Ontario Cottage clad in modern white vinyl siding believed to have been built after 1873 (Image 15 to Image 27). Three additions have been constructed projecting from the rear (north) elevation (Image 19 and Image 22). Built to a rectangular plan, the house features a side gable roof with a central front gable peak (Image 15). The roof material appears to be tin and features simple eaves and wooden soffit (Image 27). The foundation is concrete. All the window openings are rectangular and most include modern oneover-one sash units (Image 16). The facade features an asymmetrical fenestration with a window in the centre gable peak, and two windows in the second storey of the east and west side elevations (Image 18). The façade and west elevation of the original building include modern blue shutters. The main entrance is located in the west elevation and has a rectangular entranceway with a modern door and a large sidelight (Image 17). The entrance is set beneath a covered porch with a shallow pitched, sloped roof supported by simple wooden posts. It is likely the entranceway as originally located in the centre of the façade and was later shifted to the west elevation at which point the large plate glass window flanked by narrow, rectangular sash windows was added. A contemporary wooden porch wraps around the façade and west elevation with stairs on the east and west ends of the porch (Image 16 and Image 26).

The largest of the rear additions is constructed to a rectangular plan and projects from the west side of the rear (north) elevation, oriented slightly to the west of the original building. It is one-and-a-half storeys and exhibits the same tin cladding on the side gable roof, and white vinyl siding (Image 17, Image 19, and Image 20). The addition sits on a fieldstone and mortar foundation. A tall concrete block chimney projects from the east elevation of the addition (Image 21 and Image 22). One contemporary rectangular window is located in the first storey of the west elevation, and another in the gable peak of the north elevation.

The smaller second addition is one-storey and built to a rectangular plan supported on wooden posts atop concrete bases (Image 19, Image 20, and Image 22). It projects from the north elevation of the one-and-a-half storey addition. The rear addition is clad in the same white vinyl siding as the rest of the building and has a shallow hipped roof. A modern wooden deck and stairs

provide access to the contemporary glass sliding doors in the north elevation. One modern sash window is located in the east elevation.

Lastly, a third, one-storey addition projects from the east side of the original building's north elevation (Image 21, Image 22, and Image 24). This addition is built to a rectangular plan with a tin-clad shed roof and a concrete foundation. A modern, rectangular sash window is located in both the north and east elevations. Access to the basement is provided through a wooden panel door in the foundation of the east elevation (Image 25).

## 6.3.3 Large Barn Exterior Description

The large two-storey barn, also believed to have been constructed after 1873, is built to a rectangular plan with a gambrel roof (Image 28 to Image 40). The barn is severely deteriorated with most walls missing, support beams sagging, and the west portion collapsed. As such, it was challenging to fully interpret the barn's original construction and details. Those elements that remain will be described in this section.

The roof is clad in sheet metal atop wooden trusses and planks, and the barn is of timber frame construction (Image 28 and Image 35). No foundation was visible. The barn's upper level was likely used as hay storage while the lower level was used as stables for animals or farming equipment. The barn appears to have been clad in wooden boards laid vertically with portions clad in wooden shakes (Image 28 and Image 39). Based on the exposed wooden bents and trusses, it appears a large doorway opening was located in the north elevation (Image 31). A small one-storey extension built to a square plan with a front gable roof projects from the north elevation (Image 28 to Image 30). This structure is clad in wooden shakes, set on a concrete foundation, and includes single rectangular window openings on the side elevations.

What remains of the west elevation of the large barn is attached to the north elevation of the smaller barn on the subject property (Image 40).

### 6.3.4 Small Barn Exterior Description

The smaller one-and-a-half storey barn on the subject property (Image 41 to Image 50), constructed after 1873, is connected to the remnants of the east elevation of the larger barn (Image 45). It is of simple, utilitarian construction, clad in cedar shakes on the first storey of each elevation and built to a rectangular plan with the gambrel roof clad in sheet-metal (Image 41 and Image 47). The barn is of timber frame construction with vertical wooden planks in the south and north gambrel peaks (Image 41 and Image 46). Sheet metal cladding has been added to a portion of the first storey of the south elevation. A chimney projects from the roofline and appears to be clad in tin (Image 44). A rectangular door opening is located in the east elevation (Image 48), along with a rectangular window opening. The barn's interior construction was visible through the doorway in the east elevation, revealing the wooden beam and plank construction (Image 50). The main level contained wooden stalls.

#### 6.3.5 Outbuilding Exterior Description

The one-storey outbuilding (Image 51) located along the centre of the east property boundary was constructed after 1873 and is of utilitarian construction. It is built to a rectangular plan on a concrete base and is clad in wooden boards laid vertically. The outbuilding has a side gable roof clad in corrugated metal sheets. The north and east elevations do not have any openings. The west elevation includes a large doorway opening, and the south elevation includes an opening

that has been boarded up (Image 52 to Image 59). The doorway opening in the west elevation revealed the interior frame construction of hewn wooden beams (Image 60).

#### 7.0 COMPARATIVE ANALYSIS

An examination of the history of farmsteads as CHLs, with a focus on Ontario Cottages and their associative barns, informs a comparative analysis of the subject property.

#### 7.1 Ontario Farmsteads

"The Historic Ontario Farmstead Typology" model developed by ERA Architects (Figure 1) aids in understanding the distinct built and landscape features that characterize a 19<sup>th</sup> century farmstead (2020). A typical evolved Ontario historic farmstead exhibits built characteristic features like the clustering of a 19<sup>th</sup> century farmhouse, barn, outbuildings, and silos accessed by a circulation pattern composed of an entrance driveway framed by vegetation and drive lanes connecting the structures (Figure 2). This type of landscape is further typified by a front yard with mature trees, agricultural fields to the rear, wind rows along the property edge, and rear wood lots. The component parts of the Ontario historic farmstead typology are often considered important in contributing to the contextual character of agricultural landscapes (ERA 2020).

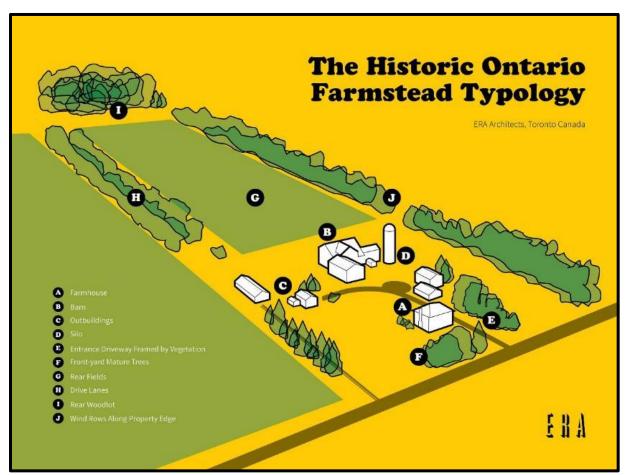


Figure 1: Historic Ontario Farmstead Typology (ERA Architects 2020)



Figure 2: Historical Ontario Farmsteads (Illustration form Perth County Historical Atlas, 1879)

When compared against the typical characteristics of Ontario farms, the subject property no longer retains the defining features with only remnants of the former farmstead visible in the landscape (see Table 6). As such, the subject property is no longer a representative example of an Historic Ontario Farmstead.

Table 6: Characteristics of Historic Ontario Farmsteads (Adapted from McIlwraith 1997; Shearer 2012; Williams 2014)

(Adapted Hoffi Michwighth 1997, Shearer 2012, Williams 2014)		
Characteristics of Historic Ontario Farmsteads	208 Dobbie Road Characteristics	
Centralized 'farmstead' composed of clustered grouping of houses, barns, and ancillary buildings, connected by walkways and laneways	Yes	
Farmstead landscape may include remnants of nearby kitchen gardens and orchards	No	
Farmstead framed by trees and perennial plantings to provide shelter from sun and wind	Partial – Only on west side	
Farmstead placed on raised setting where possible	No	
Entrance driveway leading to farmstead, often lined with mature trees	Yes – Some trees remain along west side of driveway	
If present, farmstead placed near natural water source	No	
Farmstead set back from roadway with farmhouse placed nearest to road	Yes	
Barn positioned into slope to allow for two storey exterior access	No	
Outbuildings, possible adapted retrofit of early log shanties	Yes, but not adapted from earlier building	
Drive lanes providing access to barn/outbuildings	No	
Paddock, placed in proximity to barn and outbuildings	No – Severed from agricultural fields	
Silo	No	
Rear fields connected to farmstead through drive lanes	No	
Rear wood lot	No	
Wind rows along property edge, placed with consideration to prevailing wind direction	Partial – West side	

#### 7.2 Gothic Revival Architecture

The Gothic Revival architectural style is rooted in medieval architecture and originated in England in the late 18<sup>th</sup> century. According to McAlester, the style is traced back to 1749, when Sir Horace Walpole "began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows" (1984:200). Over the following century, the number of buildings that followed Gothic Revival principles increased so dramatically, likely the result of promotion by English architect A.W.N. Pugin, that they became commonplace throughout England (McAlester 1984). In North America, the publication of design plans and patterns by Andrew Downing "in 1842 (*Cottage Residences*) and in 1850 (*The Architecture of Country Houses*)" popularized the style (McAlester 1984:200). With many early settlers to Ontario being of English descent, it is not surprising that Gothic Revival architecture "first appeared [in Canada] in the 1820s and continued throughout the rest of the nineteenth century and well into the twentieth century, especially for religious buildings" (Ricketts et al. 2011: 55). As one of the most enduring of the revival styles, the variation of the style's application from residences to churches is evident throughout Ontario.

According to Ricketts et al., "the style proved to be surprisingly adaptable, fluid, open to new interpretations with every new generation of architects" without losing the quintessential features that distinguish the style (2011:73). As a result, subcategories of the style emerge in Canada including the Romantic Gothic Revival Style (circa 1820), Ecclesiological Gothic Revival Style (circa 1840), High Victoria Gothic Revival Style (circa 1850s), and French Gothic Revival Style (end of the 19th century) (Ricketts et al. 2011). Not all Gothic Revival architecture is designed on such a grand scale, as the style's application for smaller, more modest residences is also widespread. In Ontario specifically, the Gothic Cottage, also known as the "Ontario Cottage," became one of "the most pervasive Ontario residential styles prior to 1950" (Kyles 2016a).

There are three types of Ontario Cottages outlined by McKendry: 1) hipped roof, 2) gable roof with one-and-a-half storeys, and 3) gable roof with one-and-a-half storeys and a front central gable or peak interrupting the eaves (2016). McKendry also notes the central gable in the Ontario Cottage steepened over time and took on the proportions of the Gothic Revival style (2016). The prevalence of these styles in Ontario's countryside is related to the pattern's promotion in publications, specifically the design found in *The Canada Farmer* (1864) for, "A Cheap Farm House" (Vol. 1, No. 22). The article provides a set of design guidelines for the construction of a house to accommodate large families. The article notes these buildings "... can be built with brick walls...the appearance of the house shown in the...engraving might be considerably improved by the addition of a verandah" (Brown 1864:340; see Figure 3 and Figure 4).

With these plans available, many Ontario Cottages were constructed during the 19<sup>th</sup> and into the 20<sup>th</sup> century across Ontario. The buildings were constructed using local materials (stone, brick, or clapboard), with gables and centre gable peaks, various window shapes and sizes, and three or five bay façades. The flexible plan allowed for individual stylistic elements to be added (i.e., verandahs, cornices, decorative wood trim, etc.) (Brown 1865).

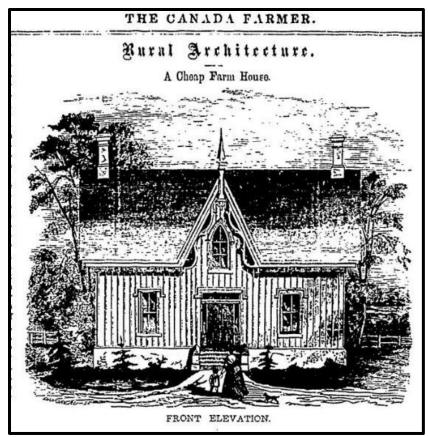


Figure 3: "A Cheap Farm House" in *The Canada Farmer* (Brown 1864:340)

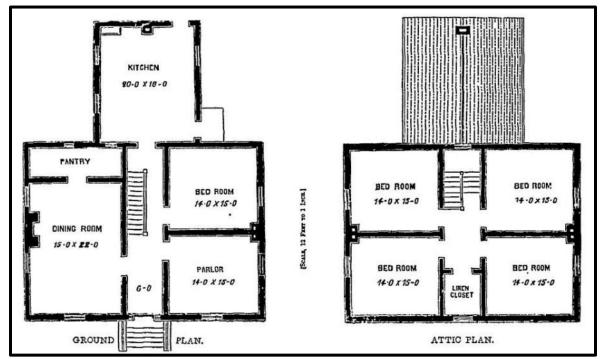


Figure 4: Floor Plans for "A Cheap Farm House" in *The Canada Farmer* (Brown 1864:341)

When examined against the typical characteristics of the Gothic Revival-inspired Ontario Cottage as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture* (Blumenson 1990), *Ontario Architecture Online* (Kyles 2016a), and *A Field Guide to American Houses* (McAlester 1984), the subject farmhouse exhibits less than half of the characteristics of the style and thus is not considered a representative example of an Ontario Cottage (see Table 7).

Table 7: Characteristics of Ontario Cottage Architecture (Adapted from Fram 2003; Blumenson 1990; Kyles 2016a; McAlester 1984)

Characteristics of Ontario Cottage Architecture	Characteristics of 208 Dobbie Road
One-and-a-half storeys	Yes
Rectangle, L-shaped or T-shaped plan	Yes – Originally rectangular
Symmetrical or balanced façade	No
Ornate doorways (often with sidelights and transom)	No
Hip roof or gable roof with central gable	Yes – Side gable with central gable peak
Window in central gable (half moon or lancet window is common, however regional variation is often expressed)	Yes – Rectangular
Roof can have a dormer, a belvedere or two chimneys often symmetrically placed	No
Decorative woodwork (expressed in finials, trim, verge boards, verandahs, or entrances)	No
Dichromatic brickwork (often expressed in voussoirs, quoins, or brick banding)	No
Partial or full porch (often with split post and shallow roof)	No – Contemporary replacement porch

#### 7.3 Central Ontario Barn

The Central Ontario barn style was a common barn design in southern Ontario dating to the last quarter of the 19<sup>th</sup> century and deriving from the earlier, smaller English barn (Ennals 1972). The construction date of the barns on the subject property is thought to be post-1873, consistent with the popularity of this barn type.

The Central Ontario barn is distinguished by its large size, usually about 40-50 feet in width and 60-100 feet in length built to a rectangular plan, and is most often constructed of wood on a stone foundation with a gable or gambrel roof (Ennals 1972; Figure 5 and Figure 6). The two roof styles associated with the Central Ontario barn are indicative of the period of construction. Gable roofs were used up to about 1880, after which gambrel roofs were introduced. The barns on the subject property feature gambrel roofs, which support their construction date post-1873. The gambrel roof was a design element adopted from Dutch style barns for functional reasons as it significantly increased the storage capacity of the loft. This was an important development as farmers began to practice mixed farming after 1880 and needed to store more feed to maintain their growing herds of livestock. Typical of the style, the entrances to the barn are centred on the eave-side of the structure, rather than the gable end and they traditionally include few windows (Kyles 2016b).

The Central Ontario barn style is typically two storeys with a lower stable area and an upper level for crop and implement storage and work space. Access to the ground floor is provided by doorways leading to the farmyard, and entry to the upper level can be by means of an earth ramp leading to a large door in the eave-side (known as a bank barn in southern Ontario), or via interior stairs (Ennals 1972). The large double-door and height allowed wagons and machinery to be brought in for unloading and repair. The subject barns are not bank barns. The structural deterioration and partial collapse of the large barn has made it challenging to confirm its layout, however it appears to have been two-storeys.

Typical of the Central Ontario barn, the second level is often constructed of heavy timber frames or "bents" and includes a drive-floor, which would serve as a work space and tool and machine storage; a granary (a room or series of rooms facing onto a passageway set at right angles to the drive floor); and an area for hay, straw, grain, and crop storage (Ennals 1972). The lower level would serve as a stable arranged to accommodate stalls for horses and livestock and may include space for root crop storage. The animals and water supply on the ground floor were protected in the winter by the hay insultation on the second floor, which preserved the animal's body heat.

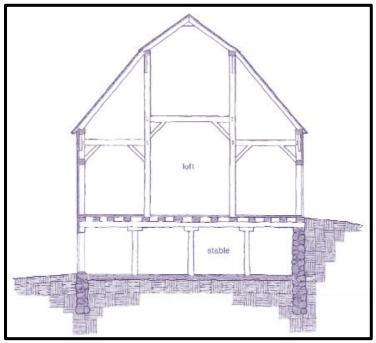


Figure 5: Representative Illustration of Gambrel-Roofed Central Ontario Barn (Province of Manitoba, n.d.:54)

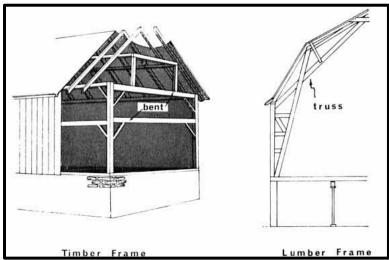


Figure 6: Central Ontario Barn Construction Types (Ennals 1972:257)

When examined against the typical characteristics of the Central Ontario barn style as outlined by Peter Ennals' discussion of the Central Ontario Barn type (1972) and Shannon Kyles summary in *Ontario Architecture* (2016b), the large barn on the subject property met some characteristics of the style, however due to its advanced state of deterioration, it can no longer be considered a representative example of a Central Ontario barn (see Table 8). The small barn meets many characteristics of the style, and can be considered a smaller expression of the Central Ontario barn style (see Table 9).

Table 8: Large Barn – Characteristics of Central Ontario Barn (Adapted from Ennals 1972 and Kyles 2016b)

Characteristics of Central Ontario Barn	208 Dobbie Road Large Barn Characteristics
Large, two storeys	Yes – Prior to collapse
Rectangular plan	Yes
Stone foundation	No
Timber or Lumber frame construction	Yes
Gable or gambrel roof	Yes - Gambrel
Entrances on eave side	Unconfirmed – Elevations have collapsed
Few windows	Unconfirmed – Elevations have collapsed

Table 9: Small Barn – Characteristics of Central Ontario Barn (Adapted from Ennals 1972 and Kyles 2016b)

Characteristics of Central Ontario Barn	208 Dobbie Road Small Barn Characteristics
Large, two storeys	No – One-and-a-half storey
Rectangular plan	Yes
Stone foundation	No
Timber or Lumber frame construction	Yes
Gable or gambrel roof	Yes - Gambrel
Entrances on eave side	Yes
Few windows	Yes

### 7.4 Comparative Conclusions

As a result of the further analysis provided in this section, the farmstead at 208 Dobbie Road is no longer characteristic of the typical Historic Ontario Farmstead typology. The property has been severed from its former 100-acre lot comprised of agricultural fields, retaining only the cluster of buildings including a house, large barn, small barn, and outbuilding, as well as a driveway lined with some remnant mature trees on a 2.65 acre lot. Modifications to the property and circulation patterns, including alterations and additions to the house and the deteriorated condition and partial collapse of the large barn, have changed the landscape so it is no longer representative of an Historic Ontario Farmstead.

In summary, the farmstead as a whole is not recognized as a CHL, nor are the residence or large barn representative of their specific styles. However, the small barn on the property is a smaller expression of the Central Ontario barn style. Further evaluation of the property's CHVI is completed in Section 8.0.

## 8.0 EVALUATION

# 8.1 Evaluation of Cultural Heritage Value or Interest – O. Reg. 9/06

The evaluation of 208 Dobbie Road according to O. Reg. 9/06 for determining CHVI is summarized in Table 10 below.

Table 10: Evaluation of 208 Dobbie Road Using O. Reg. 9/06

Table 10: Evaluation of 208 Dobbie Road Using O. Reg. 9/06		
Criteria/Description	Meets Criteria (Y/N)	Rationale
Is a rare, unique,     representative, or early     example of a style, type,	Y	208 Dobbie Road is no longer a representative example of an Historic Ontario Farmstead, nor are the residence or large barn representative of their specific styles. However, the small barn on the property is a smaller expression of the Central Ontario barn style.
expression, material, or construction method.		The one-and-a-half storey timber frame structure is built to a rectangular plan with a gambrel roof, few windows, and an entrance on the eave side, all representative features of this barn typology. Unique to the structure, it is clad in wooden shakes.
Displays a high degree of craftsmanship or artistic value.	N	The buildings on the property at 208 Dobbie Road do not display a high degree of craftsmanship or artistic value. They were built using common materials and techniques for the various construction periods.
Displays a high degree of technical or scientific achievement.	N	208 Dobbie Road does not display a high degree of technical or scientific achievement. The utilitarian structures display construction techniques common to their era and style guided by functionality and affordability.
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	N	Historical research identified that the property at 208 Dobbie Road is associated with farmer Francis "Frank" Dobbie, who likely constructed the extant farmhouse and barn at some point between 1873 and 1881, and who purchased the property again in 1892 until 1893. The property was subsequently owned between 1902 and 1961 by David Berry and then his son Ivan, who operated a dairy farm on the property. Research did not indicate that these individuals or families made a significant contribution to the community. Based on the information available and presented in this CHER, no notable individuals, associations, institutions, or themes are associated with 208 Dobbie Road.
5. Yields or has the potential to yield information that contributes to the understanding of a community or culture.	N	208 Dobbie Road does not yield information that contributes to the understanding of a community or culture as its origin and purpose are well documented.
6. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist who is significant to a community.	N	208 Dobbie Road does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer, or theorist who is significant to a community. The research conducted did not confirm an individual or company associated with the construction of the buildings on the property.
7. Is important in defining, maintaining, or supporting the character of an area.	N	208 Dobbie Road is no longer important in defining, maintaining, or supporting the character of the area. The original 100-acre 19 <sup>th</sup> century farmstead has been subdivided to 2.65 acres, retaining only the portion of the original lot that contained the farmhouse, collection of outbuildings, and partial tree-lined driveway. The associated agricultural fields have been severed and a hydro corridor with towers has been introduced passing across the north side of the lot. Modifications to the property include the severance of agricultural fields and removal of the original circulation patterns, which along with the disrepair of the large barn, have altered the landscape so it is no

Criteria/Description	Meets Criteria (Y/N)	Rationale
		longer recognizable as an Historic Ontario Farmstead reflective of the agricultural character of the area.
8. Is physically, functionally, visually or historically linked to its surroundings.	N	A significant relationship between the property and the immediate surroundings was not demonstrated in the research conducted.  Although the property has been used for agriculture since the 19 <sup>th</sup> century and is located within a largely agricultural area, there is not a notably strong physical, functional, visual, or historical link that ties this particular property to its surroundings. The farmhouse, collection of outbuildings, and their layout are typical and could be found anywhere in rural Ontario.
9. Is a landmark.	N	208 Dobbie Road is not a landmark. No significant views to the property distinguish it as notable or distinct. The collection of buildings that comprise the farmstead are setback from the road and resemble other agricultural properties in the area.

208 Dobbie Road does not meet at least two of the criteria outlined in O. Reg. 9/06, and therefore, does not possess CHVI.

#### 9.0 CONCLUSIONS

A CHER was completed for 208 Dobbie Road. The results of a site visit, research, and consultation were documented. This CHER contains the research as well as the examination of the property according to O. Reg. 9/06.

The subject property, which contains a house, two barns, and an outbuilding dating to the 19<sup>th</sup> century, was not found to meet two or more criteria outlined in O. Reg. 9/06. Therefore, the subject property was determined not to posses CHVI. No further cultural heritage reporting is recommended for 208 Dobbie Road.

Once finalized, a copy of this CHER should be distributed to Planning staff at the Township of Edwardsburgh Cardinal and the Edwardsburgh Cardinal Public Library.

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## **APPENDIX A: SUBJECT PROPERTY IMAGES**



Map 11: Photo Location Map of Subject Property (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: Context – Dobbie Road from Subject Property (Photograph taken May 6, 2025; View looking Northeast)



Image 2: Context – Dobbie Road from Subject Property (Photograph taken May 6, 2025; View looking Southwest)



Image 3: Context – View South from Dobbie Road at Subject Property (Photograph taken May 6, 2025; View looking South)



Image 4: Landscape – Trees Lining East Side of Driveway to Subject Property (Photograph taken May 6, 2025; View looking North)



Image 5: Landscape – View to Subject Property from Dobbie Road (Photograph taken May 6, 2025; View looking Northwest)



Image 6: Landscape – View Up Subject Property Driveway from Dobbie Road (Photograph taken May 6, 2025; View looking Northwest)



Image 7: Landscape – View Down Subject Property Driveway Looking Toward
Dobbie Road
(Photograph taken May 6, 2025; View looking Southeast)



Image 8: Landscape – Large and Small Barn Viewed from Driveway (Photograph taken May 6, 2025; View looking North)



Image 9: Landscape – Large Barn and Outbuilding from East Property Line (Photograph taken May 6, 2025; View looking Northwest)



Image 10: Landscape – Mature Trees Flanking Barns Along North Property Line (Photograph taken May 6, 2025; View looking Southeast)



Image 11: Landscape – Row of Cedar Trees Flanking Yard of Residence (Photograph taken May 6, 2025; View looking Northwest)



Image 12: Landscape – Panoramic View of Outbuilding, Residence, and Large Barn from Northeast Corner of Subject
Property
(Photograph taken May 6, 2025; View looking Southeast - Southwest)



Image 13: Landscape – Agricultural Property to North of Subject Property (Photograph taken May 6, 2025; View looking Northwest)



Image 14: Landscape – Hydro Corridor to North of Subject Property (Photograph taken May 6, 2025; View looking West)



Image 15: Residence – Façade (Photograph taken May 6, 2025; View looking Northwest)



Image 16: Residence – Southwest Corner (Photograph taken May 6, 2025; View looking North)



Image 17: Residence – West Elevation (Photograph taken May 6, 2025; View looking East)



Image 18: Residence – Detail of Upper Storey Window Openings (Photograph taken May 6, 2025; View looking East)



Image 19: Residence – Northwest Corner (Photograph taken May 6, 2025; View looking Southeast)



Image 20: Residence – North Elevation of Additions (Photograph taken May 6, 2025; View looking South)



Image 21: Residence – Detail of South Elevation of One-Storey Addition (Photograph taken May 6, 2025; View looking South)



Image 22: Residence – Northeast Corner (Photograph taken May 6, 2025; View looking South)



Image 23: Residence – Detail of Concrete Foundation of Addition (Photograph taken May 6, 2025; View looking South)



Image 24: Residence – East Elevation (Photograph taken May 6, 2025; View looking Southwest)



Image 25: Residence – Detail of Basement Entryway in Foundation of East Elevation (Photograph taken May 6, 2025; View looking Southwest)



Image 26: Residence – Southeast Corner View (Photograph taken May 6, 2025; View looking Northwest)



Image 27: Residence – Detail of Façade Gable Peak (Photograph taken May 6, 2025; View looking Northwest)



Image 28: Large Barn – South Elevation (Photograph taken May 6, 2025; View looking Northwest)



Image 29: Large Barn – Detail of One-Storey Barn Addition on South Elevation (Photograph taken May 6, 2025; View looking Northeast)



Image 30: Large Barn – Detail of Concrete Pad (Photograph taken May 6, 2025; View looking North)



Image 31: Large Barn – Detail of the Remaining Interior Construction (Photograph taken May 6, 2025; View looking Northwest)



Image 32: Large Barn – Southeast Corner View with East Elevation of Smaller Barn (Photograph taken May 6, 2025; View looking West)



Image 33: Large Barn – Southeast Corner View (Photograph taken May 6, 2025; View looking West)



Image 34: Large Barn – East Elevation (Photograph taken May 6, 2025; View looking Southwest)



Image 35: Large Barn – Detail of Remaining Barn Interior (Photograph taken May 6, 2025; View looking Southwest)



Image 36: Large Barn – North Corner View (Photograph taken May 6, 2025; View looking South)



Image 37: Large Barn – North Elevation (Photograph taken May 6, 2025; View looking South)



Image 38: Large Barn – Detail of One-Storey Addition to North Elevation (Photograph taken May 6, 2025; View looking Southeast)



Image 39: Large Barn – Detail of Cedar Shakes on Barn Addition (Photograph taken May 6, 2025; View looking Southeast)



Image 40: Large Barn – Northwest Corner View (Photograph taken May 6, 2025; View looking Southeast)



Image 41: Small Barn – South Elevation (Photograph taken May 6, 2025; View looking Northwest)



Image 42: Small Barn – Southwest Corner View (Photograph taken May 6, 2025; View looking North)



Image 43: Small Barn – West Elevation (Photograph taken May 6, 2025; View looking East)



Image 44: Small Barn – Detail of Chimney (Photograph taken May 6, 2025; View looking Northeast)



Image 45: Small Barn – Northwest Corner View and One-Storey Addition (Photograph taken May 6, 2025; View looking East)



Image 46: Small Barn – North Elevation (Photograph taken May 6, 2025; View looking Southeast)



Image 47: Small Barn – East Elevation (Photograph taken May 6, 2025; View looking West)



Image 48: Small Barn – Detail of Rectangular Entrance in East Elevation (Photograph taken May 6, 2025; View looking West)



Image 49: Small Barn – Southeast Corner (Photograph taken May 6, 2025; View looking Northwest)



Image 50: Small Barn – Panoramic View of Interior of Small Barn Viewed from Doorway in East Elevation (Photograph taken May 6, 2025; View looking West)



Image 51: Outbuilding – Façade (Photograph taken May 6, 2025; View looking Northeast)



Image 52: Outbuilding – Northwest Corner (Photograph taken May 6, 2025; View looking East)



Image 53: Outbuilding – North Elevation (Photograph taken May 6, 2025; View looking Southeast)



Image 54: Outbuilding – Northeast Corner (Photograph taken May 6, 2025; View looking South)



Image 55: Outbuilding – West Elevation (Photograph taken May 6, 2025; View looking Southwest)



Image 56: Outbuilding – Detail of Foundation (Photograph taken May 6, 2025; View looking Southwest)



Image 57: Outbuilding – Southeast Corner (Photograph taken May 6, 2025; View looking Northwest)



Image 58: Outbuilding – South Elevation (Photograph taken May 6, 2025; View looking Northwest)



Image 59: Outbuilding – Southwest Corner (Photograph taken May 6, 2025; View looking North)



Image 60: Outbuilding – Interior Viewed from Doorway in Façade (Photograph taken May 6, 2025; View Looking East)

#### APPENDIX B: KEY TEAM MEMBER BIOGRAPHIES

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

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

# Lindsay Benjamin, MAES, RPP, MCIP, CAHP - Heritage Project Manager

Lindsay Benjamin is a Project Manager with ARA's Heritage Team. She has 16 years of experience in cultural heritage conservation gained through work in private, academic and government organizations. She is practiced at providing professional planning recommendations and has extensive experience evaluating built heritage resources and cultural heritage landscapes for private and public-sector clients. Lindsay was the Primary Author and Project Manager of Arch. Truss. and Beam: The Grand River Watershed Heritage Bridge Inventory. served as a Team Lead on the Historic Places Initiative writing hundreds of statements of significance, and was Series Editor for Phase 2 of the Heritage Districts Work! project, a study of 32 heritage districts in Ontario. She has developed a cultural heritage landscape inventory, heritage conservation district studies, strategic conservation plans, worked on municipal heritage registers, and drafted hundreds of designation reports in several municipalities. She is practiced in the preparation of Cultural Heritage Reports: Existing Conditions and Preliminary Impact Assessments, Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Heritage Conversation Plans and has a special interest in the conservation of heritage bridges through inventory and evaluation. She holds a Master of Applied Environmental Studies degree from the University of Waterloo School of Planning, is a Registered Professional Planner (RPP), a Member of the Canadian Institute of Planners (MCIP), and a Professional Member of the Canadian Association of Heritage Professionals (CAHP).

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

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

archaeological field as both a field technician and field director, in addition to extensive work as a lab technician analyzing predominately nineteenth century historic artifacts and drafting sections of archaeological reports.

# Madison Cornwallis, BA, Heritage Team, Cultural Heritage Technician

Madison currently works as a Technical Writer for the Heritage Team and assists in report writing and researching cultural heritage landscapes. Her work experience includes cultural heritage evaluation reports, heritage impact assessments, and cultural heritage assessments. Prior to her current role, Madison was a part of ARA's archaeological field staff and worked on stage 1-4 archaeological assessments all over Ontario. Through this work, she gained exemplary knowledge of much of Ontario's physical cultural landscape through the excavation and identification of artifacts. Madison obtained a combined bachelor's degree in Anthropology and Geography from McMaster University, and currently holds the Director of Public Outreach on the Architectural Conservatory NextGen Board, as well as volunteering with the Region of Waterloo Museums.