

Appendix B Cultural Heritage Evaluation Reports

Draft Environmental Study Report

Skyview 2 Battery Energy Storage Project

Skyview BESS Inc.

SLR Project No.: 241.031524.00001

September 8, 2025





Cultural Heritage Evaluation Report
114 Dobbie Road
Skyview 2 Battery Energy Storage Project
Part of Lot 1, 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 February 2025 by Skyview BESS Inc., Archaeological Research Associates Ltd. carried out a Cultural Heritage Evaluation Report for the property located at 114 Dobbie Road in the Township of Edwardsburgh Cardinal, United Counties of Leeds and Grenville, Ontario. The lands will be impacted by 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 107 acres on a long, narrow lot. In legal terms, the subject property comprises Parts 2, 4, 6, 8, and 10, subject to easements, which is part of Lot 1, Concession 8 in the Geographic Township of Edwardsburgh, Former Grenville County, Ontario.

This Cultural Heritage Evaluation Report was carried out 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 Central Ontario barn and collection of outbuildings dating to the 20th 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 114 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

CHVI – Cultural Heritage Value or Interest

CHL - Cultural Heritage Landscape

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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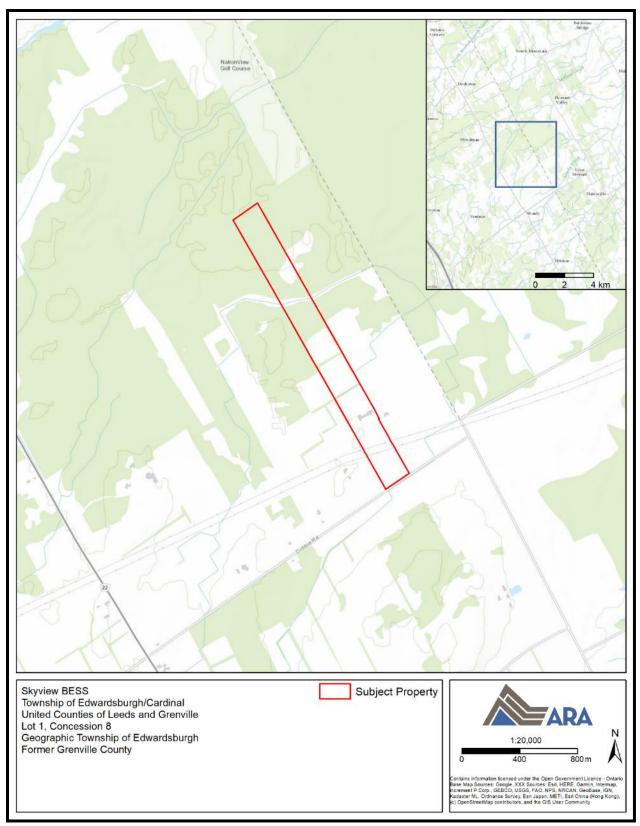
Technical Writers: L. Benjamin; R. Hendricks

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

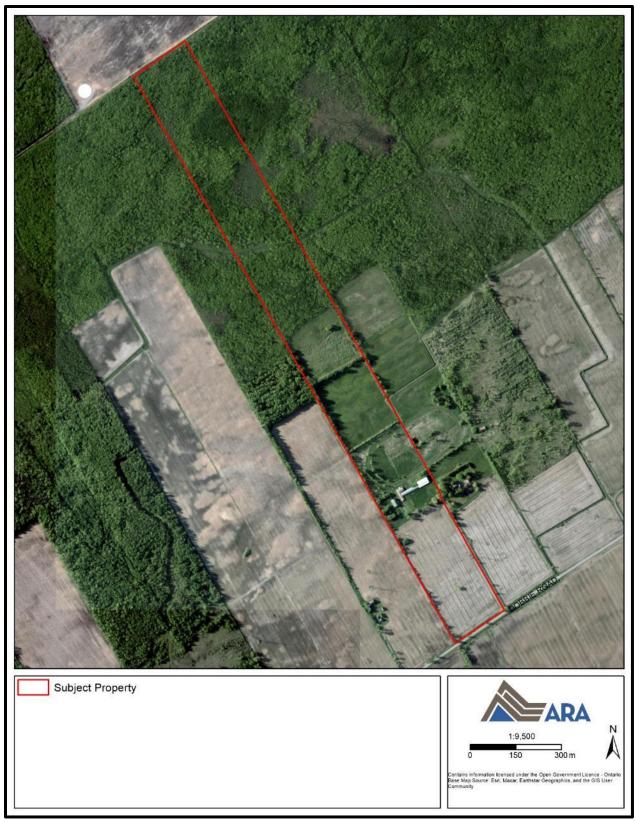
1.0 PROJECT CONTEXT

Under a contract awarded in February 2025 by Skyview BESS Inc., Archaeological Research Associates Ltd. (ARA) carried out a Cultural Heritage Evaluation Report (CHER) for the property located at 114 Dobbie Road in the Township of Edwardsburgh Cardinal, United Counties of Leeds and Grenville, Ontario (henceforth referred to as the 'subject property'). The lands will be impacted by the Skyview 2 Battery Energy Storage Project (Skyview BESS) 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 107 acres on a long, narrow lot (see Map 1 and Map 2). In legal terms, the subject property comprises Parts 2, 4, 6, 8, and 10, subject to easements, which is part of Lot 1, Concession 8 in the Geographic Township of Edwardsburgh, Former Grenville County, Ontario. This CHER was carried out 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 (2006a), 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 114 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 2006a:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 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 (2006a) 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 were 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 United Counties of Leeds and Grenville and the Township of Edwardsburgh-Cardinal on December 2, 2024, to confirm heritage interests related to the Skyview BESS project location on Dobbie Road, inclusive of the subject property. A response was received from the County's Planner II, Elaine Mallory, the same day indicating there were no cultural heritage resources in the project location she was aware of, however this information is kept by the local municipality. As such, the Township's Municipal Land Use Planner, Tim Fisher, was contacted by email the same day, with follow-up emails and calls made throughout December. A response was received via telephone on January 6, 2025. Mr. Fisher confirmed the following:

- The subject property is not listed or designated and nor are any adjacent properties or cemeteries;
- There is no intention to designate the subject property;
- There is no municipal heritage easement on the subject property; and
- The Township had no cultural heritage concerns or available information 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 19th century, one topographic map from the early 20th century, and four aerial images from the mid-20th century to early 21st 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
- Four 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 19th and 20th 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 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 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 th 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 th 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 th 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 th 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 th 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 th to early 19 th 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		

Historical Event	Timeframe	Characteristics
		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.
		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 th 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 Formation	Late 18 th to early 19 th 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 th to early 20 th century		By mid-19 th 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 Pikwàkanagàn. 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 Pikwàkanagàn (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 18th and early 19th 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 8). The subject property is located in the Township of Edwardsburgh Cardinal on Lot 1, Concession 8 in the Geographic Township of Edwardsburgh, former Grenville County. The land surrounding and including what is now 114 Dobbie Road was part of a larger landholding granted to Thomas McIlmoyle by the Crown on May 2, 1808. The patent comprised all of Lot 1 and consisted of 200 acres (LRO #15). In June 1808, Thomas McIlmoyle sold all 200 acres to D'Arcy Boulton, Junior for £50. D'Arcy Boulton owned the subject

property until October 4, 1841, when a Deed Poll was executed against him and the land was transferred to Griswold Enos by Sheriff Adiel Sherwood.

Griswold Enos owned Lot 1 until October 27, 1854, when he signed a Quit Claim Deed to Josiah Adams for "\$100 of US Currency" (LRO #15). Josiah Adams was born to Peter Adams (1787-1867) and his wife Catherine Anderson (1790-1877) on March 14, 1823, in Edwardsburgh, Ontario (Ancestry 2025a). He married Ruth Adams (1832-1906), and they had at least five children: William, Syrus or Cyrus, Anna, Asahel, and Lilla (LAC 1871, Ancestry 2025a). The 1861 Census of Canada West listed Josiah Adams as a 38-year-old, Canadian born merchant who lived with his 29-year-old wife Ruth and their three young children in a two-storey frame residence. The family were Adventist Christians (LAC 1861). On an 1861 historical atlas of the United Counties of Leeds and Grenville, the subject property is located on the west side of Lot 1, which belonged to Josiah Adams. Adjacent parcels did not have listed landowners, but 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).

On April 19, 1873, Josiah Adams agreed to sell all 200 acres of Lot 1 to three Ferguson brothers for \$2,100. In December 1873, George, David, and John Ferguson became the owners of the subject property. George (1844-1880), John (1846-1907), and David (1850-1928) Ferguson were the oldest three sons of Thomas Ferguson (1814-1893) and Margaret Millar (1814-1881). All three brothers were born in Ontario to their Scottish immigrant parents (Ancestry 2025b). After George's death, his will went to probate in 1881, and his 1/3 interest in the subject property was left to his heirs. In March 1888, David Ferguson granted the subject property to John Ferguson, who granted the land back to David and Andrew Ferguson on the same date. On October 11, 1889, David Ferguson signed a Quit Claim Deed to Andrew Ferguson regarding all 200 acres of Lot 1 for \$4,000.

Andrew Ferguson was the youngest brother of George, John, and David Ferguson, and he was born in Edwardsburgh, Ontario on January 28, 1853. He married Ella Lockerbie (1862-1904) on March 16, 1888, and they had at least three sons, including George, Charles, and Harry (Ancestry 2025b). The 1891 Census of Canada listed Andrew Ferguson as a 37-year-old Ontario born Presbyterian farmer who lived in a one-and-a-half storey, 10-room frame house with his 27-year-old wife, Ella, and their one-year-old son, George (LAC 1891). The acreage of their farm was not provided. 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 the barn were not depicted (see Map 4). There was one wood building located to the east of the subject property, although its purpose (i.e., farmhouse, outbuilding, barn, etc.) was not listed. The topographic map indicates the subject property was comprised predominately of open field at the property's south end, while the north section was wood lot (now removed).

The 1921 Census of Canada indicates Andrew Ferguson, aged 66, was a widowed farmer who lived in a 10-room frame house with his two sons, Charlie and Harry, and a housekeeper named Sarah Lockerbie, who may have been a member of his late wife's family (LAC 1921). The 1931 Census of Canada indicated Andrew Ferguson's farm was a dairy farm that the 79-year-old operated with the help of his 39-year-old son Charles, Charles' wife Augusta, and an employee named Martin Haigh (LAC 1931). In April 1939, Andrew Ferguson granted the subject property to his son, Charles Ferguson, and a hydroelectric corridor easement was established in 1941. An aerial photograph from 1949 indicates the subject property was set back from Dobbie Road and was accessed by a long driveway between two agricultural fields. Resolution of the photograph

is poor, but a cluster of buildings can be seen on the subject property, including what was likely a farmhouse and outbuildings including the extant barn. The stable/arena building was not extant at that time (see Map 5). 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 6). The easement for a second hydroelectric corridor was transferred to the Hydro Electric Power Company in 1958.

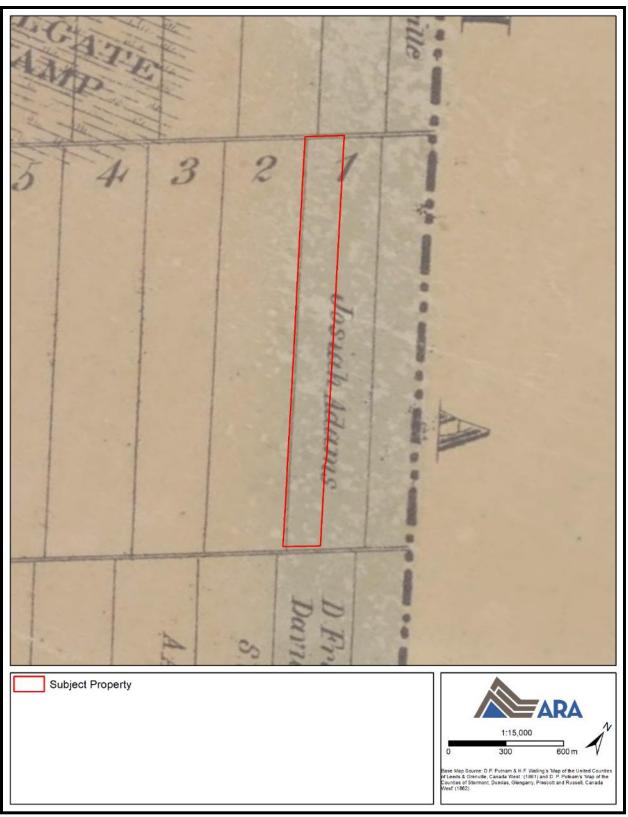
In September 1962, Charles Ferguson granted the subject property to Pieter Smit, who was born in 1926 in Beemster, Netherlands (Ancestry 2025c, Find A Grave 2025). Pieter Smit owned the property until August 1974, when he granted 200 acres to Bio Test Laboratories Inc. An aerial photograph from 1976 indicates the subject property was similar in appearance to aerial photographs from 1949 and 1954, although the configuration of the outbuildings may have changed (see Map 7). Another aerial photograph from 2008 illustrates that while the barn remained in its original position, many of the other buildings seen in the aerial photographs from the mid-20th century have been demolished and new outbuildings, such as the stable and arena, had been constructed. Additionally, the farmhouse associated with the farmstead seen in the other aerial photographs had been demolished and a new residence was constructed to its northeast, on the adjacent parcel at 112 Dobbie Road. A dirt track was also constructed north of the stable, which may have been related to training horses (see Map 8). This track has now become overgrown (see Map 2), and the rear wood lot has been removed.

Bio Test Laboratories transferred the subject property to J.F. Dobbie & Sons Ltd. in December 2020.

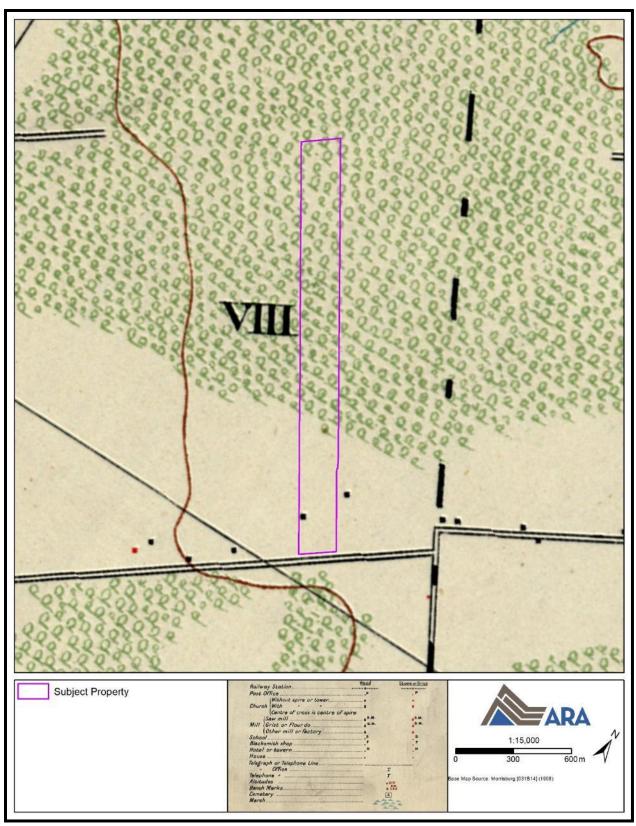
Table 4: Summary of Land Transactions for 114 Dobbie Road (LRO #15)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
-	Patent	2 May 1808	The Crown	Thomas McIlmoyle	All Lot 1, 200 ac
68	B & S	23 Jun 1808	Thomas McIlmoyle	Darcy Boulton, Jr.	All Lot 1, 200 ac; £50
440	Deed Poll	4 Oct 1841	Adiel Sherwood, Sheriff	Griswold Enos	All Lot 1, 200 ac
6	Quit Claim	27 Oct 1854	Griswold Enos	Josiah Adams	All Lot 1, 200 ac; \$100 US Currency
368	Agreement for Sale	19 Apr 1873	Josiah Adams	George, David, and John Ferguson	All Lot 1, 200 ac; \$2100
530	Grant	17 Dec 1873	Josiah Adams	George, David, and John Ferguson	All Lot 1, 200 ac; \$2100
1848	Probate	22 Jun 1881	George J. Ferguson	Heirs of George J. Ferguson	-
3557	Grant	19 Mar 1888	David Ferguson	John Ferguson	All Lot 1, 200 ac; \$1666
3558	Grant	19 Mar 1888	John Ferguson	David and Andrew Ferguson	2/3 Interest Lot 1; \$3332
3559	Grant	19 Mar 1888	Exrs of George J. Ferguson	David and Andrew Ferguson	1/3 Interest Lot 1; \$1666
3981	Quit Claim	11 Oct 1889	David Ferguson	Andrew Ferguson	All Lot 1, 200 ac; \$4000
13834	Grant	6 Apr 1939	Andrew Ferguson	Charles L. Ferguson	All Lot 1, 200 ac
14144	Easement Transfer	5 Dec 1941	Charles L. Ferguson	Hydro Electric Power Commission of Ontario	Part Lot 1; \$65
15754	Agreement for Sale	7 Nov 1951	Charles L. Ferguson	Pieter and Corneiluis Smit	All Lot 1, 200 ac; \$4700

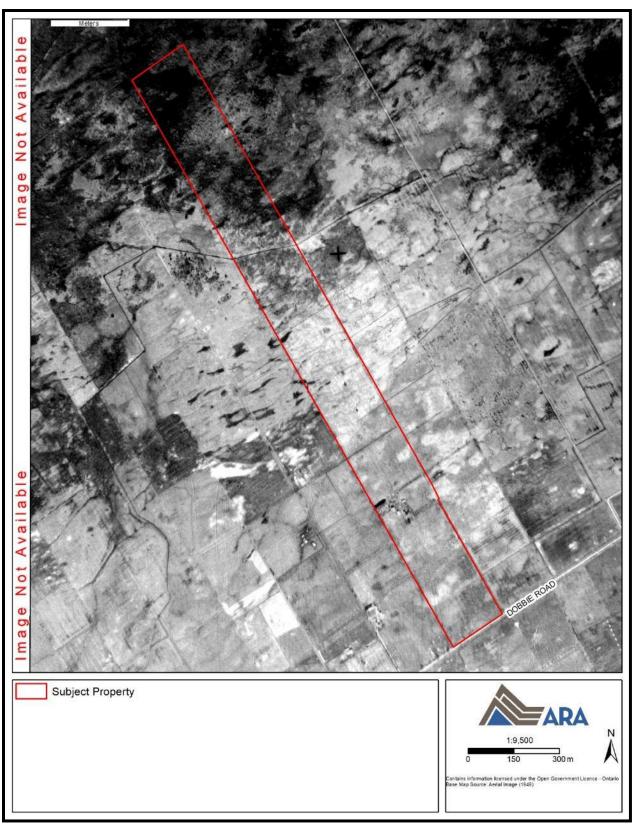
Instrument #	Instrument	Date	Grantor	Grantee	Comments
18242	Easement Transfer	20 May 1958	Charles Ferguson, Pieter Smit	Hydro Electric Power Co	Part Lot 1; \$208.75
8648	Grant	7 Sep 1962	Charles L. Ferguson	Pieter Smit	All Lot 1, 200 ac; \$4700
36962	Grant	30 Aug 1974	Pieter (Piet) Smit	Bio Test Laboratories Inc	All Lot 1 less easements
67145	Transfer	17 Dec 2020	Bio-Test Laboratories Inc.	J. F. Dobbie & Sons Ltd	Part Lot
15R12216	Plan Reference	25 Mar 2022	-	-	-
78665	Transfer	2 Aug 2022	J. F. Dobbie & Sons Ltd	J. F. Dobbie & Sons Ltd	Lot 1



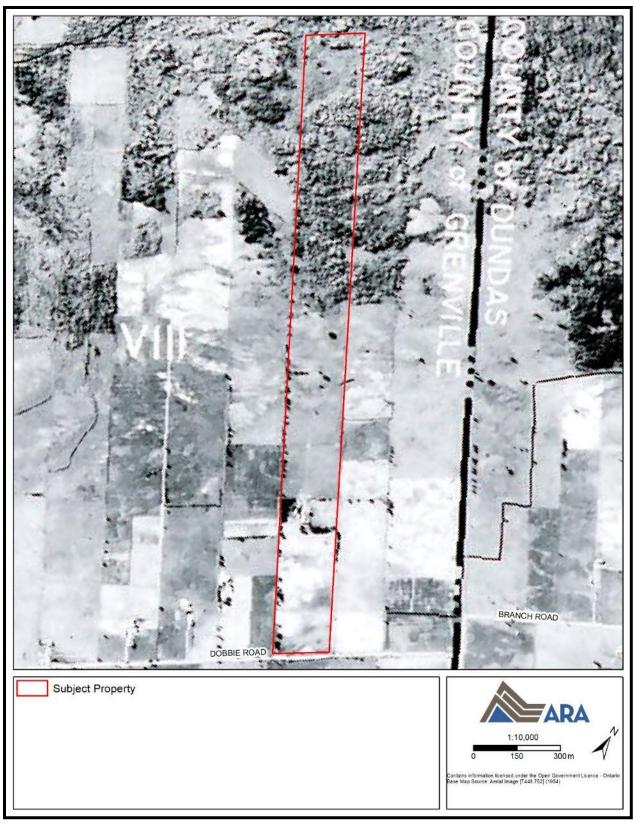
Map 3: Subject Property Shown on Map of the United Counties of Leeds and Grenville, Canada West (1861)
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OHCMP 2021)



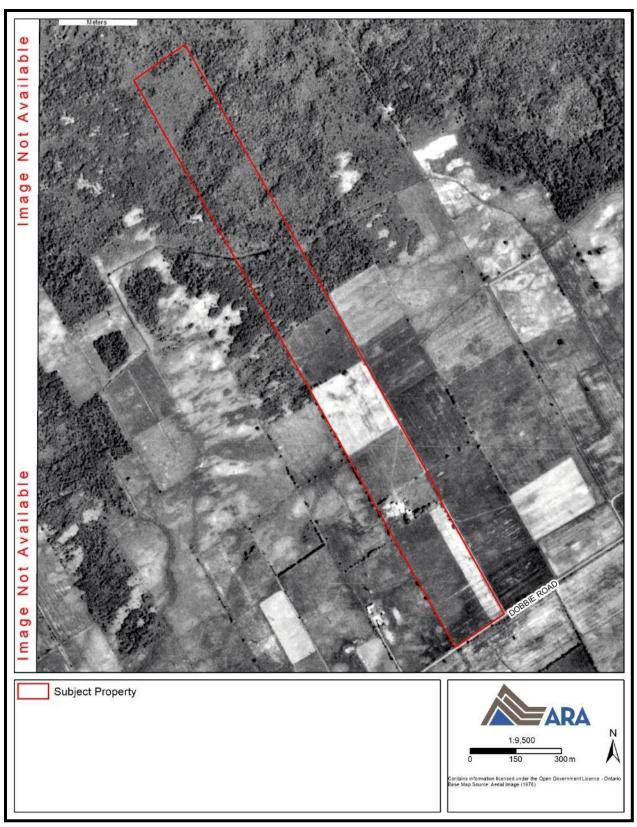
Map 4: Subject Property Shown on a Topographic Map (1908) (Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OCUL 2025)



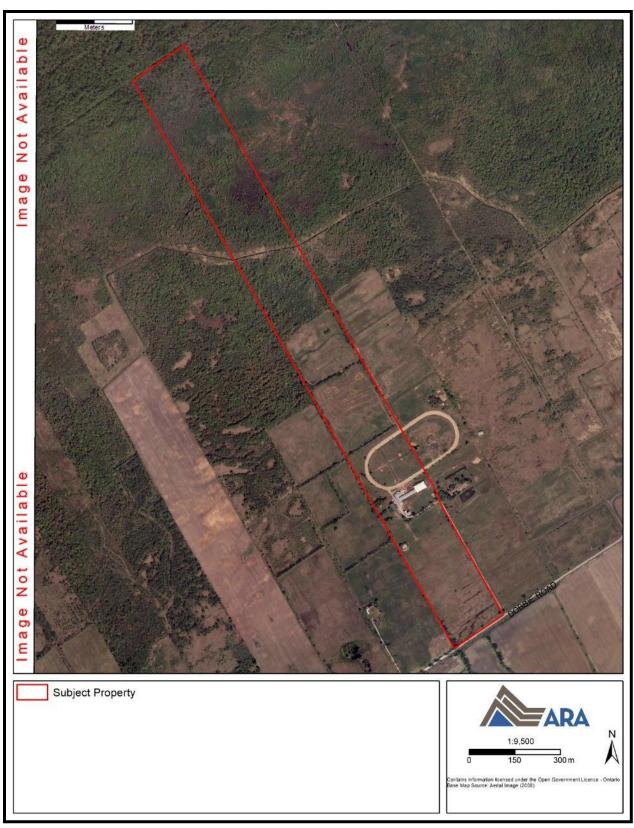
Map 5: Subject Property on a 1949 Aerial Photograph (Produced by ARA under licence using ArcGIS® software by Esri, © Esri; ERIS 2025a)



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



Map 7: Subject Property on a 1976 Aerial Photograph (Produced by ARA under licence using ArcGIS® software by Esri, © Esri; ERIS 2025b)



Map 8: 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 114 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 1 and Image 2). 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. An adjacent residential property, addressed as 112 Dobbie Road, contains the residence now associated with the agricultural subject property. Located adjacent to the east property boundary, 112 Dobbie Road contains a one-storey concrete block residence on a slab-on-grade poured concrete foundation constructed in the 1980s (SLR 2024; Image 8). A hydro corridor runs roughly east-west across the southern portion of the subject property with two hydro towers flanking the driveway (Image 6).

6.2 Subject Property

The property at 114 Dobbie Road is located on the north side of Dobbie Road, approximately 500 m west of Branch Road North/Byker Road (see Map 1). Due to deep snow cover, the site visit and photo documentation was conducted on the southern third of the subject property only, focused on accessible landscape features like driveways, mature trees, paddocks, and views to agricultural fields (Image 4 to Image 7; Image 9 to Image 14), and the exterior of the outbuildings. Aerial images indicate the presence of a remnant horse track to the north of the collection of outbuildings, however snow cover obscured its presence in the landscape (see Map 2 and Map 8). The remainder of the lot to the north is comprised of agricultural fields (Image 13). At the time of the site visit, the subject property was vacant. The interiors of the outbuildings could not be accessed due to deep snow cover blocking entrances, locked doors, and safety concerns due to the unknown structural stability of the barn.

The large barn on the subject property is estimated to have been built between 1908 and 1949 (see Map 4 and Map 5), and the stable, arena, and horse shelter appear to have been constructed after 1976 (see Map 7).

The large agricultural property, the barn, entrance driveway framed by mature willow trees (Image 5), and drive lane lined with mature trees (Image 9 and Image 10) are the only remnants of the former 19th century farmstead. Modifications to the property include the demolition of the original farmhouse, barns, outbuildings, and circulation patterns, removal of the rear wood lot, and the introduction of a horse stable, arena, track, and paddocks.

6.3 Buildings and Structures

Four built structures are located on the subject property, including a barn, stable with attached arena, and a horse shelter. Map 9 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 found on the subject property and each of the four outbuildings.



Map 9: Buildings on the Subject Property (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

Table 5: Summary of Buildings at 114 Dobbie Road

Building No.	Name Given	Building Description Section Reference	Photograph
1	Barn	See Section 6.3.2	
2	Stable	See Section 6.3.3	

Building No.	Name Given	Building Description Section Reference	Photograph
3	Arena	See Section 6.3.4	
4	Horse Shelter	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 400 m and organized centrally on the lot (see Map 9). The structures include a barn placed along the west property boundary, and a stable with an attached arena building spanning across the lot to the east. A horse shelter is located approximately 100 m south of the barn in a former paddock near the west property boundary (Image 12). The property is accessed via a long, straight, entrance driveway framed by mature willow trees at Dobbie Road that travels along the east property boundary (Image 5). Two hydro poles, which are part of a hydro corridor spanning across the lot from east to west approximately 250 m north of Dobbie Road, are located on each side of the driveway (Image 6). The driveway terminates at the fenced paddock south of the stable and arena building where it curves west (Image 14) and transitions to a drive lane lined with mature trees that leads to the collection of outbuildings (Image 9). The drive lane passes between the barn and stable (Image 11) and leads to the remnants of the large track occupying the lot north of the outbuildings. Beyond the track remnants, the remainder of the subject property is comprised of agricultural fields (Image 13). The portion of the lot south of the collection of outbuildings is also comprised of agricultural fields. Based on the 1949 aerial photograph of the subject property, it appears the entrance driveway and drive lane lined with mature trees has been present since long prior to 1949 based on the maturity of the trees depicted (see Map 5). Although most of the original buildings have been demolished, the collection of buildings on the subject property have remained in approximately the same location on the lot since at least the early 20th century (see Map 4).

6.3.2 Barn Exterior Description

The barn is a two-storey Central Ontario barn built to a rectangular plan with a front gambrel roof (Image 15 to Image 41). The north portion of the barn is a later addition that extended the building's footprint, as is the one-storey sloped roof addition to the west. In Ontario, these large barns frequently date to the 1870s and 1880s, and were championed by middle-class farmers. 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 barn on the subject property features a gambrel roof, which supports its later construction date thought to be sometime between 1908 and 1949 (see Section 7.2).

The barn appears to be of wooden frame and truss construction (Image 31). Although the interior was not clearly visible, it is likely the upper level was used for hay storage while the lower level was used as stables for horses (stalls were visible through the windows in the façade) and equipment storage. Due to heavy snow cover, the foundation material of the original portion of the barn was not visible, however the foundation of the west addition is concrete block (Image 28). The roof is of metal sheets painted green; the original portion is pressed to appear as shingles, while the north addition is more utilitarian (Image 27). The barn has been clad in wooden boards laid horizontally and covered in pressed metal panels painted red (Image 18, Image 19, and Image 23). The placement of the original doorway openings in the barn are no longer evident due to the additions and alterations made over time. Given the utilitarian nature of the barn, a number of door and window additions have been made using repurposed materials, many contemporary.

The barn's façade, or south elevation (Image 16), includes a hay hood projecting from the gambrel peak over a hay door (Image 17). Two tall, narrow, rectangular openings flank the hood door. A pair of glass double doors have been repurposed and added to the centre of the façade (Image 20), as has a square window in the west side of the original portion of the barn (Image 21). A

small, enclosed entrance with a sloped roof has been built around a doorway on the east side of the façade. The south elevation of the west addition includes one wooden plank door set in a wooden frame and a contemporary window addition (Image 22).

The west elevation (Image 25) is obscured by the one-storey sloped roof addition. The south half of the addition is enclosed, while the north half is open, likely used as a shelter for livestock and/or horses (Image 32). Lightning rods and two tall, square vents clad in metal tiles painted green with triangular caps project from the peak of the roof of the original barn (Image 26). Due to the deterioration of the metal roof cladding, the wooden roof trusses of the addition were visible (Image 27).

The north elevation of the barn is comprised of the structure's northern addition (Image 31). The elevation is clad in unpainted metal sheets. A simple, rectangular, wooden hay door is located beneath the gambrel peak (Image 33), and double doors are located at ground level in the centre of the elevation (Image 34). Repurposed, multipaned, vinyl windows have been added to the elevation, flanking the entrance (Image 35).

The east elevation of the barn clearly shows the transition from the original structure to the south and addition to the north (Image 37). The original portion of the barn is clad in the same materials as described on the façade, and the north extension reflects the less decorative materials of the north elevation (Image 40). A number of small, one-storey, gable-roofed structures have been added to the east elevation (Image 38 and Image 39), as has a repurposed, multipaned, vinyl window (Image 41). A metal grain bin is located adjacent to the east elevation.

The barn previously housed horses and is now used for storing farm equipment (SLR 2024).

6.3.3 Stable Exterior Description

The stable (Image 42 to Image 47), built after 1976, is constructed of concrete blocks and slabon-grade poured concrete floors (SLR 2024). The structure is built to an irregular plan with a block oriented north-south, and two blocks extending to the east. The south block is considerably longer than the north block and likely houses a row of stalls. The gable roof is clad in unpainted metal sheets. The south façade is clad in steel siding painted red that wraps around to the east and west elevations. The remainer of the elevations are clad in unpainted steel siding.

The façade (south elevation) includes a pair of wooden plank doors with large square lites flanked by contemporary slider windows (Image 42). The remaining elevations are primary composed of rows of modern windows (Image 44). Another double door entrance is located in the north elevation (Image 46).

A one-storey sloped roof addition built to a rectangular plan projects from the west side of the north elevation (Image 47). It appears to be constructed of modern materials with vinyl siding and contemporary windows.

The stable previously housed horses and is now used for storing farm equipment (SLR 2024).

6.3.4 Arena Exterior Description

The arena building (Image 48 and Image 51), constructed after 1976, is attached to the east side of the stable. It is of simple, utilitarian construction, clad in steel siding built to a rectangular plan with a gable roof clad in metal sheets. Although one-storey, it is taller than the stable building to

the west. The west and north elevations are blank (Image 48), and the east elevation includes a large sliding door (Image 49). The south elevation is obscured by a wood-framed horse shelter with a sloped roof that opens onto a fenced paddock (Image 50 and Image 51).

6.3.5 Horse Shelter Exterior Description

The one-storey horse shelter (Image 53 and Image 54) located south of the collection of outbuildings was constructed after 1976 and is also of utilitarian construction. It is clad in steel siding and built to a rectangular plan with a gable roof clad in metal sheets. The west, north and east elevations are blank, and the south elevation is open revealing the frame construction (Image 53).

7.0 COMPARATIVE ANALYSIS

An examination of the history of farmsteads as CHLs, with a focus on Central Ontario 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 19th century farmstead (2020). A typical evolved Ontario historic farmstead exhibits built characteristic features like the clustering of a 19th 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).

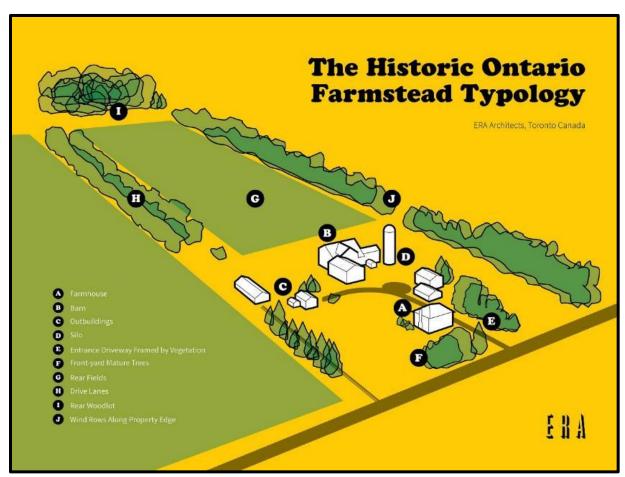


Figure 1: Historic Ontario Farmstead Typology (ERA Architects 2020)



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)

Characteristics of Historic Ontario Farmsteads	114 Dobbie Road Characteristics
Centralized 'farmstead' composed of clustered grouping of houses, barns, and ancillary	No – Only remnants
buildings, connected by walkways and laneways	remain
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	No
Farmstead placed on raised setting where possible	No
Entrance driveway leading to farmstead, often lined with mature trees	Yes
If present, farmstead placed near natural water source	No
Farmstead set back from roadway with farmhouse placed nearest to road	Partial – Farmhouse removed, only barn remains
Barn positioned into slope to allow for two storey exterior access	No
Outbuildings, possible adapted retrofit of early log shanties	No – Modern
Drive lanes providing access to barn/outbuildings	Yes
Paddock, placed in proximity to barn and outbuildings	Yes
Silo	No - Removed
Rear fields connected to farmstead through drive lanes	No
Rear wood lot	No – Cleared
Wind rows along property edge, placed with consideration to prevailing wind direction	No

7.2 Central Ontario Barn

The Central Ontario barn style was a common barn design in southern Ontario dating to the last quarter of the 19th century and deriving from the earlier, smaller English barn (Ennals 1972). The construction date of the barn on the subject property is thought to be between 1908 and 1949, which is late for this building style but consistent with the development history of the property.

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 3 and Figure 4). 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 barn on the subject property features a gambrel roof, which supports its later construction date. 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 2016).

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 barn is not a bank barn and the interior could not be inspected to confirm its layout, however it does appear to be 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.

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* (2016), the barn on the subject property meets most characteristics of the style and can be considered a representative example of a Central Ontario barn (see Table 7).

Table 7: Characteristics of Central Ontario Barn (Adapted from Ennals 1972 and Kyles 2016)

(Fidupted Helli Elitiale 1012 and 113100 2010)				
Characteristics of Central Ontario Barn	114 Dobbie Road Characteristics			
Large, two storeys	Yes			
Rectangular plan	Yes			
Stone foundation	Unconfirmed – Obscured by snow cover			
Timber or Lumber frame construction	Yes			
Gable or gambrel roof	Yes - Gambrel			
Entrances on eave side	Unconfirmed – Both eave sides have been altered			
Few windows	Yes			

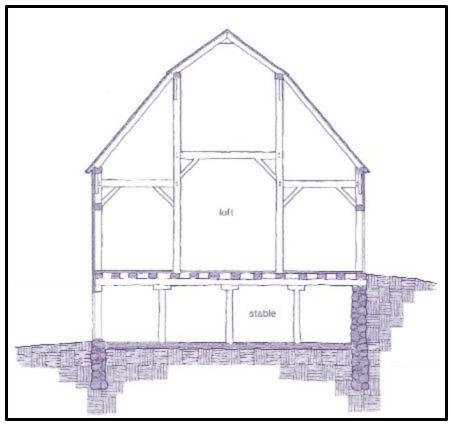


Figure 3: Representative Illustration of Gambrel-Roofed Central Ontario Barn (Province of Manitoba, n.d.:54)

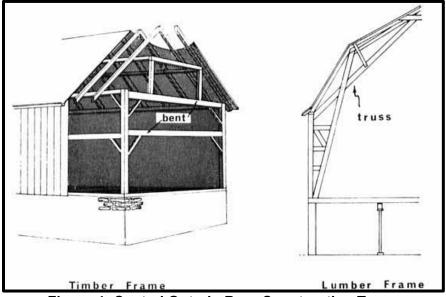


Figure 4: Central Ontario Barn Construction Types (Ennals 1972:257)

7.3 Comparative Conclusions

As a result of the further analysis provided in this section, the collection of outbuildings at 114 Dobbie Road are not characteristic of the typical Historic Ontario Farmstead typology. The large agricultural property, the barn, entrance driveway framed by mature willow trees, and drive lane lined with mature trees are the only remnants of the former farmstead. Modifications to the property and circulation patterns, including the demolition of the original farmhouse, barns, and outbuildings, removal of the rear wood lot, and the introduction of a horse stable, arena, track, and paddocks in the late 20th century have altered the landscape so it is no longer recognizable as an Historic Ontario Farmstead.

While the farmstead as a whole is not recognized as a CHL, the barn is a representative example of a Central Ontario barn. Further evaluation of the property's CHVI is completed in the Section 8.0.

8.0 EVALUATION

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

The evaluation of 114 Dobbie Road according to O. Reg. 9/06 for determining CHVI is summarized in Table 8 below.

Table 8: Evaluation of 114 Dobbie Road Using O. Reg. 9/06

Table 8: Evaluation of 114 Dobble Road Using O. Reg. 9/06				
Criteria/Description	Meets Criteria (Y/N)	Rationale		
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	Y	Although 114 Dobbie Road is no longer a representative example of an Historic Ontario Farmstead, the barn on the property is a representative example of a Central Ontario Barn. The large, two-storey wooden frame structure is built to a rectangular plan with a gambrel roof and few windows, all representative features of this barn typology. Unique to the structure, it features a hay hood projecting from the gambrel peak over a hay door, and two tall, square vents with triangular caps projecting from the peak of the roof.		
Displays a high degree of craftsmanship or artistic value.	N	The buildings on the property at 114 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.		
3. Displays a high degree of technical or scientific achievement.	N	114 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 114 Dobbie Road is associated with early settler and merchant Josiah Adams from 1854 to 1873, and the Fergusons, a family of dairy farmers, from 1873 to 1962. It was subsequently owned by Pieter Smit, Bio Test Laboratories, and J.F. Dobbie & Sons Ltd. Research did not indicate that these individuals, families, or organizations 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 the property.		
5. Yields or has the potential to yield information that contributes to the understanding of a community or culture.	N	114 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	114 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.	Z	114 Dobbie Road is no longer important in defining, maintaining, or supporting the character of the area. The original 200-acre 19 th century farmstead has been subdivided and a hydro corridor with towers has been introduced across the south side of the lot. The barn, entrance driveway framed by mature willow trees, and drive lane lined with mature trees are the only remnants of the former farmstead. Modifications to the property and circulation patterns, including the demolition of the original farmhouse, barns, and outbuildings, removal of the rear wood lot, and the introduction of a horse stable, arena, track, and paddocks in the late 20 th century have altered the landscape so it is no longer recognizable as an Historic Ontario Farmstead reflective of the agricultural character of the area.		

Criteria/Description	Meets Criteria (Y/N)	Rationale
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 mid-19 th 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 collection of outbuildings and their layout are typical and could be found anywhere in rural Ontario.
9. Is a landmark.	N	114 Dobbie Road is not a landmark. No significant views to the property distinguish it as notable or distinct. The collection of agricultural outbuildings are significantly setback from the road and resemble other agricultural properties in the area.

114 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 114 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 Central Ontario barn and collection of outbuildings dating to the 20th 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 114 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 10: 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 March 5, 2024; View looking Northeast)



Image 2: Context – Dobbie Road from Subject Property (Photograph taken March 5, 2024; View looking Southwest)



Image 3: Context – View South From Dobbie Road at Subject Property (Photograph taken March 5, 2024; View looking Southwest)



Image 4: Landscape – View Up Driveway of Subject Property From Dobbie Road (Photograph taken March 5, 2024; View looking Northwest)



Image 5: Landscape – Willow Trees Flanking Driveway to Subject Property From Dobbie Road

(Photograph taken March 5, 2024; View looking Southeast)



Image 6: Context – View of Hydro Corridor Crossing Subject Property (Photograph taken March 5, 2024; View looking West)



Image 7: Landscape – View Down Driveway of Subject Property Looking Toward Dobbie Road

(Photograph taken March 5, 2024; View looking Southeast)



Image 8: Adjacent Residence at 112 Dobbie Road (Photograph taken March 5, 2024; View looking North)



Image 9: Landscape – View of Tree-Lined Drive Lane from End of Driveway (Photograph taken March 5, 2024; View looking Southwest)



Image 10: Landscape – View of Tree-Lined Drive Lane Looking Toward 112 Dobbie Road

(Photograph taken March 5, 2024; View looking East)



Image 11: Panoramic View of Barn and Collection of Outbuildings From Tree-Lined
Drive
(Photograph taken March 5, 2024; View looking Northwest)



Image 12: Landscape – View to South Portion of Subject Property Containing Horse Shelter and Hydro Corridor (Photograph taken March 5, 2024; View looking Southeast)



Image 13: Landscape – View to North Portion of Subject Property (Photograph taken March 5, 2024; View looking Northwest)



Image 14: Landscape – View Across Paddock to Barn, Stable, and Arena from 112

Dobbie Road

(Photograph taken March 5, 2024; View looking Northwest)



Image 15: Barn – Southeast Corner (Photograph taken March 5, 2024; View looking West)



Image 16: Barn – Façade (South Elevation) (Photograph taken March 5, 2024; View looking Northwest)



Image 17: Barn – Detail of Hay Hood Over Door in Façade's Gambrel Peak (Photograph taken March 5, 2024; View looking Northwest)



Image 18: Barn – Detail of Metal Cladding Painted Red (Photograph taken March 5, 2024; View looking Northwest)



Image 19: Barn – Detail of Wooden Board Cladding Beneath Metal Panels (Photograph taken March 5, 2024; View looking North)



Image 20: Barn – Detail of Repurposed Double Glass Doors Added to Facade (Photograph taken March 5, 2024; View looking Northwest)



Image 21: Barn – Detail of Window Added to Facade (Photograph taken March 5, 2024; View looking Northwest)



Image 22: Barn – Detail of South Elevation of West Addition (Photograph taken March 5, 2024; View looking Northwest)



Image 23: Barn – Detail of Pressed Metal Panels Cladding South Elevation of West Addition

(Photograph taken March 5, 2024; View looking Northwest)



Image 24: Barn – Southwest Corner (Photograph taken March 5, 2024; View looking North)



Image 25: Barn – West Elevation (Photograph taken March 5, 2024; View looking Northeast)



Image 26: Barn – Detail of Vents and Lightening Rods (Photograph taken March 5, 2024; View looking North)



Image 27: Barn – Construction Detail of Roof of West Addition Revealed Due to Deterioration

(Photograph taken March 5, 2024; View looking Northeast)



Image 28: Barn – Detail of Concrete Block Foundation of West Addition (Photograph taken March 5, 2024; View looking East)



Image 29: Barn – Detail of Metal Over Wooden Board Cladding of West Addition (Photograph taken March 5, 2024; View looking Northeast)



Image 30: Barn – Northwest Corner (Photograph taken March 5, 2024; View looking Southeast)



Image 31: Barn – North Elevation (Photograph taken March 5, 2024; View looking Southeast)



Image 32: Barn – Detail of Interior of West Addition (Photograph taken March 5, 2024; View looking Southeast)



Image 33: Barn – Detail of North Elevation's Gambrel Peak and Metal Panel Siding (Photograph taken March 5, 2024; View looking Southeast)



Image 34: Barn – Detail of Double Door and Window Openings in North Elevation (Photograph taken March 5, 2024; View looking Southeast)



Image 35: Barn – Detail of Multipaned Window in North Elevation (Photograph taken March 5, 2024; View looking Southeast)



Image 36: Barn – Northeast Corner (Photograph taken March 5, 2024; View looking South)



Image 37: Barn – East Elevation (Photograph taken March 5, 2024; View looking Southwest)



Image 38: Barn – East Elevation of Southeast Addition (Photograph taken March 5, 2024; View looking Southwest)



Image 39: Barn - Northeast Corner of Centre Addition to West Elevation (Photograph taken March 5, 2024; View looking South)



Image 40: Barn – Detail of Transition Between Original Portion of Barn and North Extension

(Photograph taken March 5, 2024; View looking Southwest)



Image 41: Barn – Detail of Window Addition and Cladding on West Elevation (Photograph taken March 5, 2024; View looking Southwest)



Image 42: Stable – South Elevation (Façade) (Photograph taken March 5, 2024; View looking Northwest)



Image 43: Stable – Southwest Corner (Photograph taken March 5, 2024; View looking North)



Image 44: Stable – West Elevation (Photograph taken March 5, 2024; View looking East)



Image 45: Stable – Northwest Corner (Photograph taken March 5, 2024; View looking Southeast)



Image 46: Stable – Detail of North Elevation (Photograph taken March 5, 2024; View looking Southeast)



Image 47: Stable – Detail of Additions to North Elevation (Photograph taken March 5, 2024; View looking Southeast)



Image 48: Arena – Northwest Corner (Attached to Stable)
(Photograph taken March 5, 2024; View looking Southeast)



Image 49: Arena – Southeast Corner (Photograph taken March 5, 2024; View looking West)



Image 50: Arena – South Elevation (Photograph taken March 5, 2024; View looking Northwest)



Image 51: Arena – Detail of Horse Shelter on South Elevation (Photograph taken March 5, 2024; View looking Northwest)



Image 52: Stable – Southeast Corner (Photograph taken March 5, 2024; View looking Northwest)



Image 53: Horse Shelter – Southeast Corner (Photograph taken March 5, 2024; View looking West)



Image 54: Horse Shelter – Northeast Corner (Photograph taken March 5, 2024; View looking South)

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).

Jacqueline McDermid, BA – Heritage Project Manager

Jacqueline McDermid has 10 years of technical writing and management experience, and seven years direct heritage experience. She has gained experience conducting primary and secondary research for archaeological and heritage assessments and drafting reports and evaluating property according to Ontario Regulation 9/06 and 10/06 as part of Municipal Heritage Registers. Jacqueline is expert at copy editing heritage reports including checking grammar, consistency and fact checking, to ensure a high-quality product is delivered to clients. She has experience assisting with the drafting of Heritage Conservation District Studies through the drafting of reports for potential Heritage Conservation Districts (HCD) in the City of Toronto (Weston HCD) and Township of Bradford West Gwillimbury (Bond Head HCD). Jacqueline has proven project

management experience gained by completing projects on time and on budget as well as formal Project Management training. In 2018, under a six-month contract as the Heritage Planner at the Ministry of Transportation (MTO), acquired considerable experience conducting technical reviews of consultant heritage reports for Ministry compliance including Cultural Heritage Evaluation Reports, Heritage Impact Assessment, Strategic Conservation Plans, and Cultural Heritage Resource Assessments as well as gained valuable insight on provincial heritage legislation (Ontario Heritage Bridge Guidelines, Ontario MTO Environmental Standards and Practices for Cultural Heritage, MTO Environmental Reference for Highway Design – Heritage, MCM' Heritage Identification & Evaluation Process as well as the new MCM Information Bulletins on Heritage Impact Assessments and Strategic Conservation Plans, and inter-governmental processes. She has extensive Knowledge of heritage and environmental policies including the Planning Act, Provincial Planning Statement, the Ontario Heritage Act, Official Plans, and the Environmental Assessment Act.

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.