

Cultural Heritage **IMPACT** **ASSESSMENT** Report

Kawartha Dairy Facility Expansion
City of Kawartha Lakes

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Prepared for:

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Acknowledgement of Indigenous Communities

This Heritage Impact Assessment (HIA) acknowledges that the subject lands located at 83, 96, 97, 100 and 102 Prince Street West; 52, 60, and 82 Joseph Street; and 82, 94, and 103 Head Street, are situated within territory of the Huron-Wendat, Mississauga, and Anishinabek Peoples (Native-Land, accessed online, 2021). These lands are acknowledged as being within the Rice Lake Treaty No. 20, 1818 area (Native-Land, accessed online, 2021).

This document takes into consideration the cultural heritage of Indigenous communities, including their oral traditions and history, when available and related to the scope of work.

Glossary of Abbreviations

CHER	<i>Cultural Heritage Evaluation Report</i>
CHVI	<i>Cultural Heritage Value or Interest</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Culture Industries</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>

Executive Summary

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in September 2021 by Mallot Creek Group Inc. (the “Owner”) to prepare a Cultural Heritage Evaluation Report (CHER) for the Kawartha Dairy facility expansion in Bobcaygeon, Ontario. This Heritage Impact Assessment (HIA) has been prepared as an addendum to the CHER and was authorized by the Owner in February 2022.

The development proposal includes the properties located at 83, 89, 96, 100 and 102 Prince Street West; 52, 60, and 82 Joseph Street; and 82, 94, and 103 Head Street, Bobcaygeon, Ontario (hereinafter referred to as the “subject lands”). The Owner intends to develop the subject lands by constructing a retail store on the northwest corner of the intersection of Joseph Street and Prince Street West, constructing a facility expansion to the northeast of the existing plant, constructing a museum with associated parking on the subject lands to the south of Prince Street, and constructing a staff parking area on the subject lands to the west of Head Street.

The City of Kawartha Lakes has identified the properties addressed as 82 Joseph Street, 83 Prince Street West, and 96 Prince Street West as historic residences and therefore has required a CHER to determine if the properties are of cultural heritage value or interest (also referred to as “CHVI”). Through an evaluation under the prescribed *Ontario Regulation 9/06* criteria, it has been determined that the building at 83 Prince Street West is of modest CHVI given its associative value and the buildings at 82 Joseph Street and 96 Prince Street West are of modest CHVI given their design/physical value. The evaluations of these resources are contained in Section 5 of this report. The subject lands are not ‘listed’ (non-designated) or designated under Part IV or V of the *Ontario Heritage Act*.

Given the recognition of CHVI pertaining to the identified historic residences, this HIA serves to assess potential impacts from the development to the cultural heritage resources and offer recommendations for conservation as required by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). The development proposal retains the buildings at 82 Joseph Street and 83 Prince Street West; however, the building on 96 Prince Street West is proposed to be demolished. Section 7 of this report identifies the potential impacts that may occur to the identified heritage resources on the subject lands, with the primary impact being that of the destruction of the building on 96 Prince Street West. Nonetheless, the building has been evaluated to only have modest heritage value and to have alterations that minimize its integrity which renders it to not be a strong candidate for long-term conservation.

Section 9 of the HIA identifies a number of mitigation and conservation measures for the proposed development. The following is recommended:

- That this report serves as documentation of the existing building, features, and elevations pertaining to the property of 96 Prince Street West;
- That the decorative transom window above the front doorway of the building located at 96 Prince Street West be salvaged for adaptive re-use either on-site or otherwise;
- That a tree preservation plan be prepared to recognize and preserve the mature trees to the extent possible on the subject lands; and
- That no construction mitigation measures are required for 82 Joseph Street and 83 Prince Street West provided normal construction practices are employed.

This report concludes that the proposed development is appropriate and is recommended with implementation of the mitigation and conservation measures identified.

1.0 Introduction

MHBC has been retained by Mallot Creek Group Inc. (the “Owner”) to prepare a Heritage Impact Assessment (HIA) as an addendum to the previously prepared Cultural Heritage Evaluation Report (CHER) related to the proposed development on the subject lands addressed as 83, 89, 96, 100 and 102 Prince Street West; 52, 60, and 82 Joseph Street; and 82, 94, and 103 Head Street, in Bobcaygeon, Ontario (subject lands). The purpose of this HIA is to evaluate cultural heritage value or interest (CHVI) and potential impacts from the proposed development to the three properties identified as historic residences by the City of Kawartha Lakes: 82 Joseph Street, 83 Prince Street West, and 96 Prince Street West.

This report has been prepared as input to the Zoning By-law Amendment application and related development proposal for the subject lands. This report evaluates the proposal in the context of the municipality’s policy framework and Provincial policy.

1.1 Description of the Subject Lands


The subject lands are located at 83, 89, 96, 100 and 102 Prince Street West; 52, 60, and 82 Joseph Street; and 82, 94, and 103 Head Street, Bobcaygeon, Ontario. The lands are in the Village of Bobcaygeon, in the City of Kawartha Lakes.



The subject lands contain various parcels, buildings, and land uses. Single detached dwellings are on the subject lands south of Prince Street (102, 100, and 96 Prince Street), west of Head Street (94 and 82 Head Street), and internally at 103 Head Street, 83 Prince Street, 52 Joseph Street, and 82 Joseph Street. The current Kawartha Dairy production facility primarily occupies 89 and 97 Prince Street, with portions of their operations on 103 Head Street and 83 Prince Street.



Figure 1: Aerial photography of the subject lands (outlined with red-dashing; historic residences according to the City of Kawartha Lakes are indicated with red arrows (City of Kawartha Lakes, Property and Planning, accessed October 2021).

An overview of the identified historic residences is provided below:

Table 1.0 Historic Residences on Subject Lands	
Location	Description
<p>82 Joseph Street</p> 	<p>One and a half storey, painted-brick building with a steeply-pitched gabled roof and various later additions to the rear.</p>

<p>83 Prince Street West</p> 	<p>One and a half storey brick and vinyl siding building with a later addition to the rear.</p>
<p>96 Prince Street West</p> 	<p>One and a half storey wood and vinyl siding building with a steeply-pitched gabled roof and various later additions to the rear.</p>

1.2 Surrounding Context

The subject lands are contained within a predominantly residential neighbourhood with a variety of architectural styles and eras of construction.

The property of 82 Joseph Street is immediately north of the current Kawartha Dairy facility. The streetscape to the south of this property on the west side of Joseph Street has an industrial character due to the Kawartha Dairy operations. The remaining non-industrial portion of Joseph Street contains single detached dwellings, with buildings ranging from the late nineteenth century to the mid to late twentieth century dwellings. The area north of the subject lands contains several more contemporary dwellings, with commercial uses further along North Street.



Figure 2: Context of 82 Joseph Street facing southwest (MHBC, November 2021).

The property of 83 Prince Street is immediately adjacent to the existing Kawartha Dairy facility frontage. The lands across from this property and to the east are residential with a range of construction dates and architectural styles. A vacant ice hut with a paved lot exists southwest across Prince Street.



Figure 3: Context of 83 Prince Street, facing west on Prince Street (MHBC, November 2021).

The building on 96 Prince Street is across from the Kawartha Dairy facility. The lot immediately west of the subject lands is vacant, while more contemporary dwellings exist to the east.



Figure 4: Context of the dwelling on Prince Street West (Google Street View, November 2021).

1.3 Heritage Status

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted. These databases include the City of Kawartha Lakes Heritage Register, the City of Kawartha Lakes Official Plan, the Ontario Heritage Act Register (Ontario Heritage Trust), the Canadian Register of Historic Places, and the City of Kawartha Lakes Interactive Map.

The subject lands are not 'listed' (non-designated) or designated on the City of Kawartha Lakes Heritage Register nor are they located in a Heritage Conservation District. The subject lands are also not adjacent to any property listed or designated on the City of Kawartha Lakes Heritage Register.

1.4 Proposal

Kawartha Dairy Ltd. is proposing a facility expansion through an addition to the northeast of the existing plant, the incorporation of a retail store at the corner of Prince and Joseph Street, a museum south of Prince Street, and an employee parking lot west of Head Street. The development involves the retention of the buildings located on 82 Joseph Street and 83 Prince Street West; however, the building on 96 Prince Street West is proposed to be demolished.

A more comprehensive overview of the development is provided in Section 6 of this report.

2.0 Methodology

2.1 Policy Context

2.1.1 The Planning Act and PPS 2020

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the *Act* or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Section 2 of the *Act* provides that:

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

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

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the Provincial Policy Statement, 2020 (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

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

Significant: *e) in regard to cultural heritage and archaeology, 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.

The PPS also provides in Subsection 2.6.3:

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

The following definitions are provided in Section 6.0 of the PPS and outline key terms that are valuable in the overall evaluation of cultural heritage resources:

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 45 | Provincial Policy Statement, 2020 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).*

Built heritage resource: *means 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 an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.*

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.*

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c. 0. 18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided in *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanisms for determining cultural heritage value or interest (CHVI). The regulation sets forth categories of criteria and several sub-criteria for determining CHVI.

2.1.3 City of Kawartha Lakes Official Plan

The City of Kawartha Lakes Official Plan was approved by the Council of the Corporation of the City of Kawartha Lakes through By-law 2010-160 on September 21, 2010 and was approved by the Ministry of Municipal Affairs and Housing (MMAH) on January 11, 2012. As of February 6, 2012, sections of the Plan are under appeal to the Local Planning Appeal Tribunal (LPAT). The following policy excerpts are not subject to these appeals and are effectively in full-force.

Section 10.2 of the Official Plan states that the culture and heritage objectives of the City are as follows:

- a) *To conserve and enhance the City's cultural and heritage resources. Features of particular interest include buildings, structures and significant structural remains, areas of unique or rare composition, landscapes of scenic value, artifacts, archaeological sites, cemeteries and burial grounds.*
- b) *To raise public awareness and celebrate the history of the community.*
- c) *To encourage participation and involvement in preservation and restoration efforts and foster the community's understanding and appreciation of the area's heritage resources.*

As for heritage policies applying to the evaluation of the subject lands, Section 10.5 of the Official Plan includes:

- a) *The City shall encourage the conservation and preservation of its significant built heritage resources, significant cultural heritage landscapes and significant archaeological resources.*
- b) *Through the review of development applications, the City shall require archaeological assessment by an archaeologist licensed by the Province where identified archaeological resources exist or where the potential for such resources exist.*
- c) *Development in areas considered to be of architectural or historical value shall have regard for the conservation and preservation of architecture or historic buildings, features or sites therein.*
- d) *The City recognizes that the City's heritage resources include individual buildings, groups of buildings, streetscapes, neighbourhoods, landscaping and landmarks. For the purpose of this section, the term "building" is considered to include both buildings and structures and the term "conserve" is generally considered to mean retention of the existing form, material and integrity of site.*
- e) *The City shall consider a range of conservation and preservation tools if significant archaeological sites are to be protected in-situ, including the use of archaeological zoning bylaws, site plan control agreements and conservation easements.*
- f) *The City shall require development proponents to conserve such resources through preservation in-situ, documentation, avoidance and/or removal.*

- g) The City shall ensure land development adjacent to protected heritage properties are not adversely impacting identified heritage attributes of these properties.*
- h) The City shall apply the provisions of the Cemeteries Act and its regulations when marked and unmarked cemeteries or burial places are encountered during development, assessment or any excavation activity.*
- i) The City shall encourage comprehensive cultural heritage resource mapping, archaeological resource mapping, heritage master planning and other heritage site inventories for the City;*
- j) The City shall seek the advice of the Province regarding cultural heritage conservation matters when appropriate.*

These objectives and policies regarding heritage resources have guided the evaluation contained within this report.

2.2 City of Kawartha Lakes Terms of Reference

The original CHER was based on the requirements of the City of Kawartha's Cultural Heritage Evaluation Report Terms of Reference document. The Terms of Reference require a CHER to include the following:

- Introduction;
- Methodology;
- Site History;
- Existing Conditions;
- Heritage Evaluation;
- Conclusions and Recommendations; and
- Appendices (Bibliography and Author Qualifications).

The above-noted categories and associated required information have provided guidance for the formation of Sections 1 through 5 of this report. The City of Kawartha Lake's Heritage Impact Assessments Terms of Reference document further requires the inclusion of an impact analysis, and consideration for mitigation and conservation strategies which have formed the latter portions of this report.

2.3 Research Methods

The subject lands have been evaluated based on primary and secondary data collection methods. A site visit was conducted on November 3rd, 2021 to assess the context and current conditions of

the resources. Additional information on the subject lands was retrieved from various secondary sources, as included in the references.

3.0 Historical Overview

3.1 Indigenous Communities and Pre-Contact History

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The pre-contact history of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16th and 17th centuries. The periods of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16th century). Archaeologists have documented some of the earliest human habitations found in Ontario on Rice Lake and Stony Lake, dating back at least 12,000 years ago from First Peoples migrating to the area after the retreat of the great ice sheet (Truth and Reconciliation Community Bobcaygeon, 2018).

The subject lands are encompassed within the traditional territory of the Wendake-Nionwentsio, Mississauga, and Anishinabewaki Peoples. It is also acknowledged that these lands are covered by Treaty 20 (Native-Land, accessed October 2021). Today, the neighbouring First Nations communities include the Curve Lake First Nation, Hiawatha First Nation, and Mississaugas of Scugog Island First Nation.

3.2 Victoria County

Settlement in the County of Victoria began in 1821 when the government of Upper Canada first offered land for sale in the area. After the war of 1812, there was a rise in immigration that prompted the need for more settlement land. As a result of this need, the government purchased the tract of land containing Victoria County in 1818 by way of Treaty 20 (Kirkconnell, 1921).

The southern townships were the first to open in the County, beginning with Emily, Fenelon, Ops and Eldon, then Verulam and more northern townships. The first settlers in what is now Victoria County were Protestant Irishmen from the County of Fermanagh. The first settlers arrived in Emily Township and included Humphrey Finlay, James Laidley, and William and Samuel Cottingham, who cleared and situated themselves in modern Omemee. The early townships were organized under

various districts, including Newcastle, Colbourne, and Peterborough. Victoria County was given provisional authority in 1861 and complete independence in 1863 (Kirkconnell, 1921).

3.3 Village of Bobcaygeon, Township of Verulam

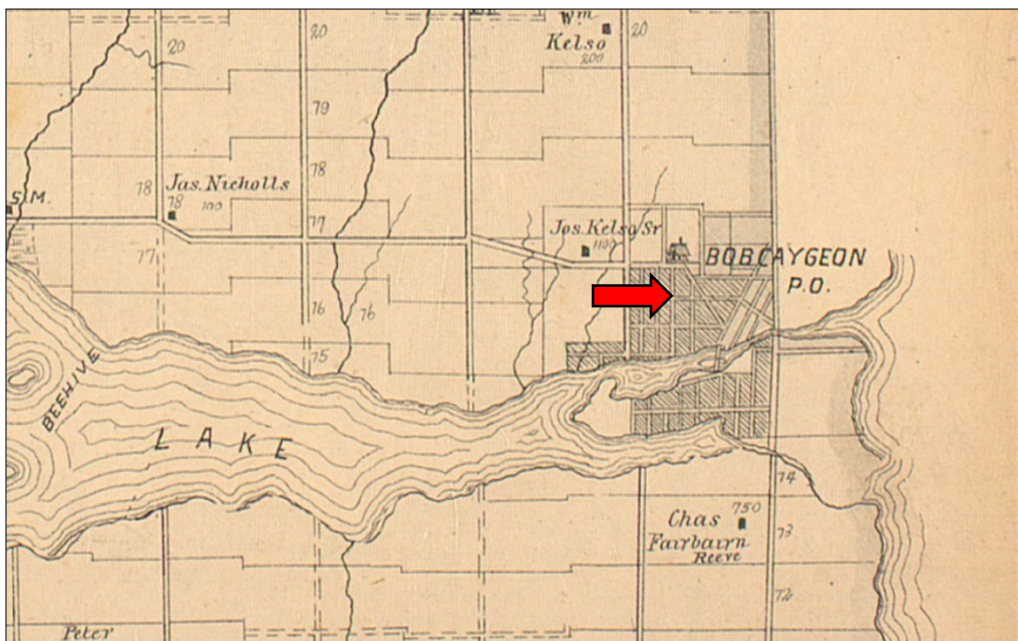
Verulam Township, named after James Walter Grimson, the Earl of Verulam, opened in Victoria County in 1832 after John Houston completed the Upper Canada government survey in 1831. European settlement in Bobcaygeon began in the early 1830s, in what was formerly known as the Town Site of Rokeby. The first settlers to Rokeby arrived in 1832 and included John Hunter and William Bell, who came from the east (Kirkconnell, 1921). The founder of Bobcaygeon is recognized to be Thomas Need, who also arrived in 1832 and established a sawmill operation, gristmill, and other small enterprises in the area. Development on the Town Site was noted to be delayed due to the purchase of land by absentee land speculators (Kirkconnell, 1921).

The Town's growth accelerated in 1833, when a lift-lock and canal were established on the Trent-Severn waterway in Bobcaygeon which allowed for the shipping of goods. In 1842, there were 68 households in Verulam and the neighbouring township of Harvey (Middleton & Edgar, 1927). In 1844, Mossom Boyd took over Thomas Need's business and led the Bobcaygeon lumber industry to become the third largest in Canada (City of Kawartha Lakes, "Our Stories").



Figure 5: Excerpt from a County of Victoria map of Verulam Township (Map #39, County of Victoria Act 1857, published by Tom Kains) indicating the lands are within the Rokeby town site (courtesy of Heritage Property Index, accessed November 2021).

Bobcaygeon was incorporated as a Village in 1877 by a Victoria Country By-law; at this time, the population was estimated to be approximately 1000 people. Development in Bobcaygeon was slow in comparison to surrounding villages as a result of a delay in establishing a railway connection to the Village (Kirkconnell, 1921). The subject lands in the 1880s were part of Bobcaygeon as seen below.



Figures 6 & 7: (above) Excerpt from the 1877 Atlas by Jason Patterson; (below) Excerpt of the 1881 Atlas of the County of Victoria (Courtesy of the University of McGill and Heritage Property Index).

In 1904, the Canadian Pacific Railway established a branch line that connected to the Village. Formerly, all transport was conducted by steamer over the lakes but was limited to operation in the summer months (Canadian Genealogy, Township of Verulam, Victoria County, Ontario Canada).



Figures 8 & 9: (above) Aerial view of Bobcaygeon in 1920 (courtesy of the British Library); (below) Excerpt of 1954 aerial (courtesy of the University of Toronto Map and Data Library).

The 1965 aerial imagery shows that development gradually moved northwards, although to the west still retains the wooded area. The gradual infilling of the neighbourhood is apparent.



Figure 10: Except of 1965 aerial photography (courtesy of Trent University Air Photo Viewer, accessed November 2021).

3.4 Subject Lands

3.4.1 Overview

The subject lands were originally part of Lot 16, Concession X in the Township of Verulam in Victoria County. By 1859, Bobcaygeon (formerly Rokeby) had been surveyed into lots; the subject lands encompassed eleven parcels (see the below Figure). The land owners included Alice Swartman, Robert Hutchell, Colonia Mary Flynn, Robert M. Johnson, Margaret Roberts, George Finney, Michael Cain, William Samuel, Ella McDonald, and George Mouqson¹. John Street also continued through the subject lands in this time period. This map is important as land registry records do not identify the patent of the land from the Crown for all properties.

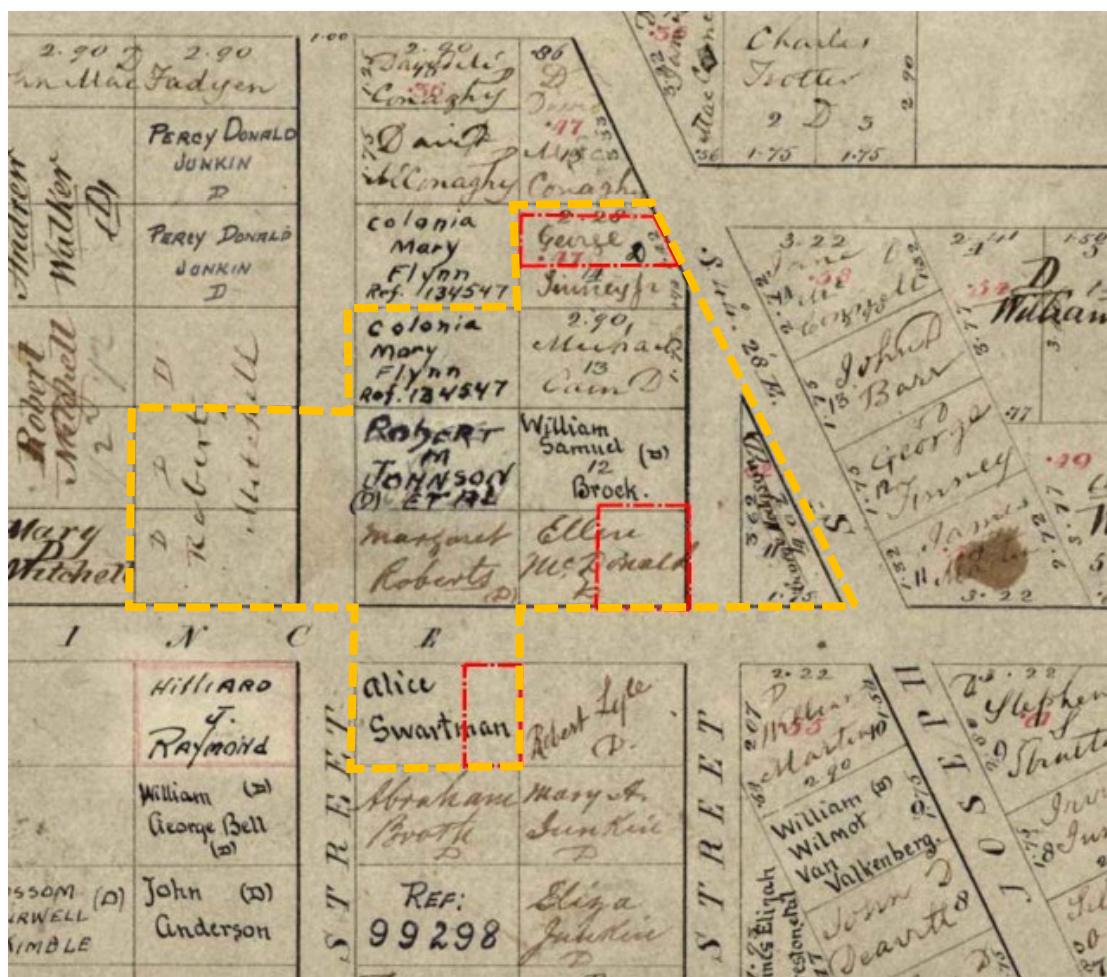


Figure 11: Excerpt of the Plan of the Town Plot of Rokeby, Lot 16 Con X Verulam (1859) with the subject lands outlined with yellow-dashing and historic residences outlined with red-dashing (courtesy of Heritage Property Index, accessed December 2021).

¹ Spelling may vary.

3.4.2 82 Joseph Street, “The Finney House”

The property of 82 Joseph Street is part of Lot 14, west side of Joseph Street, Plan 70 (including Pt 3, 57r6871). The mapping from 1859 identifies a George Finney Jr.²; it appears that his father George Finney Sr. owned a parcel south-west along Joseph Street. There are limited records pertaining to George Finney Jr.; however, a marriage record from 1872 identifies that he was originally from England, born in 1826 and is identified as a ‘stone cutter’ (Archives of Ontario). It is not until 1876 that the lot is registered as being patented to George Finney from the Crown (LRO). In 1897, the property is deeded to his son George Finney (LRO, instrument no. 280). Given that the date of construction of the house was likely between 1860 and 1880 due to the style and features, the Finney family were likely responsible for its construction.



Figure 12: Excerpt of the Plan of the Town Plot of Rokeby, Lot 16 Con X. Verulam (1859) with Part Lot 14 outlined in red; red arrow identifies property likely owned by the father of the property owner (courtesy of Heritage Property Index, accessed 2021).

In 1904, the lot was sold to William Brock, who a year later sold it to Hugh Given* (LRO). William Brock was recorded to have been born in Canada, married to Mary Jane Brock, and employed as a

² Spelling may vary.

lumberer in the mill (1891 Census). Hugh Given was a plasterer from Ontario who was married to Martha Given (1911 Census).

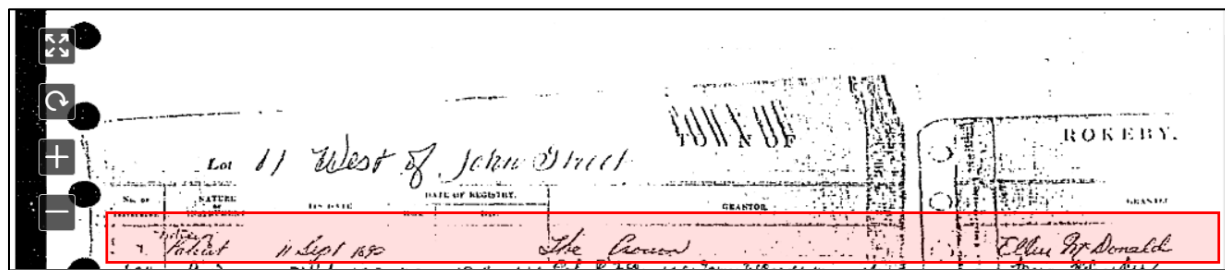
In 1912, the property was sold to John Richmond who soon sold it to Benjamin Harris (LRO). John Richmond was a farmer (1921 Census). Limited information is available on Benjamin Harris aside from his marriage to Clara Harris, given that he migrated to the area from the United States (1921 Census).

The Harris Family owned the property until 1919 when it was granted to Charles B. Purdy. Charles Purdy was a former carpenter and farmer from Lincoln who was married to Catherine Purdy (1911 Census).

In 1927, the property was sold to Martha McCullough, who was a widow to a tailor as per the 1921 Census. Limited information is available on more recent land holders; however, in 1966, Martha's estate was granted to Blanche Clark (LRO). Two years later, Blanche sold part of the property to Macrayan Developers Limited and again in 1974 (LRO). In 1973, Macrayan Developers Limited sold a portion of the property (1/2 acre) to Matthew and Norma Campbell. In 1997, Norma Campbell (wife of merchant) transferred Part 3 (includes the existing property) to Debora Van Der Meulen for \$67,000 (LRO). In 1998, Debora Van Der Meulen transferred the existing property to Lorraine Fitzpatrick who transferred the property to Larry Allen Cripps in 2001 (LRO). A year later the property was transferred in 2002 to David and Jon Hornibrook.

3.4.3 83 Prince Street West, "Kawartha Dairy and the Crowe Family Property"

This property is part of Lot 11 and Lot 12 on the west side of John Street, Plan 70 (Part 1 57r4253). In 1859, the property is identified as being owned by Ellen McDonald (see figure below). In 1890, the patent from the Crown is registered on title to Ellen McDonald (LRO). Limited information is available on Ellen McDonald, given transcription errors and name variations; however, Ellen was a widow with Scottish descent, born in the 1820s (1901 Census).



Figures 13 & 14: (above) Excerpt of the Plan of the Town Plot of Rokeby, Lot 16 Con X. Verulam (1859) with the property outlined in red; (courtesy of Heritage Property Index, accessed 2021); (below) Excerpt of land registry for Lot 11, West of John Street, LRO # 57 (LRO).

In 1903, John and James McDonald (executors of the estate of Ellen McDonald) sold the property to Mary Helen Orr for \$100 (LRO). Mary Helen Orr was single and had lodgers stay at her residence (1911 Census).

In 1920, the property was granted to Mrs. Stinson and Mary and John Cameron (LRO). Mary and John Cameron lived on the property with their two children; John was a saddler (1921 Census).

In 1923, the property was sold to Ellen (also referred to as 'Helen') Payne. Ellen was married to William Payne, a labourer (1911 Census).

In 1930, the west half of the property was granted to George Johnson (LRO). George Johnson was a labourer (1921 Census); however, his family was associated with Johnson's Dairy.

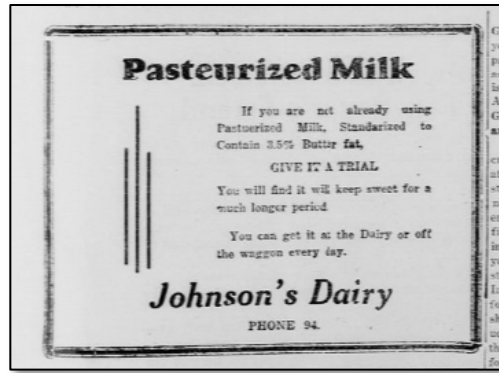


Figure 15: Advertisement for Johnson's Dairy (Bobcaygeon Independent, 1870).

In 1937, the east side of the property was granted to John Arthur Crowe by William Payne and the west side was granted by George Johnson the following year in 1938 (LRO). Given the architectural style and materials of the current dwelling on the subject lands, the Crowe family were likely responsible for its construction due to the time frame of ownership.

In 1937, Jack and Ila Crowe purchased a small dairy in Bobcaygeon from Johnson Dairy. At that time, the Dairy consisted of a small, three room building where the first refrigeration system consisted of ice blocks cut from the lake. Milk was provided by local farms, processed, and delivered to homes by horse or boat. The company initially only produced milk and cream (Kawartha Dairy, About Us).



Figure 16: Newspaper clip from 1937 announcing the sale of Johnson Dairy (Bobcaygeon Independent, 1937).



Figure 17: Jack and Ila Crowe, owners of Kawartha Dairy (Kawartha Dairy, About Us).

In 1942, the business' growth enabled the Crowe family to purchase the only other dairy in Bobcaygeon at the time, Murphy's Meadow Dairy, situated in the current Kawartha Settlers' Village. In the mid-1950s, Jack Crowe attended the Ontario College of Agriculture to learn the craft of ice cream production.



Figures 18 & 19: (Left) Delivery of dairy products by horse; (Right) Delivery of dairy products by truck (Kawartha Dairy, About Us).

From the 1960s onward, the business expanded with various new stores opening, including one attached to the plant in Bobcaygeon (1960s), in Minden (1960s), Bancroft (1980s), in the Dairy Barn in Lindsay (1990s), in Uxbridge (2002), and several other locations in more recent years. Notably, there was a fire in 1975 that destroyed the majority of the Bobcaygeon plant, but spared the Crowe's house adjacent. The plant was reconstructed in short order, and further expanded in 2017 (Kawartha Dairy, About Us).

In 1986, the east side of the property (Part 1, 57R 4253) remained in the ownership of John A. and Ida Crowe; Part 2 was granted to Kawartha Dairy Ltd. In 1998, Part 1 (east side including existing house) was transferred to Donald John Crowe.

3.4.4 96 Prince Street West

The property is part of Lot 10 on the East Side of Head Street, Plan 70 (reference plan R417378). In 1859, Alice Swartman is identified as the owner of Lot 10 in the 1859 Plan of the Town Plot of Rokeby. The notice of patent from the Crown is not registered until 1919 to Alice Swartman (LRO). Alice Swartman was recorded as the head of the house in the 1901 Census, with three sons and a daughter living at the residence. Two of her sons were labourers. Given that the house was constructed before the 1900s, the Swartman family was likely responsible for its construction.



Figure 20: Excerpt of the Plan of the Town Plot of Rokeby, Lot 16 Con X. Verulam (1859) with the subject lands outlined in red (courtesy of Heritage Property Index, accessed 2021).

In 1920, the property was granted to Melville Thurston. In 1921, Melville is identified as living in a wood house on Prince Street with his wife Florence and son Vernon and listed as 'stationery' as nature of work (1921 Census). In 1929, Melville (then widower) married Gertrude Braine, both of whom are identified as 'printers' (Library and Archives Canada).

In 1933, the west half of the property was granted to William Robinson and another person whose name cannot be deciphered (LRO). William Robinson was a farmer, married to Elizabeth Robinson with one son (1921 Census).

Melville granted the east half of the property which includes the existing house to Allan R. Hamilton who granted part of the property to Vera Inglis in 1967. Allen Hamilton is recorded as an editor in

the 1968 Voter List and Vera Inglis is listed as a widow in the 1972 Voter List (Library and Archives Canada).

Vera Inglis granted the land to Shirley Haire in 1968 (LRO). Shirley Haire was a bookkeeper and her husband Thomas was a publisher (Library and Archives Canada, 1972 Voter List).

In 1983, Shirley and Thomas Haire granted the property to William and Jody Sloan. William and Jody Sloan were from the Halton Region and the husband, William, was employed as a welder (Library and Archives Canada, 1972 Voter List).

Information on the people involved in transfers beyond 1980 is limited; however, names are still provided. In 1988, the property was granted to Harvey and Janet Rainbow who transferred the property four years later to Heidi Phyllis Temple and Robert Scott Dickie (LRO). In 1998, the property was transferred to Norman Robert Wagenaar and Margaret Lynn Johnson as joint tenants (LRO). In 2004, the property was transferred to Stephanie Jane Grace "in trust".

4.0 Detailed Description of Potential Cultural Heritage Resources

The historic residences located at 83 Prince Street West, 96 Prince Street West, and 82 Joseph Street have been identified as having potential CHVI by the City of Kawartha Lakes. The subject lands have been evaluated based on primary and secondary data collection methods. A site visit was conducted on November 3rd, 2021 by MHBC Cultural Heritage Staff.

4.1 Description of 82 Joseph Street

The building located at 82 Joseph Street can be described as a one and a half storey painted-brick building. The building was originally intended to serve as a dwelling, but has since been re-purposed to serve as an office building with a later rear addition.

Front (East) Elevation

The front elevation provides a modest representation of Gothic Revival architectural style built on a stone foundation. Foremost, this elevation is arranged into three symmetrical bays, with a centred door and window openings on either side. The building has a steeply pitched roof with a centre gable and an arched window centrally placed between the door and centre gable. Window openings are accented with brick voussoirs and decorative shutters. This façade has been altered by the incorporation of a contemporary chimney spout, a window air-conditioning unit, and paint finishes. It is noted that the former decorative bargeboard above the doorway has been removed and a bracket remains.



Figure 21: Front (east) side of building on 82 Joseph Street (MHBC, November 2021).

Side (North) Elevation

The north elevation contains the original section of the building towards the east and an addition containing a porch and rough-framed space to the rear. The addition is visibly cross-gabled to the original portion of the building, with a less-steep roof. The addition has been constructed with wood siding and has significantly smaller window openings with a non-symmetrical layout.



Figure 22: North elevation, facing east (MHBC, November 2021).

The original portion of the north elevation is constructed of painted brick. Three windows have been arranged in a symmetrical manner on the original portion of the elevation.



Figure 23: Original portion of north elevation (MHBC, November 2021).

Rear (West) Elevation

The rear elevation is constructed of wood siding, with a small window opening and door. The pitch of the roof is shown to be non-symmetrical on the addition to the building.



Figure 24: Rear elevation facing east (MHBC, November 2021).

Side (South) Elevation

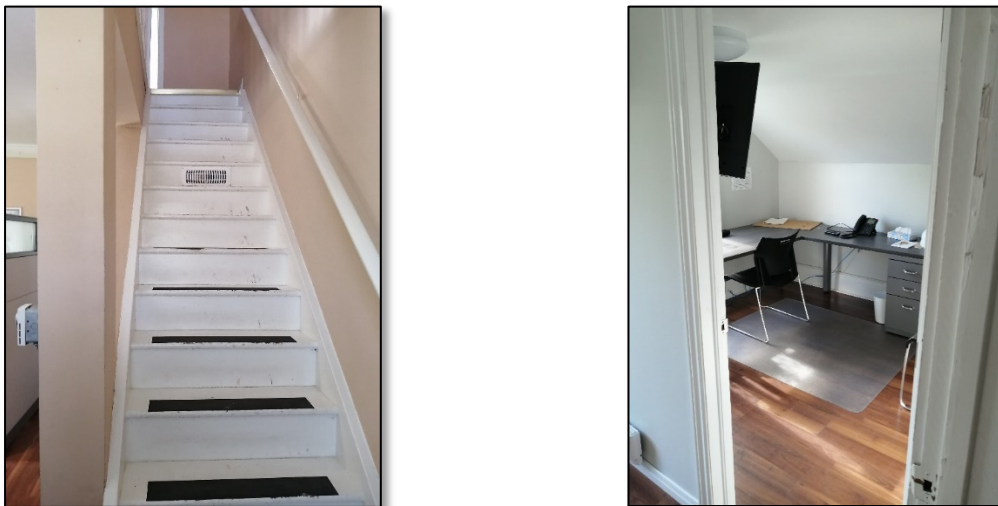
The south elevation is fairly hidden by shrubbery and is largely hidden from the public realm by a privacy fence. The original portion to the east contains a symmetrical elevation constructed of brick with four window openings. The wood-siding addition to the rear has more contemporary and asymmetrical window and door openings.



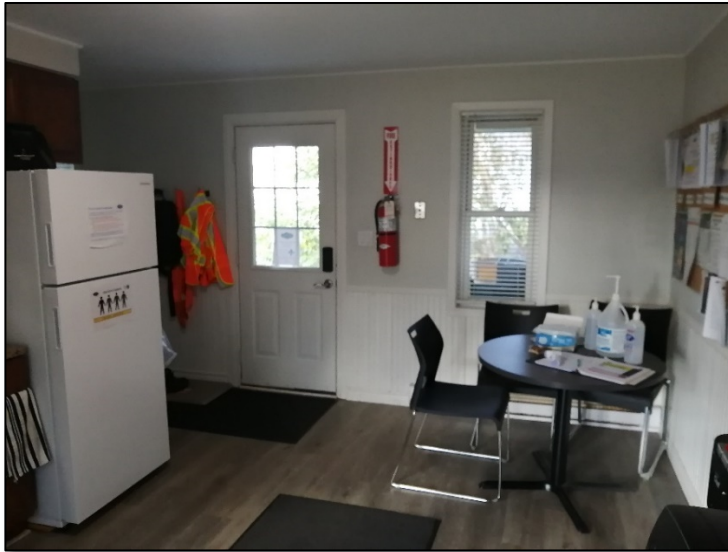
Figures 25 & 26: South Elevation (MHBC, November 2021).

Interior

The interior has been renovated for office-use and has had many original features altered or removed. Nonetheless, the second storey pitched ceilings and central staircase are indicative of the Gothic Revival architectural style in the original portion of the building.



Figures 27 & 28: Central staircase in original portion of building (*left*); Upper storey room with slanted ceiling in original portion of building (*right*) (MHBC, November 2021).



Figures 29 & 30: Interior of central room of newer addition facing north (*left*); Rough-framed addition on west portion of building (*right*) (MHBC, November 2021).

4.2 Description of 83 Prince Street West

The building located at 83 Prince Street can be described as a one and a half storey brick and siding dwelling. The building backs onto the existing industrial area.

Front (South) Elevation

The front (south) elevation is composed of siding, brick, and stone with a cross-hipped roof. The multi-paned window openings and doors are covered with awnings.



Figure 31: Street-facing (south) elevation of the building at 83 Prince Street (MHBC, November 2021).

Side (East) Elevation

The east elevation is composed of siding and brick, with a multi-paned ground floor window and mature vines scaling the building.



Figure 32: The side (east) elevation, facing northwest (MHBC, November 2021).

Side (West) Elevation

The west elevation is composed of the original building towards the front of the property and a single storey wood-siding addition to the rear. This elevation is intersected by fencing surrounding the Kawartha Dairy plant.



Figure 33: West elevation facing southeast (MHBC, November 2021).

Rear (North) Elevation

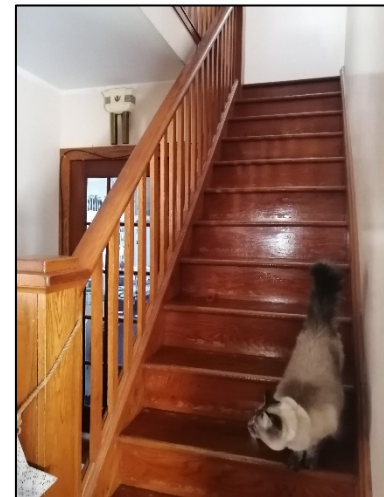
The rear elevation faces internal to the Kawartha Dairy facility and is composed of a garage addition and the rear of the dwelling. An outdoor amenity area with an enclosed gazebo covers the view of the rear of the dwelling.



Figure 34: Rear elevation of the building (MHBC, November 2021).

Interior

The interior of the building contains various wood finishes and arched entryways.



Figures 35-37: Kitchen (*left*); Living room entryway (*middle*); Central staircase (*right*) (MHBC, November 2021).

4.3 Description of 96 Prince Street West

The building located at 96 Prince Street can be described as a one and a half storey building composed of a combination of original wood siding and new vinyl siding. Access to the interior of the building was not obtained.

Front (East) Elevation

The front elevation provides a modest representation of the Gothic Revival architectural style with three symmetrical bays and a centred door with window openings on either side. The building has a steeply pitched roof with a centre gable and arched window above the door. A mature evergreen exists to the east of this elevation.



Figure 38: Front elevation (MHBC, November 2021).

The entryway contains a decorative transom window with the house number contained in the glass. This glass pane is likely not original, as the house was formerly numbered "64" (1901 Census).



Figures 39 & 40: Entryway elements (MHBC, November 2021).

The centre gable has a small decorative bargeboard piece in the peak and an arched window below.



Figure 41: Image of the central window and bargeboard that is contained in the peak of the gable (MHBC, November 2021).

Side (East) Elevation

The east elevation contains various sections of the building that can be discerned as separate additions due to the visible structural edges and the use of different materials on the structures.

The front portion of this elevation, containing the original building, has had the original wood siding replaced on the ground floor. Two symmetrical windows are apparent on the upper storey, while a central newly-added door is situated on the ground floor. As shown in the following images, a wood beam, change in roof pitch, and a change in materials make the later additions discernable.



Figures 42 & 43: The front portion of the east elevation facing northwest (*left*); The central portion of the elevation (*right*) (MHBC, November 2021).

The rear portion of the building is formed of various additions. These additions contain original wood siding and original window fixtures. The additions do not reflect the architectural style of the original portion of the building, primarily due to the asymmetries of the facades and non-rectangular layout. Signs of deterioration are apparent on this portion of the building due to plastic window coverings, peeling paint, mold, and rotting wood.



Figure 44: Central addition on east elevation (MHBC, November 2021).



Figures 45 & 46: Images of additions (MHBC, November 2021).

Side (West) Elevation

The original portion of the west elevation towards the street front contains a symmetrical layout of window openings. The majority of the siding has been replaced on this elevation, with a small portion of original wood siding remaining at the top of the elevation.

The addition to the rear is entirely covered with vinyl siding on this elevation. The height and layout of fenestrations on this portion of the building do not mimic the original portion of the building.



Figures 47 & 48: (Left) Image of original part of west elevation; (Right) Image of west elevation of additions (MHBC, November 2021).

Rear (South) Elevation

The rear elevation primarily encapsulates the later additions to the building. The less-symmetrical form of the additions are apparent with the asymmetrical roof pitch and window openings.



Figure 49: Rear elevation (MHBC, November 2021).

5.0 Evaluation of Cultural Heritage Resources

5.1 Evaluation Criteria

The following sub-sections of this report will provide an analysis of the CHVI of the subject property as per *Ontario Regulation 9/06*, which is the legislated criteria for determining CHVI. This criteria is related to design/physical, historical/associative and historical values as follows:

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

5.2 Evaluation of 82 Joseph Street

5.2.1 Evaluation of Cultural Heritage Value or Interest

Physical/Design Value

The original portion of this building is representative of the Gothic Revival residential style. This particular building aligns with a vernacular application of the architectural style as opposed to a high-style application, due to the lack of ornamental features. The Gothic Revival style is apparent in this building by the steeply pitched roof, front centre gable, arched window under the peaked gable, brick window voussoirs, symmetrical elevations, and centered floor plan. Notwithstanding, the property does not display a high degree of craftsmanship or artistic merit and does not demonstrate a high degree of technical or scientific achievement.

Heritage Attributes:

- Symmetrical elevations on original portion of the building;
- Steeply pitched roof with a center gable on front elevation;
- Arched window under the center peaked gable;
- Wood framed windows with decorative wood shutters and brick voussoirs;
- Centered floor plan, including centered staircase;
- Brick construction with a stone base;
- Location, setback, and orientation on Joseph Street.

Historical/Associative Value

While the dwelling on this property was constructed in the late 19th century, it does not have direct historical associations with an event, belief, person, activity, organization, or institution that is significant, or yields, or has potential to yield information that contributes to an understanding of a community or culture. It is not believed that the property demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

Contextual Value

The building is not considered important in maintaining and supporting the character of the area given that there is no consistent streetscape on Joseph Street and the surrounding area contains buildings with a range of styles, ages, and materials. The building is not considered a landmark in the Village of Bobcaygeon.

See the following table for the evaluation of the property under the prescribed *Ontario Regulation 9/06*.

Ontario Regulation 9/06		82 Joseph Street
Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
Historical/Associative Value		
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community	Unknown.
Contextual Value		
i.	Important in defining, maintaining or supporting the character of an area	No.
ii.	<u>Physically</u> , functionally, visually, or historically linked to its surroundings	No.
iii.	Is a landmark	No.

5.2.2 Statement of Cultural Heritage Value or Interest

The property has CHVI as the house is representative of the Gothic Revival architectural style. While it is a representative example of this style, it is not early or rare. It is recognized that there are other similar structures in Bobcaygeon. Therefore, the CHVI of the building located at 82 Joseph Street is modest and while the building does have heritage value, it is not a strong candidate for designation.

5.3 Evaluation of 83 Prince Street West

5.3.1 Evaluation of Cultural Heritage Value or Interest

Physical/Design Value

This building appears to be a fusion of Victory Housing and mid-century modern architectural styles, however, it is not a clear representation or early example of a style, type, expression, material or construction method. It does not display a high degree of craftsmanship or artistic merit or a high degree of technical or scientific achievement.

Historical/Associative Value

The property is directly associated with the Crowe Family who have had residence in the house since its construction. The Crowe Family established the Kawartha Dairy and continue to be part of the operations contributing to an overall legacy. The property has direct association with the Kawartha Dairy which was established in 1937 and continues to be a well-known operating company in Canada and significant part of the Bobcaygeon community. The property does not have the potential to yield further information that contributes to an understanding of the community or culture and is not believed to demonstrate or reflect the work of an architect, artist, builder, designer, or theorist who was significant to the community.

Contextual Value

The property is not important in defining, maintaining or supporting the character of the area and is not physically, functionally, visually or historically linked to its surroundings in a significant way. The property is also not considered a landmark.

See the following table for the evaluation of the property under the prescribed *Ontario Regulation 9/06*.

Ontario Regulation 9/06		83 Prince Street
Design/Physical Value		
iv.	Rare, unique, representative or early example of a style, type, expression, material or construction method	No.
v.	Displays high degree of craftsmanship or artistic merit	No.
vi.	Demonstrates high degree of technical or scientific achievement	No.
Historical/Associative Value		
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community	Unknown.
Contextual Value		
iv.	Important in defining, maintaining or supporting the character of an area	No.
v.	<u>Physically</u> , functionally, visually, or historically linked to its surroundings	No.
vi.	Is a landmark	No.

5.3.2 Statement of Cultural Heritage Value or Interest

The property has CHVI as it relates to the direct historical association with the Crowe Family who founded the Kawartha Dairy in 1937. The property does not contain design or physical value and is not contextually linked to its surroundings in a significant way. While the property does have modest CHVI given its historic associations, it is not a strong candidate for designation.

5.4 Evaluation of 96 Prince Street West

5.4.1 Evaluation of Cultural Heritage Value or Interest

Physical/Design Value

The original portion of this building is representative of the Gothic Revival architectural style which is exhibited by the steeply pitched roof, front centre gable, arched window under the peaked gable, bargeboard under the peaked gable, remaining wood siding, and symmetrical elevations. The building has been altered with the replacement of the original wood siding partially with vinyl siding, with the addition of a sliding door on the original part of the east elevation, and by the removal of all features on the south elevation to accommodate the rear additions.

Heritage Attributes:

- Symmetrical elevations and original, remaining exterior wood clapboard;
- Steeply pitched roof with a center gable;
- Arched window under the center gable;
- Bargeboard under center gable;
- Wood framed windows;
- Glass transom element over front door;
- Location, setback, and orientation on Prince Street.

Historical/Associative Value

Although the dwelling on the property was constructed in the late 19th century, the property does not have significant, direct historical associations with an event, belief, person, activity, organization, or institution that is significant, or yields, or has potential to yield information that contributes to an understanding of a community or culture. It is not believed to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

Contextual Value

Although the dwelling on the property was built in the late 19th century, there is no consistent character of the area or consistent streetscape for the building to support due to the range of styles, ages, and materials of buildings. The building is not considered a landmark in the Village of Bobcaygeon.

See the following table for the evaluation of the property under the prescribed *Ontario Regulation 9/06*.

Ontario Regulation 9/06		96 Prince Street
Design/Physical Value		
vii.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
viii.	Displays high degree of craftsmanship or artistic merit	No.
ix.	Demonstrates high degree of technical or scientific achievement	No.
Historical/Associative Value		
vii.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
viii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
ix.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community	Unknown.
Contextual Value		
vii.	Important in defining, maintaining or supporting the character of an area	No.
viii.	<u>Physically</u> , functionally, visually, or historically linked to its surroundings	No.
ix.	Is a landmark	No.

5.4.2 Statement of Cultural Heritage Value or Interest

The property has CHVI as the building is representative of the Gothic Revival architectural style. While the building is a representative example of this style, it is not early or rare. It is recognized that there are various similar structures in Bobcaygeon and this building has been subject to alterations. Therefore the CHVI of the building located at 96 Prince Street West is modest and while the building does have heritage value, it is not a strong candidate for designation.

6.0 Description of Proposed Development

The proposed development of the subject lands includes an addition to the existing Kawartha Dairy plant located at 97 Prince Street West, the construction of a retail store on the lands addressed as 60 and 52 Joseph Street, the construction of an employee parking lot on the lands addressed as 94 and 82 Head Street, and the construction of a museum with parking on the lands addressed as 96, 100, and 102 Prince Street West. The proposed development involves the demolition of existing dwellings located on the lands addressed as 94 and 82 Head Street, 102 and 96 Prince Street West, and 52 Joseph Street. The proposed development retains the buildings located at 83 Prince Street West and 82 Joseph Street.

7.0 Impacts of Proposed Development

The purpose of this HIA is to assess the impacts to the identified cultural heritage resources on the subject lands which are anticipated as a result of the proposed development. The City of Kawartha Lakes has identified the properties addressed as 96 Prince Street West, 83 Prince Street West, and 82 Joseph Street as historic residences. The Evaluation of Cultural Heritage Resources contained within Section 5 of this Report has confirmed that these properties have CHVI.

7.1 Classification of Impacts

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

According to the Ontario Heritage Tool Kit, the following constitutes impacts which may be a result of a proposed development:

- Destruction;
- Alteration;
- Shadows;
- Isolation;
- Direct or indirect obstruction;
- A change in land use; and
- Land disturbances.

The above noted impacts will be considered as it relates to the scope of this HIA.

7.2 Impacts of Proposed Development on 82 Joseph Street

The following chart evaluates the impact of the proposed development on the existing cultural heritage resources located at 82 Joseph Street.

Table 5: Potential Impacts to 82 Joseph Street		
Impact	Level of Impact	Analysis
Destruction or alteration of heritage attributes	No change	The proposed development will not alter the heritage attributes.
Shadows	No change	The proposed development is not anticipated to result in shadows that will negatively impact this retained building given its position adjacent to a side façade, its distance from the building, and its low-profile.
Isolation	No change	The proposed development will not isolate the retained building from its context given that the lands adjacent to this property are currently industrial in nature.
Direct or indirect obstruction of views	No change	The significant view of the building is the view of the front facade; this view will remain.
A change in the land use	No change	The building will maintain its current use.
Land disturbance	No change	There are no land disturbances anticipated as a result of construction provided normal construction practices are employed.

There are no anticipated impacts to the cultural heritage resources on 82 Joseph Street as a result of the proposed development.

7.3 Impacts of Proposed Development on 83 Prince Street West

The following chart evaluates the impact of the proposed development on the existing cultural heritage resources located on 83 Prince Street West.

Table 6: Potential Impacts to 83 Prince Street West		
Impact	Level of Impact	Analysis
Destruction or alteration of heritage attributes	No change	The proposed development will not alter the heritage attributes.
Shadows	No change	The proposed development will not result in shadows that negatively impact this retained building.
Isolation	No change	The proposed development will not isolate the retained building.
Direct or indirect obstruction of views	No change	The views of the building will be maintained.
A change in the land use	No change	The building will maintain its use.
Land disturbance	No change	There are no land disturbances anticipated as a result of construction provided normal construction practices are employed.

There are no anticipated impacts to the cultural heritage resources on 83 Prince Street West as a result of the proposed development.

7.4 Impacts of Proposed Development on 96 Prince Street West

The following chart evaluates the impact of the proposed development on the existing cultural heritage resources located on 96 Prince Street West.

Table 7: Potential Impacts to 96 Prince Street West		
Impact	Level of Impact	Analysis
Destruction or alteration of heritage attributes	Moderate	The proposed development will result in the loss of the CHVI (design/physical value) of this property given the building demolition.
Shadows	Not Applicable	
Isolation	Not Applicable	
Direct or indirect obstruction of views	Not Applicable	
A change in the land use	Not Applicable	
Land disturbance	Not Applicable	

The demolition of the existing building at 96 Prince Street West will have a moderate negative impact given that the heritage fabric of the property will be removed. This HIA has identified that the building has some modest design/physical value given that it is representative of the Gothic Revival architectural style which is exhibited by the steeply pitched roof, front centre gable, arched window under the peaked gable, bargeboard under the peaked gable, remaining wood siding and wood-framed windows, and symmetrical elevations. The building is not considered rare given the presence of various other dwellings representative of the Gothic Revival architectural style in Bobcaygeon, including that of 82 Joseph Street. The building also does not display a high degree of craftsmanship/artistic merit and/or technical/scientific achievement.

Ontario Regulation 9/06 does not consider integrity in its evaluation of the CHVI of properties; however, the Ontario Heritage Toolkit (OHTK) recognizes that this factor is important in determining if conservation is warranted.

The OHTK describes the integrity of a heritage resource as follows:

Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

As discussed in Section 5.4, the integrity of the resource has been compromised by the partial replacement of wood siding with vinyl siding, by the removal of heritage features on the south elevation of the original building to accommodate the rear addition and by the addition of a new sliding door on the east elevation. The defining features of the architectural style, including the centre gable, bargeboard, arched window, and symmetrical elevations largely remain to render the property with fair integrity.

In relation to long-term conservation, the OHTK provides:

Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Region 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

The building is representative of the Gothic Revival architectural style; however, it has been altered. The building is not unique or rare given that this style has been applied to various other properties in Bobcaygeon, including that of 82 Joseph Street. The building does not have associative or historical value and does not have contextual value given that there is no consistent streetscape in the area. The proposed demolition of the building located at 96 Prince Street West may be considered given its modest CHVI (design/physical value) and its overall integrity.

7.5 Conformity with Heritage Policies of the Official Plan

The proposed development, which includes the demolition of the building on 96 Prince Street West, conforms to the applicable heritage policies of the City of Kawartha Lakes Official Plan. Specifically, the proposed development is in conformity with Section 10.5 a) pertaining to the conservation of significant heritage resources, Section 10.5 d) pertaining to the terms “building” and “conserve”, Section 10.5 f) pertaining to the conservation of resources which includes documentation, and Section 10.5 g) pertaining to adjacent impacts.

8.0 Alternative Development

Approaches

8.1 Introduction

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process. These options have been assessed in terms of impacts to cultural heritage resources as well as balancing other planning policies within the planning framework. The following sub-sections of this report consider the potential for alternative development options as it related to the proposed development. Given that no impacts were applicable to the properties of 82 Joseph Street and 83 Prince Street West, no alternatives were considered for these properties.

8.2 Alternative Development Approaches Regarding 96 Prince Street West

8.2.1 'Do nothing approach'

The 'do nothing' alternative would result in no adverse impacts to the existing cultural heritage resources since no development would occur. Nonetheless, the building does not have major CHVI and has been altered; therefore, this option is not recommended given that the building is not a strong candidate for long-term conservation.

8.2.2 Retain Building or Portion of Building On-Site

This option includes retaining either the entirety of the building or the original front portion of the building on-site for adaptive re-use by the proposed museum. This option would retain the majority of the physical heritage attributes of the property.

This option is recognized to require significant work to restore the building in addition to the work involved to re-purpose the building. Particularly, retaining only the front portion of the building recognized to have CHVI would require the re-construction of the rear façade. Furthermore, it is

recognized that the current building that exists at 96 Prince Street West may not functionally be able to support the use of a museum given its accessibility and space constraints.

This alternative would largely conserve the design value of the property; however, this option may also result in impacts to the heritage resources and is generally not warranted given that the building located at 96 Prince Street West is not strong candidate for long-term conservation due to its modest CHVI and integrity.

8.2.3 Re-locate the Building Off-Site

Relocation of a building is typically considered when the redevelopment of a site is proposed. This option would require an appropriate receiving site and confirmation that the building would be able to withstand the physical impact of relocation. This option is generally not justified given the modest CHVI and the integrity of the building.

9.0 Mitigation and Conservation Recommendations

The following provides a list of mitigation recommendations in regards to the proposed development:

- That this report serves as documentation of the existing building, features, and elevations pertaining to the property of 96 Prince Street West;
- That the decorative transom window above the front doorway of the building located at 96 Prince Street West be salvaged for adaptive re-use either on-site or otherwise;
- That a tree preservation plan be prepared to recognize and preserve the mature trees to the extent possible on the subject lands; and
- That no construction mitigation measures are required for 82 Joseph Street and 83 Prince Street West provided normal construction practices are employed.

10.0 Conclusions and Recommendations

This Heritage Impact Assessment (HIA) prepared as an addendum to the required Cultural Heritage Evaluation Report (CHER) has determined through the evaluation under prescribed *Ontario Regulation 9/06* that the properties identified by the City of Kawartha Lakes as historic residences have modest CHVI. The buildings located at 82 Joseph Street and at 96 Prince Street are representative of the Gothic Revival architectural style while the building located at 83 Prince Street has associations with the legacy of the Crowe Family.

There are no anticipated impacts to the identified historic residences of 82 Joseph Street and 83 Prince Street West; however, the demolition of the existing building located on 96 Prince Street West results in a modest negative impact applicable to that property as it results in the removal of the heritage fabric. Although the demolition of the building on 96 Prince Street West results in an adverse impact, the building is not considered a strong candidate for long-term conservation given its relatively modest CHVI and its integrity.

Alternative development options were considered in this report, including retaining the building on 96 Prince Street West on-site and re-locating it. The identified alternatives are generally associated with significant costs and functionality barriers that are not justified by the identified impact given that the building is not a strong candidate for conservation.

In our professional opinion, the proposed demolition of the building on 96 Prince Street West can be supported for the following reasons:

- The building has modest design/physical value given that it is representative of a vernacular application of the Gothic Revival architectural style;
- The building is not unique or rare given that there are other buildings representative of Gothic Revival architectural style in Bobcaygeon, including that of 82 Joseph Street;
- The building has been altered over time and some of the original features have been lost, as seen with the partial replacement of the wood siding, the addition of a door on the east

elevation, and the removal of features on the south side of the original part of the building to accommodate the addition; and

- The building does not have historical/associative value, nor does it have contextual value given that there is no consistent character in the neighbourhood.

If demolition is approved, the following recommendations should be considered:

- That this report serves as documentation of the existing building, features, and elevations pertaining to the property of 96 Prince Street West;
- That the decorative transom window above the front doorway of the building located at 96 Prince Street West be salvaged for adaptive re-use either on-site or otherwise;
- That a tree preservation plan be prepared to recognize and preserve the mature trees to the extent possible on the subject lands; and
- That no construction mitigation measures are required for 82 Joseph Street and 83 Prince Street West provided normal construction practices are employed.

11.0 Bibliography

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Truth and Reconciliation Community Bobcaygeon. (2018). *Early Indigenous History in the Kawarthas*.

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APPENDIX A – Cultural Heritage Evaluation Report Terms of Reference

Cultural Heritage Evaluation Reports

Terms of Reference



A Cultural Heritage Evaluation Report (CHER) is a study to determine if a site has cultural heritage value in relation to provincial legislation and provincial and local heritage policies. The evaluation results in a report which identifies whether or not a property or site has cultural heritage value and recommends additional studies which may be required, depending on the purpose of the evaluation. CHERs are important tools to help identify and evaluate properties within the municipality which may have cultural heritage value.

The evaluation will be based on thorough historical research and on-site observation of a property. It will use established criteria for determining cultural heritage value, namely Ontario Regulation 9/06. In some cases, it may also be appropriate to evaluate heritage resources based on Ontario Regulation 10/06. The resultant report will draw conclusions and make recommendations regarding the cultural heritage value of a site.

Policy Context

A CHER is intended to determine if a property is of cultural heritage value or interest. The rationale for requiring a CHER arises from:

- Ontario Heritage Act
- Section 2(d) of the Planning Act
- Section 2.6 of the Provincial Policy Statement (2020)
- City of Kawartha Lakes Official Plan, Sections 10.5 – Heritage Policies, enacted through Official Plan Amendment 26 (2017)
- Section 1(1)(c) of the Environmental Assessment Act

Cultural heritage evaluation reports should be based on accepted research and evaluation methodologies. They must include a field work component which will be discussed in the final report. Evaluation of cultural heritage resources should be based on Ontario Regulation 9/06. In certain cases, it may also be appropriate to evaluate the property based on Ontario Regulation 10/06.

When is a Cultural Heritage Evaluation Report required?

A Cultural Heritage Evaluation Report is required to help determine whether or not a property has cultural heritage value and, if so, what the value of the property is. A CHER may be requested for a property which is included on the Heritage Register as a listed or designated property or for a property which has not been formally identified by the municipality as having cultural heritage value, but where there is the potential for cultural heritage value to exist.

A CHER can be triggered by certain types of applications which include, but are not limited to:

- Official Plan and a Zoning By-law Amendments
- Plan of Subdivision
- Site Plan
- Consent
- Minor Variance

A CHER is required to accompany any request to repeal a designating by-law or remove a listed property from the City's Heritage Register. CHERs are also undertaken as part of the Environmental Assessment Process.

Depending on the type and scope of an application, a Heritage Impact Assessment may be the more appropriate study to accompany the application. In general, Heritage Impact Assessments will be required when a development application is submitted for a property where the heritage value has been formally assessed and identified, such as a property designated under Part IV or V of the Ontario Heritage Act. Staff will determine the most appropriate study for the application and advise the applicant as to the requirements.

Minimum Content Requirements

A CHER submitted to the City will contain, but is not limited to, the following sections. The report must clearly identify and discuss the historical development of the site, its current conditions, and its fulfilment of the Ontario Regulation 9/06 criteria. Staff may scope or expand the CHER in consultation with the application to develop a modified terms of reference specific to the proposed project, if appropriate. The scope of the CHER will be established at a pre-consultation meeting.

1. Introduction

- Introduction to the purpose and scope of the report
- A location and site plan of the subject property or properties
- A written description of the site identifying features, buildings, landscapes, and vistas
- An overview of the proposed project, if applicable

2. Methodology

- A summary of the relevant legislative and policy context
- A summary of the research and data collection methodologies used to undertake the evaluation, including archival, secondary and onsite research and evaluation
- A summary of any engagement undertaken with members of the public, municipal staff or representatives, historical societies or committees, or any other individuals or groups

3. Site History

- A general history of the immediate context of the site, which may consist of a village, neighbourhood, commercial district, rural area and/or streetscape in which the property is located
- The land use history of the subject property describing key transfers, uses, milestones and owners of the property identified through primary and secondary research

4. Existing Conditions

- A written description of the immediate context of the subject property, including any significant views or vistas, and the relationship of the subject property to adjacent or nearby properties
- Comprehensive written description of the current physical condition of the heritage resource, both exterior and interior, if applicable
- Current photographs of the site including, but not limited to:
 - i. Contextual views of the property showing its relationship with surrounding properties
 - ii. Exterior views of each elevation of all buildings and structures
 - iii. Views of the property including all significant landscape features
 - iv. Interior views of each room of the building, if appropriate
 - v. Close-up views of all significant architectural features (i.e. brackets, trim, cornices, windows, etc.

5. Heritage Evaluation

- A cultural heritage evaluation of the property based Ontario Regulation 9/06 which will include:
 - i. Identification of which criteria the property fulfils
 - ii. Rationale for how the property fulfils each criteria
- The property may also be evaluated based on Ontario Regulation 10/06 if appropriate
- The evaluation should also identify areas of archaeological potential or known archaeological resources present on the site
- A statement of cultural heritage value or interest
- A description of the heritage attributes of the property
- Identification of potential impacts the proposed project may have on the property and its heritage attributes

6. Conclusions and Recommendations

- Concise summary of the findings of the report and the significance of the site
- Identification of cultural heritage resources on the site including but not limited to, individual built heritage resources, cultural heritage landscapes, and archaeological resources
- A Statement of Significance for the site as a whole and/or its individual cultural heritage resources
- The recommendations must address the following questions:
 - i. Does the property meet the criteria for having cultural heritage value under Ontario Regulation 9/06?
 - ii. Why does or does not the property meet the criteria?
 - iii. Are additional studies or reports necessary in relation to the proposed future use of the site?

7. Appendices

- A complete bibliography including all sources consulted
- A summary of the author's qualifications

Qualified Heritage Professional

A cultural heritage evaluation report will be prepared by a qualified heritage professional such as a heritage planner, heritage architect, and heritage landscape architect with appropriate qualifications, demonstrated knowledge of heritage conservation principles, and who has undertaken historical research and evaluation of cultural heritage resources.

Heritage consultants must be members in good standing of the Canadian Association of Heritage Professionals (CAHP). Consultants who are not CAHP members but who hold equivalent qualifications may be considered. The background and qualifications of the heritage consultant(s) must be included in the report. The consultant preparing the report must also be independent from the planning, consulting or engineering firm making the development application or working on behalf of the applicant.

In addition, any archaeological component of the assessment must be carried out by a licensed professional archaeologist as required by provincial law and must follow provincial standards and guidelines for archaeological assessments.

Peer Review

The City of Kawartha Lakes reserves the right to request an independent peer review of the cultural heritage evaluation report at the applicant's cost if a peer review is deemed necessary by the Director of Development Services. Peer reviews will evaluate the evaluation provided in the submitted report. These reviews may include, but are not limited to, addressing inconsistencies, factual errors, discrepancies, omissions, and misrepresentations.

Submission

The cultural heritage evaluation report is to be submitted in two hard copies and a PDF. Staff will review the submission for completeness and advise the applicant if additional information is required. Submissions will be reviewed within 20 working days unless a longer time is agreed upon by the municipality and the applicant or if the application requires peer review.



Inquiries regarding heritage cultural heritage evaluation reports may be directed to:

Economic Development Officer—Heritage
Planning
180 Kent Street West, Lindsay
(705) 324-9411 ext. 1366
heritage@kawarthalakes.ca

APPENDIX B – Heritage Impact Assessment Terms of Reference

Heritage Impact Assessments

Terms of Reference



A Heritage Impact Assessment (HIA) is a study to determine the impact of a proposed development on the cultural heritage value of a property and to recommend an overall approach to the conservation of the heritage resource. The assessment results in a report that identifies all heritage resources present on a site, provides an evaluation of those resources and makes recommendations regarding conservation methods and/or mitigation that would minimize the impact of the proposed development. HIAs are important planning tools to ensure that heritage values and attributes are considered in the land development process.

The study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource, identify the proposed development or alteration will have, and consider and recommend mitigation and conservation strategies that best conserves the resources within the context of the proposed development.

Minimal intervention should be the guiding principle for all work.

Policy Context

An HIA is intended required to determine compliance of a proposed development with heritage policies and assist staff with analysis and report preparation. The rationale for requiring a heritage impact assessment arises from:

- The Ontario Heritage Act
- Section 2(d) of the Planning Act
- Section 2.6 of the Provincial Policy Statement (2020)
- The City of Kawartha Lakes Official Plan, Sections 10.5—Heritage Policies and 35.11 Appendix K—Heritage Impact Assessment

Heritage impact assessments should be based on accepted conservation principles and guidelines including:

- *The Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada)
- *Heritage Conservation Principles for Land Use Planning* (Ontario Ministry of Tourism, Culture and Sport)
- *Eight Guiding Principles in the Conservation of Historic Properties* (Ontario Ministry of Tourism, Culture and Sport)
- *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (Ontario Ministry of Tourism, Culture and Sport)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Ontario Heritage Trust)
- *The Appleton Charter for the Protection and Enhancement of the Built Environment* (ICOMOS)

When is a Heritage Impact Assessment Required

In accordance with the policies in the PPS (2020) and the City of Kawartha Lakes' Official Plan, a heritage impact assessment is required when there is a proposed alteration, demolition, or development involving or adjacent to an identified heritage resource. This includes properties which are:

- Designated individually under Part IV of the Ontario Heritage Act
- Located in a Heritage Conservation District designated under Part V of the Ontario Heritage Act
- Listed on the City's Heritage Register
- Adjacent to designated properties, heritage conservation districts, or listed properties.

The City's Official Plan also allows the City to request an HIA for any property which is deemed to exhibit cultural heritage value, even if it is not designated or listed.

For the purpose of an HIA, adjacent means lands that are contiguous to a heritage property or which are near to a heritage property and separated by a road, trail, right of way, walkway, greenspace/park or similar, or whose location has the potential to impact a heritage property, as defined in the City's Official Plan.

HIAs are triggered by certain types of applications which include, but are not limited to:

- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision
- Site Plan
- Consent
- Minor Variance
- Heritage Alteration Permit
- Demolition Permit

Depending on the scope of the proposed project, a heritage impact assessment may not be required. Heritage impact assessments may be scoped or waived at staff's discretion in certain circumstances.

Minimum Content Requirements

An HIA submitted to the City will contain, but is not limited to, the following sections. The report must clearly analyze the historic value of the site, the impact of the proposed development, and appropriate mitigation measures specific to the property and its heritage attributes, history and context. Staff may scope or expand the HIA in consultation with the applicant to develop a modified terms of reference specific the proposed project, as appropriate. The scope of the HIA will be established at a preconsultation meeting.

1. Introduction

- A location and site plan of the current property, showing any adjacent heritage properties if applicable.
- A fulsome written description of the site, identifying significant features, buildings, landscapes and vistas and associated photographs clearly showing the identified features. Sites with adjacent heritage properties should identify the heritage features of the adjacent property and their relationship to the site.
- Present owner contact information.

2. Research and Analysis

- A comprehensive history of the site and its development as documented in pictorial and textual records and on-site evidence
- A chronological description of the development of any structures on the site include original construction, additions, demolitions and major alterations, with substantiated dates of construction
- An evaluation of the heritage significance of the site with specific emphasis on its architectural/physical features, historical associations with the community, and situation of the site in the local context
- Description and maps of any known archaeological resources. Properties with known archaeological resources will require a separate archaeological assessment prepared in accordance with Ministry of Heritage, Sport, Tourism and Culture Industries requirements
- Reproductions of any relevant visual and archival material including maps, historic photographs, surveys, drawings, land title records, assessments etc.

3. Statement of Cultural Heritage Value

- A statement of cultural heritage value or interest and description of heritage attributes of the heritage resource(s), in accordance with Ontario Regulation 9/06
- A summary of the Regulation 9/06 criteria outlining which criteria the heritage resource(s) meets and how
- The statement and criteria summary will be based on current analysis of the site and pre-existing heritage descriptions
- The statement and summary will be written in such a way that does not respond or anticipate any current or proposed interventions to the site

4. Assessment of Current Conditions

- Comprehensive written description of the current physical condition of the heritage resource, both interior and exterior
- Current photographs of the property, including, but not limited to:
 - i. Contextual views of the property to showing its relationship with surrounding properties
 - ii. Exterior views of each elevation of all buildings and structures
 - iii. Views of the property including all significant landscape features
 - iv. Interior views of each room of the building
 - v. Close-up views of all significant architectural features (i.e. brackets, trim, cornices, windows, etc.)

5. Description of Proposed Development

- A written description of the proposed development
- Conceptual drawings and site plans clearly illustrating the proposed future use of the site
- Description and drawings should include which heritage features are proposed for retention and which are considered for removal or alteration
- For proposals adjacent to a heritage resource, the drawings and site plans should indicate the location of the adjacent heritage resource and the relationship of the proposed development to it

6. Impact of Development on Heritage Attributes

- A discussion of the potential impact the development will have on the site, or adjacent site, and its heritage attributes, both positive and negative
- Positive impacts may include:
 - i. Restoration of heritage features including replacement of missing, documented attributes
 - ii. Restoration or enhancement of existing streetscape
 - iii. Adaptive re-use of a heritage resource to ensure long-term viability
 - iv. Access to new funds to allow new or continued protection of a heritage resource
- Negative impact may include, but are not limited to:
 - i. Destruction of any, or part of any, significant heritage attributes
 - ii. Alteration that is not sympathetic to, or is incompatible with, the historic fabric and appearance of a heritage resource
 - iii. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting
 - iv. Isolation of a heritage attribute from its surrounding environment, context or significant relationship
 - v. Direct or indirect obstruction of significant views or vista within, from or to built and natural features
 - vi. A change in land use that affects a property's heritage value
- Land disturbances such as a change in grade which alters soils, and drainage patterns that adversely affect a heritage resource

7. Mitigation and Conservation Strategies

- An assessment of alternative options, mitigation measures and conservation methods that would avoid or limit the negative impact on the heritage resource. Mitigation methods include, but are not limited to:
 - i. Alternative development approaches
 - ii. Isolating development and site alteration from significant built and natural heritage features
 - iii. Design guidelines that harmonize mass, setback, setting and materials
 - iv. Limiting height and density
 - v. Allowing only compatible infill and additions
 - vi. Reversible alterations
- If a property cannot be conserved, a full analysis explaining why these conclusions have been drawn
- Short term and long term maintenance and conservation strategies and any additional site-specific studies or plans that might be required
- Alternative and strategies should have consideration for relevant heritage policies as applicable

8. Recommendations and Executive Summary

- Concise summary of the findings of the report, including significance of the site, the potential need for additional plans and assessments, and mitigation strategies
- Clear recommendations regarding the most appropriate course of action for the subject property and its heritage resources
- The recommendations and summary must address the following questions:
 - i. Does the property meet the criteria for designation under Ontario Regulation 9/06?
 - ii. Why does or does not the property meet the criteria?
 - lii. Regardless of meeting the criteria, can the structure feasibly be integrated into the proposed development?

9. Appendices

- A complete bibliography including all sources consulted
- A summary of the author's qualifications

Qualified Heritage Professional

A heritage impact assessment will be prepared by a qualified heritage professional such as a heritage planner, heritage architect, and heritage landscape architect with appropriate qualifications, demonstrated knowledge of heritage conservation principles, and who has undertaken historical research and evaluation of cultural heritage resources.

Heritage consultants must be members in good standing of the Canadian Association of Heritage Professionals (CAHP). Consultants who are not CAHP members but who hold equivalent qualifications may be considered. The background and qualifications of the heritage consultant(s) must be included in the report. The consultant preparing the report must also be independent from the planning, consulting or engineering firm making the development application or working on behalf of the applicant.

In addition, any archaeological component of the assessment must be carried out by a licensed professional archaeologist as required by provincial law and must follow provincial standards and guidelines for archaeological assessments.

Peer Review

The City of Kawartha Lakes reserves the right to request an independent peer review of the heritage impact assessment at the applicant's cost if a peer review is deemed necessary by the Director of Development Services. Peer reviews will evaluate the assessments provided in the submitted report. These reviews may include, but are not limited to, addressing inconsistencies, factual errors, discrepancies, inappropriate conservation advice not consistent with recognized standards, omissions, and misrepresentations.

Submission

The heritage impact assessment is to be submitted in two hard copies and a PDF. Staff will review the submission for completeness and advise the applicant if additional information is required. Submissions will be reviewed within 20 working days unless a longer time is agreed upon by the municipality and the applicant or if the application requires peer review.



Inquiries regarding heritage impact assessments may be directed to:

Economic Development Officer—Heritage
Planning
180 Kent Street West, Lindsay
(705) 324-9411 ext. 1366
heritage@kawarthalakes.ca

APPENDIX C – Curriculum Vitae



CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)

Port Stanley Heritage Conservation District Plan (underway)

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

Cultural Heritage Evaluations

MacDonald Mowatt House, University of Toronto

CONTACT

540 Bingemans Centre Drive,
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F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

City of Kitchener Heritage Property Inventory Update
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation
Designation of Main Street Presbyterian Church, Town of Erin
Designation of St Johns Anglican Church, Norwich
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton
Homer Watson House Heritage Impact Assessment, Kitchener
Expansion of Schneider Haus National Historic Site, Kitchener
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie
Redevelopment of former amusement park, Boblo Island
Redevelopment of historic Waterloo Post Office
Redevelopment of former Brick Brewery, Waterloo
Redevelopment of former American Standard factory, Cambridge
Redevelopment of former Goldie and McCullough factory, Cambridge
Mount Pleasant Islamic Centre, Brampton
Demolition of former farmhouse at 10536 McCowan Road, Markham

Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto
Blenheim Road Realignment Collector Road EA, Cambridge
Badley Bridge EA, Elora
Black Bridge Road EA, Cambridge
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln
Heritage Evaluation of Deer River, Girven, Burnt Dam and MacIntosh Bridges, Peterborough County

Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge
Conservation Plan for Log house, Beurgetz Ave, Kitchener
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

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www.mhbcpplan.com

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board

- Port Credit Heritage Conservation District (LPAT)
- Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
- Brooklyn and College Hill HCD Plan (LPAT)
- Rondeau HCD Plan (LPAT)
- Designation of 108 Moore Street, Bradford (CRB)
- Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
- Youngblood subdivision, Elora (LPAT)
- Designation of St Johns Church, Norwich (CRB - underway)

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

- Township of West Lincoln East Smithville Secondary Plan
- Town of Frontenac Islands Marysville Secondary Plan
- Niagara-on-the-Lake Corridor Design Guidelines
- Cambridge West Master Environmental Servicing Plan
- Township of West Lincoln Settlement Area Expansion Analysis
- Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
- Township of Tiny Residential Land Use Study
- Port Severn Settlement Area Boundary Review
- City of Cambridge Green Building Policy
- Township of West Lincoln Intensification Study & Employment Land Strategy
- Ministry of the Environment Review of the D-Series Land Use Guidelines
- Meadowlands Conservation Area Management Plan
- City of Cambridge Trails Master Plan
- City of Kawartha Lakes Growth Management Strategy

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

EDUCATION

2011
Higher Education Diploma
Cultural Development/ Gaelic Studies
University of the Highlands and
Islands

2012
Bachelor of Arts
Joint Advanced Major in Celtic Studies
and Anthropology
Saint Francis Xavier University

2014
Master of Arts
World Heritage and Cultural Projects
for Development
UNESCO, University of Turin, The
International Training Centre of the
ILO

Rachel Redshaw, a Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and also completed contract work for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage.

PROFESSIONAL ASSOCIATIONS

Candidate, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2018 - Present	Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract) RSM Building Consultants
2017	Deputy Clerk, Township of North Dumfries
2015-2016	Building/ Planning Clerk Township of North Dumfries
2009-2014	Historical Researcher Township of North Dumfries

CONTACT

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl.

PROFESSIONAL/COMMUNITY ASSOCIATIONS

- 2018 - Present Member, Architectural Conservancy of Ontario- Cambridge
- 2018-Present Member of Publications Committee, Waterloo Historical Society
- 2016 - Present Secretary, Toronto Gaelic Society
- 2012 - Present Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
- 2011 - 2014 Member, North Dumfries Municipal Heritage Committee

AWARDS / PUBLICATIONS / RECOGNITION

- 2008-2012 Historical Columnist for the Ayr News
- 2012 Waterloo Historical Society, "Harvesting Bees in Waterloo Region"
- 2014 The Rise of the City: Social Business Incubation in the City of Hamilton, (MA Dissertation)
- 2012 Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.

PROFESSIONAL DEVELOPMENT COURSES

- 2018 Building Officials and the Law (OBOA Course)
- 2010 Irish Archaeological Field School Certificate

CONTACT

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CURRICULUM VITAE

Rachel Neiser, M.Sc.

Heritage Planner

EDUCATION

2020

Master of Science in Rural Planning and Development, specializing in Indigenous Community Planning
University of Guelph, School of Environmental Design and Rural Development

2019

Bachelor of Arts (Honours Double Major) in Sociology and Geography
McMaster University

Rachel Neiser is a Heritage Planner with MHBC. Rachel joined the firm after having gained experience as a researcher in the public realm where she was responsible for working with various non-profit organizations and community groups to produce policy reports and social studies. Rachel graduated from the University of Guelph with a Master of Science in Planning degree, specializing in Indigenous Community Planning. Rachel provides a variety of development application, research, and report writing services for public and private sector clients.

PROFESSIONAL EXPERIENCE

July 2021 - Present	Heritage Planner MacNaughton Hermsen Britton Clarkson Planning Ltd.
2019 - 2021	Research Assistant University of Guelph
2019	Planning Student City of Hamilton

SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs)

4452 Wellington Road South, London, impacts to adjacent cemetery
18 Portland Street, Toronto, potential CHVI of Toronto Hydro-Electric Substation, impacts to adjacent properties and HCD
1001-1051 King Street East, Kitchener, listed property and CHL

PLANNING JUSTIFICATION REPORTS

Special Policy Area, Official Plan and Zoning By-law Amendment – 85 Bridgeport Avenue, Waterloo
Zoning By-law Amendment – 989 Arthur Street, Elmira
Official Plan and Zoning By-law Amendment – 95-101 Cedar Street, Kitchener

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CURRICULUM **VITAE**

Rachel Neiser, M.Sc.

Heritage Planner

Official Plan and Zoning By-law Amendment - 81323 Westmount Line, Huron

URBAN DESIGN REPORTS

Mixed-Use Apartment – 85 Bridgeport Avenue, Waterloo

Industrial Complex – 250 Allendale Road, Cambridge

Stacked Townhouses – 95-101 Cedar Street, Kitchener

FINAL PROPOSAL REPORTS

Draft Plan of Subdivision – 1160 Wharnccliffe Road, London

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft Plans of Subdivision/Condominium
- Site Plan
- Consent
- Minor Variance
- Official Plan Amendment
- Zoning By-law Amendment

RESEARCH ASSISTANTSHIPS

Canadian Urban Indigenous Planning Involvement – Jurisdictional Scan

Rural Response to COVID-19 – First-Hand Data, Policy Report for United Way

Multi-Level Governance Responses to COVID-19 – United Nations Database

Urban Indigenous Engagement in Wellington County – Practical Framework

SPECIAL PROJECTS

Practical Policy Report for Additions to Reserve with the Chippewas of the Thames First Nations Community

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