

Cultural Heritage Assessment Report

**Southwest Ingersoll Secondary Plan and Servicing Strategy
Township of South-West Oxford
Part of Lots 24–25, Broken Front Concession
Part of Lots 17–18 and 23–25, Concession 1 West and
Part of Lots 17–24, Concession 2 West
Geographic Township of West Oxford
Oxford County, Ontario**

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HR-429-2022
ARA File # 2022-0229

02/06/2023

EXECUTIVE SUMMARY

Under a contract awarded in August 2022, Archaeological Research Associates Ltd. carried out a Cultural Heritage Assessment Report as part of the *Settlement Expansion Justification, Secondary Planning and Servicing Strategy for the South West Ingersoll 2021 Area* in the Town of Ingersoll, Oxford County, Ontario. The study area consists of parcels on multiple lots and concessions in the Geographic Township of Oxford (On Thames), Oxford County, comprising approximately 623.87 ha (1,556 ac). These lands were brought under the jurisdiction of the Town of Ingersoll from the Township of South-West Oxford to provide additional opportunities for future industrial employment growth and to a limited extent, residential, service and commercial development.

The purpose of this assessment is to identify and evaluate the cultural heritage resources within and adjacent to the subject lands that may be impacted by future development activities associated with the land use planning concept and servicing strategies within the study area. This assessment provides recommendations for the cultural heritage resources that addresses the 2020 Provincial Policy Statement and Official Plan policies.

The Cultural Heritage Assessment Report approach included:

- Background research concerning the project and historical context of the study area;
- Consultation with Town of Ingersoll staff regarding heritage matters in the study area;
- Identification of any designated or recognized properties within and adjacent to the study area;
- On-site inspection and creation of an inventory of all properties with potential Built Heritage Resources and Cultural Heritage Landscapes within and adjacent to the study area;
- A description of the location and nature of potential cultural heritage resources;
- High-level/preliminary evaluation of each potential cultural heritage resource against the criteria set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22) for determining cultural heritage value or interest;
- High-level evaluation of potential impacts associated with Preliminary Growth Concept plans for land use associated with the proposed project; and
- Provision of suggested strategies for the future conservation of identified cultural heritage resources.

In total, six Built Heritage Resources and two Cultural Heritage Landscapes were identified within the study area as having potential cultural heritage value or interest. Additionally, there are eleven Built Heritage Resources adjacent to the study area that should be considered in any future planning studies.

Specific development plans for the proposed project have not yet been finalized; however, a review of the Preliminary Growth Concept plans indicates that there is potential for the identified Built Heritage Resources and Cultural Heritage Landscapes to be directly or indirectly impacted by the proposed project. This Secondary Plan process involves the comprehensive review of the study area to supplement the planning justification and secondary planning/servicing strategy process

for this new area of the Town to primarily facilitate economic development opportunities in accordance with the Provincial and County Official Plans.

The following strategies are recommended to address the identified potential adverse impacts and to ensure the conservation of cultural heritage resources in the study area:

- Prior to any development on lands with an identified Built Heritage Resource or Cultural Heritage Landscape, a Cultural Heritage Evaluation Report (CHER) should be undertaken by a qualified heritage professional to determine if the property meets Ontario Regulation 9/06. If the property has cultural heritage value or interest as Heritage Impact Assessment (HIA) should be undertaken by a qualified heritage professional.
- Develop policies within the Secondary Plan to address cultural heritage resource conservation. These policies should at minimum include the requirement for the completion of a Cultural Heritage Evaluation Report (CHER) and/or Heritage Impact Assessment (HIA) and archaeological assessments as laid out below.
- Land development activities adjacent to identified Built Heritage Resource or Cultural Heritage Landscape should consider that cultural heritage resource and be subject to a Heritage Impact Assessment (HIA) to identify negative impacts to the heritage resource and develop mitigation measures.
- Where possible, land use should be planned to be compatible with the identified Built Heritage Resources and Cultural Heritage Landscapes (i.e., retain existing land use, consideration of zoning, potentially integrate them within existing conservation strategies for environmentally sensitive/natural areas, etc.).
- The Town of Ingersoll should consider protection of the Built Heritage Resources or Cultural Heritage Landscapes through designation under the Ontario Heritage Act or heritage conservation easements.
- Community/urban design guidelines that may be developed for the Secondary Plan area should ensure relationships between the existing heritage resources and any new developments are compatible as well as having, where possible, compatible lot patterns and new building adjacent to any cultural heritage resources, in addition to density considerations. Also, the guidelines should have regard for massing, compatible architectural details of existing structures, and rural character of the Built Heritage Resource and Cultural Heritage Landscape locations.
- Opportunities for interpretation of the area's history and cultural heritage resources should be explored through the Secondary Plan including installation of plaques or Moccasin Identifiers (as part of the Moccasin Identifier Project), public art, street furniture, etc. in public spaces and privately developed lands (i.e., parks, trails, transit stops, seating areas, etc.).
- Once detailed development plans/servicing strategy, transportation planning, etc. are developed they should be reviewed against the findings in this report by a qualified heritage professional to assess if there are to be direct impacts to identified cultural heritage resources.
- Public consultation may result in additional potential cultural heritage resources being identified. These potential cultural heritage resources should be reviewed by a qualified heritage consultant to: 1) determine their cultural heritage value or interest, 2) evaluate

potential project impacts, and 3) suggest strategies for future conservation of any candidate cultural heritage resources.

- This report should be provided to staff/planners at the municipal and county level.
- A Stage 1 archaeological assessment is being undertaken by ARA to address any identified archaeological potential associated with the study area. No soil disturbing activities should take place until all archaeological concerns are mitigated and all reports are accepted by the Ministry of Citizenship and Multiculturalism

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ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
BHR – Built Heritage Resource
CHAR – Cultural Heritage Assessment Report
CHL – Cultural Heritage Landscape
CHVI – Cultural Heritage Value or Interest
EA – Environmental Assessment
HCD – Heritage Conservation District
HIA – Heritage Impact Assessment
HSMBC – Historic Sites and Monuments Board of Canada
MCEA – Municipal Class Environmental Assessment
MCM – Ministry of Citizenship and Multiculturalism
OHA – Ontario Heritage Act
OHT – Ontario Heritage Trust
OP – Official Plan
O. Reg. – Ontario Regulation
PPS – Provincial Policy Statement

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

1.0 PROJECT CONTEXT

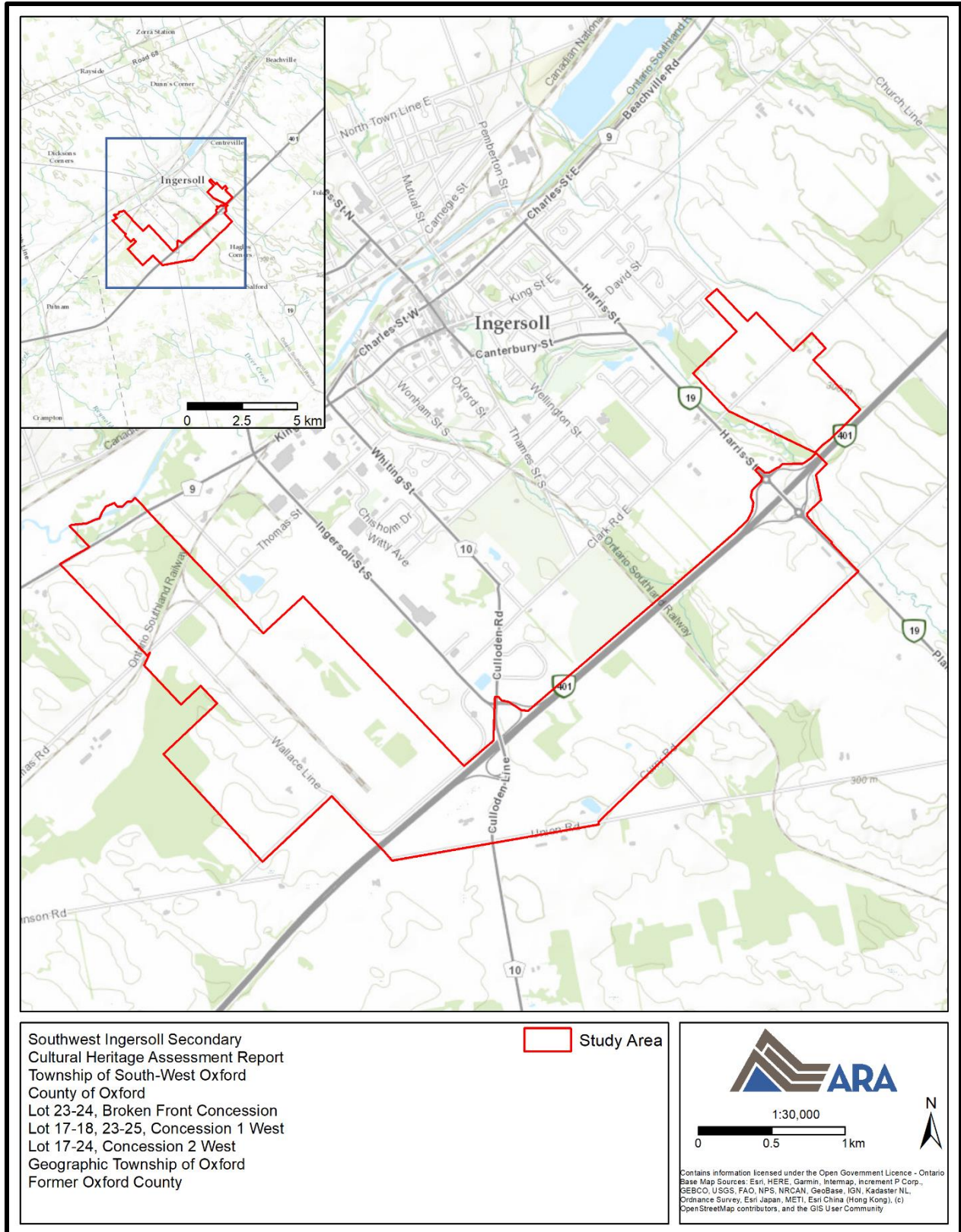
Under a contract awarded in August 2022, Archaeological Research Associates Ltd. (ARA) carried out a Cultural Heritage Assessment Report (CHAR) as part of the *Settlement Expansion Justification, Secondary Planning and Servicing Strategy for the South West Ingersoll 2021 Area* (henceforth proposed project) in the Town of Ingersoll, Oxford County, Ontario.

The study area is comprised of approximately 623.87 ha (see Map 1). In legal terms, the study area falls on part of Lots 24–25, Broken Front Concession, part of Lots 17–18 and 23–25, Concession 1 West and part of Lots 17–24, Concession 2 West in the Geographic Township of West Oxford, Oxford County. The Crown obtained these lands from the Mississaugas as part of a much larger purchase in 1784, but there were uncertainties relating to the area involved. The extent of the cession was clarified during the Between the Lakes Purchase (Treaty 3) in 1792.

The subject lands were brought under the jurisdiction of the Town of Ingersoll from the Township of South-West Oxford to provide additional opportunities for future industrial employment growth, as well as residential, service and commercial development (Town of Ingersoll 2022:1). In order to allow future development, a “comprehensive review” process must occur which meets the *Provincial Policy Statement* (PPS 2020) and *County of Oxford Official Plan* (2022) policies as they relate to “settlement expansions, secondary planning, servicing and the designation of lands for urban (i.e. industrial employment and residential) purposes and to ensure all other applicable Provincial, County, Town and other public agency requirements are appropriately addressed” (Town of Ingersoll 2022a:1). One component of the secondary planning process is the completion of supporting studies which includes a study that addresses cultural heritage. As stated in the RFP, “cultural heritage and archaeological resource assessment/review is expected to ensure any significant built heritage resources, significant cultural heritage landscapes, and/or significant archaeological resources will be conserved” (Town of Ingersoll 2022a:6). As a result, ARA is completing this Cultural Heritage Assessment Report (CHAR).

Preliminary Growth Design Concepts have been proposed for the study area and they involve potential development areas containing industrial, commercial, residential development (Figure 1–Figure 3). Further work will involve the development of a servicing strategy and transportation planning. Currently, there are no detailed development plans for the subject lands.

The purpose of this CHAR is to identify and provide preliminary evaluations of the cultural heritage resources within and adjacent to the study area so that they can be considered as part of this proposed project. This assessment was conducted in accordance with the aims of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, *Ontario Heritage Tool Kit series* (MCM 2006a) and the *County of Oxford Official Plan* (2022).



Map 1: Study Area in the Town of Ingersoll
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

2.0 LEGISLATION AND POLICY REVIEW

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

2.1 Federal Guidelines

At the national level, *The Standards and Guidelines for Conservation of Historic Places in Canada* (Parks Canada 2010) provides guidance for the preservation, rehabilitation, and restoration of historic places, including cultural heritage landscapes (CHLs) and built heritage resources (BHRs). Such guidance includes the planning and implementation of heritage conservation activities.

2.2 Provincial Policies and Guidelines

2.2.1 Planning Act

Section 2 of the Ontario *Planning Act* indicates that a council of a Municipality have regard for matters of provincial interest such as: “(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” (Government of Ontario 2018). Section 3 of the *Planning Act* directs a municipal Council’s decisions to be consistent with the *Provincial Policy Statement* (PPS 2020).

2.2.2 The Provincial Policy Statement (2020)

The *Provincial Policy Statement* (PPS 2020) contains a combined statement of the matters of Provincial interest and the provincial government’s policies. It provides the provincial government’s policies on a range of land use planning issues, including cultural heritage. As outlined in Section 2.0, Wise Use Land Management of Resources: “Ontario’s long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits” (MMAH 2020:24). The PPS 2020 promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as “2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved” and “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.” (MMAH 2020:31).

2.2.3 Ontario Heritage Act

The *Ontario Heritage Act (OHA)*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario’s heritage. The *OHA* has policies which address individual properties (Part IV) and heritage districts (Part IV), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 (as amended by O. Reg. 569/22) made under the *OHA* sets out nine criteria for determining cultural heritage value or interest (CHVI) (MCM 2006b:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These nine criteria are:

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
6. *The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area,*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or*
9. *The property has contextual value because it is a landmark.* O. Reg. 569/22, s. 1 (2).

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources.

2.3 Municipal Policies

2.3.1 Oxford County Official Plan

The mission statement of the *County of Oxford Official Plan* (2022) is stated as: “Ingersoll is a community with a Heritage and a Future. A Heritage rooted deep in the work ethics of its early founders and settlers. A Future, grounded in these ethics, committed to a progressive approach to provide a secure, prosperous environment for the personal and business development of all its residents” (Oxford County 2022:9.1-1).

The *Oxford County Official Plan* provides policies for multiple municipalities, including the Township of Southwest Oxford and the Town of Ingersoll. As part of Chapter 2 of the Official Plan (OP) and included in the Planning Principles is: “the promotion of cultural heritage awareness

and education will be achieved by ensuring significant built heritage resources, significant cultural heritage landscapes and significant archeological resources are conserved and, where possible, enhanced through appropriate planning and urban design measures” (Oxford County 2022:2.1-5). The County has outlined multiple policies that encourage and, in some cases, direct area municipalities to appropriately protect their cultural heritage resources. Subsection 2.1.9 states that the OP provides policy coordination outside and within the County in order to “[protect]...cultural heritage resources” (Oxford County 2022:2.1-13).

Chapter 9 of the OP identifies policies related specifically to cultural heritage in the Town of Ingersoll. Under Policy 9.2.3.1 Objectives for All Residential Designations, Town indicates the importance of the: “maintenance and preservation of buildings considered by Town Council to be architecturally and/or historically significant to the community” (Oxford County 2022:9.2-10). Policy 9.2.4.1.4 addressing infill states that there is to be a: “consideration of the potential effect of the development on natural and heritage resources and their settings” (Oxford County 2022:9.2-16).

2.4 Summary of Policies

Provincial legislation and policies, and the policies of the *County of Oxford Official Plan* call for the conservation of cultural heritage resources. Federal guidelines provide direction on many activities including the appropriate actions in terms of cultural heritage resource conservation, restoration and maintenance. This CHAR will be addressing these cultural heritage policies as they relate to the proposed *South West Ingersoll 2021 Area Secondary/Servicing Plan*.

3.0 KEY CONCEPTS

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

- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 569/22 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act (OHA) O. Reg. 10/06*.
- **Built Heritage Resource (BHR)** is defined in the *PPS* as: “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial and/or federal and/or international registers” (MMAH 2020:41).
- **Cultural Heritage Landscape (CHL)** is defined in the *PPS* as: “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site)” (MMAH 2020:42).
- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2020:41).
- **Heritage Attributes** are defined as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property)” (MMAH 2020:44–45).
- **Protected heritage property** is defined as “property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the 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” (MMAH 2020:49).

- **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act” (MMAH 2020:51).

Key heritage definitions from the *Oxford County Official Plan* are as follows:

- **Adjacent Lands** are defined as “Adjacent lands means those lands, contiguous to a specific natural heritage feature or area, where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands for the purposes of this Plan will be that setback area established by the County in consultation with the Province and natural resource management agencies” (2022:1.6-1).
- **Built heritage resources** are defined as “one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions” (2022:1.6-5).
- **Cultural Heritage Landscapes** mean “a defined geographical area of heritage significance which has been modified by human activities and is valued by the community. It involves a grouping(s) of individual heritage features such as structures, spaces, archeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts” (2022:1.6-6).
- **Heritage resources** “are categorized as built heritage resources or cultural heritage landscapes” (2022:1.6-5).
- **Significant** means “in regard to cultural heritage and archeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. These features are to be identified based on criteria for determining significance recommended by the Province or municipal approaches that achieve or exceed the same objective” (2022:1.6-9).

4.0 HISTORICAL CONTEXT

The history of the study area was constructed using background information obtained from aerial photographs, historical maps (i.e., illustrated atlases) and published secondary sources (online and print). As a result of closures due to the current pandemic, there is always the possibility that additional historical information exists but may not have been identified or accessible for review.

Oxford County has a long history of settlement including Pre-Contact and Post-Contact Indigenous campsites and villages due to its productive riverside lands, as well as favourable farmland. Accordingly, this historical context spans the Pre-Contact Indigenous occupation through Euro-Canadian settlement history to present. The early history of the study areas can be effectively discussed in terms of major historical events.

4.1 Settlement History

4.1.1 Pre-Contact

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three main periods: Palaeo, Archaic and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patterns, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in Table 1.

Table 1: Pre-Contact Settlement History
(Wright 1972; Ellis and Ferris 1990; Warrick 2000; Munson and Jamieson 2013)

Sub-Period	Timeframe	Characteristics
Early Palaeo	9000–8400 BC	Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted points
Late Palaeo	8400–7500 BC	Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted points
Early Archaic	7500–6000 BC	Side-notched, Corner-notched (Nettling, Thebes) and Bifurcate traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels)
Middle Archaic	6000–2500 BC	Stemmed (Kirk, Stanly/Neville), Brewerton side- and corner-notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools
Late Archaic	2500–900 BC	Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-distance trade (marine shells and galena)
Early Woodland	900–400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people
Middle Woodland	400 BC–AD 600	Saugeen tradition; Stamped ceramics appear; Saugeen projectile points; Cobble spall scrapers; Seasonal settlements and resource utilization; Post holes, hearths, middens, cemeteries and rectangular structures identified
Middle/Late Woodland Transition	AD 600–900	Princess Point tradition; Cord roughening, impressed lines and punctate designs on pottery; Adoption of maize horticulture at the western end of Lake Ontario; Oval houses and ‘incipient’ longhouses; First palisades; Villages with 75 people
Late Woodland (Early)	AD 900–1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements
Late Woodland (Middle)	AD 1300–1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years)

Sub-Period	Timeframe	Characteristics
Late Woodland (Late)	AD 1400–1600	Pre-Contact Neutral tradition; Larger villages (1.7 ha); Examples up to 5 ha with 2,500 people; Extensive croplands; Also hamlets, cabins, camps and cemeteries; Potential tribal units; Fur trade begins ca. 1580; European trade goods appear

Although Iroquoian-speaking populations tended to leave a much more obvious mark on the archaeological record and are therefore emphasized in the Late Woodland entries above, it must be understood that Algonquian-speaking populations also represented a significant presence in southern Ontario. Due to the sustainability of their lifeways, archaeological evidence directly associated with the Anishinaabeg remains elusive, particularly when compared to sites associated with the more sedentary agriculturalists. Many artifact scatters in southern Ontario were likely camps, chipping stations or processing areas associated with the more mobile Anishinaabeg, utilized during their travels along the local drainage basins while making use of seasonal resources. This part of southern Ontario represents the ancestral territory of various Indigenous groups, each with their own land use and settlement pattern tendencies.

4.1.2 Post-Contact

The arrival of European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events of the surrounding area to provide a larger contextual understanding of settlement history. The principal characteristics associated with these events are summarized in Table 2.

Table 2: Post-Contact Settlement History

(Smith 1846; Shenston 1852; Sutherland 1862; Walker & Miles 1876; Coyne 1895; Lajeunesse 1960; Ellis and Ferris 1990; Surtees 1994; AO 2022)

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 th century	Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian-speakers and Algonquian-speakers); European goods begin to replace traditional tools
Increased Contact and Conflict	Mid- to late 17 th century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; ‘The Great Peace of Montreal’ treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid-18 th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years’ War in 1754; French surrender in 1760
British Control	Mid-18 th century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada

Historical Event	Timeframe	Characteristics
County Development	Late 18 th to early 19 th century	Became part of York County's 'West Riding' in 1792; Lands obtained in the second 'Between the Lakes Purchase' in 1792; Additional lands obtained in the 'London Township Purchase' in 1796; Became part of Oxford County in the London District in 1798; Additional lands obtained in the 'Huron Tract Purchase' in 1827; Became part of the Brock District in 1839; Independent after the abolition of the district system in 1849; Oxford County established in 1845 and re-affirmed in 1851
Township Formation	Early 19 th century	West Oxford was the first of the Oxford County townships to be settled; Settlement initiated in 1793 with the first lots granted to Thomas Ingersoll, the father of Laura Secord, who was responsible for attracting settlers to the township; Townships of North Oxford, East Oxford and West Oxford joined together for municipal purposes in the late 18 th to early 19 th century as part of 'Oxford Upon the Thames'; First mill built in 1805 by James Bundick but burned by the Americans in the War of 1812; Population of North and West Oxford was 165 people in 1820; East Oxford separated in 1820/22 and North Oxford separated in 1842; David Canfield was the first Town Clerk, appointed in 1840; West Oxford comprised 22,000 acres in 1852 not including the approximately 1,000 acres comprising the Village of Ingersoll (which was a separate municipality at this time), with a population of 1,894
Township Development	Mid-19 th to early 20 th century	Ingersoll became a separate municipality on January 1, 1852; it possessed 6 saw mills, but no grist or oat mills; by 1861, the population was 2,737; Post office at Ingersoll with postmaster J. Thirkell; Grain farming develops as a major industry along with lumbering, with products refined in Ingersoll; The Ingersoll and Port Burwell Plank and Gravel Road (1849) was the major thoroughfare, the Grand Trunk Railway (1853) was established; in 1881 the Credit Valley Railway traversed the township's northern edge along the southern bank of the Thames; West Oxford Township was amalgamated with Dereham Township and the town of Beachville in 1975.

4.1.3 Town of Ingersoll

The town of Ingersoll is located on the eastern branch of the Thames River, with the settlement split between North and West Oxford Townships. The area was first settled by Europeans in 1793, when Thomas Ingersoll, a native of Great Barrington, MA, and several associates were granted lots by then-Lieutenant Governor John Graves Simcoe in Oxford Township. The site was called Oxford-on-the-Thames, although the rights to the township lots were restricted in 1798 and Ingersoll's grant was limited to 1,200 by the Hon. Peter Russell, who assumed Simcoe's duties after his return to England (Emery 2015). As a result, Thomas Ingersoll moved his family from Oxford-on-the-Thames to Port Credit, where he died in 1812. After his death, his four sons moved their families back to Oxford County, where they established a settlement in 1818, named Ingersoll after their father (Emery 2015). The post office was established in January 1821, and C. Ingersoll served as the first postmaster (Shenston 1852:146).

Ingersoll was incorporated as a village in 1852 with a population of 1,190 people, which had increased to 2,756 in 1861. In 1864 Ingersoll was incorporated as a town and was considered the major industrial hub of Oxford County. Although the London and Hamilton Road traversed the village for most of its history, the establishment of the Great Western Railway in the 1850s is what caused Ingersoll's population explosion during the last half of the nineteenth century (Emery 2015). The settlement was reportedly laid out in 1831, and it contained nearly 400 inhabitants, one grist mill and two saw mills by 1846 (Smith 1846:87). The Village of Ingersoll was incorporated on January 1, 1852, and its population increased from 1,190 in 1851 to 2,756 in 1861. It contained many public and private buildings at that time, including a brick town hall and market house as

well as several large hotels. The village had diverse businesses, a weekly newspaper and was well supported by its wheat and lumber industry. Ingersoll contained two grist mills, two flouring mills, an oatmeal mill, a steam flouring mill, a steam saw mill, a fanning mill manufactory, two sash, door and blind factories and two large foundries in the early 1860s (Sutherland 1862:130–131). A majority of the business district was destroyed by fire in 1872, but the town was rebuilt and continued to prosper; by 1875 Ingersoll’s population was around 4,500 to 5,000 people (Fisher & Taylor 1874).

The settlement was already well-known for its dairy products prior to the War of 1812, it was described as “rich, well watered, thickly timbered, settled and well improved by industrious people from the states of New York and Vermont. The people in this town are famous for making butter and cheese” (Smith 1813:13). The Canadian Dairyman’s Association was founded in Ingersoll in 1867, and dairying continues to be important to the community, both as an industry and as an integral part of the town’s heritage (Ingersoll Public Library n.d.). The town’s location on the Thames River allowed for the proliferation of saw and grist mills, as lumbering and grain agriculture were significant trades in the early to mid-nineteenth century. After 1860, industry shifted to manufacturing, and Ingersoll’s main employers consisted of the Noxon Bros (1856–1916), who manufactured farm implements, and the Ingersoll Packing Company (1880s–1920s), which exported dairy and pork products (Ingersoll Public Library n.d.). The town also had four steam-powered grist mills, two sash and door factories, and numerous dairies (Fisher & Taylor 1874).

Ingersoll’s industrial past continued into the twentieth century, with companies consisting of St. Charles Condensing Company (later bought by Borden Dairies), Morrow Screw & Nut Company, Ingersoll Machine and Tool Company, and the Ingersoll Cream Cheese Company (Ingersoll Public Library n.d.). Today, Ingersoll is a residential centre that continues to maintain its industrial past; its major industry being CAMI Automotive (a subsidiary of General Motors), established in 1986.

4.2 Study Area History

4.2.1 Mapping and Imagery Analysis

In order to gain a general understanding of the study area, two historic settlement maps, a historic topographic map, and a modern aerial photo were examined during the research component of the study. Specifically, the following resources were consulted:

- *Tremaine’s Map of the County of Oxford* (1857) (OHCMP 2019);
- The *Topographical and Historical Atlas of the County of Oxford, Ont.* (1876) (MU 2001);
- A historic topographic map from 1914 (OCUL 2023); and
- A modern aerial photo of the study area (Google Earth 2020).

The limits of the study area are shown on georeferenced versions of the consulted historical resources in Map 2–Map 5.

Tremaine’s Map of the County of Oxford (1857) indicates that the study area encompasses multiple lots and concessions in West Oxford Township, which include:

- Lot 25 in the Broken Front Concession (Jacob Choate);
- Lot 24 in the Broken Front Concession (Jacob Choate);
- Lot 25 in the 1st Concession (Jacob Choate, C. McMalkins);
- Lot 24 in the 1st Concession (Robert McDonald, E.B. Wait, Thomas Brown, James Brady, Dan Bullis, W. Raymond);
- Lot 23 in the 1st Concession (E.B. Wait, Thomas Brown, A. Kite);
- Part Lot 18 on the 1st Concession (Warren Harris);
- Lot 17 in the 1st Concession (Warren Harris, Elisha Hall);
- Lot 24 in the 2nd Concession (T. Prouse, “Elliot,”);
- Lot 23 in the 2nd Concession (“Wilson,” “Lee,” “M.C.”);
- Lot 22 in the 2nd Concession (D. Clark and Charles Harris);
- Lot 21 in the 2nd Concession (William Tripp, “Canham,” and Joel T. Wright);
- Lot 20 in the 2nd Concession (Thomas Hislop and John Wright);
- Lot 19 in the 2nd Concession (C. Stinson, G. Chambers, and “Fitzgerald”); and
- Lot 18 in the 2nd Concession (H. Hill, S. Ranney, and Daniel Harris).

No structures are depicted on the parcels, however that does not necessarily mean that there were not buildings on the properties (Map 2). The study area encompassed numerous water sources, such as the Thames River, Whiting Creek, and Hall’s Creek, and the Dereham, Ingersoll, Dorchester Gravel Road passes through the properties of Wilson and Lee in Lot 23, 2nd Concession in the southwest portion of the study area. The Ingersoll and Woodstock Road also runs along the Thames River in a southwest-northeast axis and crosses the property of Jacob Choate at Lots 25 and 24 in the Broken Front Concession. The lots are still rural in nature despite their proximity to the village of Ingersoll.

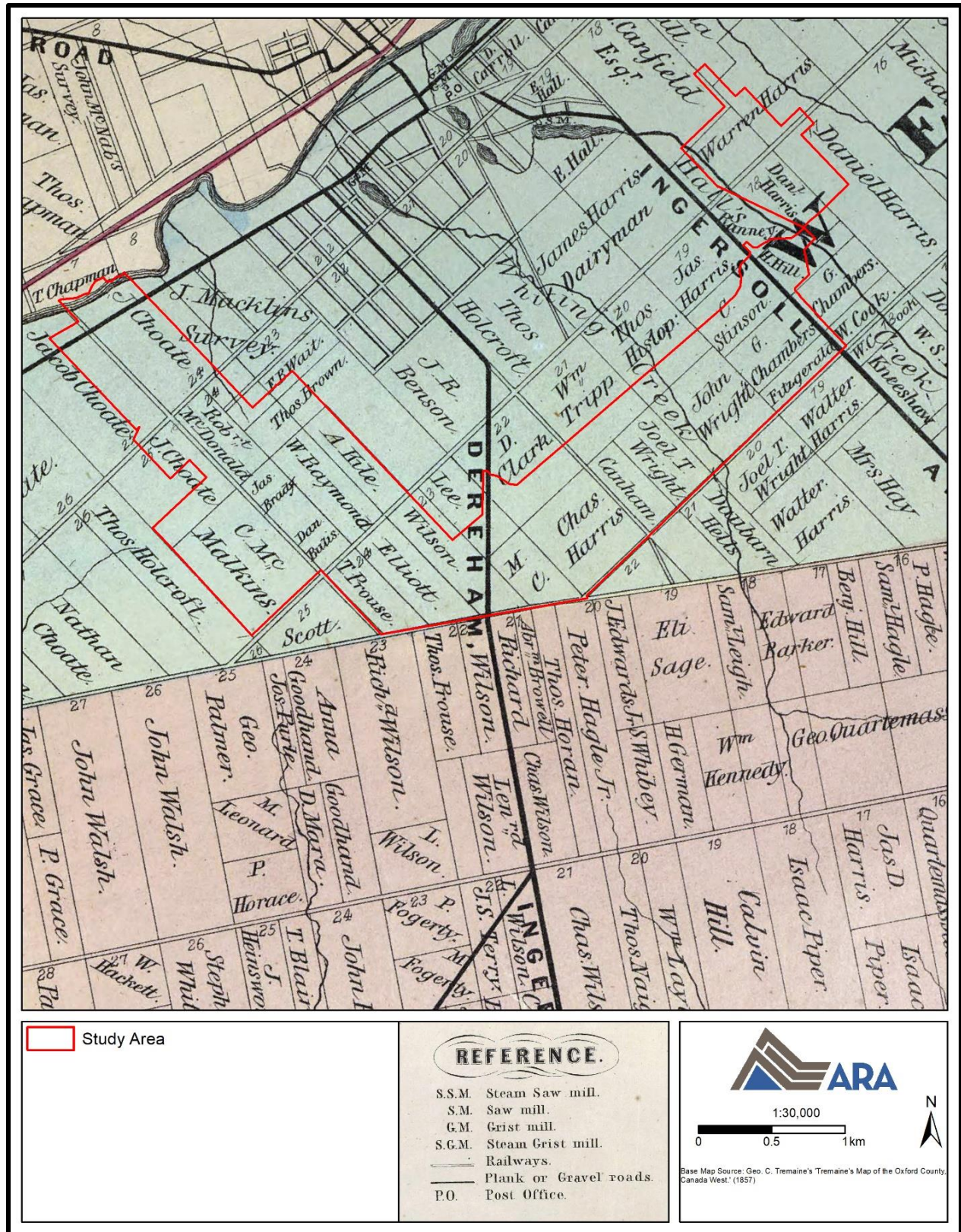
By 1876, Walker and Miles’ map of *Oxford West Township* indicates that parcels of land were still owned by many of the same individuals or families, although the lots appear to be less subdivided and fewer owners are listed (Map 3). These consolidated parcels consist of:

- Lot 25 in the Broken Front Concession (Jacob Choats);
- Lot 24 in the Broken Front Concession (Jacob Choats);
- Lot 25 in the 1st Concession (Jacob Choats, John Worth);
- Lot 24 in the 1st Concession (Jacob Choats, James Brady);
- Lot 23 in the 1st Concession (Thomas Brown, Thomas Brown);
- Part Lot 18 in the 1st Concession (James Harris);
- Part Lot 17 in the 1st Concession (John Nichols);
- Lot 24 in the 2nd Concession (Thomas Prouse, Sr.);
- Lot 23 in the 2nd Concession (James Elliot, R. Wilson);
- Lot 22 in the 2nd Concession (C.C. Clark and Christopher Harris);
- Lot 21 in the 2nd Concession (John Selbern, George Selbern, John Cameron, J. Palmer);
- Lot 20 in the 2nd Concession (Thomas Hilson, William Walker);
- Lot 19 in the 2nd Concession (James Harris, G. Chambers, J.L. Cook); and
- Lot 18 in the 2nd Concession (Mrs. Hill, James Harris, A. Harris, J. Chambers).

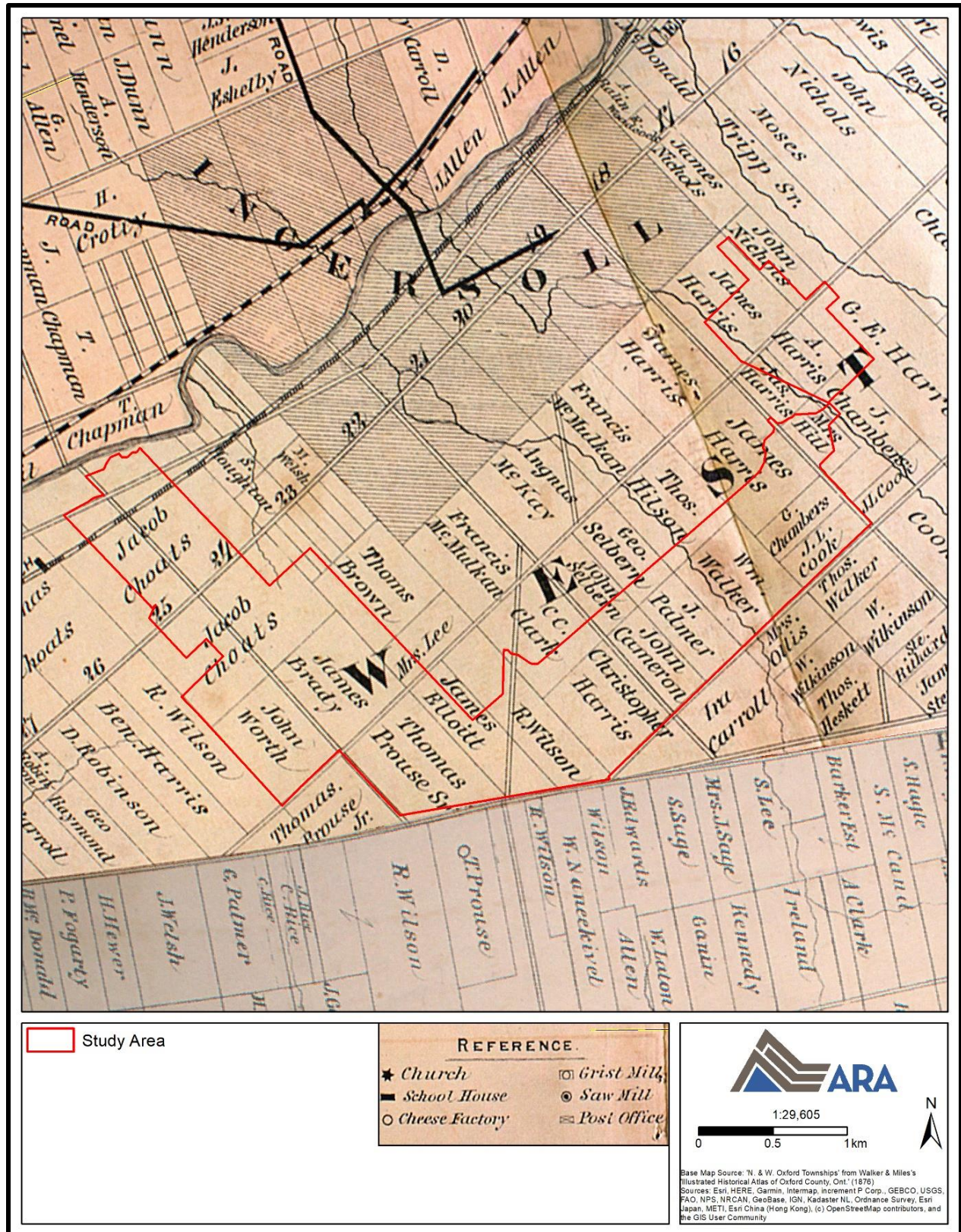
There are still no structures indicated on the map, although part of Lot 23 has been split into smaller lots in anticipation of Ingersoll's growing population. These parcels, part of Lot 23 in the 1st Concession, do not have the name of a land owner listed. The Dereham, Ingersoll, and Dorchester Road and the Ingersoll and Woodstock Road are still the only main thoroughfares in the study area, although the Credit Valley Railway now runs south of the Ingersoll and Woodstock Road as they follow a similar path along the southern bank of the Thames River. Two unmarked creeks cross the study area, and the lots are all situated outside of the Town of Ingersoll's borders.

A topographic map from 1914 a number of wood, stone, and brick structures within the study area, located in Lot 25 in the Broken Front, Lots 25, 24, 23, and 18 of the 1st Concession, and in Lots 24, 23, 22, 21, 20, 19, and 18 of the 2nd Concession. The residences are not tightly clustered, and the study area seems to retain its rural character based on the position of the indicated structures. There is a gravel pit noted between Lots 24 and 26 in the 2nd Concession, and possibly a mill on Hall's Creek on Lot 18, 1st Concession, noted by an "M" (Map 4). There are significantly more roads within the study area than noted in the 1857 and 1876 atlases, although they are unlabeled on the 1914 topographic map. The Canadian Pacific Railway crosses the study area twice: once in the northwest where it runs near the Thames River, and once in the 2nd Concession where it runs parallel to Whiting Creek.

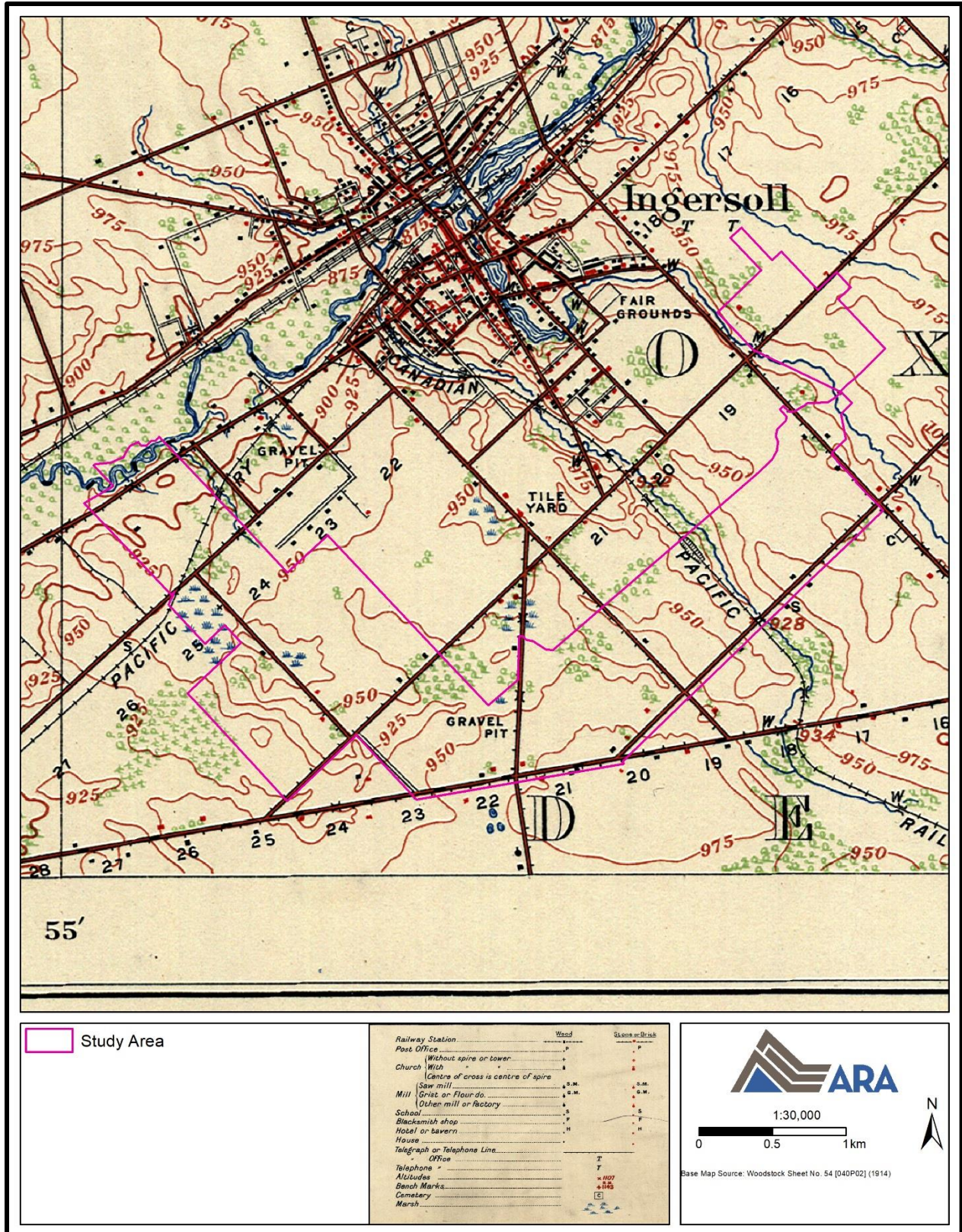
A modern aerial photo from 2020 shows the study area is a combination of agricultural fields, woodlot, and both commercial and residential structures. Many of the historic roadways remain, such as Culloden Road (Dereham, Ingersoll, and Dorchester Road) and the Hamilton Road (Ingersoll and Woodstock Road), as does the Canadian Pacific rail corridor. Highway 401 bisects the study area along the historic division of the 1st and 2nd Concession Roads and runs in a southwest to northeast axis (Map 5).

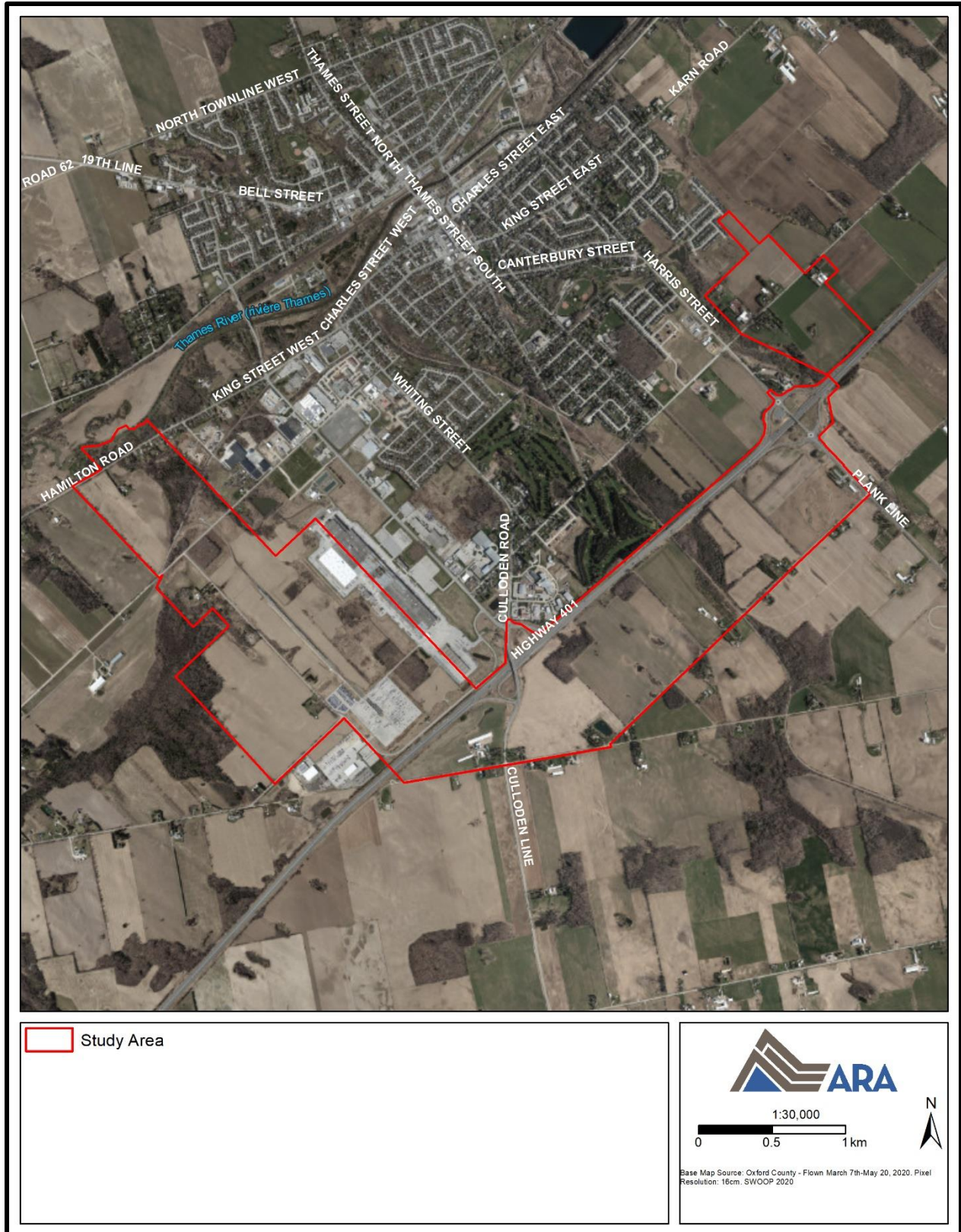


Map 2: Tremaine's Map of the Oxford County, Canada West (1857)
 (Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2019)



Map 3: Topographical and Historical Atlas of the Oxford County, Ontario (1876)
(Produced under licence using ArcGIS® software by Esri, © Esri; MU 2001)





Map 5: Aerial Image (2020)

(Produced under licence using ArcGIS® software by Esri, © Esri, Google Earth 2020)

5.0 CONSULTATION

BHRs and CHLs are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario.

The Federal Minister of the Environment and Climate Change, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. There exists Parks Canada's online *Directory of Federal Heritage Designations* which captures these national commemorations. This directory also lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. The *Federal Canadian Heritage Database* was searched, and no plaques or properties were noted within or adjacent to the study area (Parks Canada 2021). It is important to note that these federal commemoration programs do not offer protection from alteration or destruction.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a "provincial heritage property" (MCM 2010). The OHT plaque database was searched and there is one plaque adjacent to the study area. The plaque, commemorating "the Big Cheese" produced by James Harris in 1866 is located on the grounds of Elm Hurst Inn and Spa at 415 Harris Street within the study area (BHR 15) (OHT 2021).

The Provincial Ministry of Citizenship and Multiculturalism's (MCM) current list of Heritage Conservation Districts was consulted. No designated districts were identified in or adjacent to the study area (MCM 2019). The list of properties designated by the MCM under Section 34.5 of the *OHA* was consulted. No properties in or adjacent to the study area are listed.

Many municipal heritage committees and historical societies provide plaques for local places of interest. "One role of municipal heritage groups (i.e., municipal heritage committees, historical societies) is to educate and inform the community on local heritage and several ways this could occur could include: producing descriptive guides and newsletters or by installing commemorative plaques" (MCM 2007:8).

ARA's process at project commencement is to contact Heritage Planning staff to inquire about: 1) protected properties within or adjacent to the study area, 2) properties with other types of recognition in or adjacent to the study area, 3) previous studies relevant to the current study, and 4) other heritage concerns regarding the study area.

The Town shared with ARA their Inventory of Heritage Buildings and Plaques via email on December 1, 2022. ARA's review of the Inventory verified that none of the identified possible BHRs and CHLs are included within the Town's Inventory. The County of Oxford's *Heritage*

Resources Inventory (2006) also does not include any of the identified BHRs or CHLs in or adjacent to the study area. A follow-up email was sent to Oxford County on November 29, 2022 inquiring about any heritage concerns the County may have, and no responses was received.

There are currently no designated or listed properties within or adjacent to the study area in the Town of Ingersoll or the Township of Southwest Oxford.

6.0 FIELD SURVEY

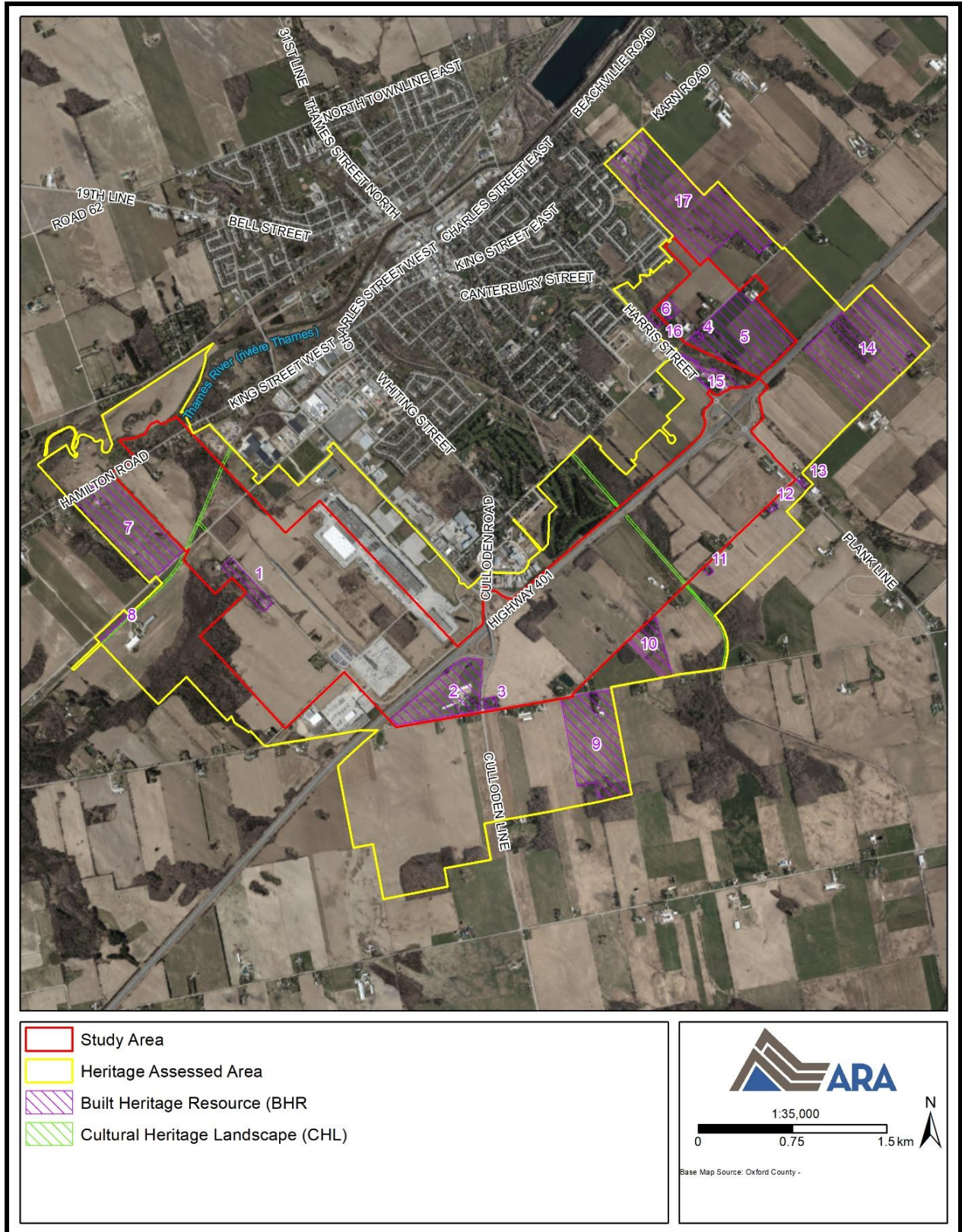
The field survey component of an assessment involves the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within and adjacent to the study area, as identified through historical research and consultation. Generally, potential cultural heritage resources are identified by applying a 40-year rolling timeline. This timeline is considered an industry best practice (i.e., MTO 2008). A date of 40 years does not automatically attribute CHVI to a resource; rather, that it should be flagged as a potential resource and evaluated for CHVI.

Additional cultural heritage resources may also be identified during the survey itself. Photographs capturing all properties with potential built heritage resources (BHRs) and cultural heritage landscapes (CHLs) are taken, as are general views of the surrounding landscape. The field survey also assists in confirming the location of each potential cultural heritage resource and helps to determine the relationship between resources. Given that such surveys are limited to areas of public access (i.e., roadways, intersections, non-private lands, etc.), there is always the possibility that obscured cultural heritage resources may be missed or that heritage attributes may be refined upon closer inspection.

A field survey was conducted on November 16, 2022 to photograph and document the study area. The field survey was conducted from publicly accessible, non-private lands. Note that two properties were not visible due to large setbacks from the road and vegetation obscuring the view of the property.

7.0 HERITAGE ASSESSMENT

ARA assessed the lands within and adjacent to the study area, which is called the “heritage assessed area”, and located a number of potential BHRs and CHLs. The BHRs and CHLs within the study area were then evaluated against the criteria set out in O. Reg. 9/06 (as amended by O. Reg. 569/22). The potential BHRs and CHLs adjacent to the study area are documented. A summary of the findings can be found in Table 3–Table 4 and the information sheets with background information, and the preliminary evaluations of each heritage resource can be found in Appendix A. The assessment determined that 17 BHRs and two (2) CHLs met, or have the potential to meet two or more, O. Reg. 9/06 (as amended by O. Reg. 569/22) criteria. Six BHRs and both CHLs are located within the study area (see Map 6 for locations of BHRs/CHLs and Table 3–Table 4 with corresponding list of BHRs and CHLs). There are 11 BHRs adjacent to the study area (see Map 6 for BHRs’ location and Table 6 with list of BHRs). Note that BHR 6 and BHR 14 have been flagged as potential cultural heritage resources as they were obscured during the field survey.



Map 6: BHR and CHL Assessment Results Map
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

Table 3: BHRs and CHLs with CHVI Within and Adjacent to the Study Area

Type and Number	Address/Name	Adjacent/ Participating	Preliminary CHVI Determination (Y/N)
BHR-1	274233 Wallace Line	Participating	Y
BHR-2	293905 Culloden Line	Participating	Y
BHR-3	293910 Culloden Line	Participating	Y
BHR-4	543922 Clarke Road	Participating	Y
BHR-5	543976 Clarke Road	Participating	Y
BHR-6	334256 Plank Line Road	Participating	Further investigation needed
BHR-7	583482 Hamilton Road	Adjacent	Y
BHR-8	563438 Thomas Road	Adjacent	Y
BHR-9	403630 Union Road	Adjacent	Y
BHR-10	313952 Harris Line	Adjacent	Y
BHR-11	523798 Curry Road	Adjacent	Y
BHR-12	523868 Curry Road	Adjacent	Y
BHR-13	334076 Plank Line	Adjacent	Y
BHR-14	524031 Curry Road	Adjacent	Y
BHR-15	415 Harris Street	Adjacent	Further investigation needed
BHR-16	345 Harris Street	Adjacent	Y
BHR-17	563974 Karn Road	Adjacent	Y
CHL-1	OSR Railway at Thomas Road	Participating	Y
CHL-2	OSR Railway at Curry Road	Participating	Y

Table 4: BHR and CHL Value Statements and Heritage Attributes for Participating Properties

Type and Number	Address/ Name	Preliminary Value Statement(s)*	Preliminary Heritage Attributes**
BHR-1	274233 Wallace Line	<p>274233 Wallace Line displays many of the characteristics of an early settler frame or log house. The property contains a one-and-a-half storey house with a shed-roof lean-to at one side (with later additions), a central chimney, a gable roof, a central entry, and small window openings aligned on either side of the entry.</p> <p>The property supports the rural character of the area.</p>	<ul style="list-style-type: none"> • The property contains a vinyl-clad dwelling with a form indicative of an Ontario log house • One-and-a-half storeys • Central chimney • Gable roof • Small window openings and doors • Barn
BHR-2	293905 Culloden Line	<p>The property has a representative two-storey clapboard Georgian house.</p> <p>The property supports the rural character of the area.</p> <p>The property is historically linked to the Dereham, Ingersoll, and Dorchester Plank and Gravel Road, as the house sits at the intersection of two historic roadways: Culloden Line (formerly the Plank and Gravel Road) and Union Road.</p>	<ul style="list-style-type: none"> • Two-storey clapboard Georgian house • Symmetrical three-bay façade with what appears to be 12 over 12 style windows • Large single front door with sidelights and transom • Property lined with mature trees • Historically tied to its location on the former Dereham, Ingersoll, and Dorchester Plank and Gravel Road (now Culloden Line) • Supports the rural nature of the area as the residence for an operating farmstead
BHR-3	293910 Culloden Line	<p>The property is a representative example of a brick Italianate structure with a hip roof, overhanging eaves, decorative brackets, a bay window on the lower</p>	<ul style="list-style-type: none"> • Two-storey brick Italianate structure • Hipped roof with overhanging eaves and decorative brackets • Bay window on lower storey of façade

Type and Number	Address/ Name	Preliminary Value Statement(s)*	Preliminary Heritage Attributes**
		<p>storey of the façade, tall rectangular window openings, and an offset entry.</p> <p>The property supports the rural character of the area.</p> <p>The property is physically and historically linked to the Derham and Ingersoll Plank and Gravel Road (now Culloden Line) and Union Road, as these two roadways appear on historic atlases and the house would have been easily recognizable to travelers along those routes.</p>	<ul style="list-style-type: none"> • Decorative quoins • Tall, rectangular window openings with concrete sills • Offset entry • Far setback from both Culloden Line and Union Road
BHR-4	543922 Clarke Road	<p>The property contains a representative stone Ontario Vernacular Cottage.</p> <p>The property supports the rural character of the area.</p>	<ul style="list-style-type: none"> • Representative stone Ontario Vernacular Cottage • One-and-a-half storey construction • Side gable roof with stone chimney on west elevation • Three-bay symmetrical façade consisting of a window on either side of a centrally located entryway, two symmetrical bays of windows on the east and west elevations • Front entry has sidelights and a transom • Windows have stone sills and voussoirs • The property has mature trees and a split-rail fence along its border with Clarke Road
BHR-5	543976 Clarke Road	<p>The property is a representative example of a Gothic Revival house.</p> <p>The property supports the rural character of the area.</p>	<ul style="list-style-type: none"> • Two storey buff brick Gothic Revival farmhouse with front verandah and decorative bargeboard • Central front entry with sidelights • Symmetrical window openings on main and upper floors, upper floor window on façade has a half-moon transom above the rectangular window opening and under the pitched front gable • Pitched gable roof with front gable over projecting bay on façade • “L” shaped • Set back from road with mature trees and wrought iron fence along property border
BHR-6	334256 Plank Line	<p>Further investigation would be required to determine the CHVI, if any, of the property.</p>	<ul style="list-style-type: none"> • Further investigation would be required to determine the heritage attributes of the property, but it has the potential to contain CHVI
CHL-1	No Civic Address (Rail line crossing Thomas Road)	<p>The property, consisting of tracks first laid in 1881, is associated with the Credit Valley Railway, the first rail line that was constructed through the Town of Ingersoll and has direct associations with Ingersoll’s growth as a manufacturing hub in southwestern Ontario.</p>	<ul style="list-style-type: none"> • Original form and layout of the tracks (i.e., length, width, and construction methods) • Its physical appearance and setting, specifically the views of the railway crossings and vistas along the trajectory of its historic route and

Type and Number	Address/ Name	Preliminary Value Statement(s)*	Preliminary Heritage Attributes**
		<p>The track corridor was originally established as part of the Credit Valley Railway and highlights the continuing importance of manufacturing in Ingersoll, as many products would have been, and continue to be, shipped by rail to other area of Ontario, Canada, and other global markets. There are active railyards nearby, now operated by Ontario Southland Railways.</p> <p>The rail tracks that cross Thomas Road are visually and historically linked to its surroundings, as the rail line has existed since 1881 and can be seen on historic topographic maps and aerial photos dating to the mid-twentieth century.</p>	<ul style="list-style-type: none"> • Original location of at-grade crossing on Thomas Road
CHL-2***	No Civic Address (Rail line crossing Curry Road)	<p>First laid in 1903, the property is associated with the Tillsonburg, Lake Erie, and Pacific Railway which was incorporated in 1890, with construction beginning in 1896. The prevalence of railways through Ingersoll allowed it to become a manufacturing hub and a shipping destination for a number of goods sent throughout Ontario and the rest of Canada.</p> <p>The property reinforces the importance of railways as a mechanism for shipping goods, of which Ingersoll manufactured many as one of southwestern Ontario’s industrial hubs.</p> <p>The property is visually and historically linked to its surroundings as a part of the historic Tillsonburg, Lake Erie, and Pacific Railway.</p>	<ul style="list-style-type: none"> • Original form and layout of the tracks (i.e., length, width, and construction methods) • Its physical appearance and setting, specifically the views of the railway crossings and vistas along the trajectory of its historic route and • Original location of at-grade crossing on Curry Road

*The value statement and heritage attributes which have been taken directly from By-laws or existing plans are noted in italics.

**Heritage attributes may include, but are not limited to, those listed in this table.

8.0 DEVELOPMENT PLAN

According to the *Request for Proposal, Terms of Reference, Settlement Expansion Justification, Secondary Planning and Servicing Strategy for South West Ingersoll 2021 Area* (RFP), there were 623.87 ha (1,556 ac) were brought into the Town of Ingersoll with the intent to provide for future industrial employment growth and, to a limited extent, residential and service commercial development (Town of Ingersoll 2022a:1).

The RFP details the need for a “comprehensive review” process to allow for future development of these lands. Oxford County OP policies require that that “secondary planning (including urban design) and servicing strategies be undertaken in support of this process” (Town of Ingersoll 2022a:1). As stated in the RFP:

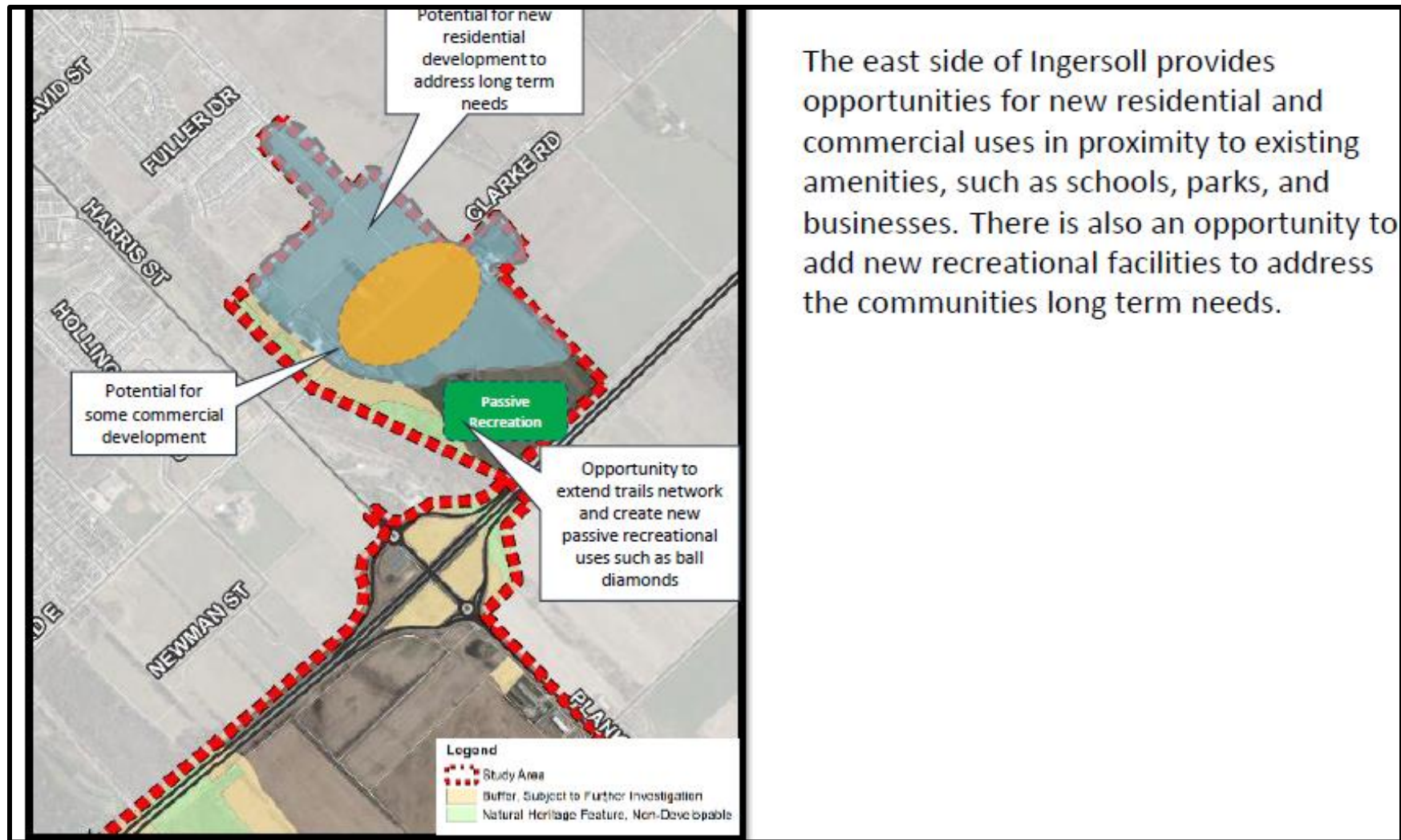
...the expectation from this process is the creation of a comprehensive land use planning vision for the Southwest Ingersoll 2021 Area Study, including the identification of any new land use designations and associated Official Plan policies and other implementation tools and/or measures that may be necessary or advisable to achieve that vision. The development of this vision shall be based on comprehensive review and analysis of relevant planning and servicing related legislation, policies, information, and data (including the completion of any additional supporting studies that may be required) and extensive stakeholder and public consultation (Town of Ingersoll 2022a:2).

As such, the larger study has been initiated to provide a preferred option for development with the study area. There are multiple parameters within the study including: Component #1 – Settlement Justification, Component #2 – Secondary Planning and Component #3 – Servicing Strategy. Within Secondary Planning component is the requirement for multiple supporting studies to address applicable PPS 2020 and OP policies. One such study is the “assessment/review of cultural heritage and archaeological services”. The three components with their constituent requirements/studies are to the address the “primary purpose” such that:

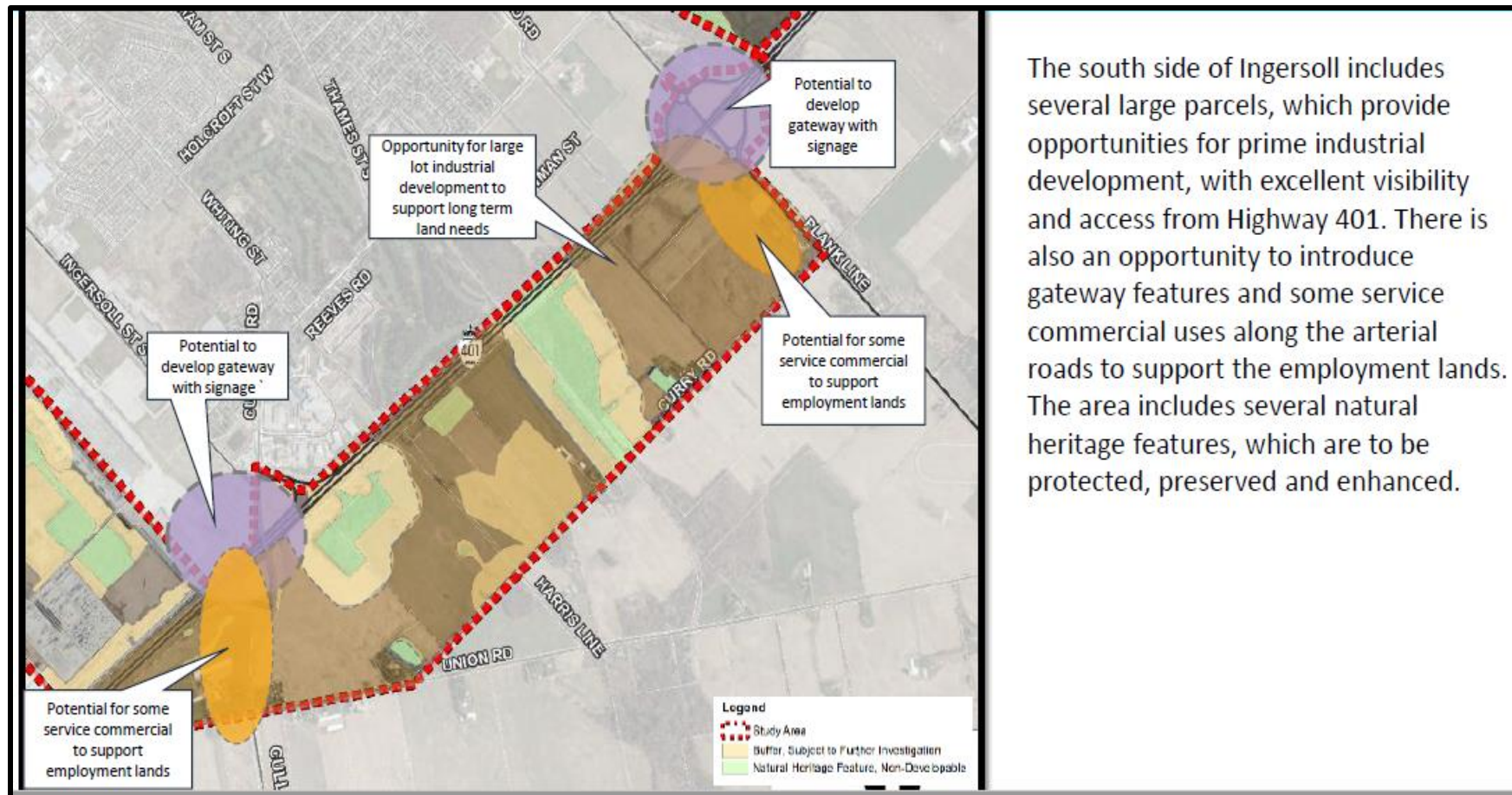
the primary purpose of this project will be to address the requirements of the Provincial Policy Statement and County Official Plan with respect to settlement expansions, secondary planning, servicing and the designation of lands for urban (i.e. industrial employment and residential) purposes and to ensure all other applicable Provincial, County, Town and other public agency requirements are appropriately addressed (Town of Ingersoll 2022a:1).

This CHAR is being completed as part of the wider study to aid in the process of evaluating and providing input into a preferred option for the future use/development of the study area.

A Preliminary Growth Concept has been developed as displayed in the *South West Ingersoll Secondary Plan Public Open House* presentation slides (Figure 1–Figure 3).

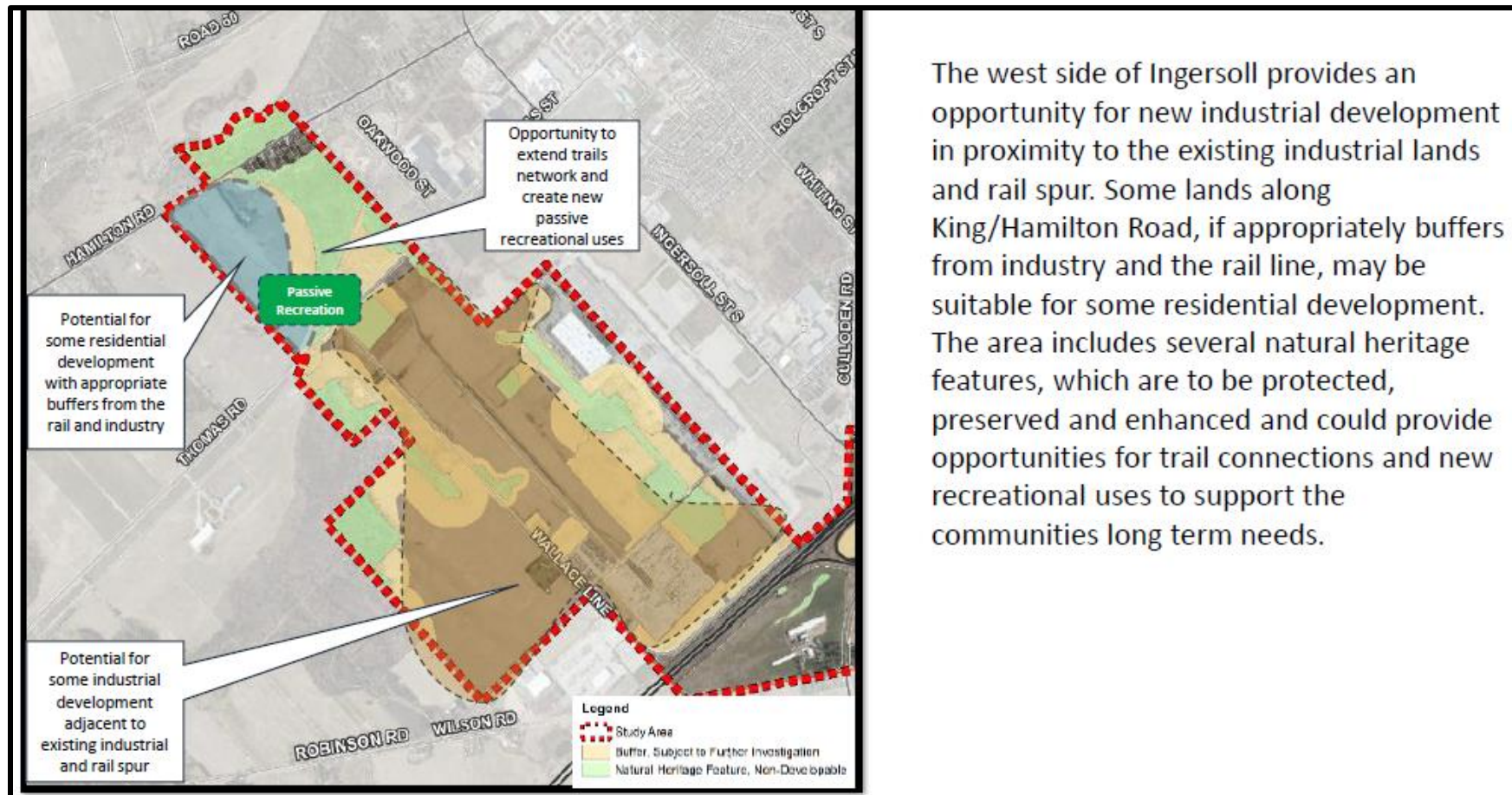


**Figure 1: Preliminary Growth Concept – East Side of Ingersoll
(Town of Ingersoll 2022b)**



The south side of Ingersoll includes several large parcels, which provide opportunities for prime industrial development, with excellent visibility and access from Highway 401. There is also an opportunity to introduce gateway features and some service commercial uses along the arterial roads to support the employment lands. The area includes several natural heritage features, which are to be protected, preserved and enhanced.

**Figure 2: Preliminary Growth Concept – South Side of Ingersoll
(Town of Ingersoll 2022b)**



The west side of Ingersoll provides an opportunity for new industrial development in proximity to the existing industrial lands and rail spur. Some lands along King/Hamilton Road, if appropriately buffered from industry and the rail line, may be suitable for some residential development. The area includes several natural heritage features, which are to be protected, preserved and enhanced and could provide opportunities for trail connections and new recreational uses to support the community's long-term needs.

Figure 3: Preliminary Growth Concept – West Side of Ingersoll
(Town of Ingersoll 2022b)

9.0 ANALYSIS OF POTENTIAL IMPACTS

The Secondary Planning component of the proposed project is to provide:

The development of a preferred land use and development concept (e.g. land uses, street layout, parks and trail system, storm water management facilities, development phasing, etc.) for the whole of the lands which will constitute the South West Ingersoll 2021 Area Study and provide the land use planning justification, policy recommendations and other studies and information necessary to support that concept (Town of Ingersoll 2022a:5).

As such, the Secondary Plan and its possible land use and development concepts have the potential to affect any cultural heritage resources that are identified within or adjacent to the study area.

MCM InfoSheet #5: *Heritage Impact Assessments and Conservation Plans* provides a list of potential negative impacts (for evaluating against any proposed development impacts) which can be classified as either direct or indirect (2006d:3).

Direct impacts (those that physically affect the heritage resources themselves) include but are not limited to: demolition or destruction of any significant heritage resource or alterations that are not sympathetic or incompatible with the historic fabric and appearance of heritage resources or the construction of access roads and renovations or repairs over the life of the project. These direct impacts may destroy some or all significant heritage attributes or may alter soils and drainage patterns and adversely impact unknown archaeological resources.

Indirect impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area, the creation of shadows that alter the appearance of an identified heritage attribute, the isolation of a heritage attribute from its surrounding environment, the obstruction of significant views and vistas, change in land use such as rezoning allowing and other less-tangible impacts.

Of direct relevance to the identified BHRs and CHLs, this project entails potential construction activities related to the land use designations of industrial, residential large lot industrial, commercial development along with related activities such as servicing plans, and infrastructure plans (see Figure 1-Figure 3). However, there may be positive impacts as well as there may be the potential protection of cultural heritage resources in areas of passive use or in areas with natural heritage features to be protected. There are currently no detailed development plans for the proposed development lands that would aid in the identification of project impacts. Potential impacts and mitigation options related to the project will be discussed at a high level.

A high-level assessment of potential impacts that may occur related to the Preliminary Growth Concept can be evaluated using those presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCM 2006b).

Table 5: Impact Evaluation
(Adapted from MCM 2006b:3)

Type of Negative Impact	Applicable? (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	Y	The proposed land use designations and any subsequent development has the potential to result in the destruction or removal of all BHRs within the study area (BHR 1–6). BHR 2, BHR 4, BHR 5, and BHR 11 have mature trees and/or fencing located along the property line, which may be impacted by servicing and/or infrastructure plans. CHL 1 and CHL 2 includes the heritage attributes of “Original location of at-grade crossings,” which have the potential to be impacted depending on if road improvement and widening activities are proposed.
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource; such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	Y	In general, the proposed changes of commercial, residential and industrial development will impact the rural character of most of the study area.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	N	Currently there are no shadow impacts as there are no detailed development plans proposed for the area.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	Y	BHRs 4 and 5 have the potential to be isolated from their surroundings with proposed residential and commercial development in the Preliminary Growth Concept – East Side of Ingersoll. BHRs 2 and 3 have the potential to be isolated from their rural surroundings by industrial development illustrated in the Preliminary Growth Concept – Ingersoll South Side, and BHR 1 has the potential to be affected by industrial development described in the Preliminary Growth Concept – Ingersoll West Side. CHLs 1 and 2 also have the potential to be isolated from their surroundings depending on what uses will be proposed along the rail corridors.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	N	There were no significant views or vistas identified within, from, or of built and natural features.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	Y	The development of a Secondary Plan has the potential to cause a change in land use through future land use designations/rezoning, as the Secondary Plan is to provide industrial growth with some residential and commercial development which will likely fill in formerly open spaces.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	Y	Although there are no detailed development plans available at the moment, any proposed construction activity would have the potential to create land disturbances which may in turn impact archaeological resources.

In summary the following impacts have been identified:

- Impact 1 – The proposed land use designations and any subsequent development has the potential to result in the destruction or removal of all BHRs within the study area (BHR 1–6).

- Impact 2 – BHR 2, BHR 4, BHR 5, and BHR 11 have mature trees and fencing located along the property line, which may be directly impacted by servicing and/or infrastructure.
- Impact 3 – CHLs 1 and 2 include the heritage attribute of “Original location of at-grade crossings,” which may have the potential to be impacted depending on if road improvement or widening activities are proposed.
- Impact 4 – In general, the proposed changes of commercial, residential and industrial development will impact the rural character of most of the study area.
- Impact 5 – Participating BHRs 4 and 5 have the potential to be isolated from their surroundings by proposed residential and commercial development illustrated in the Preliminary Growth Concept – East Side of Ingersoll. Participating properties BHR 2 and BHR 3 have the potential to be isolated from the rural surroundings by industrial and/or commercial development described in the Preliminary Growth Concept – South Side of Ingersoll, and BHR 1 has the potential to be affected by industrial development proposed for the Preliminary Growth Concept – Ingersoll West Side (Figure 3). CHLs 1 and 2 also have the potential to be isolated from their surroundings depending on what uses will be proposed along the rail corridors.
- Impact 6 – The development associated with the proposed project has the potential to cause a change in land use, as the proposed project will provide for industrial growth with limited residential and commercial expansion.
- Impact 7 – Although there are no detailed development plans available at the moment, any proposed construction activity would have the potential to create land disturbances which may in turn affect archaeological resources.

10.0 MITIGATION MEASURES AND RECOMMENDATIONS

The following strategies are recommended to address the identified potential adverse impacts and to ensure the conservation of cultural heritage resources in the study area:

- Prior to any development on lands with an identified BHR or CHL, a CHER should be undertaken by a qualified heritage professional to determine if the property meets Ontario Regulation 9/06. If the property has cultural heritage value or interest as Heritage Impact Assessment (HIA) should be undertaken by a qualified heritage professional.
- Develop policies within the Secondary Plan to address cultural heritage resource conservation. These policies should at minimum include the requirement for the completion of a Cultural Heritage Evaluation Report (CHER) and/or Heritage Impact Assessment (HIA) and archaeological assessments as laid out below.
- Land development activities adjacent to identified BHR or CHL should consider that cultural heritage resource and be subject to a HIA to identify negative impacts to the heritage resource and develop mitigation measures.
- Where possible, land use should be planned to be compatible with the identified BHRs and CHLs (i.e., retain existing land use, consideration of zoning, potentially integrate them within existing conservation strategies for environmentally sensitive/natural areas, etc.).
- The Town of Ingersoll should consider protection of the Built Heritage Resources or Cultural Heritage Landscapes through designation under the Ontario Heritage Act or heritage conservation easements.
- Community/urban design guidelines that may be developed for the Secondary Plan area should ensure relationships between the existing heritage resources and any new developments are compatible as well as having, where possible, compatible lot patterns and new building adjacent to any cultural heritage resources, in addition to density considerations. Also, the guidelines should have regard for massing, compatible architectural details of existing structures, and rural character of the BHR and CHL locations.
- Opportunities for interpretation of the area's history and cultural heritage resources should be explored through the Secondary Plan including installation of plaques or Moccasin Identifiers (as part of the Moccasin Identifier Project), public art, street furniture, etc. in public spaces and privately developed lands (i.e., parks, trails, transit stops, seating areas, etc.).
- Once detailed development plans/servicing strategy, transportation planning, etc. are developed they should be reviewed against the findings in this report by a qualified heritage professional to assess if there are to be direct impacts to identified cultural heritage resources.
- Public consultation may result in additional potential cultural heritage resources being identified. These potential cultural heritage resources should be reviewed by a qualified heritage consultant to: 1) determine their CHVI, 2) evaluate potential project impacts, and 3) suggest strategies for future conservation of any candidate cultural heritage resources.
- This report should be provided to staff/planners at the municipal and county level.
- A Stage 1 archaeological assessment is being undertaken by ARA to address any identified archaeological potential associated with the study area. No soil disturbing activities should

take place until all archaeological concerns are mitigated and all reports are accepted by the MCM.

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Appendix A: Built Heritage Resources and Cultural Heritage Landscapes

Built Heritage Resource No. 1

DESCRIPTION OF PROPERTY	
Street Address	274233 Wallace Line
Name	n/a
Recognition	n/a
Location	Town of Ingersoll
Type of Property	Residential
Date(s)	Pre-1914
Description	<p>274233 Wallace Line displays many characteristics of an early frame or log house, despite the exterior vinyl cladding that now surrounds the structure. The dwelling consists of a one or one and a half storey large box (likely subdivided inside) with later additions (such as a possible summer kitchen with a shed roof and rear addition), a gable roof, a central chimney (with a later woodstove addition seen on the south elevation), and small window and door openings with a central entry point.</p> <p>Historic mapping shows that 274233 Wallace Line is located on the south half of Lot 25, Concession 1 in the Township of West Oxford, on land owned by C. McMalkins in 1857 and John Worth in 1876. No structures appear on either historic atlas, although a frame structure is depicted in the same general area as the extant structure on a 1914 topographic map.</p>
Photograph	


DESCRIPTION OF PROPERTY	
	
Date of Photos	November 16, 2022

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	✓	274233 Wallace Line displays many of the characteristics of an early settler frame or log house and. The property contains a one to one-and-a-half storey house with a central chimney, a gable roof, a central entry, and small window openings aligned on either side of the entry.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value		The property does not display a high degree of craftsmanship or artistic value.
The property has design value or physical value because it displays a high degree of technical or scientific achievement		The property does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community		The property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture		The property does not yield or have the potential to yield information that contributes to the understanding of a community or culture.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		The property does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	✓	The property supports the rural character of the area.

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings		The property is not physically, functionally, visually or historically linked to its surroundings.
The property has contextual value because it is a landmark		The property is not a landmark.

RESULTS OF HERITAGE ASSESSMENT	
Preliminary CHVI Evaluation	Has CHVI
Preliminary Heritage Attributes	<ul style="list-style-type: none"> • The property contains a vinyl-clad dwelling with a form indicative of an early frame or log house. • one-and-a half storeys • Central chimney • Side gable roof • Small window openings and doors • Barn

Built Heritage Resource No. 2

DESCRIPTION OF PROPERTY	
Street Address	293905 Culloden Line
Name	n/a
Recognition	n/a
Location	Town of Ingersoll
Type of Property	Farmstead
Date(s)	Pre-1870
Description	<p>The property contains a representative two-storey clapboard Georgian dwelling with three symmetrical bays, a large single front door with sidelights and a transom, and a side gable roof. There is a brick chimney located on the south elevation, although there is a second chimney at the rear of the property, on what is possibly a later addition that complements the façade of the house. Windows appear to be twelve-over-twelve, but that cannot be confirmed due to the obstructed nature of the dwelling. The property is lined with mature trees.</p> <p>The property is partially obscured from the road (as seen in the photos below) due to its deep setback from public thoroughfares, but would have been located along the historic Dereham, Ingersoll, and Dorchester Plank and Gravel Road (now Culloden Line).</p> <p>The rest of the property consists of modern farming buildings and equipment and does not possess any cultural heritage value or interest beyond reinforcing the formerly rural nature of the area.</p> <p>Historic mapping indicates the property is located on the west half of Lot 23, Concession 2 on land that belonged to the Wilson family in 1857 and James Elliott (or Elloit) in 1876. There are no structures present on either historic atlas, but a 1914 topographic map shows a brick/stone structure and a frame building in close proximity to each other and in the same general location as the extant structure. Culloden Line, labelled as the Dereham, Ingersoll and Dorchester Gravel Road on the 1857 Tremaine atlas and also known as the Culloden Gravel Road, was one of a series of toll roads established in the 1830s and 1840s and appears on every historic map used for this analysis.</p>
Photograph	






Date of Photos November 16, 2022


PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	✓	The property has a representative two-storey clapboard Georgian house.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value		The property does not display a high degree of craftsmanship or artistic value.
The property has design value or physical value because it displays a high degree of technical or scientific achievement		The property does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community		The property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture		The property does not yield or have the potential to yield information that contributes to the understanding of a community or culture.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		The property does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	✓	The property supports the rural character of the area.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	✓	The property is historically linked to the Dereham, Ingersoll, and Dorchester Plank and Gravel Road, as the house sits at the intersection of two historic roadways,

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
		Culloden Line (formerly the Plank and Gravel Road) and Union Road.
The property has contextual value because it is a landmark		The property is not a landmark.

RESULTS OF HERITAGE ASSESSMENT	
Preliminary CHVI Evaluation	Has CHVI
Preliminary Heritage Attributes	<ul style="list-style-type: none"> • Two-storey clapboard Georgian house • Symmetrical three-bay façade with what appears to be 12 over 12 style windows • Large single front door with sidelights and transom • Property lined with mature trees • Historically tied to its location on the former Dereham, Ingersoll, and Dorchester Plank and Gravel Road (now Culloden Line) • Supports the rural nature of the area as the residence for an operating farmstead

Built Heritage Resource No. 3


DESCRIPTION OF PROPERTY	
Street Address	293910 Culloden Line
Name	n/a
Recognition	n/a
Location	Town of Ingersoll
Type of Property	Residential
Date(s)	Circa 1860–1880
Description	<p>The property contains a representative buff brick Italianate house consisting of two storeys with decorative quoins, a hip roof with overhanging eaves, and decorative brackets. There is a bay window on the lower storey of the façade. The window openings are tall and rectangular with concrete sills. The entrance is offset to the south side of the façade. The house is set back from Culloden Line in a yard with manicured lawn and mature trees. Its contextual value lies in its proximity to Culloden Line, a historic plank and gravel road in existence since the mid-nineteenth century.</p> <p>Historic mapping indicates the property is located on the west half of Lot 23, Concession 2 on land that belonged to the Wilson family in 1857 and James Elliott (or Elloit) in 1876. There are no structures indicated on the east side of Culloden Line on either historic atlas, but a 1914 topographic map shows a brick/stone structure in the same location as the structure at 293910 Culloden Line. Culloden Line, labelled as the Dereham, Ingersoll and Dorchester Gravel Road on the 1857 Tremaine atlas and also known as the Culloden Gravel Road, was one of a series of toll roads established in the 1830s and 1840s and appears on every historic map used for this analysis.</p>
Photographs	

	
Date of Photos	November 16, 2022

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	✓	The property is a representative example of a brick Italianate structure with a hip roof, overhanging eaves, decorative brackets, a bay window on the lower storey of the façade, tall rectangular window openings, and an offset entry.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value		The property does not display a high degree of craftsmanship or artistic value.
The property has design value or physical value because it displays a high degree of technical or scientific achievement		The property does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community		The property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture		The property does not yield or have the potential to yield information that contributes to the understanding of a community or culture.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		The property does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	✓	The property supports the rural character of the area.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	✓	The property is physically and historically linked to the Dereham and Ingersoll Plank and Gravel Road (now Culloden Line) and Union Road, as these two roadways appear on historic atlases and the house would have been easily recognizable to travelers along those routes.
The property has contextual value because it is a landmark		The property is not a landmark.

RESULTS OF HERITAGE ASSESSMENT	
Preliminary CHVI Evaluation	Has CHVI
Preliminary Heritage Attributes	<ul style="list-style-type: none"> • Two-storey brick Italianate structure • Hipped roof with overhanging eaves and decorative brackets • Bay window on lower storey of façade • Decorative quoins • Tall, rectangular window openings with concrete sills • Offset entry • Far setback from both Culloden Line and Union Road

Built Heritage Resource No. 4

DESCRIPTION OF PROPERTY	
Street Address	543922 Clarke Road
Name	n/a
Recognition	n/a
Location	Town of Ingersoll
Type of Property	Residential
Date(s)	circa 1840–1890
Description	<p>The property contains an early one-and-a-half storey coursed stone house with generous application of mortar between the stones. The dwelling has a side gable roof, symmetrical windows with small openings on either side of a centrally placed main entry with sidelights and a transom, a single stone chimney on the west elevation, and a covered verandah constructed of clapboard or vinyl, which is possibly a later addition. Windowsills and voussoirs are stone, and the side elevations possess two bays of symmetrical window openings. The property is lined with mature trees and has a split rail fence along its boundary with Clarke Road.</p> <p>According to historic mapping, the residence is on part of Lot 18, Concession 2 on land that belonged to Daniel Harris in 1857 and James Harris in 1876. There are no structures indicated on either historic atlas, but a 1914 topographic map possibly has a stone or brick structure in the same general location as the extant property.</p>
Photograph	


DESCRIPTION OF PROPERTY	
	
Date of Photos	November 16, 2022

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	✓	The property contains a representative stone Ontario Vernacular Cottage.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value		The property does not display a high degree of craftsmanship or artistic value.
The property has design value or physical value because it displays a high degree of technical or scientific achievement		The property does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community		The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture		The property does not yield or have the potential to yield information that contributes to the understanding of a community or culture.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		The property does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	✓	The property supports the rural character of the area.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings		It is not physically, functionally, visually or historically linked to its surroundings.

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has contextual value because it is a landmark		The property is not a landmark.

RESULTS OF HERITAGE ASSESSMENT	
Preliminary CHVI Evaluation	Has CHVI
Preliminary Heritage Attributes	<ul style="list-style-type: none"> • Representative stone Ontario Vernacular Cottage • one-and-a-half storey construction storeys • Side gable roof with stone chimney on west elevation • Three-bay symmetrical façade consisting of a window on either side of a centrally located entryway, two symmetrical bays of windows on the east and west elevations • Front entry has sidelights and a transom • Windows have stone sills and voussoirs • The property has mature trees and a split-rail fence along its border with Clarke Road

Built Heritage Resource No. 4

DESCRIPTION OF PROPERTY	
Street Address	543976 Clarke Road
Name	n/a
Recognition	n/a
Location	Town of Ingersoll
Type of Property	Residential
Date(s)	Circa 1840–1860s
Description	<p>The property contains a representative Gothic Revival Ontario House. It consists of an “L” shaped, two storey buff brick dwelling with pitched side gable roof with a front gable on the façade. The peak of the front gable is decorated with white bargeboard, which continues along the edge of a shed roofed front porch/verandah. The front entry is centered, located under the verandah, and has sidelights but no transom. The composition of the house is not symmetrical, as its façade is broken up by a projecting bay as part of the “L” shape near the west side elevation. The upper storey window on the façade has a half-circle transom over the rectangular window opening. Window openings on the side elevations are symmetrically located over each other and consist of simple rectangular openings. The property is set back from Clarke Road and contains a white wrought iron fence along its boundary with the public thoroughfare.</p> <p>Historic mapping shows that the structure is located on Lot 17, Concession 2 on land once belonging to Daniel Harris in 1857 and G.E. Harris in 1876. There are no structures represented on either historic atlas or on a 1914 topographic map, but that does not mean the structure was not present at this time. There is a stone or brick structure shown across the street from the dwelling on the 1914 topographic atlas, which may be a mistake on the part of the cartographer or the house located on the adjacent property has since been demolished.</p>
Photograph	


DESCRIPTION OF PROPERTY	
	
Date of Photos	Courtesy of Google Streeview 2016

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	✓	The property is a representative example of a Gothic Revival house.

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value		The property does not display a high degree of craftsmanship or artistic value.
The property has design value or physical value because it displays a high degree of technical or scientific achievement		The property does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community		The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture		The property does not yield or have the potential to yield information that contributes to the understanding of a community or culture.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		The property does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	✓	The property supports the rural character of the area.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings		The property is not physically, functionally, visually or historically linked to its surroundings.
The property has contextual value because it is a landmark		The property is not a landmark.

RESULTS OF HERITAGE ASSESSMENT	
Preliminary CHVI Evaluation	Has CHVI
Preliminary Heritage Attributes	<ul style="list-style-type: none"> • Two storey buff brick Gothic Revival farmhouse with front verandah and decorative bargeboard • Central front entry with sidelights • Symmetrical window openings on main and upper floors, upper floor window on façade has a half-moon transom above the rectangular window opening and under the pitched front gable • Pitched gable roof with front gable over projecting bay on façade • “L” shape • Set back from road with mature trees and wrought iron fence along property border

Built Heritage Resource No. 5


DESCRIPTION OF PROPERTY	
Street Address	334256/8 Plank Line
Name	n/a
Recognition	n/a
Location	Town of Ingersoll
Type of Property	Farmstead
Date(s)	circa 1860–1880
Description	<p>The house was not visible due to the thick vegetation and an extensive setback from the road during ARA's site visit, and it would require further research in order to determine its CHVI.</p> <p>Historic mapping shows the property sits on part of Lot 18, Concession 1, which belonged to Warren Harris in 1857 and James Harris in 1876. There is not a structure indicated on either historic atlas, but there is a stone or brick structure in the same general location as 334256 Plank Road on a 1914 topographic map.</p>
Photograph	
Date of Photos	November 16, 2022

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method		Determination could not be made
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value		Determination could not be made
The property has design value or physical value because it displays a high degree of technical or scientific achievement		Determination could not be made
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community		Determination could not be made

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture		Determination could not be made
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		Determination could not be made
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area		Determination could not be made
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings		Determination could not be made
The property has contextual value because it is a landmark		Determination could not be made

RESULTS OF HERITAGE ASSESSMENT	
Preliminary CHVI Evaluation	Possible CHVI
Preliminary Heritage Attributes	<ul style="list-style-type: none"> • Due to its obscured nature, further research would be required to determine the CHVI of this structure.

Cultural Heritage Landscape No. 1

DESCRIPTION OF PROPERTY	
Street Address	No Civic Address
Name	Ontario Southland Railway
Recognition	n/a
Location	Town of Ingersoll
Type of Property	Rail Corridor
Date(s)	1881
Description	<p>This rail corridor crosses Thomas Road on a northeast-southwest axis and comprises part of the Ontario Southland Railway St. Thomas spur. The Ontario Southland Railway was founded in 1992 by locomotive engineer Jeff Willsie and began operations in 1994 (Gormick 2017). Ontario Southland Railway incorporated many previously abandoned railways into their rail network, such as this one which was previously operated by Canadian Pacific Railway, and then the Canadian National Railway. The track corridor was originally established in 1881 as part of the Credit Valley Railway that ran from Toronto to St. Thomas (Zadro & Delamere 2009).</p> <p>The rail line does not appear in the 1857 and 1876 atlases but is present on a 1914 topographic map (as the Canadian Pacific Railway). It is an at-grade crossing on Thomas Road.</p>
Photographs	


DESCRIPTION OF PROPERTY	
	
Date of Photos	November 16, 2022

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	✓	The property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	✓	The property does not display a high degree of craftsmanship or artistic value.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	✓	The property does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	✓	The property is associated with the Credit Valley Railway, the first rail line that was constructed through the Town of Ingersoll and has direct associations with Ingersoll's growth as a manufacturing hub in southwestern Ontario.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	✓	The property does not yield or have the potential to yield information that contributes to the understanding of a community or culture.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	✓	The property does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	✓	The track corridor was originally established in 1881 as part of the Credit Valley Railway and highlights the continuing importance of manufacturing in Ingersoll, as many products would have been, and continue to be, shipped by rail to other area of Ontario, Canada, and

PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
		other global markets. There are active railyards nearby, now operated by Ontario Southland Railways.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	✓	The rail tracks that cross Thomas Road are visually and historically linked to its surroundings, as the rail line has existed since 1881 and can be seen on historic topographic maps and aerial photos dating to the mid-twentieth century.
The property has contextual value because it is a landmark		The property is not a landmark.

RESULTS OF HERITAGE ASSESSMENT	
Preliminary CHVI Evaluation	Has CHVI
Preliminary Heritage Attributes	<ul style="list-style-type: none"> • Original form and layout of the tracks (i.e., length, width, and construction methods); • Its physical appearance and setting, specifically the views of the railway crossings and vistas along the trajectory of its historic route; and • Original location of at-grade crossing on Thomas Road.
References	<p>Gormick, Greg 2017 <i>Empowering Ontario's Short Line Railways</i>. Oxford County, Access online at: https://www.oxfordcounty.ca/en/publications/Service-and-Economy/Short-Line-Railways-20180704-e.pdf.</p> <p>Zadro, Eric and Paul Delamere 2009 <i>Southern Ontario Railway Map</i>. Accessed online at: http://individual.utoronto.ca/sorailmap/.</p>

Cultural Heritage Landscape No. 2

DESCRIPTION OF PROPERTY	
Street Address	No Civic Address
Name	Ontario Southland Railway
Recognition	n/a
Location	Town of Ingersoll
Type of Property	Rail Corridor
Date(s)	1903
Description	<p>This rail corridor crosses Curry Road on a northwest-southeast axis and comprises part of the Ontario Southland Railway Port Burwell line. The Ontario Southland Railway was founded in 1992 by locomotive engineer Jeff Willsie and began operations in 1994 (Gormick 2017). Ontario Southland Railway incorporated many previously abandoned railways into their rail network, such as this one which was previously operated by Canadian Pacific Railway. The track corridor originally opened for service in 1903 as part of the Tillsonburg, Lake Erie, and Pacific Railway that ran from Port Burwell to Embro (Zadro & Delamere 2009, Trainweb 1997). The concrete bridge present in the photo facing north is part of Ontario Highway 401 and did not open to vehicular traffic until 1957.</p> <p>The rail line does not appear in the 1857 and 1876 atlases but is present on a 1914 topographic map (as the Canadian Pacific Railway).</p>
Photograph	

DESCRIPTION OF PROPERTY



Date of Photos

November 16, 2022




PRELIMINARY EVALUATION OF PROPERTY		
Criteria	✓	Value Statement(s)
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method		The property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value		The property does not display a high degree of craftsmanship or artistic value.
The property has design value or physical value because it displays a high degree of technical or scientific achievement		The property does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	✓	The property is associated with the Tillsonburg, Lake Erie, and Pacific Railway which was incorporated in 1890, with construction beginning in 1896. The prevalence of railways through Ingersoll allowed it to become a manufacturing hub and a shipping destination for a number of goods sent throughout Ontario and the rest of Canada.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture		The property does not yield or have the potential to yield information that contributes to the understanding of a community or culture.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		The property does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	✓	The property reinforces the importance of railways as a mechanism for shipping goods, of which Ingersoll manufactured many as one of southwestern Ontario's industrial hubs.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	✓	The property is visually and historically linked to its surroundings as a part of the historic Tillsonburg, Lake Erie, and Pacific Railway.
The property has contextual value because it is a landmark		The property is not a landmark.

RESULTS OF HERITAGE ASSESSMENT	
Preliminary CHVI Evaluation	Has CHVI
Preliminary Heritage Attributes	<ul style="list-style-type: none"> • Original form and layout of the tracks (i.e., length, width, and construction methods); • Its physical appearance and setting, specifically the views of the railway crossings and vistas along the trajectory of its historic route; and • Original location of at-grade crossing on Curry Road.
References	<p>Gormick, Greg 2017 <i>Empowering Ontario's Short Line Railways</i>. Oxford County, Access online at: https://www.oxfordcounty.ca/en/publications/Service-and-Economy/Short-Line-Railways-20180704-e.pdf.</p> <p>Trainweb 1997 <i>Tillsonburg, Lake Erie & Pacific Railway</i>. Accessed online at: http://www.trainweb.org/ontariorailways/railtill.htm.</p> <p>Zadro, Eric and Paul Delamere 2009 <i>Southern Ontario Railway Map</i>. Accessed online at: http://individual.utoronto.ca/sorailmap/.</p>

Table 6: Adjacent Properties

Property No.	Civic Address	Type	Style	Photo
BHR-7	583482 Hamilton Road	Farmstead	Gothic Revival Ontario House	
BHR-8	563438 Thomas Road	Farmstead	Edwardian	
BHR-9	403630 Union Road	Farmstead	Gothic Revival Ontario House	
BHR-10	313952 Harris Line	Farmstead	Gothic Revival Ontario House	

Property No.	Civic Address	Type	Style	Photo
BHR-11	523798 Curry Road	Residential/ Public	Edwardian (1912)	
BHR-12	523868 Curry Road	Residential	Italianate	
BHR-13	334076 Plank Line	Residential	Italianate	
BHR-14	524031 Curry Road	Residential	Vernacular	

Property No.	Civic Address	Type	Style	Photo
BHR-15	415 Harris Street	Commercial/ Residential	Italianate, Queen Anne (1872)	
BHR-16	345 Harris Street	Residential	Vernacular	
BHR-17	563974 Karn Road	Residential	Regency	

Appendix B: Team Member Bios

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP – Heritage Operations Manager

Kayla Jonas Galvin, ARA's Heritage Operations Manager, has 16 years of experience evaluating cultural heritage resources and landscapes for private and public sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. Of direct relevance to this RFP, she served as a Team Lead on the MCM Historic Places Initiative, which drafted over 850 Statements of Significance. Kayla has drafted over 200 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla manages all Vendor of Record assignments for the City of Hamilton, Town of Newmarket, Municipality of Clarington and Township of Essa. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and retainer services for the Ministry of Transportation, Central and West Region and two departments in Metrolinx. As such, Kayla has in-depth experience in conducting, managing and directing heritage work following the *Ontario Heritage Act* and *Ontario Heritage Toolkit* series. Kayla is a professional CAHP member, a Registered Professional Planner (RPP) and Member of the Canadian Institute of Planners (MCIP). She is the President of the Ontario Association of Heritage Professionals.

Jacqueline McDermid, BA, CAHP – Heritage Project Manager

Jacqueline McDermid has ten years of technical writing and management experience. Presently, she works as a Heritage Project Manager. She assists in the preparation of reports and is responsible for the submission of deliverables to clients. She has experience conducting primary and secondary research for archaeological and heritage assessments, drafting reports and evaluating properties according to Ontario Regulation 9/06. Jacqueline was the project manager and primary author of the Cultural Heritage Evaluation Report for the Hamilton Amateur Athletic Association Grounds in the City of Hamilton, as well as the 17 reports for schools managed by the Toronto Lands Corporation which included schools in the Art Deco, International and administration buildings in the brutalist architectural style. Jacqueline is an expert at copy editing heritage reports including checking grammar, consistency and fact checking, to ensure a high-quality product is delivered to clients. Jacqueline has proven project management experience gained by completing projects on time and on budget as well as formal Project Management training. She was acting Heritage Operations Manager in 2017-2018 and 2022 and oversaw the operations of the heritage team. In 2018, under a six-month contract as the Heritage Planner at the Ministry of Transportation, Jacqueline acquired considerable experience conducting technical reviews of consultant heritage reports for Ministry compliance including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Strategic Conservation Plans, and Cultural Heritage Resource Assessments and gained valuable insight on provincial heritage legislation and inter-governmental processes.

Penny Young, MA, CAHP – Senior Cultural Heritage Specialist

Penny Young has over 21 years of experience working in government where she managed and coordinated the impacts to cultural heritage resources including built heritage, archaeological sites and cultural heritage landscapes for compliance with municipal, provincial and federal legislation and policy. Penny has held positions at the Ministry of Citizenship and Multiculturalism, Ministry

of Transportation, City of Brampton, City of Burlington and City of Mississauga. In these roles she managed and coordinated the evaluations of, impacts to, and mitigation measures for cultural heritage resources including projects impacting heritage buildings, rehabilitation of bridges, archaeological sites and cultural heritage landscapes for compliance with municipal, provincial and federal legislation and policy. She also has considerable experience managing technical reviews of planning documents and environmental assessment reports conducted for undertakings/planning activities e.g. Official Plans, Official Plan amendments, aggregate pits, mines, highway construction impacts, burial sites and Indigenous traditional use sites. Penny developed and commented on heritage and archaeological policies for numerous municipalities' Official Plans throughout Ontario to meet Provincial Policy Statements 2005 and 2014. She participated in heritage policy development for the City of Toronto's Official Plan, which won a 2013 Award of Excellence from the CAHP. Also, she revised, updated, and developed policy for the MTO 2008 Ontario Heritage Bridge Guidelines for Provincially Owned Bridges. She is a professional member of the Canadian Association of Heritage Planners (CAHP) and holds Professional License (archaeology) #P092 from the MCM. She also holds memberships in the Ontario Professional Planners Institute (OPPI) and the Ontario Archaeological Society (OAS).

Renee Hendricks, MA – Researcher and Technical Writer

Renee Hendricks has a Master of Arts degree in Anthropology from Trent University (defended 2018, graduated 2018) and a BA in Anthropology from Texas State University, located in San Marcos, Texas (graduated 2008). She has six years of hands-on archaeological field experience in Ontario and an Applied Research Archaeological License issued through the MCM (R#1229), which she has kept in good standing for four years. Renee has extensive experience with cataloguing archaeological artifacts and performing background research on properties and parcels for both Stage 1 Archaeological Assessments using the MCM's *Standards and Guidelines for Consultant Archaeologists*, and Heritage Department files following the *Ontario Heritage Toolkit* and the *Standards and Guidelines for Provincial Heritage Properties*. Renee conducted the research for Elgin Hall an Italianate residence in the Township of Southwest Oxford, which included examining and integrating key information from a community produced geological history of the property owners. She also produced research for 488 Locust Street a gothic revival house in the downtown core of the City of Burlington. She also has two years of heritage technical writing experience and often helps with ARA's Business and Development division as necessary. Renee's professional memberships include the Ontario Archaeological Society (OAS), the Canadian Archaeological Association (CAA) and the Society for Historical Archaeology (SHA).