

**Cultural Heritage Resource Impact Assessment
316 Grange Road
City of Guelph
Lot 2, Concession 3 Div C
Geographic Township of Guelph
Former Wellington County**

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EXECUTIVE SUMMARY

Under a contract awarded in June 2025 by 1001232683 Ontario Inc., Archaeological Research Associates Ltd. (ARA) completed a Cultural Heritage Resource Impact Assessment (CHRIA) in advance of a proposed development at 316 Grange Road, City of Guelph (henceforth, the subject property). The subject property is located on part of Lot 2, Concession 3 Div C in the Geographic Township of Guelph, Former Wellington County (see Map 1).

The subject property is generally rectangular in shape, with an east property line displaying recessed and protruding portions with a total land area of 2.637 ha (6.516 acres). In the southwest corner of the subject property, accessed from the north side of Grange Road, is a cluster of structures, which are surrounded by open, undeveloped fields. These structures include a residence, a barn with a frame addition, and two outbuildings. The extant barn on the property is listed on the City of Guelph's *Municipal Register of Cultural Heritage Properties* as a non-designated property of cultural heritage value or interest (CHVI) under Section 27 of the *Ontario Heritage Act* (OHA).

The proposed development is seeking the demolition of all the extant buildings associated with the subject property and the construction of a 79-unit residential subdivision. The proposed subdivision is a mix of semi-detached and townhouse units, a park, and roadways.

Based on the research, field survey, and review of the property, the existing buildings were not found to have CHVI. While the existing 20th century barn was found to be a rare building type within the City of Guelph, it was not found to have significant design/physical, historical/associative, or contextual value. Therefore, the proposed development will not result in any negative impacts. As such, no alternative designs were considered, and mitigation measures or conservation treatments are not necessary.

The wood from the timber frame barn does contain historic fabric that should be considered for salvage and reuse. The salvaging of building materials is considered good practice and is encouraged as part of the proposed development.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 BHR – Built Heritage Resource
 CHL – Cultural Heritage Landscape
 CHAP – Cultural Heritage Action Plan
 CHRIA – Cultural Heritage Resource Impact Assessment
 CHVI – Cultural Heritage Value or Interest
 HSMBC – Historic Sites and Monuments Board of Canada
 MCM – Ministry of Citizenship and Multiculturalism
 MMAH – Ministry of Municipal Affairs and Housing
 OHA – Ontario Heritage Act
 OHT – Ontario Heritage Trust
 O. Reg. – Ontario Regulation
 OP – Official Plan
 PPS – Provincial Planning Statement

PERSONNEL

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City of Guelph Cultural Heritage Resource Impact Assessment Requirement Chart

City of Guelph Minimum Requirements	Relevant ARA Section
1. Identification and evaluation* (with elaboration on the City's Heritage Register where necessary) of the significance of all cultural heritage resources within the established study boundary including the completion of a detailed occupational and/or site biography.	1. Project Context 4. Consultation 5. Site History
2. Documentation of the cultural heritage resources by way of photographs and/or measured drawings, and by mapping the context and setting of the cultural heritage resources identified.	6. Field Survey Appendix A- Maps Appendix B- Subject Property Image
3. An outline of the context of the development or site alteration proposal as submitted, including identification of the potential impact the proposal would have on the cultural heritage resources identified.	9. Proposed Development 10. Analysis of Potential Impacts and Alternatives
4. Identification of several conservation options which should be based on the determination of the significance of the cultural heritage resource(s) in the area, its/their importance to the community, and should take into consideration existing Federal, Provincial and Municipal policies and standards as appropriate. The 'pros' and 'cons' of each conservation option in favour of preserving the integrity and value of the resource and integrating the cultural heritage resource into the proposed development shall be clearly identified and a preferred option recommended.	2. Legislation and Policy Review 3. Key Concepts 10. Analysis of Potential Impacts and Alternatives 11. Conservation Options 12. Mitigation Measures 13. Summary of Findings

1.0 PROJECT CONTEXT

Under a contract awarded in June 2025 by 1001232683 Ontario Inc., Archaeological Research Associates Ltd. (ARA) completed a Cultural Heritage Resource Impact Assessment (CHRIA) in advance of a proposed development at 316 Grange Road, City of Guelph (henceforth, the subject property). The subject property is located on part of Lot 2, Concession 3 Div C in the Geographic Township of Guelph, Former Wellington County (see Map 1).

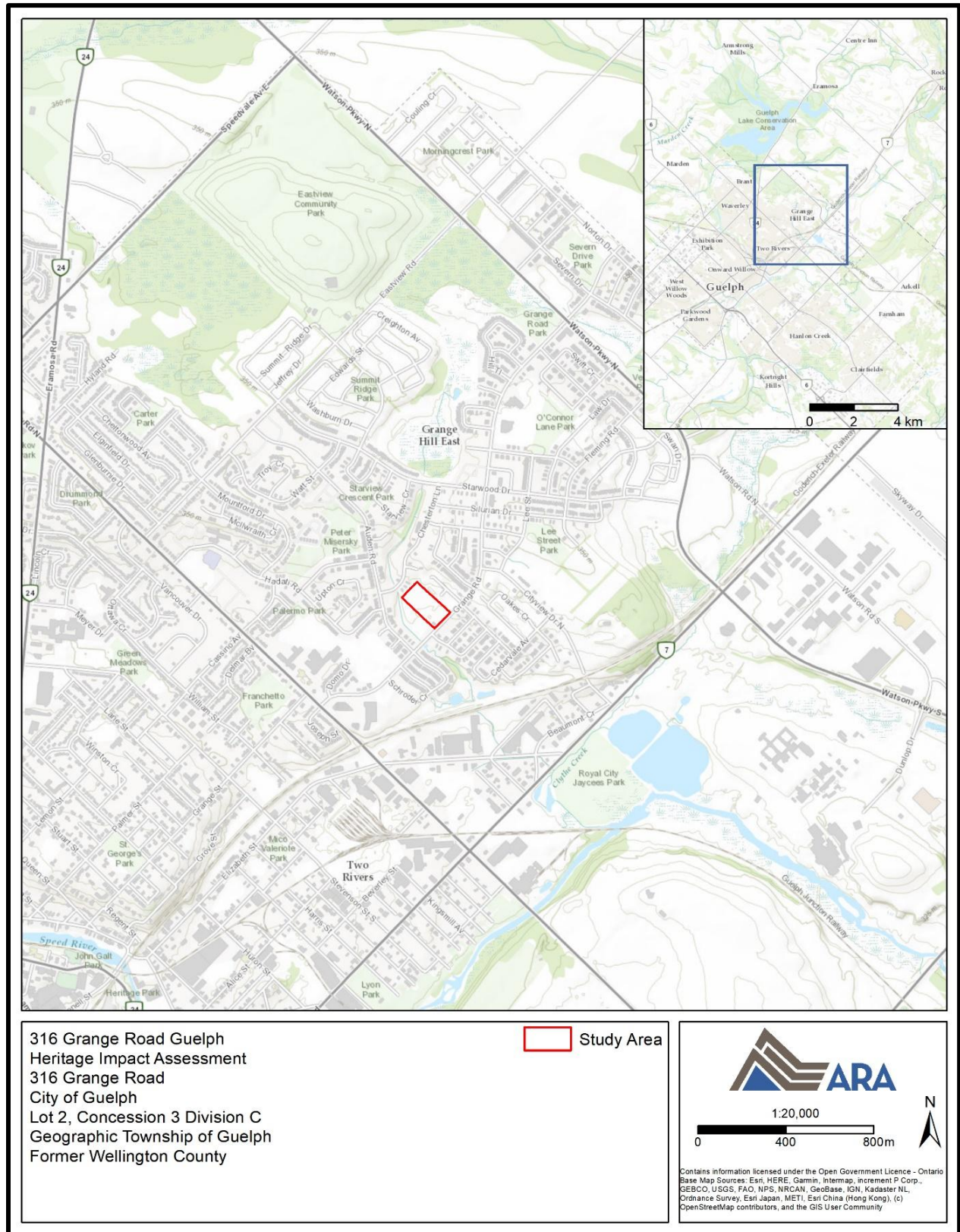
The subject property is generally rectangular in shape, with an east property line displaying recessed and protruding portions with a total land area of 2.637 ha (6.516 acres). In the southwest corner of the subject property, accessed from the north side of Grange Road, is a cluster of structures, which are surrounded by open, undeveloped fields. These structures include a residence, a barn with a frame addition, and two outbuildings. The extant barn on the property is listed on the City of Guelph's *Municipal Register of Cultural Heritage Properties* as a non-designated property of cultural heritage value or interest (CHVI) under Section 27 of the *Ontario Heritage Act* (OHA).

The proposed development is seeking the demolition of all the extant buildings associated with the subject property and the construction of a 79-unit residential subdivision. The proposed subdivision is a mix of semi-detached and townhouse units, a park, and roadways. As part of the pre-consultation requirements, City of Guelph heritage staff have requested a CHRIA be completed, focusing on the listed barn.

The owners' contact information is as follows:

c/o Joe Harris – Project Director, Land Development
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275 Hanlon Creek Blvd., Unit 2
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The purpose of the CHRIA is to conduct an evaluation of the extant barn and residence to determine if they possess CHVI as outlined in Ontario Regulation (O. Reg.) 9/06. If CHVI is identified, the report will consider any impacts as a result of the proposed development. This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Planning Statement* (2024), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, *Ontario Heritage Tool Kit* series (Ministry of Citizenship and Multiculturalism 2025), *Shaping Guelph: The City of Guelph Official Plan* (Consolidated 2022), and *The City of Guelph Cultural Heritage Resource Impact Assessment Guidelines* (2010).



Map 1: Subject Property in the City of Guelph, ON
 (Produced by ARA under license using ArcGIS® software by Esri, © Esri)

2.0 LEGISLATION AND POLICY REVIEW

The framework for this report is provided by federal guidelines, provincial planning legislation and policies as well as 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 landscapes and built heritage resources. Such guidance includes the planning and implementation of heritage conservation activities.

2.2 Provincial Policies and Guidelines

2.2.1 *The Planning Act:*

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

- 1.1 *The purposes of this Act are,*
- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
 - (b) to provide for a land use planning system led by provincial policy;*
 - (c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
 - (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
 - (e) to encourage co-operation and co-ordination among various interests;*
 - (f) to recognize the decision-making authority and accountability of municipal councils in planning.* 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

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

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest.* 1990: Part I (2. d).

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.* 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Planning Statement (PPS)*, issued under section 3 of the *Planning Act*, came into effect on October 20, 2024, and is based on revisions to the former *Provincial Policy Statement (2020)*.

2.2.2 The Provincial Planning Statement (2024)

The *Provincial Planning Statement (PPS 2024)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Chapter 1:

Cultural heritage and archaeology in Ontario will provide people with a sense of place... The Province's rich cultural diversity is one of its distinctive and defining features (MMAH 2024:1-2).

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

Further, 4.6.5 b) notes, "Planning authorities are encouraged to develop and implement: b) proactive strategies for conserving *significant built heritage resources and cultural heritage landscapes*" (MMAH 2024:28).

2.2.3 Ontario Heritage Act

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

To objectively identify cultural heritage resources, O. Reg. 9/06 made under the OHA sets out nine criteria for determining 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 City of Guelph Official Plan (Consolidated 2024)

Shaping Guelph: The City of Guelph Official Plan (Consolidated 2024) is the primary tool to guide land-use growth and development in the City of Guelph. When describing “Protecting What is Valuable”, one of the objectives is: “Enhance the visual identity of the city through protecting and celebrating the City’s *cultural heritage resources*” (2024:7). Furthermore, when describing planning a “Complete and Healthy Community,” one of the objectives is: “To support the protection and/or conservation of cultural heritage resources” (2024:10). Policies addressing cultural heritage are found primarily within section 4.8: “Cultural Heritage Resources” of the City’s OP and the section begins with stating:

Cultural heritage resources are the roots of the community. They may include tangible features, structures, sites or landscapes that either individually or as a part of a whole are of historical, architectural, scenic or archaeological value. Cultural heritage resources may also represent intangible heritage such as customs, ways of life, values and activities. These resources may represent local, regional, provincial or national heritage interests and values. They include built heritage resources, cultural heritage landscapes and archaeological resources (2024:17).

One of the City’s objectives is to “identify, evaluate, list, conserve and protect cultural heritage resources...” (2024:17). Policy 4.8.1. in the OP states: “Built heritage resources and cultural heritage landscapes may be designated and/or listed on the Municipal Register of Cultural Heritage Properties” (2024:18). More information regarding the Municipal Register is provided in Policy 4.8.1:

A register of property situated in the city that is of cultural heritage value or interest shall be maintained and kept up to date by the City, in consultation with Heritage Guelph, according to Section 27 of the Ontario Heritage Act. The Municipal Register of Cultural Heritage Properties (or Heritage Register) will list designated cultural heritage resources and non-designated built heritage resources and cultural heritage landscape resources (2022:14).

Furthermore, the OP notes in Policy 4.8.1.5:

Cultural Heritage Resource Impact Assessments and Cultural Heritage Conservation Plans will be used when evaluating development and redevelopment in association with designated and non-designated properties in the Municipal Register of Cultural Heritage Properties (2024:18).

Lastly, the OP also notes the importance of farmsteads and rural properties as part of the city's built heritage resources. Policy 4.8.18 states:

The predominant built heritage resources in the periphery of the city are the farmsteads. While there have historically been strong cultural, economic, social and political links between the City of Guelph and its rural neighbours, it is the farming history which sets this area apart from the more heavily urbanized parts of the city. In many cases, the farmsteads are linked to pioneer settlers and other important persons, technologies, architectural styles and developments, or represent the historical development of Guelph and Wellington County. Many are intact examples of early settlement patterns in Wellington County, which survive as a testament to the prosperity and history of this area. These built heritage resources are most deserving of preservation and careful incorporation into developments in accordance with the provisions of this Plan (2024:20).

2.3.2 City of Guelph Cultural Heritage Action Plan

As part of the City of Guelph's efforts to conserve cultural heritage resources, a Cultural Heritage Action Plan (CHAP) was completed in 2020. External consultants prepared the CHAP to assist with the implementation of OP policies related to cultural heritage resources and provide direction for strategy development to assist with their conservation (MHBC 2021:A-1). Cultural heritage landscape (CHL) identification is a key function of the CHAP. As part of conducting the CHAP, 29 cultural heritage landscapes were considered to have CHVI based on preliminary review. The CHAP also provides a methodology to move candidate CHLs onto the Municipal Register in addition to other actions including developing a priorities list for CHL conservation and providing recommendations including cultural heritage resource promotion and potential financial incentives.

The subject property is not located within or adjacent to a recognized CHL.

The CHAP does include a section regarding extant barns. Section 14.1.3 Other Cultural Heritage Recommendations states the following:

Extant barns

The topic of farm barns that are still extant within Guelph's rural areas was raised through the consultation process as an issue to review further. There was concern that the city has a number of such buildings within areas slated for future development and are therefore not actively being used for agricultural purposes. Given this change, there is concern as to how these significant built heritage resources may be conserved.

A review of the farm barns was undertaken by the study team, in consultation with City staff, in order to understand the current situation and level of risk associated with the buildings. From this review, it was confirmed that all 12 of the

extant farm barns are listed on the City's Municipal Register of Cultural Heritage Properties and three are now protected under Part IV designation bylaws under the Ontario Heritage Act. A listing on the Municipal Register of Cultural Heritage Properties signals the importance of the cultural heritage resource to the City of Guelph, and also requires notice should a building be proposed for demolition so that the property can be evaluated further for potential designation. Designation under the Ontario Heritage Act is the strongest means by which a municipality in Ontario can protect cultural heritage properties.

While the identified farm barn resources currently have some level of protection through actions taken by the City of Guelph, it would be beneficial to continue to monitor these resources to ensure that they continue to be appropriately conserved. This action could be undertaken in part through studies currently being undertaken by the City of Guelph (e.g. Clair-Maltby Secondary Plan) or through the review of development applications. The staff report for the final CHAP recommends which farm barns should have priority to be considered for individual designation under the OHA (MHBC 2020:E-8).

The CHAP recommends that the City of Guelph maintain listing all extant barns on the Municipal Register of Cultural Heritage Properties, "monitor the resources, and encourage potential designation under the *Ontario heritage Act* as appropriate" (MHBC 2020:E-13).

2.3.3 The City of Guelph Cultural Heritage Resource Impact Assessment Guidelines

*The City of Guelph Cultural Heritage Resource Impact Assessment Guidelines (2010) outlines the intent of a Cultural Heritage Resource Impact Assessment (CHRIA), which is to inventory and evaluate the significance of cultural heritage resources within a study area, recommend mitigation measures that minimize adverse/negative impacts, and provide practical options with the aim of conserving the resources. CHRIs are triggered as a result of development applications or site alteration proposals including a Plan of Subdivision application, such as that of this project. The guidelines reference the MCM's *InfoSheet #5: Heritage Impact Assessments and Conservation Planes* (2006b) for the content of a CHRIA as well as provide the minimum requirements of a CHRIA, which include:*

- Identification and evaluation (with elaboration on the City's Heritage Register where necessary) of the significance of all cultural heritage resources within the established study boundary including the completion of a detailed occupational and/or site biography. graphic and written inventory of the cultural heritage resource.*
- Documentation of the cultural heritage resources by way of photographs and/or measured drawings, and by mapping the context and setting of the cultural heritage resources identified.*
- An outline of the context of the development or site alteration proposal as submitted, including identification of the potential impact the proposal would have on the cultural heritage resources identified.*
- Identification of several conservation options...Conservation options should be based on the determination of the significance of the cultural heritage resource(s) in the area, its/their importance to the community, and should take into consideration existing Federal, Provincial and Municipal policies and standards as appropriate. The 'pros' and 'cons' of each conservation option in favour of preserving the integrity and value of the resource and integrating the cultural*

heritage resource into the proposed development shall be clearly identified and a preferred option recommended... (City of Guelph 2010:3).

CHRIAs are to use the OHA O. Reg. 9/06 criteria for determining CHVI and they are to be used to evaluate impacts of development and redevelopment on heritage register properties (as noted in OP Policy 4.8.1.5).

2.4 Summary of Policies

Federal guidelines provide direction on many activities including the appropriate actions in terms of cultural heritage resource conservation, restoration, and maintenance. Provincial legislation and policies, and the municipal policies of the *City of Guelph Official Plan* call for the identification and conservation of cultural heritage resources, their retention, and provide policies related to potential development impacts to cultural heritage resources. *The City of Guelph Heritage Action Plan* provides information to maintain listing all extant barns on the Municipal Register of Cultural Heritage Properties and to “monitor the resources, and encourage potential designation under the *Ontario Heritage Act* as appropriate. The *City of Guelph Cultural Heritage Resource Impact Assessment Guidelines* provides information on the minimum content to be included in a CHRIA.

This CHRIA will address these cultural heritage policies and guidelines as they relate to the proposed project.

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:

- **Built Heritage Resource (BHR)** can be defined in the PPS as: “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Indigenous community. 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 2024:40).
- **Cultural Heritage Landscape (CHL)** is defined in the PPS as: “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms” (MMAH 2024:41).
- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under OHA O. Reg. 10/06.
- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2024:41).
- **Heritage Attributes** are defined in the PPS as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property)” (MMAH 2024:44).
- **Protected heritage property** is defined as “property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the 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 2024:50).
- **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*” (MMAH 2024:52).

Key heritage definitions from *Shaping Guelph: The City of Guelph Official Plan* are as follows:

- **Adjacent lands** means: “For the purpose of designated property or protected heritage property, any parcel of land that:
 - i) shares a boundary with a parcel containing a designated property or protected heritage property;
 - ii) is separated from a designated property or protected heritage property by a right-of-way (e.g., road) and within the span of the extended lot lines of the parcel containing a designated property or protected heritage property or is located at a corner opposite a corner property that is a designated heritage property or protected heritage property;
 - iii) is within 30 metres of a designated heritage property or protected heritage property in instances where a designated heritage property or protected heritage property is within a right-of-way (e.g. bridge) or located on a parcel 2.5 hectares in area or greater” (2024:255).
- **Built heritage resource** means: “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Indigenous communities. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers” (2024:258).
- **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 the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (2024:259)
- **Cultural heritage landscape** is “a defined geographical area that may have been modified by human activities and is identified as having cultural heritage value or interest by a community, including Indigenous communities. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms” (2024:260).
- **Cultural heritage resources** are “built heritage resources, cultural heritage landscapes and archaeological 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. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation” (2024:261).
- **Cultural heritage resource impact assessment** means “a study conducted prior to development/redevelopment to investigate the potential impact of development on cultural heritage resources. This type of study will determine how a particular development should proceed and what actions or measures are required to minimize *negative impacts* on cultural heritage resources” (2024:261).
- **Cultural heritage review** means: “an assessment conducted to accompany a request to modify a description of non-designated properties listed in the Heritage” (2024:261).

- **Cultural heritage value or interest** means: “a property is of cultural heritage value or interest if, where criteria for whether the property is of cultural heritage value or interest has been prescribed by regulation, the property meets the criteria” (2024:261).
- **Designated property** is: “for the purpose of cultural heritage, property designated by a municipality under Part IV of the *Ontario Heritage Act* or within a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*” (2024:262).
- **Heritage attributes** means: “In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest” (2024:270).
- **Mitigation or avoidance** means: “In regard to cultural heritage resources, methods of minimizing or avoiding a negative impact on a cultural heritage resource. These methods include, but are not limited to:
 - i) Alternative development approaches;
 - ii) Isolating development and site alteration from significant built and natural features and vistas;
 - iii) design guidelines that harmonize mass, setback, setting, and materials;
 - iv) limiting height and density;
 - v) allowing only compatible infill and additions;
 - vi) reversible alterations; and
 - vii) buffer zones, site plan control, and other planning mechanisms (2024:276).
- **Municipal heritage register of cultural heritage properties or heritage register** means: “A register established pursuant to Section 27 of the Ontario Heritage Act and filed with the Clerk which identifies properties of cultural heritage value or interest within the city. Designated properties are listed in the Municipal Register of Cultural Heritage Properties. Non-designated properties may also be listed in the Municipal Register of Cultural Heritage Properties” (2024:276).
- **Negative impacts** mean “In regard to cultural heritage resources, negative impacts include, but are not limited to:
 - a) Destruction of any, or part of any, significant heritage attributes or features;
 - b) Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
 - c) Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - d) Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
 - e) Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
 - f) 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;
 - g) Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource” (2024:277-278).
- **Property** means “real property and includes all buildings and structures thereon. This includes anything fixed to the property “fixture” but excludes anything portable “chattel”. Generally, a fixture is something affixed to the property by means other than its own weight, which cannot be removed without causing damage to the building. A chattel is a moveable item of property not permanently attached to land or a building” (2024:280).
- **Protected heritage property** means: “Real property designated under Parts IV, V, or VI of the *Ontario Heritage Act*; heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with primary purpose of preserving, conserving and

maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss” (2024:280).

- **Significant** means “in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*” (2024:286).

4.0 CONSULTATION

Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of consultation, ARA reviews relevant online sources and databases to determine if the subject property is recognized as a BHR or CHL.

The Minister of the Environment, 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. The Parks Canada's online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. The Federal Canadian Heritage Database was searched. The subject property is not recognized (Parks Canada 2021).

Another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural, and recreational heritage. The Hadati Creek is located adjacent to the study area and is a tributary of the Grand River, which is recognized as a Canadian Heritage River. It is important to note that federal commemoration programs do not offer protection from alteration or destruction. Additionally, there is the *Canadian Register of Historic Places*, which contains properties recognized by federal, provincial, and territorial governments. The subject property is not listed on the *Canadian Register of Historic Places*.

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. The subject property is not commemorated with an OHT plaque (OHT 2021). It does not appear that the subject property has an OHT or municipal easement.

In Ontario, protected properties are those protected by Part IV (individual properties) or Part V (Heritage Conservation District) designation under the OHA. Once designated, a property cannot be altered or demolished without the permission of the local council. Many heritage committees and historical societies provide plaques for local places of interest.

Under Section 27 of the OHA, a municipality must keep a Municipal Heritage Register. A Municipal Heritage Register lists designated properties as well as other properties of cultural heritage value or interest in the municipality. Properties on this Register that are not formally designated are commonly referred to as "listed." Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received. The City of Guelph's Municipal Heritage Register was consulted, and it was confirmed that the barn associated with 316 Grange Road is listed as a non-designated built heritage resource. The subject property is not located adjacent to any properties recognized under the OHA.

MCM's current list of Heritage Conservation Districts was consulted. The property was not found to be located within a designated heritage district (MCM 2023). The list of properties designated

by the MCM under Section 34.5 of the OHA was consulted and the property is not included in this list.

As described in Section 2.3.2 City of Guelph Cultural Heritage Action Plan, barns are not a common structure typology and the subject property is one of 12 barns listed on the Municipal Heritage Register, of which three 19th century barns have gone on to be designated under Part IV of the OHA.

ARA consulted with J. Mallon, Planner I Heritage at the City of Guelph as part of an in-person meeting on July 14, 2025. The purpose of the meeting was to provide the City with a preliminary understanding of what was known about the subject property's history, specifically related to the barn, and to confirm the scope of the CHRIA. Additionally, City staff members J. Mallon and S. Robinson met with ARA at 316 Grange Road to conduct an in-person site review and examine the features of the property on July 22, 2025. In previous communication, S. Robinson confirmed that the City's CHAP did not identify any candidate CHLs in the Grange Road area (Pers. Comm June 24, 2021).

5.0 SITE HISTORY

Historic research for the project was completed using a variety of primary and secondary sources. Additional background information was also obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records), and published secondary sources (online and print).

After a century of archaeological work in Ontario, scholarly understanding of the historic usage of the area has become very well-developed. With occupation beginning in the Palaeo period approximately 9,000 years ago, the greater vicinity of the subject property comprises a complex chronology of Indigenous and Euro-Canadian histories.

5.1 A Note on the Pre-Colonial Landscape

Prior to the rise in development of the 19th and 20th centuries, the landscape of the County of Wellington would have looked very different than what exists today. Colonialism and widespread development largely dispossessed Indigenous peoples of their traditional lands. Despite their intentions to “share the land,” European concepts of land ownership divorced First Nations and Indigenous communities from their long-held role as stewards over the land and decision-making about environmentally significant locations were effectively removed from their control. Today, we recognize the importance the land once held for past Indigenous peoples and the advocacy of their descendants for a return to stewardship over the remaining, but diminishing, examples of natural locations, particularly in southern Ontario.

It should be noted that the written historical record regarding Indigenous use of the landscape in Southern Ontario draws on accounts by European explorers and settlers. As such, this record only details a small period of time in the overall human presence in Ontario. Oral histories and the archaeological record show that Indigenous communities were mobile across great distances, which transcend modern understandings of geographical boundaries and transportation routes.

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

5.2 Pre-Contact History

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous peoples inhabited the landscape. This location was used and shared by many since time immemorial, each with their own traditions as to how they arrived, how they lived, and the major events that marked their time here. There is no singular way to tell this story. Alongside the brief historical narrative as understood by heritage professionals, at the time of writing, some First Nations and Indigenous communities have provided traditional knowledge regarding their history, community, and story for inclusion in reports. It should be noted that one Nation’s traditional knowledge does not necessarily reflect the views of another Nation or the consultant. These histories are outlined below in Table 1 to Table 4.

It is probable that Ontario was first occupied almost as soon as the land was exposed by melting ice after the retreat of the glaciers and the formation of the early lakes between 11,000 and 10,500

years ago (OAS 2025). At that time, small bands of Indigenous peoples moved into the region, leading mobile lives based on communal hunting of large game and the collection of plant-based food resources. During this period, which is referred to by archaeologists as the Palaeo period, Indigenous peoples ranged over very wide territories to live sustainably in a post-glacial environment.

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

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

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

Table 1: Haudenosaunee Confederacy Chiefs Council History
(From HCCC Website)

Haudenosaunee Confederacy Chiefs Council History
Called the Iroquois Confederacy by the French, and the League of Five Nations by the English, the confederacy is properly called the Haudenosaunee Confederacy meaning People of the long house. The confederacy was founded by the prophet known as the Peacemaker with the help of Aionwatha, more commonly known as Hiawatha. The exact date of the joining of the nations is unknown and said to be time immemorial making it one of the first and longest lasting participatory democracies in the world.
The confederacy, made up of the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas was intended as a way to unite the nations and create a peaceful means of decision making. Through the confederacy, each of the nations of the Haudenosaunee are united by a common goal to live in harmony. Each nation maintains its own council with Chiefs chosen by the Clan Mother and deals with its own internal affairs but allows the Grand Council to deal with issues affecting the nations within the confederacy.
The Haudenosaunee symbol of the long house, provided by the Peacemaker, is recognized in traditional geographic locations. Upon confederation each nation took on a role within the metaphorical longhouse with the Onondaga being the Keepers of the Fire. The Mohawk, Seneca and Onondaga acted as the Elder Brothers of the confederacy while the Cayuga and Oneida were the Younger Brothers within Grand Council. The main meeting place was and still exists today on Onondaga territory.
Often described as the oldest, participatory democracy on Earth, the Haudenosaunee Confederacy's constitution is believed to be a model for the American Constitution. What makes it stand out as unique to other systems around the world is its blending of law and values. For the Haudenosaunee, law, society and nature are equal partners and each plays an important role.

Table 2: Huron-Wendat Nation History
(As provided by HWN)

Huron-Wendat Nation History
<p>As an ancient people, traditionally, the Huron-Wendat, a great Iroquoian civilization of farmers and fishermen-hunter-gatherers and also the masters of trade and diplomacy, represented several thousand individuals. They lived in a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence and up along the Saint Lawrence Valley on both sides of the Saint Lawrence River all the way to the Great Lakes. Huronia, included in Wendake South, represents a part of the ancestral territory of the Huron-Wendat Nation in Ontario. It extends from Lake Nipissing in the North to Lake Ontario in the South and Île Perrot in the East to around Owen Sound in the West. This territory is today marked by several hundred archaeological sites, listed to date, testifying to this strong occupation of the territory by the Nation. It is an invaluable heritage for the Huron-Wendat Nation and the largest archaeological heritage related to a First Nation in Canada.</p> <p>According to our own traditions and customs, the Huron-Wendat are intimately linked to the Saint Lawrence River and its estuary, which is the main route of its activities and way of life. The Huron-Wendat formed alliances and traded goods with other First Nations among the networks that stretched across the continent.</p> <p>Today, the population of the Huron-Wendat Nation is composed of more than 4000 members distributed on-reserve and off-reserve.</p> <p>The Huron-Wendat Nation band council (CNHW) is headquartered in Wendake, the oldest First Nations community in Canada, located on the outskirts of Quebec City (20 km north of the city) on the banks of the Saint Charles River. There is only one Huron-Wendat community, whose ancestral territory is called the Nionwentsïo, which translates to "our beautiful land" in the Wendat language.</p> <p>The Huron-Wendat Nation is also the only authority that have the authority and rights to protect and take care of her ancestral sites in Wendake South.</p>

Table 3: Mississaugas of the Credit First Nation History
(From MCFN Website)

Mississaugas of the Credit First Nation History
<p>The Mississaugas of the Credit First Nation is part of the Ojibwe (Anishinaabe) Nation, one of the largest Aboriginal Nations in North America. George Copway, an Ojibwe Missionary, and Methodist Minister, notes that "those now called the Messasaugans, settled in Canada west, after the years 1634 and 1635." A word in the Anishinaabemowin language translates: "Missisakis" into "many river mouths."</p> <p>By the mid-nineteenth century, the Mississaugas believed they had obtained their name from the mouths of the Trent, Moira, Shannon, Napanee, Kingston, and Gananoque rivers. The term New Credit was in reference to the relocation of the Credit River Mississaugas in 1847. The Mississaugas traded goods with "English fur traders [who] would extend credit to the Mississaugas." The word "new" was dropped from the reference to the community by official council motion in December 2018.</p> <p>The Mississaugas earned a reputation as a trustworthy people who, when extended credit, would always pay back the fur traders the following spring. The term First Nation is derived from the fact that the Mississaugas are Indigenous (First) people of this continent and are a separate Nation which should be dealt with on a government-to-government basis.</p> <p>The Mississauga of the Credit were the original owners of the territory embraced in the following description, namely commencing at Long Point on Lake Erie thence eastward along the shore of the Lake to the Niagara River. Then down the River to Lake Ontario, then northward along the shore of the Lake to the River Rouge east of Toronto, then up that river to the dividing ridges to the head waters of the River Thames, then southward to Long Point, the place of the beginning.</p>

Table 4: Six Nations of the Grand River History
(As provided by SNGR)

Six Nations of the Grand River History
<p>From time immemorial, the Six Nations (sometimes then referred to as the Five Nations) possessed large territories in what is today the United States of America and the provinces of Ontario and Quebec. The original five nations unified under the Great Tree of Peace and became the Haudenosaunee Confederacy.</p> <p>Starting in 1613, the Haudenosaunee entered into several Two Row Wampum agreements with European Powers that formed the basis for subsequent treaties: "We will not be like Father and Son, but like Brothers. [Our treaties]"</p>

Six Nations of the Grand River History
<p>symbolize two paths or two vessels, travelling down the same river together. One, a birchbark canoe, will be for the Indian People, their laws, their customs, and their ways. The other, a ship, will be for the white people and their laws, their customs, and their ways. We shall each travel the river together, side by side, but in our own boat. Neither of us will make compulsory laws nor interfere in the internal affairs of the other. Neither of us will try to steer the other's vessel."</p> <p>Southern Ontario was always Iroquois land. Occupied by the Huron-Wendat and Neutral Nations prior to colonialism, both were defeated by Haudenosaunee in the Beaver Wars and a majority of their members were absorbed into Six Nations. The Crown later recognized this vast expanse of Haudenosaunee land in the 1701 Fort Albany/Nanfan Treaty and continued to recognize it and honour its terms. That same year, the Haudenosaunee and a number of Anishinaabeg Nations agreed to share a portion of those lands in their Dish with One Spoon Treaty.</p> <p>In the late 1600s, the Anishinaabe, as allies of the French, expanded their territory westward into Fort Albany/Nanfan lands as Six Nations was preoccupied fighting alongside their Imperial Crown allies elsewhere. The Anishinaabe attempted to exclude the Haudenosaunee from their northern lands, but failed, as the Haudenosaunee continued to use those lands for hunting, trapping, trade, transit and settlement. While the Haudenosaunee had their rights to those lands enshrined in treaties, the Anishnaabe forfeited any rights they may have had in a series of quit claims, despite being told they had no right to sell the land.</p> <p>Throughout the American War of Independence, the Six Nations continued their alliance with the Imperial Crown. During an American raid on Onondaga, Cayuga and Seneca villages in the late summer of 1779, an estimated 9 million pounds of corn were destroyed, attesting that the Haudenosaunee were prolific farmers as well as hunters and fishers. Because of the Crown's defeat in that war, many Haudenosaunee left the United States and, at the invitation of the Crown, settled on a portion of their Fort Albany/Nanfan lands, known today as the Haldimand Tract. The 1784 Haldimand Treaty emphasized the land was for the exclusive possession and settlement of the Six Nations and that those lands would be enjoyed by their descendants forever.</p> <p>As more settlers moved onto Six Nations of the Grand River territory, the land became unsuitable for hunting and the Six Nations were forced to find alternate means of support. The Haudenosaunee placed some of their lands in trust with the Crown to raise funds, via leases for the perpetual care and maintenance of Six Nations. But those leases were never properly honoured. Monies resulting from such leases, and illegal sales, were administered by the Crown, but instead of benefitting Six Nations, these funds were frequently used to pay down Crown debts and build public infrastructure. These actions are subject to ongoing litigation between Six Nations of the Grand River and the provincial and federal Crowns.</p>

5.3 Post-Contact Settlement History

The arrival of European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 5.

Table 5: Post-Contact Settlement History
(Smith 1846; Coyne 1895; Lajeunesse 1960; Cumming 1972; Ellis and Ferris 1990; Surtees 1994; AO 2015)

Historical Event	Timeframe	Characteristics
Early Contact	Early 17 th century	Brûlé explores the area in 1610; Champlain visits in 1613 and 1615/1616; Iroquoian-speakers (Huron, Petun and Neutral) and Algonkian-speakers (Anishinabeg) encountered; European goods begin to replace traditional tools
Five Nations Invasion	Mid-17 th century	Haudenosaunee (Five Nations) invade ca. 1650; Neutral, Huron and Petun Nations are defeated/removed; vast Iroquoian hunting territory established in the second half of the 17 th century; Explorers continue to document the area

Historical Event	Timeframe	Characteristics
Anishnabeg Influx	Late 17 th and early 18 th century	Ojibway, Odawa and Potawatomi expand into Haudenosaunee lands in the late 17 th century; the Deed of Fort Albany (also called the Nanfan Treaty) between Haudenosaunee and British in 1701; Anishnabeg occupy the area and trade directly with the French and English
Fur Trade Development	Early and 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; 'Between the Lakes Purchase' in 1784 orchestrated by Haldimand to obtain lands for Six Nations; <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada
County Development	Late 18 th and early 19 th century	Became part of York County's 'West Riding' in 1792; Additional lands acquired in the second 'Between the Lakes Purchase' in 1792; Wellington District and Waterloo County created in 1840; Wellington County created after the abolition of the district system in 1849
Township Formation	Early 19 th century	Guelph was initially patented in a block to the 'Canada Company' in 1829; The first settlers arrived prior to the patent date, and included the Rifles, Hinds and Ryans in 1825 and a group of Scottish settlers in 1827; The 'Broad Road' (Waterloo Road) was begun by Absalom Shade in 1825 and was completed by the founding of Guelph in 1827; The township was fully surveyed by John McDonald in 1830 and comprised Divisions A–G; Many additional settlers arrived between 1829 and 1832
Township Development	Mid-19 th and early 20 th century	Guelph was one of the best settled townships in Ontario, with a population of 3,400 in 1845; The majority of settlers came from well-established and wealthy English families in Suffolk and Norfolk; 9,904 ha taken up by 1846, with 5,196 ha under cultivation; 3 grist mills and 2 saw mills in operation at that time; Traversed by the Grand Trunk Railway (1856), the Galt & Guelph Railway (1857), the Wellington, Grey & Bruce Railway (1870) and the Guelph Junction Railway (1888); The principal community was the Town/City of Guelph

Between 1815 and 1824, heavy immigration of settlers resulted in the doubling of the non-Indigenous population of Upper Canada from 75,000 to 150,000. This dramatic increase was a result of the outcome of the War of 1812 and the Crown's efforts to populate the province's interior (Surtees 1994). In the earlier Royal Proclamation of 1763, the British government recognized the title of the First Nations to the land they lived in and used. This meant that the land had to be purchased by the Crown from the First Nations before it could be used for European settlement. Subsequently, numerous treaties were arranged by the British and large swaths of territory were acquired. Today, it is understood that the Crown and Indigenous peoples had very different ideas about what the treaties represented. For the Crown, the treaties were usually viewed as complete land surrenders, paving the way for immigration and settlement. For First Nations and Indigenous communities, on the other hand, treaties were viewed as agreements to share the land as equal parties. However, with the subsequent influx of immigration and growing number of non-Indigenous settlers, their ability to sustain their traditional lifeways and adequately share the land was no longer a possibility.

The subject lands in question comprise part of the area subject to the 1701 Deed of Fort Albany (sometimes also called the Nanfan Treaty), an agreement between the Haudenosaunee and the British, and the 1792 Between the Lakes Purchase (Treaty 3), an agreement between the Mississaugas and the British. Today, we recognize that the subject lands comprise part of the

traditional territory of the Anishinaabeg (as represented by the Mississaugas of the Credit First Nation) and the Haudenosaunee (as represented by the Six Nations of the Grand River and the Haudenosaunee Confederacy Chiefs Council).

5.4 City of Guelph

The principal historic settlement within the township was the Town (later City) of Guelph, which was founded on St. George's Day, April 23, 1827, by Scottish novelist and Canada Company man John Galt. The founding of the settlement was marked by the ceremonial felling of a large maple tree, after which Galt famously remarked, "to me at least the moment was impressive – and the silence of the wood that echoed to the sound was as the sign of the solemn genius of the wilderness departing forever" (Cumming 1972:3). The town he established ranks among the first planned settlements in Upper Canada. In fact, Galt designed the town to appeal to and attract early settlers, with a series of streets radiating from one focal point in a manner similar to European city centres, complete with squares, broad main streets and narrow side streets. The name 'Guelph' stemmed from one of the ancestral family names of King George IV, and the 'Royal City' was born (City of Guelph 2025).

James McDonald surveyed the Guelph town site, using the stump of the historic tree as a benchmark, and the town streets were laid out "like the ribs of a lady's fan" (Cumming 1972:3). The first months were spent erecting log houses in different parts of town and clearing the land, with the largest clearings opening up at Market Square and eastward on Waterloo Street as far as Gordon Street. A grand opening celebration took place on August 13, 1827, and a market-house was erected and used for the festivities with roughly 500 people in attendance. The first stone structures followed, with the founding of a bank and a schoolhouse. A store was erected late in 1827, and a sawmill was established by 1830. The Canada Company printed the following 'Instructions to Emigrants' in 1830:

A town called Guelph has been built in a central situation on one of the most considerable of these blocks in the Gore District, and roads have been opened to the townships around; and one main road is now in operation from Guelph to Dundas, 24 miles, which latter place will become the depot for all grain raised in the back townships, fetching, with the mere difference of carriage, as high a price there as at Flamborough, which is 20 miles distant from Guelph, as at York, where it is shipped for the Montreal market. Upwards of 200 houses are now built; a first-rate stone grist mill will be in operation in January, 1831; there are several taverns where board and lodging may be procured on moderate terms; and tradesmen of most descriptions are among its inhabitants, which amount to about 800 (Cumming 1972:3-4).

Unfortunately for Galt and the Canada Company, Guelph did not grow as rapidly as initially expected, but a substantial community did develop. Smith describes the settlement as being "in the midst of a finely undulating country...high, dry and healthy" (1846:72). As District Seat, Guelph also had a jail and courthouse, both of which were stone built but situated somewhat outside of the heart of the settlement. Numerous government and District offices were established here, including the Judge of the District Court, Sheriff, Clerk of Peace, Treasurer, Inspector of Licenses, District Clerk, Clerk of District Court and the Deputy Clerk of Crown (Smith 1846:72).

By the mid-19th century, three local newspapers were in circulation, including the *Guelph and Galt Advertiser*, the *Guelph Herald* and the *Guelph Mercury*. Stages ran daily to Preston and Galt, and the town had a population of some 1,240 (mainly English and Scottish with some Irish). At that

time Guelph boasted seven taverns (the British Hotel, Farmer's Arms and Ratcliffe's being the most prominent), five churches, four physicians, three grist mills, one sawmill, three tanneries, 15 stores, six blacksmiths, six wagon makers, eight cabinet makers, ten tailors, 13 shoemakers, two undertakers, two schools and two banks, plus dozens of other professions both large and small (Smith 1846:72).

In 1851, Guelph received a village charter, and on January 30, 1852, the first train arrived in Guelph from Toronto, ushering in an era of growth and prosperity. Significant developments then took place, and some of the town's most prominent buildings were erected, designed by both Toronto-based and local architects (City of Guelph 2013). Guelph was officially incorporated as a town in 1856, and the population subsequently soared from nearly 5,000 in 1865 to over 6,000 in 1870 and 8,000 in 1875. In 1879, the population reached 10,000 and the town achieved 'city' status. At the turn of the 20th century the City of Guelph was home to 12,000 inhabitants, becoming known as a prosperous manufacturing/commercial centre and a key distribution point for trade (Cumming 1972:4).

5.5 Subject Property History

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

- 1857 Plan 53, Map of Township of Guelph and County of Wellington (Provided by City of Guelph Staff);
- C.J. Wheelock's *Map of the County of Wellington, Canada West* (1861) (OHCMP 2021);
- H. Parsell & Co.'s *Illustrated Historical Atlas of the County of Wellington, Ont.* (1877) (McGill University 2001);
- F. Lloyd's *Historical Atlas of the County of Wellington, Ontario* from 1906;
- A topographic map from 1935 (OCUL 2021); and
- Aerial images from 1930, 1955, and 1966 (University of Waterloo 2021).

Further, ARA completed a Summary of Land Transactions for the subject property (316 Grange Road) to understand the land ownership history of the property (see Table 6).

The Crown Patent for Lot 2, Concession 3 Division C (100 acres) in the Township of Guelph, Wellington County went to the Canada Company around 1826. The Canada Company was established in 1825 to facilitate British colonization efforts within the Lake Huron area, with the Company's first superintendent being John Galt (Ball 2020). In 1845, the Canada Company sold the lot to Hugh McCullough. McCullough then sold the northeast half of the lot (50 acres) to the Toronto and Galt Railway Company, which was managed by Casimir Gzowski, Alexander Galt, Luther Holton, and David MacPherson (see Table 6). The group later acquired an additional 21-acre parcel at the northwesterly part of the lot from McCullough in 1853. In 1855, Gzowski, Galt, Holton and MacPherson sold their acreage to John Galt who had the lands surveyed as Plan 53, Township of Galt, also known as Galt's Survey, in 1857. Galt sold the 5-acre Lot 7, Plan 53 to James Hough in 1860 (see Map 2).

In 1866, James Hough sold the lot to William Stevenson, who also held additional land to the west of the property (see Map 3). Stevenson, his wife and children resided in a one and a half storey stone house named "Maplebank" by 1891, at which time William Stevenson's profession

is enumerated as “nursery man” (LAC 1891). It is unclear if Stevenson improved the property during his period of ownership as a historic map from 1877 does not depict any structures (see Map 4). By 1898 William Stevenson had died and Lot 7, Plan 53 was sold to Ephraim Stevenson by his executors in 1902 (see Table 6). One year later, Ephraim Stevenson sold the lot to George Curtis for \$600. Curtis took out a mortgage of \$300 around the time of his purchase, which was discharged in 1907.

Curtis and his wife Annie Agnes Hudson were married April 22, 1903, and it is likely the mortgage was to fund the construction of the subject residence (AO 1903). A map from 1906 indicates the location of a structure on Lot 7, Plan 53 (Galt’s Survey) in the general location of the subject property (see Map 5). In 1911, George Curtis (age 31) was a Catholic Teamster living in the Township of Guelph with his wife [Annie] Agnes (age 30) and children John (age 7), Evelyn (age 3) and Beatrice (age 10 months) (LAC 1911). By 1921, the family had grown to include another son, Wilfred (age 8), although the family had sold the property by this time (LAC 1921a).

In 1919, George Curtis sold the property to George Gordon, and the property value had increased to a sale price of \$3,600. According to the 1921 census, George Gordon (age 50) was a Baptist farmer who owned a brick house in the Township of Guelph with his wife Eva (age 44) and children Alma (age 16), Edith (age 14), May (age 13), Roy (age 11), Margaret (age 8), and Frances (age 2) (LAC 1921b). An aerial image from 1930 appears to show the location of the residence on the subject property, though due to poor resolution of the image it is unclear if the frame barn had been constructed by this time (see Map 6). Also visible on the 1930 aerial image are the trees that had been planted around the perimeter of the property. **A historic topographic map from 1935 indicates the presence of the residence and barn on the subject property** (see Map 6). George Gordon and his estate retained ownership of the property until 1957 when it was sold to Harry and Alma Pitt.

An aerial image from 1955 appears to show the location of the residence, barn, and another outbuilding to the east of the barn (see Map 7). By 1966, the subject property comprised a residence, outbuildings, and what appears to be a racetrack at the northeast half of the lot (see Map 7).

In 1967, the Pitts sold the property to Eberhard Beling who operated Eberhard Beling Construction Limited. Eberhard Beling Construction sold the property to Antonio and Maria Carere in 1978, and the Carere estate sold the same to the Lunor Group in November 2020.

**Table 6: Summary of Land Transactions for 316 Grange Road
(LRO #61)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
-	Patent	Crown Patent to Canada Company not located			Lot 2, Concession 3, Division C, 100 acres
367	Grant	6 Aug 1845	Canada Company	Hugh McCulloch	All, 100 acres
[1337?]	Bargain and Sale	1 Oct 1846	Hugh McCulloch	Toronto and Galt Railway Company (Gzowski et al)	Northeast half, 50 acres
6170	Bargain and Sale	19 Nov 1853	Hugh McCulloch	Casimir S. Gzowski, Alexander T. Galt, Luther H. Holton, David L. MacPherson	Part of the northwesterly part, 21 acres
[8182]	Bargain and Sale	18 Jun 1855	Casimir S. Gzowski, Alexander T. Galt, Luther H. Holton, David L. MacPherson	John Galt	Northeast half, 50 acres and northwesterly part, 21 acres
53	Plan	26 Jan 1857	Plan 53 Made for John Galt		Part of Lots 1, 2 and 3, Concession 3, Division C
15119	Bargain and Sale	[15] Jun 1860	John Galt and wife	James Hough	All Lot 7, 5 acres
[61]	Bargain and Sale	25 Jul 1866	James Hough	William Stevenson	All Lot 7, 5 acres
[5141]	Probate of Will	21 Dec 1898	Concerning William Stevenson, deceased		All Lot 7, 5 acres
5311	Bargain and Sale	29 Nov 1902	Executors of William Stevenson	Ephraim Stevenson	All Lot 7, 5 acres
5319	Bargain and Sale	28 Nov 1903	Ephraim Stevenson	George Curtis	All Lot 7, 5 acres; \$600
Illegible	Mortgage	[7] Dec 1903	George Curtis	[Isabel Cleghorn]	All Lot 7, 5 acres; \$300
Illegible	Discharge Mortgage	[1 July 1907]	[Isabel Cleghorn]	George Curtis	All Lot 7, 5 acres
[7436]	Bargain and Sale	31 Mar 1919	George Curtis	George Gordon	All Lot 7, 5 acres; \$3,600
11399	Certificate	30 Jul 1956	Estate of George Gordon, deceased		All Lot 7, 5 acres
11830	Certificate	4 Jun 1957	Estate of George Gordon, deceased		All Lot 7, 5 acres
16053	Grant	29 May 1957	Executors of George Gordon	Harry and Alma Pitt	All Lot 7, 5 acres
70049	Grant	24 Apr 1967	Alma Pitt	Eberhard Beling	All Lot 7, 5 acres
146312	Deed	13 Jun 1974	Berhard Beling	Eberhard Beling Construction Limited	All Lot 7, 5 acres; Subject to mortgage
208413	Deed	6 Sep 1978	Eberhard Beling Construction Limited	Antonio and Maria Carere	All
WC617438	Transfer	30 Nov 2020	Armando Carere et al	Lunor Group	All

6.0 FIELD SURVEY

The field survey involves the collection of primary data through systematic photographic documentation of all known and potential BHRs and CHLs within the study area, as identified through historical research and consultation. Additional BHRs and CHLs may also be identified during the survey itself. Photographs of the subject property are taken, as are general views of the surrounding landscape. The field survey also assists in confirming the location of each potential BHR and/or CHL and helps to determine the relationship between resources. The *Ontario Heritage Tool Kit: Heritage Property Evaluation*, recommends that a property be visited at least twice (MCM 2025).

On July 14, 2025, ARA conducted a field survey to photograph the surrounding contextual setting and examine the subject property from the public realm. A second field survey was conducted on July 22, 2025, to photograph and document the subject property and surrounding context and to record any local features that could enhance ARA's understanding of their setting in the landscape and contribute to the cultural heritage evaluation process. City of Guelph staff (J. Mallon and S. Robinson) were also in attendance for this site inspection. During the July 14 and 25, 2025 site visits, legal permission to enter to conduct all necessary fieldwork activities on the subject property was granted by the property owner. The subject property was documented (see Image 1 to Image 38) during the field survey. The photographs can be found in Appendix B.

7.0 PROPERTY DESCRIPTION – 316 GRANGE ROAD

The subject property is generally rectangular in shape, with the east property line showcasing recessed and protruding portions with a total land area of 2.637 ha (6.516 acres) (see Map 1). The subject property contains a one-and-a-half storey brick residence (see Image 1), a timber framed barn (see Image 11), a wood frame addition attached to the timber barn (see Image 28), and one outbuilding (see Image 32). Since the site visit was completed the wood frame addition and the outbuilding have been removed. This cluster of structures are primarily centralized in the southern corner of the subject property. The rest of the subject property is open fields, which are currently unused. The perimeter of the subject property is lined with trees and vegetation.

7.1 Contextual Surrounding

The subject property is located on the north side of Grange Road and generally bounded by Chesterton Lane to the north, Kemp Crescent to the east, Auden Road to the west, and Grange Road to the south. Grange Road has no shoulder, and is a curbed, two-way, paved road. A small cluster of homes are located directly west of the subject property on the north side of Grange Road. A residential subdivision is located northwest of the subject property. A vacant field and a pedestrian trail that follows the path of Hadati Creek is located further west along the north side of Grange Road and is not associated with the subject property. The south side of Grange Road consists of a newer residential subdivision with uniform setbacks fronting Grange Road. Existing dwellings in the vicinity of the subject property are varied and include detached dwellings and townhouses on medium to large sized lots.

7.2 Landscape Features

Overall, the topography of the subject property is flat (see Image 37). The subject property comprises a mix of mature trees and new growth. The boundary of the property is well delineated by the presence of hedgerows and trees. The grass surrounding the residential structure has been cut, however the surrounding fields have been left to grow.

7.3 Brick Residence

The primary residence at 316 Grange Road is a one-and-a-half storey, vacant, red brick house built on a parged concrete foundation with stone windowsills and lintels and a hip roof (see Image 1). The three-bay façade with a centrally placed entrance fronts Grange Road. The entrance is accessed from an elevated front porch that spans the west half of the façade. The east half of the façade projects slightly with an intersecting gable roof, creating a pediment-like feature above the western window. The triangular space is clad in white vinyl siding. A centrally placed dormer with a hip roof is located above the front entrance with a boarded up window opening.

The southwest elevation contains two rectangular windows with stone sills and lintels on the ground floor (see Image 4 and Image 5). Two basement windows with segmental or flat arches are visible on this elevation. An exterior brick chimney is located at the centre of the southwest elevation (see Image 4). There is visible mortar loss and brick deterioration on the chimney. A one-storey addition at the rear of the residence is visible from the southwest elevation (see Image 5 to Image 9). This rear addition has a shed roof and is clad in white vinyl siding. A rectangular window is located on the southwest elevation. There is a rear entry door to the house located on the east side and a rectangular window opening located on the west side of the rear elevation, both of which have been boarded up to prevent break-ins. A dormer on the upper storey is visible and is placed at the centre of the hip roof on the main brick structure.

The east elevation contains two rectangular window openings with stone sills and lintels (see Image 10). There is a brick chimney present on this elevation, however it does not extend through the roofline, possibly suggesting that a former chimney was removed. There is one rectangular window opening on the east elevation of the rear addition, which has been boarded up.

Based on the massing, built form, and materials used, the brick residence is best described as a vernacular example of a bungalow constructed in the early 20th century, likely between 1903-1920.

As a style, bungalows are generally one to one-and-a-half storeys with broad, low-pitched roofs. Bungalow designs typically include an extensive verandah or porch in an informal asymmetrical plan. Both the roof structure and verandah/porches of bungalows are often defined by exposed structural framing. The bracketing and bracing in these elements can be quite ornate and mostly follow “Arts and Crafts” designs. Bungalows rarely contain any Classical architectural elements. Building materials vary in bungalow design but many include the combination of rustic materials, such as stone or brick, with a siding such as horizontal board or shingle. Windows are often grouped in twos or threes and may be multipaned or single (Blumenson 1990, Kyles 2016). When examined against the typical characteristics of the Bungalow style as outlined by Blumenson (1990) and Kyles (2016), the residence only meets half of the characteristics of this style. While the residence does have the massing of a bungalow, it is not considered a representative example of this style.

Table 7: Characteristics of the Bungalow
(Adapted Blumenson 1990; Kyles 2016a)

Characteristics of the Bungalow Style	Characteristics of 316 Grange Road
One to one-and-a-half storeys	Yes
Low pitched roof	Yes
Extensive verandah/porch	No
Exposed structural framing	No
Brick or stone construction	Yes
Grouped windows	No

7.4 Former Outbuilding

During ARA’s 2025 site visit, it was noted that the one-storey outbuilding, which was observed in previous site visits, was no longer extant. A concrete pad now occupies the space where the outbuilding was located (see Image 37 and Image 38).

7.5 Timber Framed Barn

Positioned in an east-west orientation (see Map 1), the large, two-storey timber frame barn is built to a rectangular plan and features vertical barn board cladding atop a board formed concrete foundation (see Image 11). The barn features a side gable roof clad in metal sheeting with overhanging eaves. The façade (south elevation) has evidence of missing vertical barn board siding, and the two rectangular door openings are boarded (see Image 13). The right (east) side of the façade has extreme vegetative overgrowth, limiting the view of the timber siding (see Image 14).

The west elevation also exhibits some loss of timber siding and disrepair in the gable peak with pieces of the vertical barn board beginning to fail (see Image 16). There are two rectangular window

openings, one of which has been boarded up with plywood, the other of which has metal grills with no windowpane (see Image 17).

The north elevation features several window and door openings on the main level (see Image 20). Remnants of a stone wall built to a square plan are connected to the concrete foundation (see Image 22). While there is not currently a banked entrance leading to the upper floor where there is an opening, it is possible that the remains of the stone wall may have supported a bank or some type of ramp. The surrounding area on this elevation has naturalized with overgrown vegetation.

The east elevation of the timber barn exhibits an open, exposed, one-storey wood frame structure (see Image 24). The frame addition exhibits no exterior wall cladding or enclosed roofing materials. The addition sits on a concrete pad, and the east elevation of the timber barn is visible (see Image 27).

During ARA's 2025 site visit, the barn interior was not accessible due to structural safety concerns, however, images from previous site visits where ARA was permitted into the barn are found in Image 39 to Image 46. Details of the interior have been noted below for information purposes and to provide more information on the barn's construction.

7.5.1 Timber Framed Barn Interior

The interior ground storey of the barn contains several stalls and pens/spaces that were presumably used at one point to house livestock. In keeping with the barn's foundation, the stalls are also created with board formed, poured concrete and wooden materials (see Image 43-Image 46). There is a centrally placed wooden ladder that provides access to the second storey. Horizontal lines, visible from the interior and exterior, indicate the thickness of the wooden boards used to shape the foundation. The use of poured concrete as a foundation material, rather than a fieldstone foundation, which is more commonly seen on Central Ontario Barns, suggests the barn was built in the 20th century. According to Ontario Barn Preservation,

Barns with full lower level stables, built when livestock became more important (after 1850), generally had stone walls for the stable. By 1920 poured concrete had replaced stone as the stable wall material of choice (2020).

A large timber beam is visible on the interior of the lower storey in a north-south orientation and provides central support for the upper floor. Notched floor joists are oriented perpendicular to the timber and support the upper storey. Cross bracing is visible between the floor joists (see Image 43-Image 46).

The upper floor of the barn displays the structure's timber frame construction. The barn is two bays, both in length and width, and has a canted queen truss system supporting a principal purlin plate under a single gable roof. This style of construction uses heavy timbers and relies on joinery and wooden pegs to create the supporting structure, which is then clad in vertical barn board siding. Mortise-and-tenon joints were observed during the site visit at the intersection of the post and crossbeams and at wall and brace joints. The rafters appeared to be notched to fit into the plate beam. An impressive scissor scarf joint was visible along the plate beam, joining two timbers together to span the length of the barn. All joints were connected using wooden pegs. Uniform arc-shaped saw kerf marks are visible on the timbers indicating they were cut by a circular saw.

While the exact construction date of the barn is unknown, the structure’s construction methods may reveal information about its age. The use of poured concrete for the foundation and evidence of the use of a circular saw to cut the large timbers suggest a construction date post 1900. However, the use of heavy timbers and wood pegged joinery suggests the barn likely was not constructed later than 1920, when the use of timber frame construction for barns had overwhelmingly been replaced by plank (or lumber) frame construction.

7.5.2 Central Ontario Barn

The Central Ontario barn style was a common barn design in southern Ontario dating to the last quarter of the 19th century and into the 20th century, deriving from the earlier, smaller, English barn (Ennals 1972). As noted, the construction date of the barn on the subject property is thought to be in the early 20th century. It is in keeping with the Central Ontario Barn with the timber framed construction style.

Central Ontario Barns are distinguished by their heavy internal post-and-beam network, mortise and tenon joinery, and vertical barnboard siding. Central Ontario Barns are also referred to as “bank barns” as they were often built into the side of a hill, or bank, allowing both the upper and lower floors to be accessed from ground level, with one access at the top of the hill and the other at the bottom. Often the ground floor in a bank barn contains boxstalls or stables for cattle, horses, and other livestock and it is common for a stair or ladder to be centrally placed and lead from the ground storey to the second floor (also referred to as the ‘mow’ or ‘threshing floor’). As described by Ennals:

the second level is constructed of heavy timbers or bents. The term “bent” refers to a prefabricated framework of heavy squared timber which forms the basic unit of the structure. A series of bents are used in each barn, each bent spanning the width of the building and all linked together by stringers to create the basic skeleton of the building (Ennals 1972:257).

These barns were typically oriented in an east-west placement. Constructing Central Ontario Barns using timber framing techniques was commonly used throughout Ontario by early settlers in the 19th century, however the popularity of this technique declined in the 20th century with the advent of the industrial mill and increased demand for dimensional lumber and ‘light frame’ construction. This type of construction, called “plank framed” or “truss framed,” greatly reduced the number of timbers needed, instead using dimensional lumber for trusses, rafters, and joists. These trusses and joints began to become bolted or nailed together instead of being mortised and tenoned.

When examined against the typical characteristics of the Central Ontario barn style as outlined by Peter Ennals’ discussion of the Central Ontario Barn type (1972) and Shannon Kyles’ summary in *Ontario Architecture* (2016b), the barn on the subject property meets just over half of the characteristics of the style, however, both interior and exterior materials and features have been removed and/or altered. Therefore, the barn is not a representative example of a Central Ontario barn.

Table 8: Characteristics of the Central Ontario Barn
(Adapted Ennals 1972; Kyles 2016a)

Characteristics of the Central Ontario Barn	Characteristics of 316 Grange Road
Large, two storeys	Yes
East-west orientation	Yes
Two mows at right angles	No
Wooden structure on stone foundation	No – concrete foundation

Gable roof	Yes
Ramp leading to large door on long side	No
Timber Frame construction	Yes

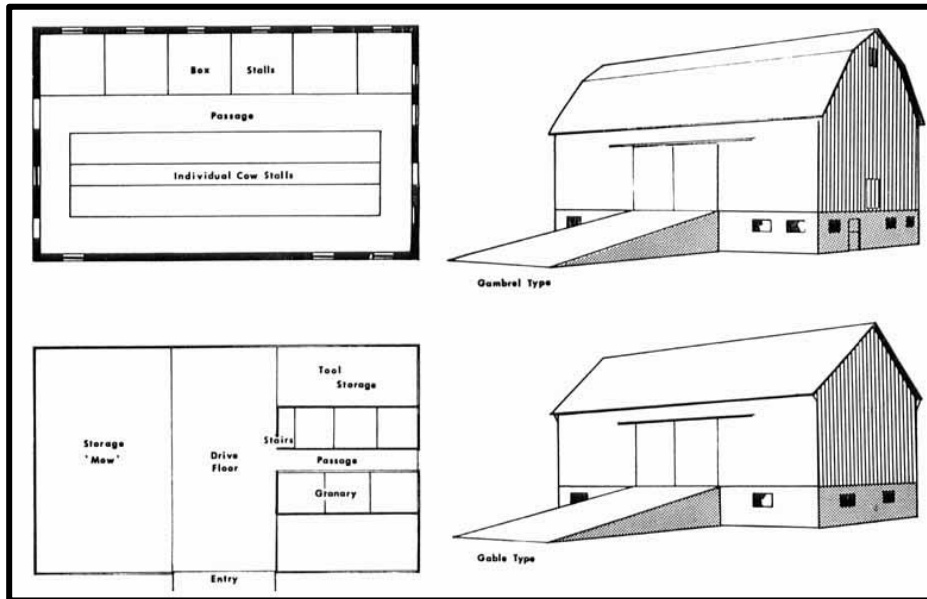


Figure 1: Central Ontario Barn
 (Ennals 1972:257)

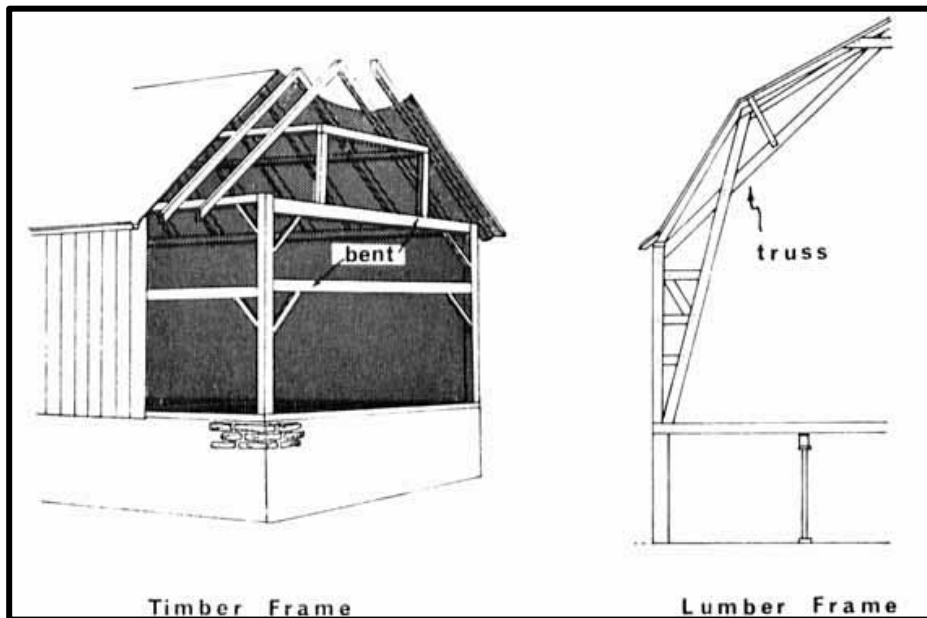


Figure 2: 19th Century Barn Construction Types
 (Ennals 1972:257)

8.0 HERITAGE ASSESSMENT

To provide an accurate impact assessment against the proposed development, it is worthwhile to assess the property through an O. Reg 9/06 evaluation, as amended by O. Reg 569/22, s. 1 (2)), and if required, provide a Statement of Cultural Heritage Value or Interest and list of heritage attributes.

Using information gathered in the field survey, and additional historical and contextual research, an evaluation of the property according to O. Reg. 9/06 was conducted and can be found below in Table 9.

Table 9: Evaluation of 316 Grange Road Using O. Reg. 9/06

Description	Criteria Met Yes/No	Value
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	Yes	316 Grange Road has design value because it contains a timber-framed barn, which is a rare type of structure in the City of Guelph. The timber-framed barn displays mortise-and-tenon and scissor scarf joinery secured by wooden pegs which are typically found in the timber-framed barn from the 20 th century. The City of Guelph has 12 extant barns listed on the Municipal Register. The brick residence at 316 Grange Road can be described as a vernacular interpretation of the bungalow architectural style however it 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	No	The built structures at 316 Grange Road do 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	No	The built structures at 316 Grange Road do 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	No	While the subject property may be broadly associated with the theme of agricultural settlement in the City of Guelph, research on 316 Grange Road did not reveal any direct or significant associations with a theme, event, belief, person, activity, organization or institution 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	No	316 Grange Road does not 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	No	316 Grange Road does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist significant to a community. The builder is unknown.
The property has contextual value because it is important in defining, maintaining or supporting the character of an area	No	The area surrounding 316 Grange Road has undergone several periods of change, especially with the inclusion of new and modern residential subdivisions in each direction and does not have a district or defining character. 316 Grange Road is not important in defining, maintaining, or supporting the character of the surrounding area.

Description	Criteria Met Yes/No	Value
The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings	No	While the subject property contains early 20 th century structures, the remainder of the property no longer contains the relevant physical characteristics linking it to the former agricultural landscape. As a result, the subject property no longer has contextual value because of its physical, functional, visual, or historical link to its surroundings.
The property has contextual value because it is a landmark	No	316 Grange Road is not a landmark.

O. Reg. 9/06 requires that to be considered for designation, a property must meet at least two of the criteria. 316 Grange Road meets one criterion. As such, the evaluation determined the subject property does not have CHVI and a statement of significance and list of heritage attributes is not required.

9.0 PROPOSED DEVELOPMENT

The proposed development seeks to construct a residential subdivision on the subject property along the north side of Grange Road with interior streets connecting to existing streetscapes (see Figure 3). Overall, the proposed development seeks to create a mix of housing including single detached units (2), semi-detached units (16), townhouse units (62). The goal is to create more housing within the City of Guelph.

As the proposed development is still in the early stages of the planning process, there are no detailed designs for the proposed buildings. A park is also proposed along Grange Road, which will connect and add onto existing green space. The current proposed conceptual plan of subdivision is shown in Figure 3.

10.0 POTENTIAL IMPACTS

The Ministry of Citizenship and Multiculturalism (MCM) *InfoSheet #5: Heritage Impact Assessments and Conservation Plans (2006b:3)* provides a list of potential negative impacts to consider when evaluating any proposed development. Impacts can be classified as either direct or indirect. Noted negative impacts include destruction of a significant heritage resource/attribute, alteration, creation of shadows, isolation of a heritage resource/attribute, obstruction of significant view/s, a change in land use, and/or land disturbance.

The subject property does not contain any built heritage resources, therefore there are no negative impacts anticipated.

11.0 ALTERNATIVES AND CONSERVATION OPTIONS

If potential impacts to identified heritage resources are determined, consideration of alternative approaches, conservation and/or mitigative/avoidance measures, should be considered. The City of Guelph's CHRIA guidelines outline several conservation options including Avoidance Mitigations options (preservation/conservation, adaptive re-use and alteration) and Salvage Mitigation options (relocation, ruinification, symbolic conservation). As noted above, there is no potential for negative impacts as a result of the proposed development, therefore no alternative design options or conservation measures are required.

While the timber-frame barn was not shown to possess CHVI, it does contain historic fabric that may be worthy of salvage and reuse.

12.0 MITIGATIVE MEASURES

Since no negative impacts have been identified, no mitigation measures are required. Nonetheless, the property does contain historic fabric that should be considered for salvage and reuse. The following mitigation measure is encouraged.

12.1 Material Salvage

The salvaging of building materials is considered good practice and is encouraged as part of the proposed development. The materials listed below provide an example of materials that may be worthy of salvage or reuse:

- Wood from timber frame barn

The following suggestions for the salvage and reuse of materials associated with the barn are encouraged:

- A reputable contractor(s) with proven expertise in cultural heritage resource and/or salvage removal should be obtained;
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process. This may take the form of a local carpenter, a contractor, a salvage shop, etc.;
 - The following companies may be considered:
 - The Timeless Material Co. (305 Northfield Dr E, Waterloo)
 - Historic Lumber (12478 Sixth Line Nassagaweya, Acton)
 - Nostalgic Wood (specializes in Barns – 43382 Hullett-McKillop Road, Walton)
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Consider the incorporation of salvaged materials, timber beams, into the proposed development; and
- Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

13.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

The subject property contains a brick residence and a timber barn constructed in the 20th century. Based on the research, field survey, and review of the property, the existing buildings were not found to have CHVI. While the existing barn was found to be a rare building type within the City of Guelph, it was not found to have significant design/physical, historical/associative, or contextual value. Therefore, the proposed development will not result in any negative impacts. As such, no alternative designs were considered, and mitigation measures or conservation treatments are not necessary.

The wood from the timber frame barn does contain historic fabric that should be considered for salvage and reuse. The salvaging of building materials is considered good practice and is encouraged as part of the proposed development. The following suggestions for the salvage and reuse of materials associated with the barn are encouraged:

- A reputable contractor(s) with proven expertise in cultural heritage resource and/or salvage removal should be obtained;
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process. This may take the form of a local carpenter, a contractor, a salvage shop, etc.;
- The following companies may be considered:
 - The Timeless Material Co. (305 Northfield Dr E, Waterloo)
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 - Nostalgic Wood (specializes in Barns – 43382 Hullett-McKillop Road, Walton)
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Consider the incorporation of salvaged materials, timber beams, into the proposed development; and
- Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

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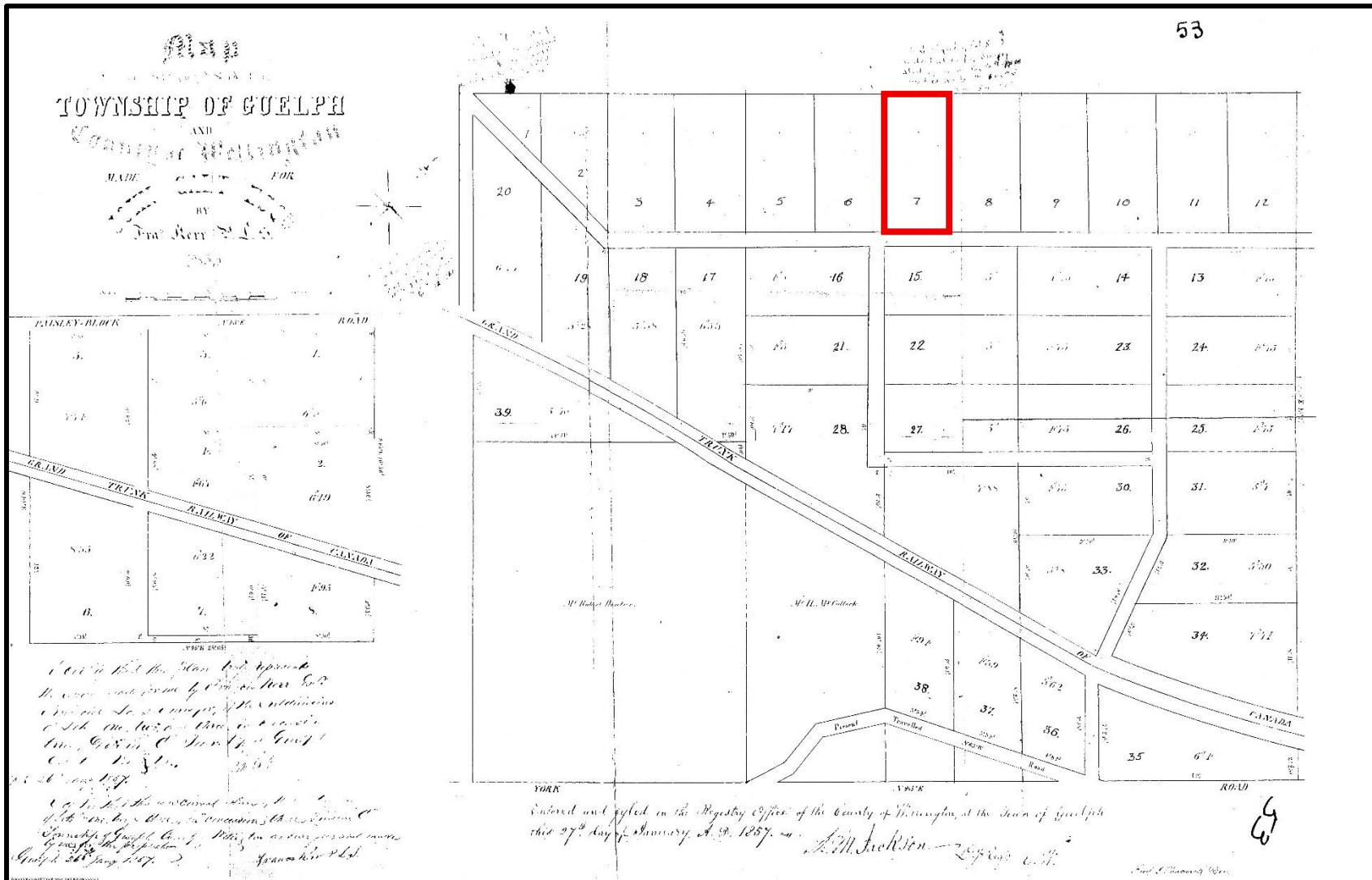
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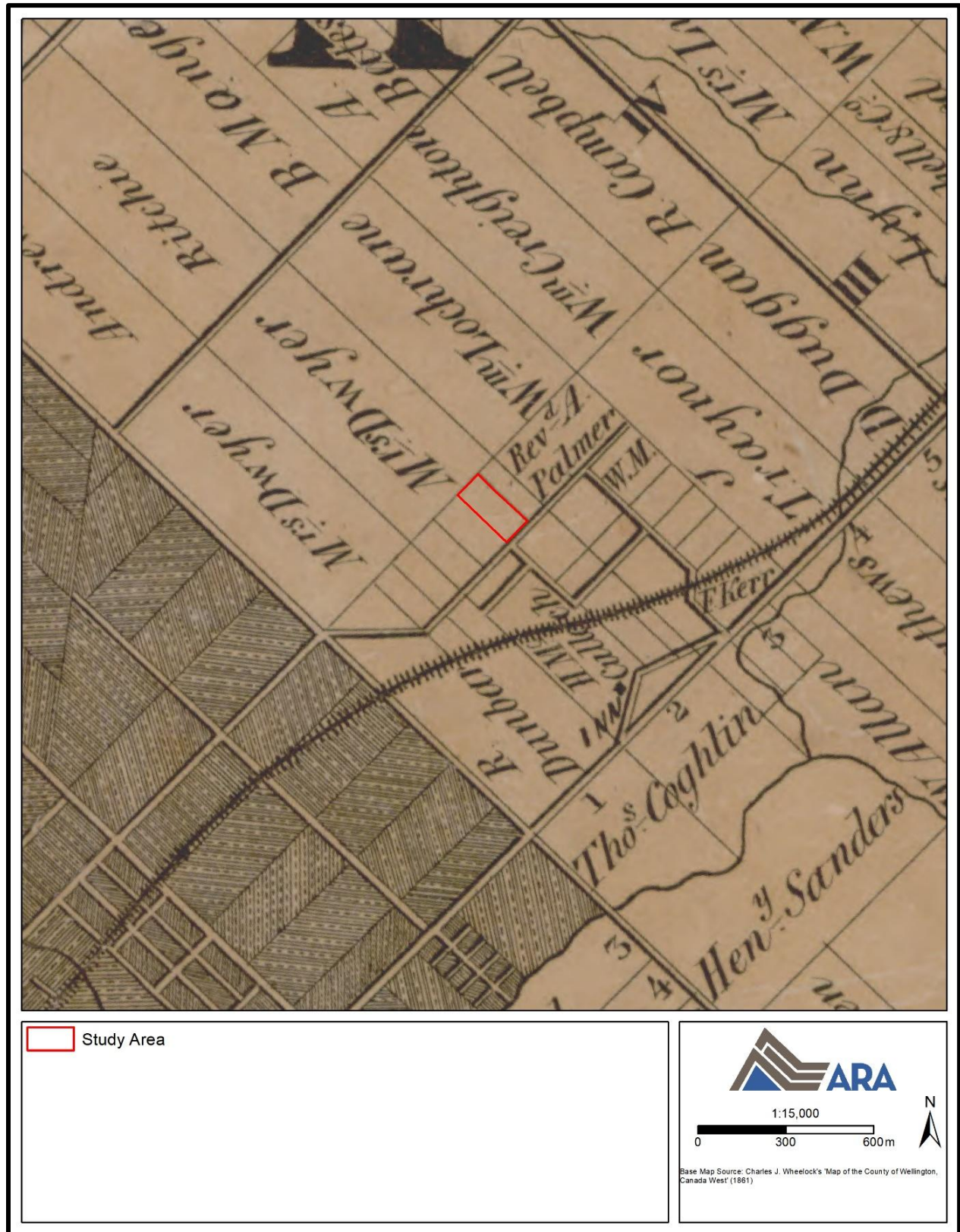
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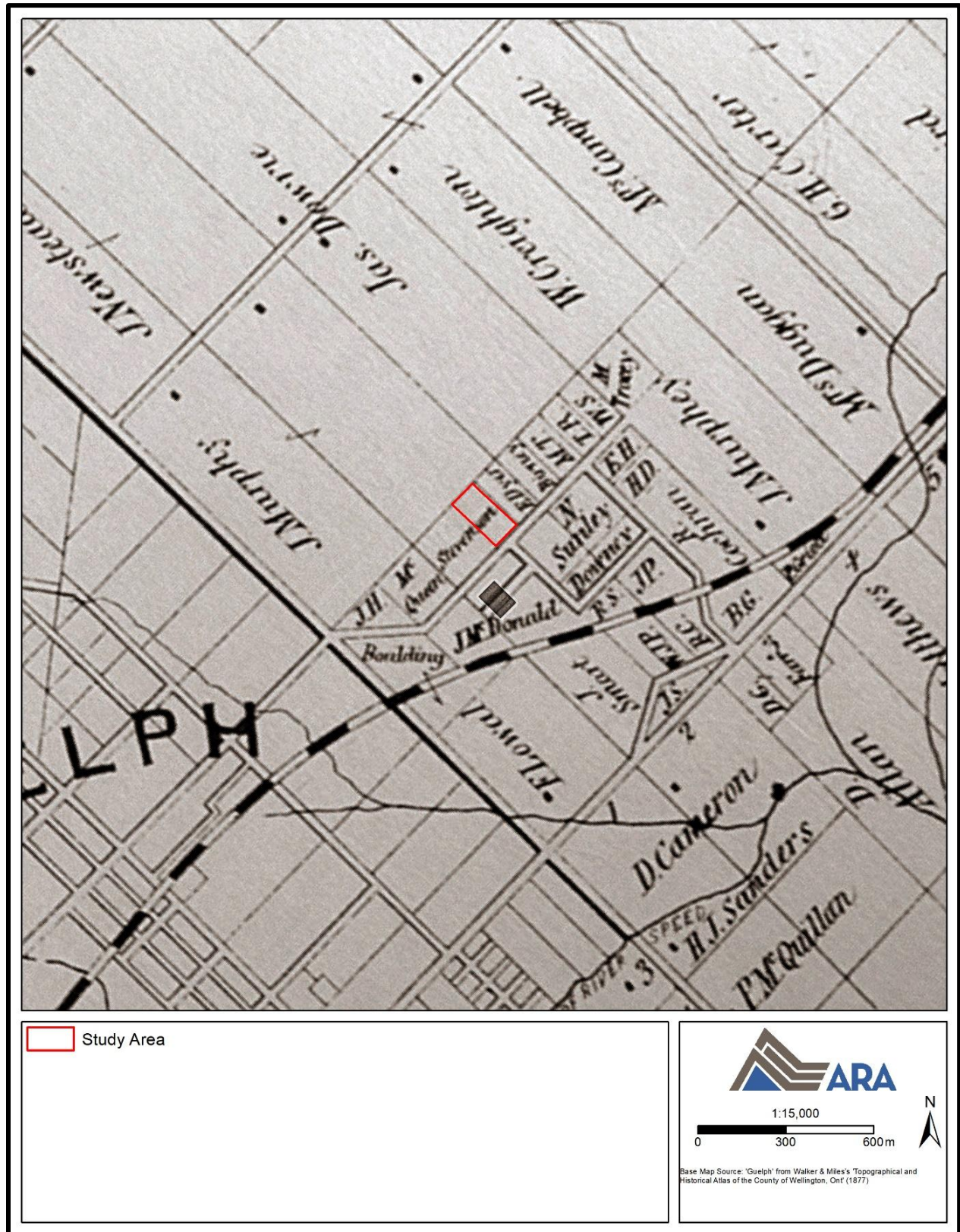
Appendix A: Maps



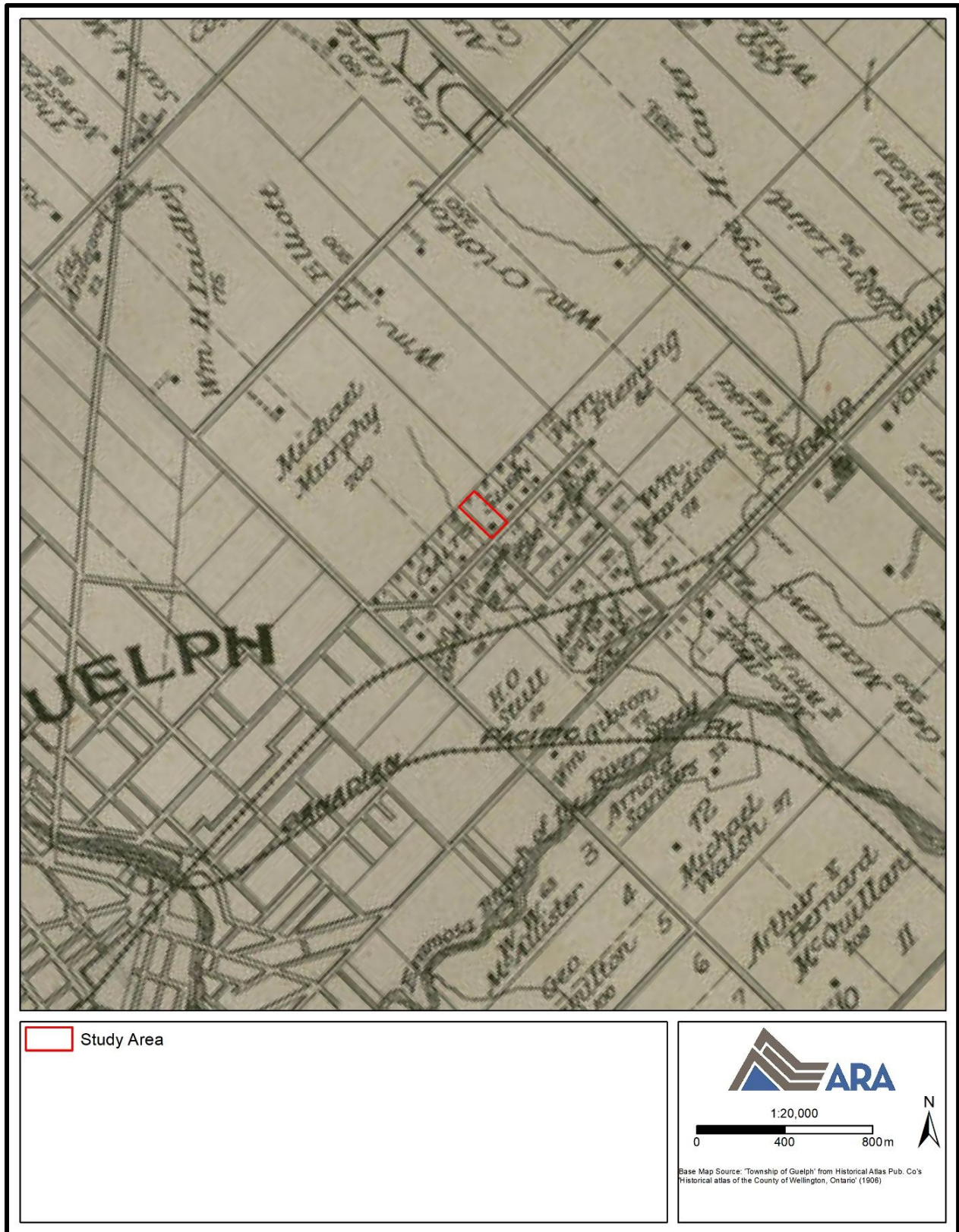
Map 2: Subject Property on Plan 53 from 1857, Map of Township of Guelph and County of Wellington
(Provided by City of Guelph Staff)



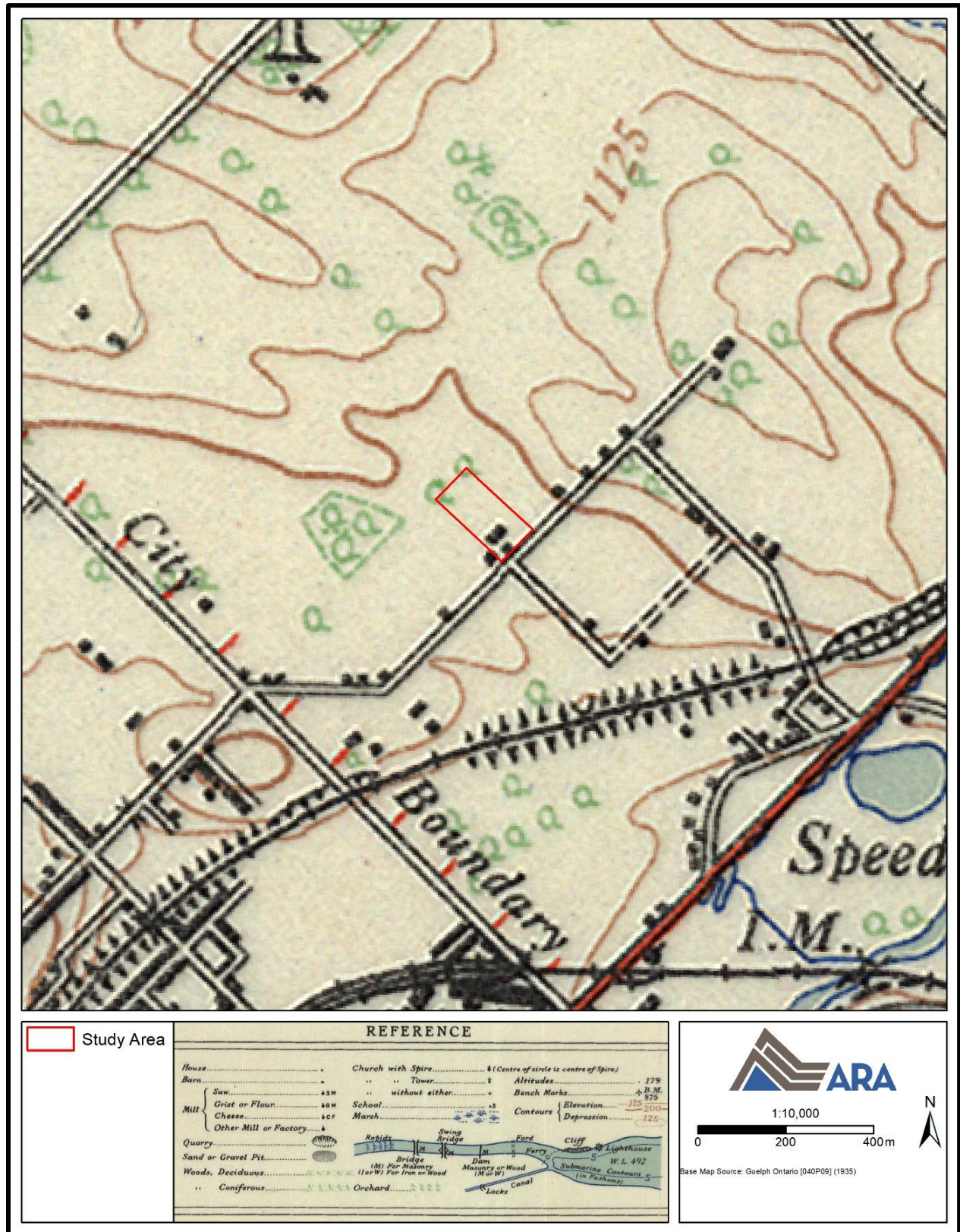
Map 3: 316 Grange Road on an 1861 Map
(Produced by ARA under license using ArcGIS® software by Esri, © Esri; Charles J. Wheelcock 1861)



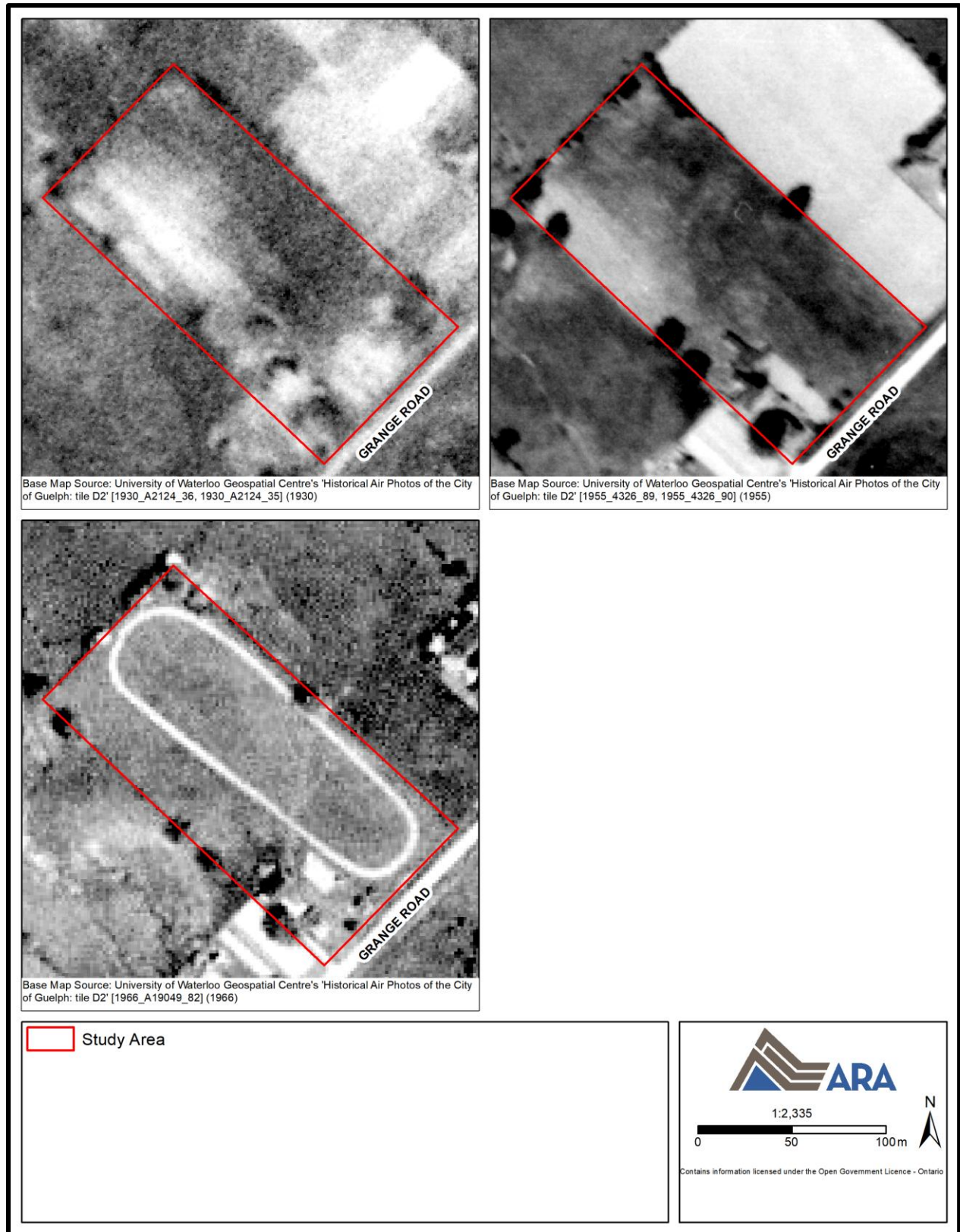
Map 4: 316 Grange Road on an 1877 Map
(Produced by ARA under license using ArcGIS® software by Esri, © Esri; McGill 2001)



Map 5: 316 Grange Road a 1906 Map
(Produced by ARA under license using ArcGIS® software by Esri, © Esri; OCUL 2020)



Map 6: 316 Grange Road a 1935 Map
 (Produced by ARA under license using ArcGIS® software by Esri, © Esri; OCUL 2020)



Map 7: 193 Water Street South on Aerial Images from 1930, 1955, and 1966
(Produced by ARA under license using ArcGIS® software by Esri, © Esri; UW)

Appendix B: Subject Property Images



Image 1: 316 Grange Road – Residence Façade (Southeast Elevation)
(Photo taken July 22, 2025; Facing Northwest)



Image 2: 316 Grange Road – Residence Façade Projecting Bay
(Photo taken July 22, 2025; Facing Northwest)



Image 3: 316 Grange Road – Residence South Corner View
(Photo taken July 22, 2025; Facing North)



Image 4: 316 Grange Road – Residence Southwest Elevation
(Photo taken July 22, 2025; Facing Northeast)



Image 5: 316 Grange Road – Residence Southwest Elevation (and Rear Addition)
(Photo taken July 22, 2025; Facing Northeast)



Image 6: 316 Grange Road – Residence West Corner View
(Photo taken July 22, 2025; Facing East)



Image 7: 316 Grange Road – Residence Rear Addition (Northwest Elevation)
(Photo taken July 22, 2025; Facing Southeast)



Image 8: 316 Grange Road – Residence North Corner View
(Photo taken July 22, 2025; Facing South)



Image 9: 316 Grange Road – Residence Rear Addition Gable Window
(Photo taken July 22, 2025; Facing South)



Image 10: 316 Grange Road – Residence Northeast Elevation
(Photo taken July 22, 2025; Facing Southwest)



Image 11: 316 Grange Road – Timber Barn Façade (Southeast Elevation)
(Photo taken July 22, 2025; Facing Northwest)



Image 12: 316 Grange Road – Timber Barn Detail of Missing Vertical Barn Boards
(Photo taken July 22, 2025; Facing North)



Image 13: 316 Grange Road – Detail of Timber Barn Variety of Siding Materials
(Photo taken July 22, 2025; Facing Northwest)



Image 14: 316 Grange Road – Timber Barn Façade (Southeast Elevation)
(Photo taken July 22, 2025; Facing Northwest)



Image 15: 316 Grange Road – Timber Barn South Corner View
(Photo taken July 22, 2025; Facing North)



Image 16: 316 Grange Road – Timber Barn Southwest Elevation
(Photo taken July 22, 2025; Facing Northeast)



Image 17: 316 Grange Road – Timber Barn Concrete Foundation and Window Opening
(Photo taken July 22, 2025; Facing Northeast)



Image 18: 316 Grange Road – Detail of Timber Barn Concrete Foundation
(Photo taken July 22, 2025; Facing Northeast)



Image 19: 316 Grange Road – Timber Barn Interior from Window Opening
(Photo taken July 22, 2025; Facing Northeast)



Image 20: 316 Grange Road – Timber Barn Northwest Elevation
(Photo taken July 22, 2025; Facing Southwest)



Image 21: 316 Grange Road – Timber Barn Northwest Elevation Opening
(Photo taken July 22, 2025; Facing Southwest)



Image 22: 316 Grange Road – Timber Barn Stone and Concrete Walls
(Photo taken July 22, 2025; Facing Southwest)



Image 23: 316 Grange Road – Timber Barn North Corner View
(Photo taken July 22, 2025; Facing South)



Image 24: 316 Grange Road – Timber Barn East Corner View
(Photo taken July 22, 2025; Facing West)



Image 25: 316 Grange Road – Timber Barn Wood Frame Addition
(Photo taken July 22, 2025; Facing North)



Image 26: 316 Grange Road – Timber Barn Wood Frame Addition
(Photo taken July 22, 2025; Facing West)



Image 27: 316 Grange Road – Timber Barn Wood Frame Addition Interior
(Photo taken July 22, 2025; Facing Southwest)



Image 28: 316 Grange Road – Detail of Timber Barn Wood Frame Addition
(Photo taken July 22, 2025; Facing Southwest)



Image 29: 316 Grange Road – Detail of Timber Barn Wood Frame Addition Truss
(Photo taken July 22, 2025; Facing Southwest)



Image 30: 316 Grange Road – Timber Barn Wood Frame Addition
(Photo taken July 22, 2025; Facing Southwest)



Image 31: 316 Grange Road – Detail of Timber Barn Wood Frame Addition
(Photo taken July 22, 2025; Facing Southwest)



Image 32: 316 Grange Road – Steel Outbuilding Façade (Southwest Elevation)
(Photo taken July 22, 2025; Facing Northeast)



Image 33: 316 Grange Road – Steel Outbuilding West Corner View
(Photo taken July 22, 2025; Facing East)



Image 34: 316 Grange Road – Steel Outbuilding South Corner View
(Photo taken July 22, 2025; Facing North)



Image 35: 316 Grange Road – Steel Outbuilding West Corner View
(Photo taken July 22, 2025; Facing East)



Image 36: 316 Grange Road – View of Steel Outbuilding from the Timber Barn
(Photo taken July 22, 2025; Facing Northeast)



Image 37: 316 Grange Road – Concrete Pad, Site of Former Outbuilding
(Photo taken July 22, 2025; Facing Northwest)



Image 38: 316 Grange Road – Concrete Pad, Site of Former Outbuilding
(Photo taken July 22, 2025; Facing Northwest)

Supplementary Images



Image 39: 316 Grange Road – Interior of Timber Barn
(Photo taken July 14, 2021)



Image 40: 316 Grange Road – Interior of Timber Barn
(Photo taken July 14, 2021)



Image 41: 316 Grange Road – Upper Floor, Mortise and Tenon Joinery Secured by Wooden Pegs
(Photo taken July 14, 2021)



Image 42: Upper Storey, Northwestern Interior Elevation
(Photo taken July 7, 2021)



Image 43: Timber Frame Barn – First Floor Interior
(Photo taken August 15, 2023)



Image 44: Cross Bridging Visible on Upper Floor Joists
(Photo taken July 7, 2021)



Image 45: Timber Frame Barn – First Floor Interior
(Photo taken August 15, 2023)



Image 46: Timber Frame Barn – First Floor Interior
(Photo taken August 15, 2023)

APPENDIX C: KEY TEAM MEMBER BIOGRAPHIES

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

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

Amy Barnes, MA, CAHP, Heritage Project and Consultation Manager

Amy has 15 years of experience identifying, researching and evaluating cultural heritage resources and leading community engagement and stakeholder consultation. Ms. Barnes holds an MA in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario and has successfully completed the IAP2 Foundations in Public Participation, the IAP2 Planning and Techniques for Effective Public Participation. Amy is a professional member of the CAHP and previously served for eight years on a Heritage Advisory committee. Throughout her career she has worked in the public and private sector in tandem with the general public, volunteers, property owners, consultants, developers, planners, trades people, and municipal and provincial agencies. She has successfully completed over 250 heritage related projects including 600+ cultural assessments and has been qualified as an expert witness at the Ontario Superior Court of Justice. Amy's duties included project management, public consultation, facilitation, research, database and records management, and report author to fulfil the requirements of provincial and municipal legislation. She has worked with municipalities of all sizes including, City of Toronto, City of Cambridge, Town of Newmarket, City of Oshawa, Town of Oakville, City of Kingston, and Town of Fort Erie on projects which range in size, scale and complexity.