

HERITAGE IMPACT ASSESSMENT

6550 Gerrie Road, Village of Elora

Date:

July 19, 2021

Prepared for:

**Black, Shoemaker, Robinson and
Donaldson Limited**

Prepared by:

**MacNaughton Hermsen Britton
Clarkson Planning Limited (MHBC)**

200-540 Bingham Centre Drive
Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121

Project No. 21231A

Village of
ELORA
NICHOL TOWNSHIP
Scale 1 in. = 8 chains or 528'



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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Appendix B – Site Plan Overlay on Subject Lands

Disclaimer: Due to the Covid-19 pandemic, in-person research has been limited and therefore, this report may not be able to reference relevant hard copy sources that are within collections that are temporarily closed to the public.

PROJECT PERSONNEL

Dan Currie, MA, MCIP, RPP, *Managing Director of Cultural Heritage* Senior Review
CAHP

Gillian Smith, MSc *Heritage Planner* Research and Author

GLOSSARY OF ABBREVIATIONS

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

EXECUTIVE SUMMARY

MHBC Planning Limited was retained to complete a Heritage Impact Assessment for a proposed subdivision that neighbours a listed heritage property located at 6550 Gerrie Road in the Village of Elora, Township of Centre Wellington. The purpose of this Heritage Impact Assessment is to evaluate the impacts of the proposed subdivision on the adjacent heritage property.

In summary, the existing dwelling located at 6550 Gerrie Road is representative of the Georgian architectural style. The property has potential to yield information as it is representative of the theme of early settlement and growth of Nichol Township (Centre Wellington) and is associated with the Gerrie family, for which the road is named after. The house is physically linked to the property due to its original orientation and the landscape features in the form of mature trees along the property lines.

There are no adverse impacts identified in this report as it relates to the existing cultural heritage resource located at 6550 Gerrie Road. However, as a precaution, the following is recommended for the protection of the dwelling and its natural heritage features:

- Install a temporary construction fence along the base perimeter of the heritage property line to protect the trees and landscape features during construction.

Acknowledgement of Indigenous Communities

This Heritage Impact Assessment acknowledges that the subject property is located in the Village of Elora which is situated within territory of the Petun, Anishinabewaki, Anishinaabe, Mississaugas of the Credit, Missisauga and Odawa. These lands are acknowledged as being associated with the following treaties (accessed from www.native-land.ca): *Haldimand Treaty* and *The Simcoe Patent, Treaty 4, 1793*. This document takes into consideration the cultural heritage of Indigenous communities including their oral traditions and history when available and related to the scope of work.

1.0 INTRODUCTION

Keating Construction is proposing to build a subdivision that abuts a listed heritage property in the Village of Elora. The proposed draft Plan of Subdivision is located at 6542 and 6560 Gerrie Road, hereinafter referred to as “the subject lands”. The adjacent property is located at 6550 Gerrie Road (the “heritage property”). Keating Construction has retained MHBC to complete a Heritage Impact Assessment (“HIA”) to assess the impact of the proposed draft Plan of Subdivision on the heritage property. The heritage property at 6550 Gerrie Road is legally referred to as Part of Lot 18 Concession 12 in the Township of Nichol and is occupied by a two storey dwelling. The heritage property is listed (non-designated) as per Section 27 of the *Ontario Heritage Act* on the Township of Centre Wellington Heritage Register.

This report will analyze the impact of the development proposal on the adjacent heritage property located at 6550 Gerrie Road and provide mitigation, conservation measures and/or alternative development options as required. Photographs of the heritage property were obtained through archives and a site visit on May 11, 2021. Background information was gathered from historical records.

This HIA is based on the requirements of Section 4.6.7 of the County of Wellington Official Plan, which outlines contents to be included in an HIA. These contents are in keeping with the Ministry of Heritage, Sport, Tourism and Culture Industries *Info Sheet #5* which requires the following to be included within an HIA:

- Historical research, site analysis and evaluation
- Identification of the significance and heritage attributes of the cultural heritage resources
- Description of the proposed development
- Assessment of development or site alteration impact
- Consideration of alternatives, mitigation and conservation methods. Methods to minimize or avoid a negative impact on a significant cultural heritage resource include:
 - Alternative development approaches
 - Isolating development and site alteration from significant built and natural features
 - Design guidelines that harmonize mass, setback, setting, and materials
 - Limit height and density
 - Allow only compatible infill and additions

- Reversible alterations
- Buffer zones, and
- Site plan control
- Implementation and monitoring
- Summary statement and conservation recommendations

The above-noted categories will be the method to determine the overall impact to the heritage property and the heritage attributes as it relates to the proposed draft Plan of Subdivision.

1.1 DESCRIPTION OF SUBJECT LANDS

The subject lands are municipally addressed as 6542 and 6560 Gerrie Road in the Village of Elora and are east of Irvine Street, south of Nichol Road 15, north of Thomas Boulevard and on the west side of Gerrie Road. The lands are comprised of wetlands, a woodlot, and agricultural crops. A residential dwelling currently occupies the south east corner of the lands, addressed as 6542 Gerrie Road and is proposed to be demolished during the construction phase. A portion of the lands previously operated as an open quarry which has since terminated, however, has left a residual wetland. The lands are relatively flat in topography and are rectangular in shape. The lands surround the heritage property which is located north of the existing dwelling at 6542 Gerrie Road. The heritage property was severed from the subject lands in 1992 and does not form part of the subject lands. It is the intent of the owner, Keating Construction, to develop a subdivision comprised of various residential densities. The subject lands, including the residential dwelling at 6542 Gerrie Road are not listed or designated on the Township of Centre Wellington Heritage Register.

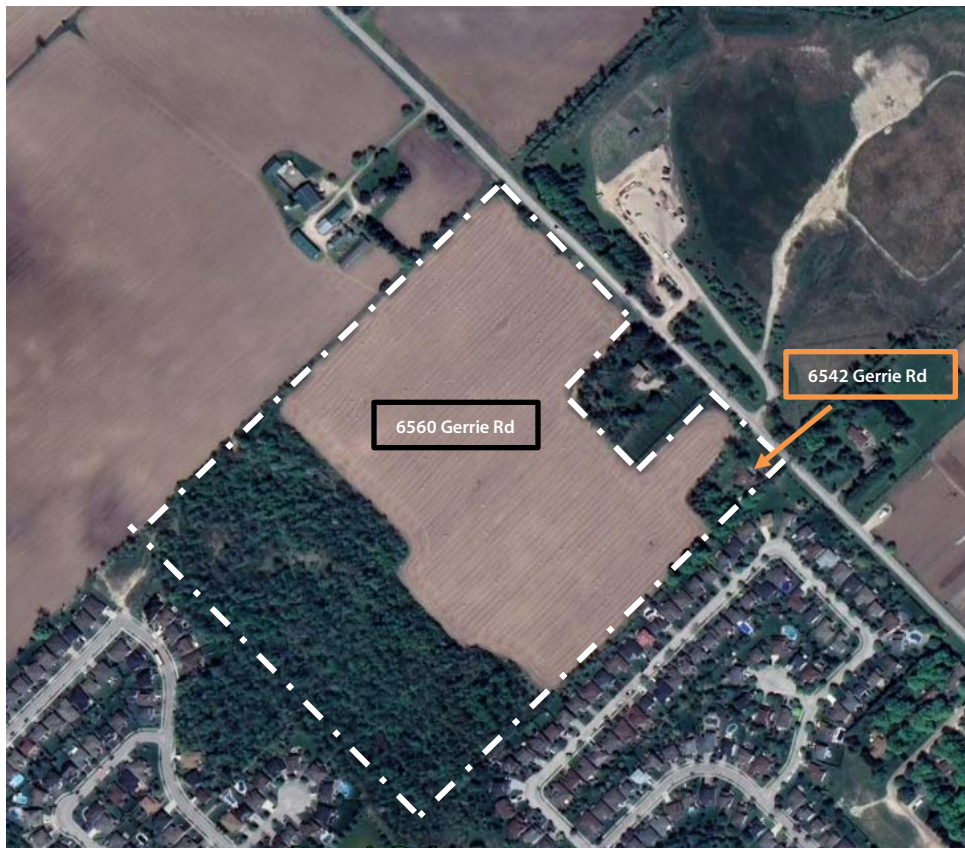


Figure 1: Aerial image of subject lands owned by Keating Construction (noted in white)

1.2 DESCRIPTION OF HERITAGE PROPERTY

The heritage property is located at 6550 Gerrie Road in the northern part of the Village of Elora. It is south of Nichol Road 15, east of Irvine Street, north of Thomas Boulevard, and on the west side of Gerrie Road. The surrounding area is comprised predominantly of agricultural lands (fields) and residential uses (**Figure 4**). The property includes a two storey house that has a treed area to the west and is surrounded by trees on the north, south and east property lines. An aerial image of the property is attached in **Appendix A**.



Figures 2 & 3: Photographs of existing building and landscaping on the heritage property (Source: MHBC, 2021)



Figure 4: Location of heritage property (in red) adjacent to subject lands (white)

1.3 HERITAGE STATUS

Part IV, Section 27 of the Ontario Heritage Act enables each municipality to keep a public register of properties that are of cultural heritage value or interest. The heritage property located at 6550 Gerrie Road is 'listed' on the Centre Wellington Heritage Properties Register. The Register identifies that the property includes a "2 storey stone dwelling built between 1830 to 1879". The lands contiguous to the heritage property that are proposed to be developed as a subdivision are not listed or designated on the Centre Wellington Heritage Properties Register

The listed heritage property and development lands are not identified by Centre Wellington

as being part of a cultural heritage landscape (“CHL”) and are not located in a heritage conservation district designated under Part V of the OHA. However, the Township of Centre Wellington is currently undertaking a CHL study to identify significant CHL within the Township. To date, the CHL study has identified 18 potential CHL in the Township. The subject heritage property and development lands have not been identified as residing within any of the potential CHL identified in the study.

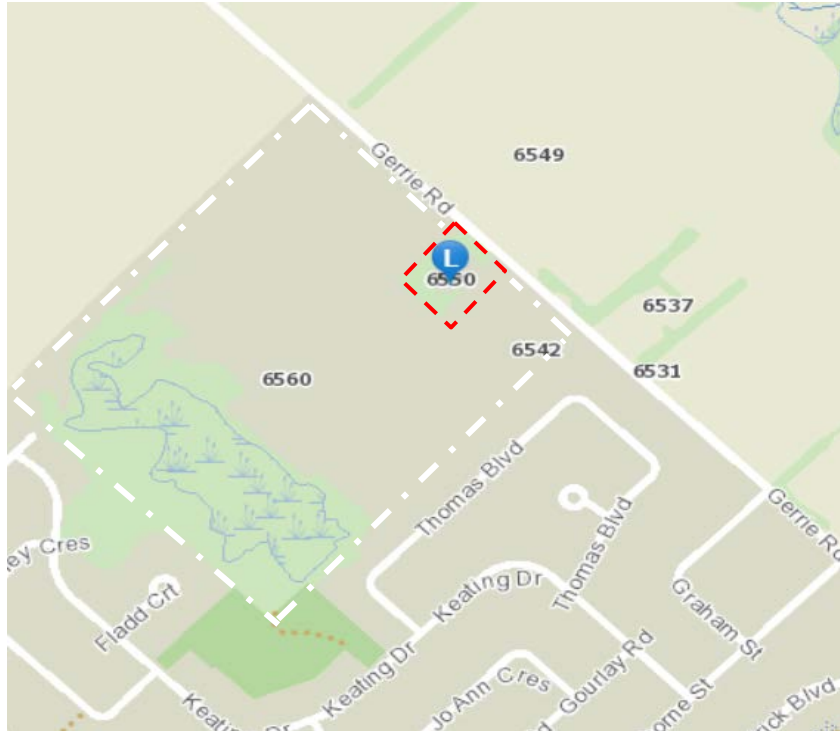


Figure 5: Excerpt of the heritage property listed on the Township heritage register (outlined in red) and the development lands (in white) (source: Centre Wellington Heritage Register)

2.0 POLICY CONTEXT

2.1 THE PLANNING ACT & PPS 2020

The *Planning Act* is provincial legislation that guides land use planning in Ontario. It makes a number of provisions respecting cultural heritage. In Section 2, The Act outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

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

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

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

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect May 1, 2020. The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. When addressing cultural heritage planning, the PPS provides for the following:

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

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

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

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

Significant: 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 Ontario Heritage Act.

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

Built Heritage Resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources that are located on a property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Protected Heritage Property: means a property designated under Parts IV, V or VI of the Ontario Heritage Act; a property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; a property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; a property protected under federal legislation, and UNESCO World Heritage Sites.

2.2 ONTARIO HERITAGE ACT

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

2.3 WELLINGTON COUNTY OFFICIAL PLAN

The Wellington County Official Plan provides policies under section 4.1 in regard to Cultural Heritage. Key policies include:

- *Section 4.1.4 Heritage Areas*

"It is the policy of this plan that any development, redevelopment or public work shall respect the goals and objectives relating to the protection and enhancement of heritage resources, within designated Heritage Areas."

- *Section 4.1.5 Policy Direction*
 - a) Built heritage resources shall be conserved, in such a way that their heritage value, attributes, and integrity are retained;
 - b) A HIA will be based on the heritage attributes or reasons why the attributes are significant; and
 - g) Where a property has been identified as a protected heritage property, development may be permitted on adjacent lands where it has been demonstrated that the heritage attributes will be protected.

2.4 CENTRE WELLINGTON OFFICIAL PLAN

The Township of Centre Wellington Official Plan sets forth policies that guide heritage conservation and planning within the Township. In section B, the Plan maintains that Heritage Architecture is a unique quality that contributes to community value. As such, Goal 11 of the Plan is to “Protect the unique cultural heritage resources of the community”.

Section C.2 of the Centre Wellington Official Plan sets out the Goals and Objectives for protecting Cultural Heritage Resources, including to protect the Township’s heritage resources from redevelopment or changes in use which threaten their existence, to support the use of heritage buildings, to identify and protect natural areas, and to encourage public awareness and appreciation towards heritage resources. Key policies include:

- Schedule A of the Official Plan identifies Heritage Areas within the Township. *Section C.2.10 Development and Redevelopment* speaks to development within Heritage Areas, stating that any development or redevelopment shall respect the goals and objectives relating to the protection of cultural heritage resources. The Township will encourage the design of new development that is compatible, sensitive, and sympathetic to existing heritage buildings or neighbouring buildings. The subject lands and property are not within Heritage Areas as delineated in Schedule A.
- *Section C.2.15 Heritage Resources Inventory* states that the Township will complete an inventory of heritage resources as a means to increase awareness of existing heritage resources to owners and developers; and
- *Section C.2.18 Heritage Centre Wellington (LACAC)* speaks to the appointment of a committee to aid council with the identification, conservation, protection and preservation of heritage resources. Responsibilities of the Committee include maintaining an inventory, conserving and preserving heritage features, preventing construction or alteration that would adversely impact heritage resources, and establish criteria for the approval of development affecting heritage properties.

It is the purpose of this report to examine the potential impact the proposed development of the subject lands will have on the adjacent listed heritage property, located at 6550 Gerrie Road. This HIA will be guided by the policy framework of provincial, regional and local governments.

3.0 HISTORICAL CONTEXT

3.1 INDIGENOUS COMMUNITIES

The Township of Centre Wellington is covered by several treaties and land cessions that occurred across southern Ontario. These treaties transferred land, and rights to land, between First Nations and the Crown. Particularly the Haldimand Proclamation Treaty established settlement patterns, which have led to the established communities within Centre Wellington. Today, Elora resides on territory of the Haudenosaunee (Six Nations, 2019) and what forms part of the Haldimand Tract. The Mississaugas of the Credit were the original occupants of the lands known today as Centre Wellington.

In the late 1700's, during the American Revolution, the Six Nations entered into negotiations with the Crown for additional tracts of land as they had lost much of it during the war (Six Nations, 2019). This agreement or proclamation became known as The Haldimand Tract Treaty, which resulted in the Mississaugas of the Credit ceding a large portion of their land to the Crown. A portion of this ceded land was then granted to the Six Nations as a reward for their loyalty during the war. This is known as the Haldimand Tract, which spanned approximately 10 kilometres on either side of the Grand River and provided the basis for the Six Nations reserve (Six Nations, 2019). Today, title to the Haldimand Tract remains disputed between the Crown and Six Nations.

3.2 CENTRE WELLINGTON & ELORA

Centre Wellington is a lower-tier municipality that was formed in 1999 by the amalgamation of six communities, including Elora, Fergus, the Townships of Nichol, Pilkington, West Garafraxa and a part of Eramosa. Together, these six communities form the Township of Centre Wellington, which is located in the County of Wellington. The County is located in south-central Ontario and is largely defined by the Grand River as well as its rich, fertile agricultural lands.

In 1832, Captain William Gilkson bought 13,819 acres of land, which was the southern half of Nichol Township (County of Wellington Atlas, 1906), and subsequently founded the Village of Elora. In 1846, Smith's Canadian Gazetteer described Elora as "A Village in the township of Nichol, beautifully and romantically situated on the Grand River" (p 54). It states that at the time there were about 100 inhabitants, an Episcopal church and a Methodist Chapel (p 54). The industries were comprised of the following: "One physician and surgeon, one grist and oatmeal mill, one saw mill, carding machine and cloth factory, one store, one

tavern, one chemist and druggist, two blacksmiths, three shoemakers, two waggon makers and two tailors” (54).

The Village experienced significant growth between 1850 and 1870, leading to its incorporation in 1858. By 1869, the Village had a population of approximately 1,500 and included various mills, two distilleries, a carpet factory, tannery and two furniture factories (Smith, 1846).

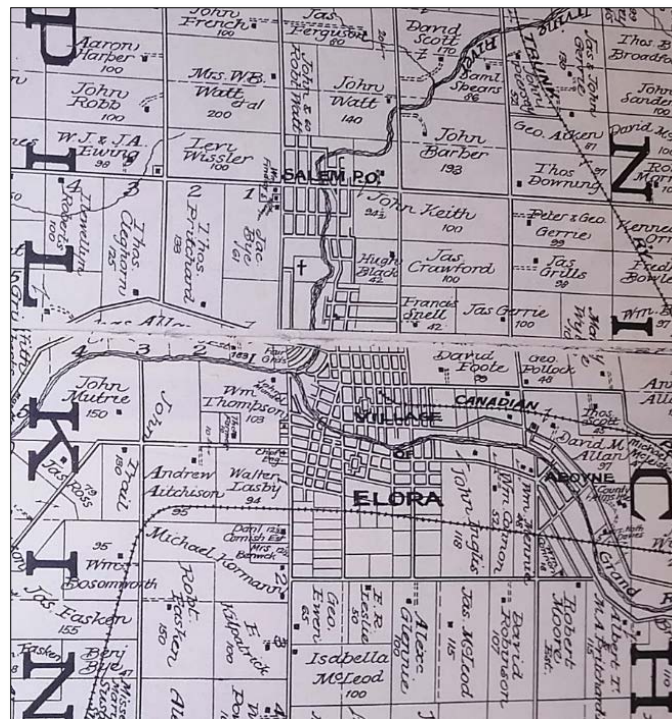


Figure 6: Excerpt of the 1861 Tremaine Map of the County of Waterloo and Wellington (Source: University of Waterloo Geospatial Centre)

3.3 6550 GERRIE ROAD

The heritage property was originally part of Lot 18, Concession 12, Township of Nichol, which also included the property at 6550 Gerrie Road. An excerpt of a pre-confederation map demonstrates that Lot 17 was associated with a John Gerrie and Lot 18 associated with W and G Gerrie (see **Figure 7**).



Figure 7: 1861 Map of Elora produced by Canada West, Leslie and Wheelock PLS (Source: Ontario Historical Mapping Project)

In 1839, William Gerrie purchased the east half and Robert Gerrie purchased the west half of Lot 18 for \$500 (**Figure 8**). Years later in 1880, William Gerrie sold the north east portion of his lands to James Gerrie. The County of Wellington Atlas from 1906 illustrates a “Jas Gerrie” as the owner of the subject lands. In 1911, James Gerrie, who is the presumed “Jas Gerrie” on the Atlas, died and the land was transferred to a William Gerrie. By 1921, William Gerrie sold the land to Elizabeth Moir for \$4,500.

TOWNSHIP OF NICHOL LOT 18 CONCESSION 12

| BOOK | NO. OF LOTS | INSTRUMENT | REG. DATE | DATE OF REGISTRY | GRANTOR | GRANTEE | QUANTITY OF LAND | Consideration or amount of Mortgage | REMARKS |
|------|-------------|------------|--------------|------------------|-----------------------------------------------------------------------------------------------------|-----------------------|------------------|-------------------------------------|---------|
| 86 | 676 | PrS | 13 June 1839 | 1 July 1839 | Now John Hamilton David Hamilton and Charles Gilman, Executors under the will of Wm Hamilton, decd. | William Gerrie | 8 1/2 | 50 | |
| " | 677 | PrS | 13 June 1839 | 1 July 1839 | Now John Hamilton David Hamilton and Charles Gilman, Executors under the will of Wm Hamilton, decd. | Robert Gerrie | 10 1/2 | 50 | |
| 81 | 8408 | PrS | 11 Dec 1853 | 14 Dec 1853 | Robert Gerrie wife | Joseph William Purdie | 10 1/2 | 50 | |
| " | 8409 | PrS | 12 Dec 1853 | 14 Dec 1853 | Joseph William Purdie wife | Robert Gerrie | 10 1/2 | 50 | \$500 |

Figure 8: 1839 Land Registry record for Lot 18 Concession 12 (Ontario Land Registry Access)

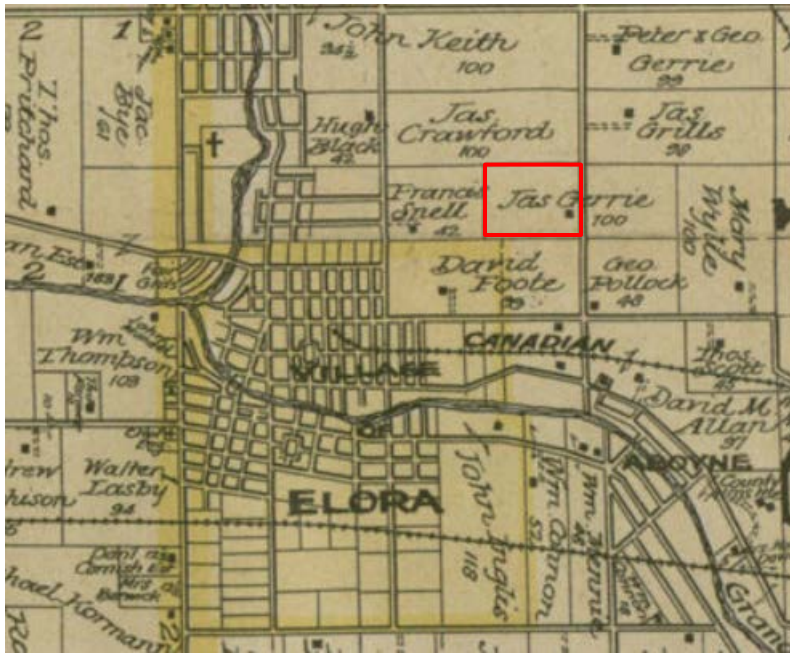


Figure 9: Wellington County Atlas c.1906, subject lands in red (Courtesy Canadian Research Knowledge Network)

According to Connon (1975), there were more than 36 individuals with the last name Gerrie living in Elora in 1836. Within the Gerrie group was a William Gerrie, who purchased 200 acres of land between Elora and Bon accord (Connon, 1975). In 1839 William and his brother Robert each purchased 50 acres of land from Captain Gilkinson (Connon, 1975). William Gerrie purchased the east half and Robert the west half (the west half being 6550 Gerrie Road today). According to Connon (1975), Robert Gerrie occupied a farm on the lands he owned that was situated north of Elora, with many cedar trees growing near a swamp, referred to as “Robbies Swoggle”.

The house currently occupying the property has also been referred to as “Bachelor Hall” (Shuttleworth, 2021). As Connon suggests, Robert Gerrie lived in the house located on the property. Robert never married and remained single until his death, which is where the nickname “Bachelor Hall” likely originated.

It is assumed that the farm referred to by Connon is the property currently housing the dwelling at 6550 Gerrie Road. In 1901, the property identified as the south west half, now 6550 Gerrie Road, was sold to William Snell for \$3,800 (Ontario Land Registry). The cost of the property at this time is indicative of a dwelling. Further, Connon notes that a Mr. Snell lived in a dwelling on the property until his death. In 1908, the estate of William Snell sold the property to Charles McVey, at which point the lands are owned by various owners (Ontario Land Registry).

The Gerrie family owned the subject lands from 1839 until the early 20th century. The dwelling does not appear on mapping prior to the 1906 Atlas, however it is likely that the

dwelling currently occupying the property was constructed shortly after Robbert Gerrie purchased the lands, sometime in the mid 19th century. According to the Centre Wellington Heritage Register, the dwelling was built between 1830 to 1870. The builder and architect are also unknown.

An aerial photograph (**Figure 10**) taken from 1954 illustrates the heritage property, which at the time formed part of the subject lands, as well as surrounding lands. Comparing the 1954 image to the current imagery demonstrates that the property ownership and associated land uses have changed throughout the years. The agricultural lands that once surrounded the heritage property to the south have been developed to urban uses over time, as seen on **Figure 11**.



Figure 10: 1954 Aerial photo (University of Toronto)



Figure 11: 2021 Aerial photo of subject lands (white) and heritage property (red) (Google Satellite Imagery)

The heritage property was severed from the subject lands in 1992 and retained on its own lot. The heritage property has not formed part of the subject lands or broader agricultural setting for more than 29 years.

| | | | | | |
|----------|----------|-----------------------|-----------------------|--------|--------------------------------|
| Transfer | 02 12 92 | AINLEY, Donald Edward | AINLEY, Donald Edward | \$2.00 | part ,Part 1 as in M-86232 |
| | | AINLEY, Gerrie | AINLEY, Gerrie | | Part being part 1 on 61R-6023. |
| | | | "As J.T." | | |

Figure 12: Land Records showing severance of heritage property from subject lands dated Dec. 12, 1992 (Source: LRO)

4.0 DETAILED DESCRIPTION OF POTENTIAL CULTURAL HERITAGE RESOURCES

4.1 DESCRIPTION OF HERITAGE PROPERTY

The heritage property is approximately 2.3 acres in size and includes a two storey stone building made from limestone in the Georgian architectural style. There is an accessory garage to the west of the stone building. Vehicular access to the property is provided from Gerrie Road via a gravel driveway. Mature trees surround the building and are located along the north, west and east property lines. Small trees are planted in a row along the southern property line.



Figure 13: Aerial photograph of 6550 Gerrie Road, (Google Earth)

4.2 DESCRIPTION OF BUILT FEATURES

The heritage property includes a two storey stone house with a garage located to the west of the main house. The house has a hip roof with matching chimneys and decorative quoins. The front façade is symmetrical and includes a centred entrance with a broken pediment, side light, and voussoir above the single door. The main level of the house has 6-over-6 sash windows while the upper level has 2-over-2 sash windows also with voussoirs. The house is comprised of limestone and the roof of asphalt shingles, which appear to be in fair condition. The rear garage is wood framed with an open gable roof. The garage is a

later addition constructed at some point after 1915.

An image of the stone house taken in the 1970's (**Figure 14**) depicts the façade of the house. Features at the time included shutters on the front windows, landscape features including trees and shrubs. No garage is identified in the photograph.



Figure 14: Looking north-west towards the two storey house, c.1975 (Courtesy of the County of Wellington Museum and Archives)



Figure 15: Current view, looking north-west towards the two storey house (Source: MHBC, 2021)

4.3 DESCRIPTION OF LANDSCAPE FEATURES

The heritage property includes several mature trees. A treed area is located to the rear of the property on the westerly property line. There are several mature trees located on the northern side of the property. Rows of trees have been planted along the front (northern) and side (southern) property lines intentionally as vegetative buffering (**Figures 16 & 17**).



Figures 16 & 17: Imagery of the vegetative buffering along the southerly (left) and easterly (right) property lines (Source: MHBC, 2021)

5.0 EVALUATION OF CULTURAL HERITAGE RESOURCES

5.1 EVALUATION CRITERIA

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

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

5.2 EVALUATION OF SUBJECT LANDS

The subject lands addressed as 6560 Gerrie Road, which are proposed to be developed, are not listed or designated on the Centre Wellington Heritage Register. These lands do not have physical value, are not associated with a person or theme significant to the Township and do not have the potential to yield information about the Township. Further, the property does not have contextual value as it does not define, maintain or support the character of the area, nor is it linked to its surroundings and is not considered a landmark.

The lands addressed as 6542 Gerrie Road are comprised of one residential dwelling located on the south-east corner of the subject lands. This dwelling is not listed or designated on the Centre Wellington Heritage Register. This property does not meet the criteria contained within Regulation 9/06 as it does not have physical, associative, or contextual value.

In summary, the subject lands do not have cultural heritage value or interest.

5.3 EVALUATION OF HERITAGE PROPERTY

5.3.1 Design/Physical Value

The house is representative of the Georgian architectural style which often feature stone buildings constructed of limestone, rough quoins, symmetrical 6-over-6 windows with centrally placed door and multiple chimneys. The building on-site is identified as a two storey stone farmhouse that was constructed in the mid 19th century, between 1830 and 1870 (Centre Wellington Heritage Register) when the property was owned by the Gerrie family.

5.3.2 Historical/Associative Value

The property is associated with the theme of early settlement of Centre Wellington. The property and farmhouse is associated with the Gerrie family, which came to Elora in the early 19th century and for which Gerrie Road is named after.

5.3.3 Contextual Value

The house is physically linked to the property in its original orientation and the landscape features on the property in the form of the mature trees along the western and property



lines (**Figure 18**). Additionally, there are trees lined along the eastern and southern property line which contribute the contextual value.

Figure 18: View of mature tree line looking south-west (Source: Google Earth)

In summary, the heritage property is representative of the Georgian Architectural Style. The property has potential to yield information as it is connected to early settlement of Centre Wellington and the Gerrie family. The house is physically linked to the property in its original orientation and the landscape features on the property in the form of the row of mature trees along the property lines.

6.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The subject lands are located at 6542 and 6560 Gerrie Road and surround the heritage resource at 6550 Gerrie Road. The subject lands have an area of approximately 21.46 hectares with approximately 340 metres of frontage on Gerrie Road. The lands are owned by Keating Construction and are mostly vacant with the exception of a single detached dwelling located at 6542 Gerrie Road which is proposed to be demolished. A portion of the lands was previously used as an open quarry which have left wetlands on the property as a result. The remainder of the lands are comprised of a woodlot and agricultural crops, which are currently used for agricultural purposes. Keating Construction intends to develop the subject lands as a mixed density residential subdivision known as “Ainley Subdivision”.

The proposed Plan of Subdivision will be comprised of various residential uses, including 117 single detached dwellings, 62 townhouse units and an apartment building containing 58 units. The remaining lands, which will be approximately 44 percent of the subject lands, will be a mix of parks, open space, and stormwater management facilities. Access to the proposed development will be provided by four internal streets as well as an extension to the existing Walser Drive, provided from Gerrie Road. An overlay of the draft concept plan on the subject lands can be found in **Appendix B**.

A Zoning By-law amendment application has been prepared and submitted in order to seek the required permissions to construct the proposed development. The subject lands currently have multiple zones, which include Agricultural, Open Space, and Environmental Protection, as well as designated as Wellhead Protection Area. To permit the proposed residential subdivision a zoning amendment is required. The proposed zoning includes various Residential zones with special provisions. The following includes a breakdown of the residential zoning requirements:

| Zone | Min Frontage | Min Lot Area | Max Height | Min Front Yard | Min Side Yard | Min Rear Yard |
|---------------------------------|---------------------|---------------------|-------------------|-----------------------|----------------------|----------------------|
| R1B Detached Residential | 14m | 434m | 3 storeys | 6m | 1.5m | 7.5m |
| R1C Detached Residential | 11m | 341m | 3 storeys | 6m | 1.5m | 7.5m |

| | | | | | | |
|----------------------------------------|-----|------|-----------|----|----------------------------------------------------------------------------------------------|----------------------------------------------|
| R2 Detached Residential | 9m | 279m | 3 storeys | 6m | 1.2, 0.6, 1.8m | 7.5m |
| R4 Apartment/ Cluster Townhouse | 20m | 700m | 4 storeys | 6m | ½ building height but no less than 3 m where windows of a Habitable Room face on a Side Yard | ½ the building height but no less than 7.5 m |

The proposed zones that will abut the heritage property include the R1C, R1B, and R4 zones. The height and setback provisions proposed for the development are in general conformity with the zoning requirements set out above and are considered appropriate for the development site. The cluster townhouse development (R4) will include bungalow units abutting the heritage property with the remaining units having a height of 2 storeys.

7.0 IMPACT ANALYSIS

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. This Heritage Impact Analysis follows the Ontario Heritage Toolkit Infosheet#5 which provides a framework for the contents of a HIA. These contents are outlined in the Introduction section of this report and are included in the County of Wellington Official Plan.

The following section of this report provides an analysis of the impacts which may occur as a result of the proposed development that may result in:

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

7.2 IMPACT ANALYSIS

The following chart evaluates the impact of the proposed development on the adjacent cultural heritage resource.

| Impact | Level of Impact (Potential, No, Minor, Moderate or Major) | Analysis |
|---------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Destruction or alteration of heritage attributes | No. | The proposed development will not result in the destruction of any heritage attributes. |
| Shadows | No. | There are no anticipated impacts from shadows. The development is proposing to construct 2-storey cluster townhouses adjacent to the heritage resource. The units abutting the heritage property will be bungalow units. |
| Isolation | No. | The relationship of the house to the associated landscape features (i.e. tree row, surrounding open space) will remain the same. The heritage property has been severed from the subject lands since 1992. The property is oriented to Gerrie Road. The proposed development will not isolate the heritage property. |
| Direct or Indirect Obstruction of Views | No. | There is no anticipated obstruction of views. The property lines that abut the subject lands are covered by mature trees and the house not easily seen as it currently sits. Given the existing tree coverage, the current views of the farmhouse are already obstructed. Therefore, the proposed development will not have an impact on views. |
| A Change in Land Use | No. | The land use of the heritage property is not changing. The heritage property no longer forms part of the original agricultural setting and therefore the change in land use of the subject lands will not change the land use of the heritage property. |
| Land Disturbance | No. | Land disturbances are not anticipated. |

No adverse impacts are anticipated to affect the heritage property as a result of the proposed development.

8.0 CONCLUSIONS & RECOMMENDATIONS

In summary, the subject lands are not of cultural heritage value or interest as they are not listed on the Centre Wellington Heritage Register. The heritage property, located at 6550 Gerrie Road is listed on the Heritage Register and does have cultural heritage value as it is representative of the Georgian architectural style, is associated with the theme of early settlement of Centre Wellington and is associated with the Gerrie family, for which Gerrie road is named after. The farmhouse is physically linked to the property due to its original orientation and the landscape features in the form of mature trees that line the property.

This HIA has concluded that no adverse impacts are anticipated on the heritage property as a result of the proposed development. However, as a precaution, it is recommended that a temporary construction fence is installed along the base perimeter of the heritage property line to protect the trees and landscape features during construction.

Respectfully submitted,



Dan Currie, MA, MCIP, RPP, CAHP
Partner, MHBC



Gillian Smith, Msc
Planner, MHBC

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APPENDIX A

Aerial Image of Heritage Property



Listed Property Municipal Heritage Register

6550 Gerrie Road
 Township of Elora
 County of Centre Wellington

LEGEND

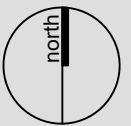
-  Subject Lands
(6542 & 6560 Gerrie Road)
-  Heritage Property
(6550 Gerrie Road)

DATE: June 2021

SCALE: 1:4,500

FILE: 21231A

DRAWN: LC



K:\21231A - 6550 Gerrie Road\Report\Listed Property.dwg



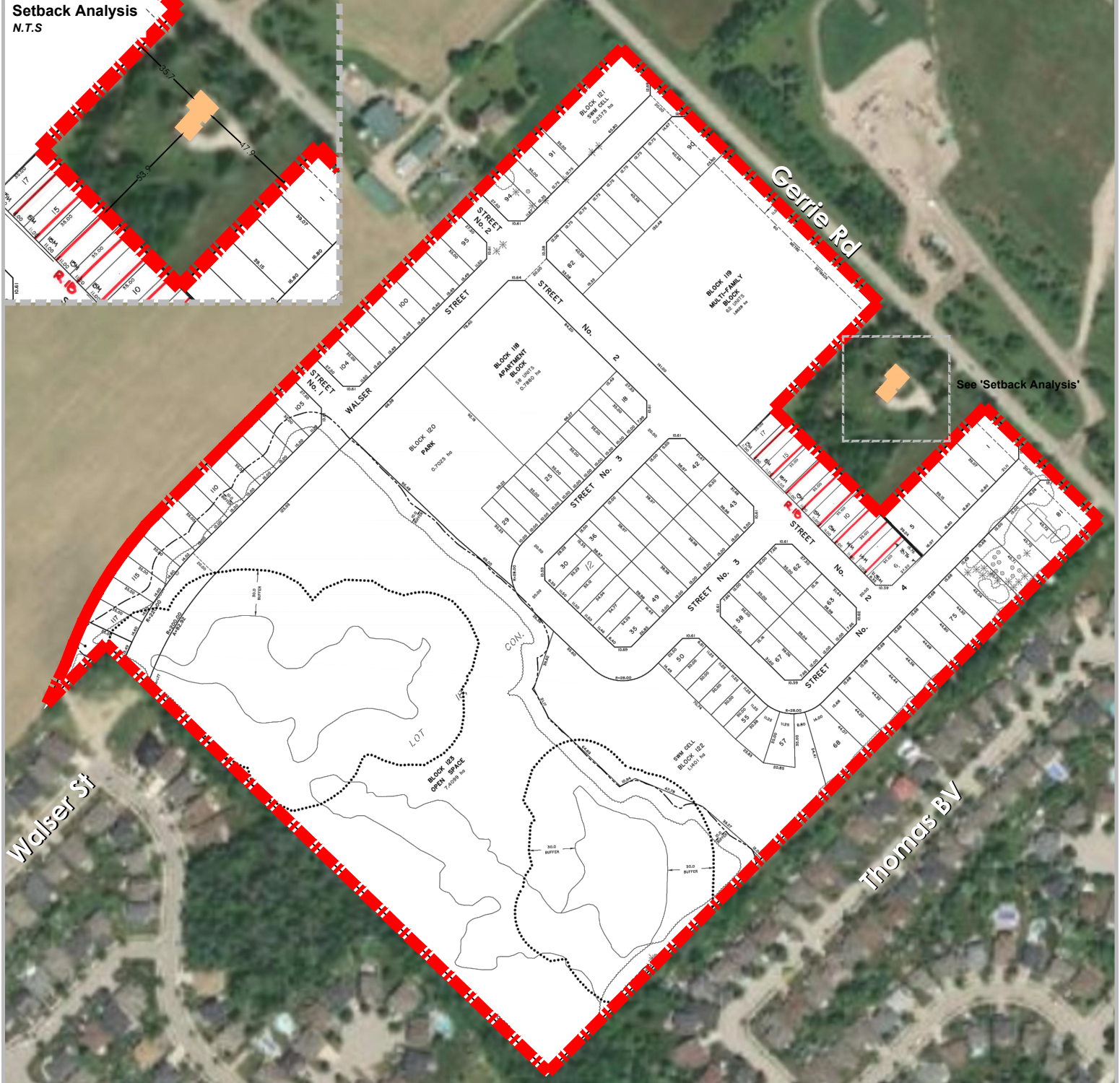
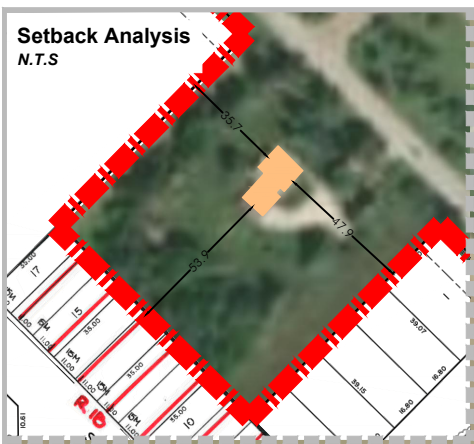
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 ARCHITECTURE**

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APPENDIX B

Site Plan Overlay on Subject Lands

Setback Analysis
N.T.S




See 'Setback Analysis'

**Draft Plan Overlay/
Setback Analysis**

6550 Gerrie Road
Township of Elora
County of Centre Wellington

LEGEND

 **Subject Lands**
(6542 & 6560 Gerrie Road)

DATE: June 2021

SCALE: 1:3,500

FILE: 21231A

DRAWN: LC



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Note: Measurements are only approximate, based on air photo interpretation

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