



HERITAGE COMMITTEE MEETING

May 11, 2022

5:00 p.m. - 6:15 p.m.

Video Conference - Internal

Zoom Meeting Access Details

Link: <https://us02web.zoom.us/j/87410875059>

Meeting ID: 874 1087 5059

Passcode: 433839

Toll-Free: 855 703 8985

Pages

1. LAND ACKNOWLEDGEMENT

The land on which we meet has been here from time immemorial. People have inhabited southern Ontario for about 10,000 years and we acknowledge the Neutral people also called Attawandaron, Anishnaabe, and Haudenosaunee people who lived here when settlers arrived and who share this land with us. May we together learn to care for and respect each other, our flora and fauna, and the land we inhabit together.

2. CALL TO ORDER

3. DISCLOSURE OF PECUNIARY INTEREST

4. ADOPTION OF MINUTES

4.1. April 13, 2022

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5. NEW BUSINESS

5.1. Heritage Webpage (10 Minutes)

5.1.1. Proposed Heritage Landing Page

[Link](#)

5.2. CHL Study – 6 Covered Bridge Severance (15 Minutes)

5.2.1. B15-B16-A13-2022 (Mueller): Cultural Heritage and Visual Impact Review - MHBC Planning

5

5.3. Updated Heritage Register & Candidate Properties (20 Minutes)

43

5.4. Bridge Project Updates (15 Minutes)

5.4.1. Peel Street Bridge Pedestrian Conversion

5.4.2. Beitz Bridge (Greenhouse Road EA)

5.4.3. West Montrose Bridge

5.5. Heritage Plaques (5 Minutes)

6. ADJOURNMENT

7. NEXT MEETING

June 8, 2022

5:00 p.m. to 6:00 p.m.

Township of Woolwich Heritage Committee Minutes

April 13, 2022
Virtual – Zoom Meeting
From 5:00 to 5:44 p.m.

Meeting Chair: Councillor Patrick Merlihan (Chair)
Attended: Bonnie Bryant (Co-Chair)
Emily Brown
Hans Pottkamper
Kim Hodgson
Marg Drexler
Pat Stortz
Staff Present: David Gundrum, Planner
Robyn Koutrouliotis, Licensing Officer/Administrative Assistant
Regrets: Ingrid Pottkamper

CALL TO ORDER at 5:00 P.M.

LAND ACKNOWLEDGEMENT

Chair Patrick Merlihan read a land acknowledgement.

DISCLOSURE OF PECUNIARY INTEREST

None.

ADOPTION OF MINUTES

Moved by Co-Chair Bonnie Bryant
Seconded by Pat Stortz

That the minutes of the Heritage Committee meeting on March 9, 2022 be adopted as presented.

...Carried.

Bridge Project Updates

West Montrose Bridge Restoration

The Committee determined the heritage plaque will be installed near to the existing plaque once construction has been completed. The Committee discussed coordinating a commemorative ceremony this fall.

Middlebrook Bridge

David Gundrum, Planner, provided an update on the Middlebrook Bridge project.

Peel Street Bridge Pedestrian Conversion

D. Gundrum provided an update on the Peel Street Bridge Pedestrian Conversion; the Engineering Services staff report will go before Council at the May 9 Committee of the Whole meeting, with a subsequent report at the May 16 Council meeting; D. Gundrum noted the Committee has the option to register as a delegation for either meeting to provide comment and feedback.

Action: The Committee requested D. Gundrum liaise with Engineering Services staff to provide the Committee with design material for review in advance of the May 9 Committee of the Whole Meeting.

Action: The Committee will provide formal comment for inclusion in the Engineering Services staff report.

Beitz Bridge (Greenhouse Road Environmental Assessment)

D. Gundrum noted the Public Information Centre for the Greenhouse Road Environmental Assessment (EA) is currently available on the Township website.

Action: Infrastructure Services staff have invited the Committee to provide formal comment on the project.

Woolwich Heritage Registry

The Committee discussed touring candidate properties with a heritage specialist to identify eligible elements of each property. The Committee discussed utilizing property files as a resource.

The Committee considered the Glasgow Street Bridge as a potential candidate for designation; a motion was not put forward.

The Committee passed the following resolutions:

Moved by Co-Chair Bryant
Seconded by Marg Drexler

That the following property be identified as priority candidate for heritage designation:

- i. 1367 Maryhill Road, Maryhill – St. Boniface Cemetery, Church, and Church Manse

That the following property be identified as candidate for heritage designation:

- i. 1304 Maryhill Road, Maryhill – Commercial Tavern

...Carried.

Moved by M. Drexler
Seconded by Hans Pottkamper

That the following property be identified as a candidate for heritage designation:

- i. 20 Arthur Street North, Elmira – Walco Equipment Ltd. (Formerly Great West Felt Co.)

...Carried.

Moved by P. Stortz
Seconded by Co-Chair Bryant

That the following property be identified as a candidate for heritage designation:

- i. 60 Arthur Street South, Elmira – St. James Lutheran Church

...Carried.

Moved by Emily Brown
Seconded by H. Pottkamper

That the following property be identified as a candidate for heritage designation:

- i. 27 Mill Street, Elmira – St. Paul's Lutheran Church

...Carried.

Moved by P. Stortz
Seconded by E. Brown

That the following property be identified as a candidate for heritage designation:

- i. 29 Queensway Drive, St. Jacobs – St. Jacobs Library (Carnegie Library)

...Carried.

Moved by Kim Hodgson
Seconded by Co-Chair Bryant

That the following property be identified as a candidate for heritage designation:

- i. Peel Street Bridge, Winterbourne

...Carried.

Action: The Committee will identify additional candidate properties at the May 11 meeting.

Action: The Committee requested M. Drexler determine whether a commemorative event is scheduled for the 175th anniversary of St. Boniface Church.

Action: The Committee requested D. Gundrum circulate the current Heritage Registry.

Heritage Records

D. Gundrum noted Charlotte Woodley, Supervisor of Archives and Collections, Region of Waterloo Archives, is available to attend a future Committee meeting to provide an overview of relevant processes and services provided by the Regional Archives. The Committee discussed scheduling a tour of the Regional Archives prior to the Committee's summer break.

The Committee discussed adding information to the Township's Heritage webpage speaking to the submission of artifacts and photographs of historical significance for inclusion in the Regional Archives collection.

Action: The Committee requested D. Gundrum invite C. Woodley to attend a future meeting.

Heritage Plaque Updates

The Committee discussed heritage plaque installation delays.

Action: The Committee requested D. Gundrum coordinate the retention of a new installation contractor to complete the project.

OTHER BUSINESS

Maryhill Cultural Heritage Landscape (CHL) Study

The Committee discussed the Maryhill CHL study; further discussion will occur at a future meeting.

West Montrose CHL Study

D. Gundrum provided an update on a residential severance application going before the Committee of Adjustment on May 17. Relevant documentation will be circulated to the Committee on April 14. Further discussion will occur at the May 11 Committee meeting.

Action: The Committee will provide D. Gundrum with formal comment regarding the Cultural Heritage Impact Assessment for consideration at the May 17 Committee of Adjustment meeting.

Committee Membership

Chair Merlihan noted E. Brown will be resigning from the Committee following the June 8 meeting.

Capital Paving Application

The Committee discussed the status of the Capital Paving application with the Ontario Land Tribunal (OLT). D. Gundrum noted Jeremy Vink, Manager of Planning, is the staff lead on the file.

ADJOURNMENT

Moved by P. Stortz

Seconded by H. Pottkamper

That the meeting be adjourned to meet again on Wednesday, May 11, 2022.

...Carried.

CULTURAL HERITAGE AND VISUAL IMPACT **REVIEW**

PROPOSED LOT SEVERANCE
6 Covered Bridge Drive, West Montrose

Date:

August 2021 (revised March 2022)

Prepared for:

Matthias Müller

Prepared by:

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)

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Our File '1913A'

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Project Personnel

Nicholas Bogaert, BES, MCIP, RPP, CAHP	Heritage Planner / Associate	Author
Pierre Chauvin, MSc, MCIP, RPP	Partner	Senior Review

Glossary of Abbreviations

CHL	<i>Cultural Heritage Landscape</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 was retained by the property owner, Matthias Müller, to provide land use planning advice related to a proposed lot severance at 6 Covered Bridge Drive. The property is located on the west side of Covered Bridge Drive in the village of West Montrose. As part of the review of the application by Township staff, further information was requested related to potential impact on the heritage attributes of the West Montrose Cultural Heritage Landscape (CHL). Specifically, Township staff were interested in a review of potential impacts to views in the vicinity of the subject lands. As such, MHBC has undertaken a further review related to potential visual / cultural heritage impacts associated with the proposed development.

The work consisted of a review of applicable policy guidance, a site visit to the area of the proposed severance, a view / photo analysis, and a policy evaluation to understand potential impacts on identified heritage attributes of the West Montrose CHL.

Based on the findings of the review undertaken, it has been determined the potential for impacts to the identified heritage attributes of the West Montrose CHL is low / negligible. A review of the identified attributes demonstrates the key cultural heritage features associated with the West Montrose CHL will be retained. Specific to views, the existing vegetation along the edge of the Grand River in this area provides an effective visual screen to existing dwellings in the area. The location and form of the proposed dwelling is such that it will be of a lower roof line and set within existing treed areas, thereby creating a natural screen. As such, negative impacts from the proposed severance on the identified features of the West Montrose CHL, specifically significant views are not anticipated. Accordingly, it is recommended the development proceed as planned since the heritage values, attributes and integrity of the West Montrose CHL will be retained.

1.0 Introduction

MHBC has been retained by the property owner, Matthias Müller, to provide land use planning advice related to a proposed severance application, as well as to undertake a further review related to potential visual and cultural heritage impacts. The subject site is located within the West Montrose CHL, and as such views were identified as an area of concern to Township staff.

The subject lands have an area of approximately 1.29 ha (3.19 ac), and have frontage on both Covered Bridge Drive and a municipal lane (unnamed). The property is irregularly-shaped, with a frontage of 17.8 metres and a depth of approximately 182 metres.

The lands are located on the west side of the street and also north of the Grand River as it passes through West Montrose. The subject lands contain the slope towards the Grand River and are primarily forested. There is an existing home on the property, which is located near Covered Bridge Drive but set back behind existing homes (see **Figure 1**, below).

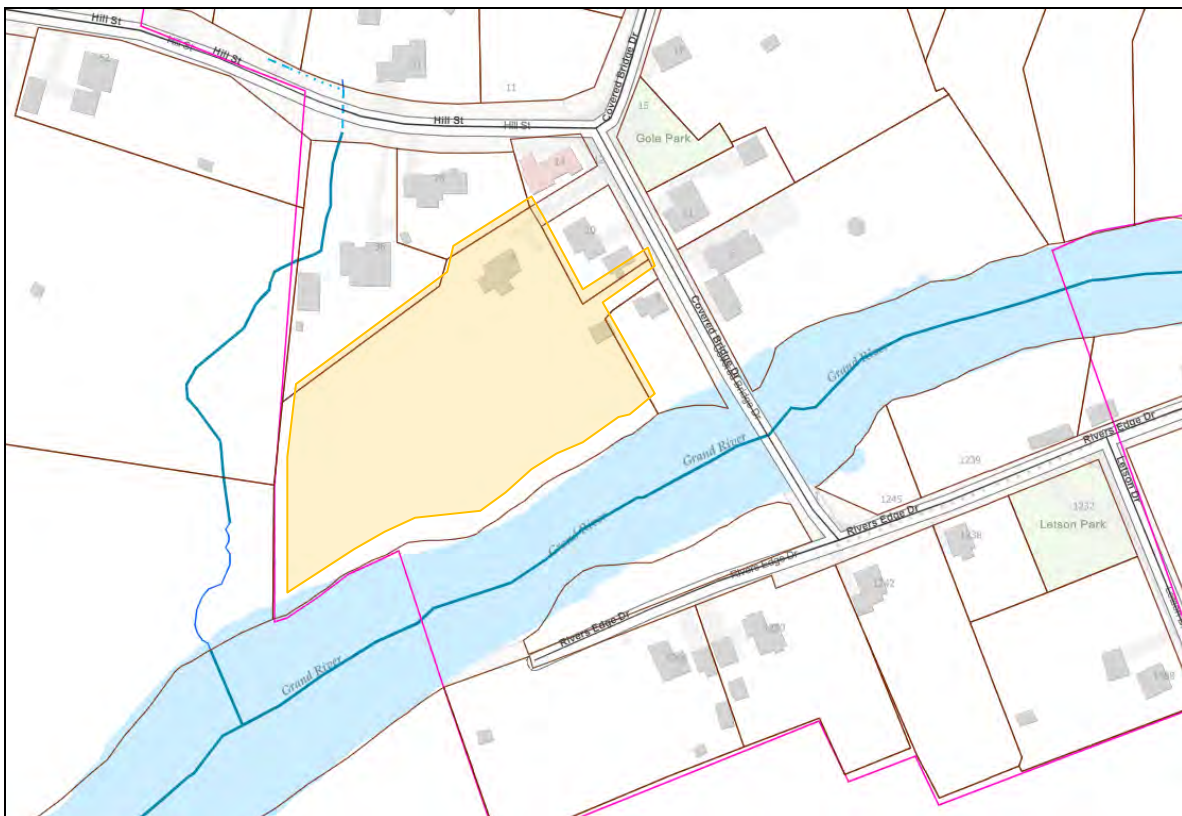


Figure 1: Site context (source: Township of Woolwich)

1.1 Description of subject property

The subject lands are comprised of Part of Lot 71, German Company Tract, also described as Parts 1, 2 & 3 on RP 58R74. The assessment role number for the property is 302902000700900. As shown on **Figure 1** above, the subject lands are located along Covered Bridge Drive, between Hill Street and Rivers Edge Drive.

The property currently features a brick single-detached dwelling and associated yard areas. A driveway is located to the north of the dwelling, with yard areas generally to the south and west of the dwelling. The subject lands contain treed areas and slopes associated with the bank of the Grand River. **Figure 2**, below depicts the site features.



Figure 2: Site features (*source: Region of Waterloo*)

2.0 Policy context

2.1 The Planning Act and PPS 2020

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

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

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

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

Cultural Heritage Landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an 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.

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

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

The subject lands are within an identified cultural heritage landscape, recognized by the Township of Woolwich through previous study and inclusion of policies in the Township Official Plan. The subject lands are not currently identified as a built heritage resource on applicable heritage registers, and do not constitute a 'protected heritage property' per the Act.

2.2 Ontario Heritage Act and Heritage Toolkit

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. The Province has published several resources containing information related to cultural heritage resources, and compiled the information into the Ontario Heritage Toolkit. This compilation is a collection of documents authored by the Ministry of Culture (now the Ministry of Heritage, Sport, Tourism and Culture Industries), which provide guidance related to a variety of cultural heritage planning matters. The documents

contained within the Toolkit have been referenced in the preparation of this report, to ensure consistency with best practices.

The Ontario Heritage Toolkit is currently undergoing review by the Province, and a draft set of revised guidance was posted on June 1st, 2021 for public review and comment. MHBC has reviewed the new information to ensure there are no substantive changes to the evaluation process or criteria.

2.3 Township of Woolwich Official Plan

The Township of Woolwich Official Plan is the overall policy document which guides land use planning in the Township. The most recent consolidated version of the Official Plan is dated July 31st, 2012.

Section 12 of the Township of Woolwich Official Plan contains policies related to cultural heritage resources. It is recognized the Township desires preservation of buildings and structures of historical and / or cultural merit and sites of historical or unique environmental significance. Policies are contained within this section to support matters such as designation of properties and identification of resources of potential significance.

The subject lands are located within the West Montrose CHL Policy Area, which includes the core area of West Montrose and surrounding areas. Section 12.7 of the Official Plan provides policy direction regarding this area of the Township. It is noted in Section 12.7.1 that the history themes of the CHL are Pioneer Settlement (Scottish and Mennonite), Transportation (Bridges) and Lifeways (Old Order Mennonite Culture).

Section 12.7.1 of the Official Plan lists the following character-defining elements associated with the West Montrose CHL:

- *The West Montrose Covered Bridge;*
- *19th century stone cottages (245 Hill Street, 1238 and 1242 Rivers Edge Drive);*
- *The three school locations including the first location at 245 Hill Street, the location in the floodplain next to the bridge, and the two room stone schoolhouse c. 1874 (1060 Rivers Edge Drive);*
- *Swope House, old stone house (52 Hill Street);*
- *Former Blacksmith shop, gas station, and 19th century Victorian house, former B&B (5 Covered Bridge Drive);*

- *West Montrose United Church and Cemetery, c. 1907;*
- *Winterbourne Mennonite Meeting House and Cemetery (Letson Drive);*
- *Gole Park (former blacksmith shop, 15 Covered Bridge Dr.);*
- *Grand River, its valley and floodplain;*
- *Canagagigue Creek and valley;*
- *Views of the river valley and Covered Bridge from Regional Road 86, views of the river valley and Covered Bridge from Jigs Hollow Road, views of the village from Letson Dr (at Rivers Edge), Hill Street, Rivers Edge Drive and Covered Bridge Drive, views of the rural area from Letson Drive, Hill Street and Jigs Hollow Road;*
- *Lotting pattern in rural area associated with German Company Tracts;*
- *Organic lotting pattern within the village;*
- *The private buggy bridge;*
- *River's Edge Drive, Hill Street, Covered Bridge Drive, Letson Drive and Buggy Lane in terms of the transportation theme;*
- *The General Store (12 Covered Bridge Drive);*
- *The storage sheds on the east side of the river just north of the Covered Bridge;*
- *Farming on the rural lands (such as the farm building clusters, open fields);*
- *Views and viewsheds associated with these identified Character Defining Attributes.*

An overall objective of this policy section is to conserve the West Montrose CHL in such a way as the heritage values, attributes and integrity are retained.

Section 12.7.3 contains additional policy guidance indicating that the West Montrose CHL will be conserved, and that new development shall not be permitted unless it has been demonstrated the heritage values, attributes and integrity of the CHL will be retained. Further, Section 12.7.3.3. indicates that *"all development proposed within the vicinity of the West Montrose CHL will be reviewed to determine whether the heritage values, attributes and integrity of the CHL will be retained"*, and that an impact assessment may be required. In discussions with Township staff during the review of this application, further assessment of impacts related to views from the covered bridge was requested, as well as a general analysis of the heritage attributes / character-defining elements of the CHL.

3.0 Proposed development

3.1 Description of proposal

The owner of the subject lands is seeking to sever a portion of the subject lands to create a new lot. The area of the lands to be severed is 1,707 m² (0.42 ac), and would contain the existing home, septic system, driveway and yard area. The lands to be retained have an area of 11,205 m² (2.77 ac). In order to account for the elevation of the main driveway to the retained lands being below the 100-year floodline, a safe access easement is proposed across the severed lands to provide for emergency access to the retained lands in such a situation where the main driveway is not available.

The below severance sketch depicts the lands to be severed, lands to be retained, as well as the proposed safe access easement.



Figure 3: Proposed severance concept (source: MHBC)

The new dwelling would be located to the west (rear) of the existing dwelling on the property, and above the floodline so that it can be ensured this feature is protected and retained. The proposed lands to be severed are located entirely outside the floodline as well. A building location that avoids the most trees will be selected so that only vegetation required to be removed in order to accommodate the building footprint will be removed. The built form is expected to be a one-storey single-detached dwelling with a pitched roof.

Although the specifics will be determined based on site-specific conditions, a conceptual house location has been shown on **Figure 4**, below. Note: green and orange areas are acceptable locations for buildings based on the slope condition assessment undertaken by Chung & Vander Doelen Engineering. A new well and septic location will also be selected in a location that best suits the use while remaining outside of areas with non-ideal conditions.



Figure 4: House location (in blue) on topographical base with slope conditions indicated (source: MHBC, with input from Chung & Vander Doelen)

3.2 Fit with surrounding context

The subject lands are located within an area of West Montrose where some newer homes have been constructed in recent years, including just to the north of the subject lands (along Hill Street). The proposed house location will be located below the treeline and will be able to take advantage of the slope leading to the Grand River with respect to design. The new dwelling will utilize existing driveways leading to the subject lands, with the dwelling location being set back approximately 110 metres from Covered Bridge Drive. The existing older home on the property will be retained on a separate lot and continue to be used for residential purposes by a family member of the applicant.

4.0 Visual context

4.1 Fieldwork approach

In order to further understand view potential associated with the proposed development, a site visit was undertaken to assess the current visual environment. Photos were undertaken from locations near the subject lands in order to understand potential views from surrounding streets as well as the West Montrose Covered Bridge and immediately-adjacent lands. Photo locations were recorded on a key map in order to provide an accurate record of the work undertaken.

Following completion of the site visit, photo documentation summaries were prepared, which included observations about the views from the various locations. The information presented in this report is based on a view that would be experienced by a person traveling along the road at a height of 1.5 m. Depending on mode of travel (e.g. walking, cycling, motor vehicle) and season, persons would experience slightly different views towards the subject site.

4.2 Photo assessment

The following provides a photo record of key potential views of the proposed development, as well as notes regarding the site location. **Figure 5**, below, provides the photo location context.

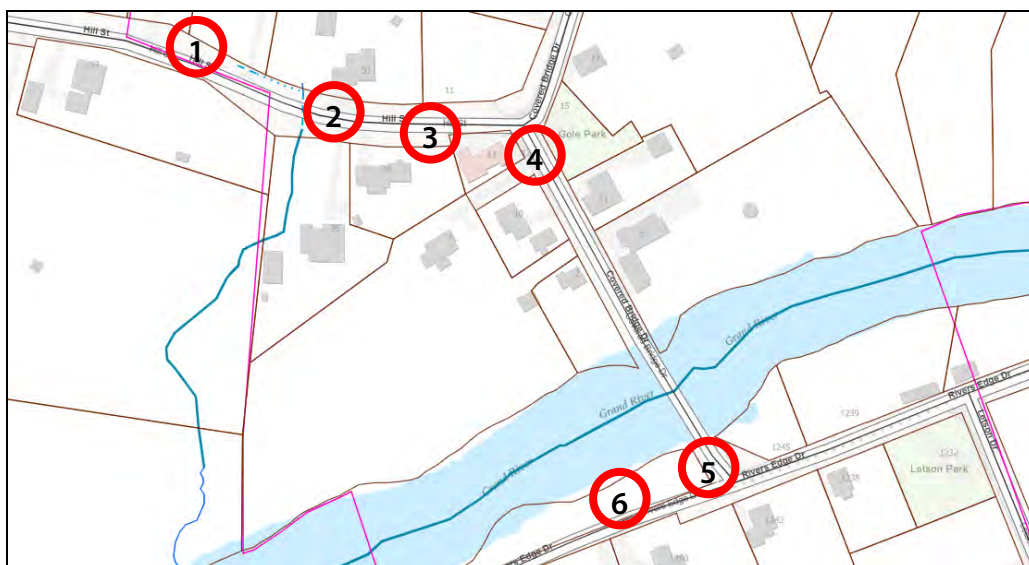


Figure 5: Photo location plan

Photo location #1: view from Hill Street west of proposed house location



Source: MHBC site visit, July 16th, 2021

Notes: This view location was selected since it provides views from the nearby street in the vicinity of the site. Beyond the shed in the photo, there are no existing buildings visible from this location. Due to topography (± 4 metres above grade of proposed dwelling) and existing intermediary vegetation, it is not possible to view the proposed development.

Recommendation: No view potential – further assessment from this location is not required.

Photo location #2: view from Hill Street north of proposed house location



Source: MHBC site visit, July 16th, 2021

Notes: This view location was selected since it provides views from the nearby street in the vicinity of the site. Due to topography (± 4 metres above grade of proposed dwelling) and existing intermediary vegetation, it is not possible to view the proposed development.

Recommendation: No view potential – further assessment from this location is not required.

Photo location #3: view from Hill Street north of existing house location



Source: MHBC site visit, July 16th, 2021

Notes: This view location was selected since it provides views from a nearby street in the vicinity of the existing house location. Glimpses of portions of the existing building are just visible through the vegetation, which is a mix of coniferous and deciduous specimens. The building portions occupy a very small portion of the overall viewshed.

Recommendation: Low view potential – further assessment from this location is not required.

Photo location #4: view from driveway to existing house / municipal lane



Source: MHBC site visit, July 16th, 2021

Notes: This view location was selected since it provides views from the access to the existing dwelling on the property, through the unopened municipal lane. Glimpses of portions of the existing building are just visible through the vegetation. No views are available towards the proposed building location, which is to the rear and south of the existing house location.

Recommendation: No view potential – further assessment from this location is not required.

Photo location #5: view from Rivers Edge Drive across from subject lands



Source: MHBC site visit, July 16th, 2021

Notes: This view location was selected since it provides views of the property from across the Grand River, from a commonly-experienced viewpoint in the area. Portions of the existing house on the property are just discernable, and the side of the existing house at 2 Covered Bridge Drive is partially visible through the vegetation. None of the existing dwellings located on Hill Street are visible from this vantage point. In addition, the existing buildings occupy a small portion of the overall viewshed, which retains a natural quality.

Recommendation: Low view potential – further assessment from this location is not required.

Photo location #6: view from south side of Covered Bridge



Source: MHBC site visit, July 16th, 2021

Notes: This view location was selected since it provides views of the property from the entrance to the West Montrose Covered Bridge, and represents a commonly-enjoyed view in the area. None of the existing buildings on Hill Street, the subject lands, or Covered Bridge Drive are visible through the vegetation. The proposed house location is well-shielded by existing intermediary vegetation.

Recommendation: No view potential – further assessment from this location is not required.

4.3 Summary of potential impacts

Based on the fieldwork and additional review undertaken, the change in views experienced from surrounding areas is anticipated to be negligible. As such, it is concluded the site can be developed as proposed without causing negative impacts to the heritage values of the West Montrose CHL, specifically important views. No further assessment of visual impacts is required.

5.0 Cultural heritage context

5.1 Introduction

As noted earlier in this report, the subject lands are located within the West Montrose CHL, which includes the core area of West Montrose and surrounding areas. The Township of Woolwich Official Plan contains specific policies related to the West Montrose CHL Policy Area in Section 12.7. It is noted in Section 12.7.1 that the history themes of the CHL are Pioneer Settlement (Scottish and Mennonite), Transportation (Bridges) and Lifeways (Old Order Mennonite Culture), and character-defining elements associated with the CHL are contained within Section 12.7.1.

The purpose of this section is to provide review and commentary related to the character-defining elements associated with the CHL, and conclude regarding potential negative impacts caused by the proposed development.

5.2 Review of potential impacts

The following table reviews the heritage attributes / character-defining elements associated with the West Montrose CHL and provides commentary regarding potential impacts:

<u>Feature / attribute</u>	<u>Impact potential</u>
<ul style="list-style-type: none"> <i>The West Montrose Covered Bridge;</i> 	No impact. The proposal will have no direct impact on the bridge. Views from the bridge were assessed - low / no view potential.
<ul style="list-style-type: none"> <i>19th century stone cottages (245 Hill Street, 1238 and 1242 Rivers Edge Drive);</i> 	No impact. The subject lands are not proximate to the locations noted.
<ul style="list-style-type: none"> <i>The three school locations including the first location at 245 Hill Street, the location in the floodplain next to the bridge, and the two room stone schoolhouse c. 1874 (1060 Rivers Edge Drive);</i> 	No impact. The subject lands are not proximate to the locations noted.
<ul style="list-style-type: none"> <i>Swope House, old stone house (52 Hill Street);</i> 	No impact. Property located adjacent to subject lands. Views assessed from property location – no view potential.
<ul style="list-style-type: none"> <i>Former Blacksmith shop, gas station, and 19th</i> 	No impact. Property located across

<u>Feature / attribute</u>	<u>Impact potential</u>
<i>century Victorian house, former B&B (5 Covered Bridge Drive);</i>	road. View from driveway assessed – no view potential.
<ul style="list-style-type: none"> • <i>West Montrose United Church and Cemetery, c. 1907;</i> 	No impact. The subject lands are not proximate to the locations noted.
<ul style="list-style-type: none"> • <i>Winterbourne Mennonite Meeting House and Cemetery (Letson Drive);</i> 	No impact. The subject lands are not proximate to the locations noted.
<ul style="list-style-type: none"> • <i>Gole Park (former blacksmith shop, 15 Covered Bridge Dr.);</i> 	No impact. Property located across road. View from driveway assessed – no view potential.
<ul style="list-style-type: none"> • <i>Grand River, its valley and floodplain;</i> 	No impact. Proposed development located outside floodplain and steep slope areas. Views from across river assessed – low view potential.
<ul style="list-style-type: none"> • <i>Canagagigue Creek and valley;</i> 	No impact. The subject lands are not located proximate to the location noted.
<ul style="list-style-type: none"> • <i>Views of the river valley and Covered Bridge from Regional Road 86, views of the river valley and Covered Bridge from Jigs Hollow Road, views of the village from Letson Dr (at Rivers Edge), Hill Street, Rivers Edge Drive and Covered Bridge Drive, views of the rural area from Letson Drive, Hill Street and Jigs Hollow Road;</i> 	No impact. Views from bridge and nearby areas assessed per direction from Township staff – low view potential. No impact on views of rural area as a result of proposal.
<ul style="list-style-type: none"> • <i>Lotting pattern in rural area associated with German Company Tracts;</i> 	No impact. The subject lands are not located in the rural area.
<ul style="list-style-type: none"> • <i>Organic lotting pattern within the village;</i> 	No impact. Proposal contributes to organic lotting pattern of village by proposing a somewhat non-traditional lotting pattern. Proposed dwelling is located behind other dwellings, such is the case for the existing dwelling.
<ul style="list-style-type: none"> • <i>The private buggy bridge;</i> 	No impact. The subject lands are not located proximate to the location noted.
<ul style="list-style-type: none"> • <i>River's Edge Drive, Hill Street, Covered Bridge Drive, Letson Drive and Buggy Lane in terms of the transportation theme;</i> 	No impact. The subject lands are not altering any road allowances. Dwelling set back from road.
<ul style="list-style-type: none"> • <i>The General Store (12 Covered Bridge Drive);</i> 	No impact. Property located adjacent to

Feature / attribute	Impact potential
	subject lands and will make use of existing lane that is shared by store for loading / unloading purposes. Laneway will continue to function as it does today.
<ul style="list-style-type: none"> • <i>The storage sheds on the east side of the river just north of the Covered Bridge;</i> 	No impact. The subject lands are not located proximate to the locations noted.
<ul style="list-style-type: none"> • <i>Farming on the rural lands (such as the farm building clusters, open fields);</i> 	No impact. The subject lands are not located in the rural area.
<i>Views and viewsheds associated with these identified Character Defining Attributes.</i>	No impact. A review of potential views was undertaken as part of this study, and it was demonstrated the site can be developed without causing negative impacts on important views.

The above review and evaluation demonstrates that the cultural heritage attributes / character-defining elements associated with the West Montrose CHL will be retained as part of the proposed development.

6.0 Conclusion

The proposed development is proposed to create an additional lot from the current land holdings, which would continue to contain the existing home on the property.

The proposed development introduces a new lot into the building fabric of West Montrose. Care has been taken in the siting of the home to ensure it is set back from the municipal road and surrounding features, and is not impacting any built resources or natural features within the area. The location and form of the home is such that it will have low visibility from the right-of-way, and will be constructed down from the crest of the slope so that it blends in with the landscape of the surrounding area. The new lot is a somewhat non-traditional pattern that permits usage of the subject lands to accommodate an additional dwelling. The existing dwelling is located behind other dwellings fronting on Covered Bridge Drive, and the proposal will continue to contribute to the organic lotting pattern that has been identified as an attribute of the village landscape.

The specific cultural heritage attributes have been reviewed in relation to the subject lands and proposed application, to ensure the character-defining elements of the West Montrose CHL are retained. A key component of this review was the assessment of potential visual impacts created by the proposed development within the subject lands. Based on the visual impact review, view potential is anticipated to be negligible. It is recommended housing materials be selected which are neutral tones that will complement the existing landscape, to help ensure low visibility is retained throughout the year.

Based on the review undertaken, it is concluded the new home can be integrated in such a manner as to not impact the heritage attributes and existing important views within the West Montrose CHL. Accordingly, it is recommended the development proceed as planned since the heritage values, attributes and integrity of the West Montrose CHL will be retained.

7.0 Works cited

Ministry of Heritage, Sport, Tourism and Culture Industries. Ontario Heritage Toolkit, 2006

Ministry of Municipal Affairs and Housing, Provincial Policy Statement, May 2020.

Parks Canada. Canadian Register of Historic Places. Online resource accessed July 2021:

<http://www.historicplaces.ca/en/pages/register-repertoire.aspx>

Queen's Printer for Ontario. Ontario Heritage Toolkit, 2006.

Queen's Printer for Ontario. *Ontario Heritage Act*, R.S.O 1990.




Region of Waterloo. Official Plan, June 18, 2015 consolidation.

Township of Woolwich. Official Plan, July 31, 2012 consolidation.

Appendix **A** – Proposed severance plan

Severance Sketch

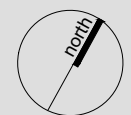
6 Covered Bridge Drive
West Montrose
Woolwich Township, Region of Waterloo

-  Subject Lands
± 12,912m² (1.29ha)
-  Lands to be Severed
± 1,707m² (0.17ha)
-  Lands to be Retained
± 11,205m² (1.12ha)



Notes:
• Region of Waterloo 2018 Air Photo

Date: February 7, 2019
Scale: 1:750
File: 1913A
Drawn: GC



K:\1913A- COVERED BRIDGE\CP\SEVERANCE SKETCH.DWG

Grand River

Appendix **B** – Curriculum vitae



CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

EDUCATION

2004
Bachelor of Environmental Studies,
Honours Urban and Regional
Planning, University of Waterloo

Nicholas Bogaert joined MHBC as a Planner in 2004 after graduating from the University of Waterloo with a Bachelor of Environmental Studies Degree (Honours Planning – Co-operative Program).

Mr. Bogaert provides a full range of planning consulting services to public-sector and private-sector clients across Ontario. He has experience related to cultural heritage planning, visual impact assessment, greenfield development planning (plans of subdivision, site plan, condominium), infill development, redevelopment of brownfield and greyfield sites, and mineral aggregate resource site planning. Mr. Bogaert has been qualified as an expert in land use planning and cultural heritage planning before the Local Planning Appeal Tribunal.

Mr. Bogaert is a full member of the Canadian Institute of Planners and the Ontario Professional Planners Institute. He is also a Professional Member of the Canadian Association of Heritage Professionals.

Mr. Bogaert is a member of the Cultural Heritage Division of MHBC, and Chair of the Heritage Wilmot Advisory Committee.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners
Full Member, Ontario Professional Planners Institute
Professional Member, Canadian Association of Heritage Professionals

PROFESSIONAL SERVICE

2012-present Chairperson, Heritage Wilmot Advisory Committee
2011-2012 Vice-Chair, Heritage Wilmot Advisory Committee

PROFESSIONAL HISTORY

Jan. 2019 - Present Associate, MacNaughton Hermsen Britton Clarkson
Planning Limited

Jan. 2004 – Jan. 2019 Planner / Senior Planner, MacNaughton Hermsen
Britton Clarkson Planning Limited

CONTACT

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CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

SELECTED PROJECT EXPERIENCE

MUNICIPAL PROJECTS / PROVINCIAL POLICY REVIEW

Project Planner for Kincardine Official Plan review.

Project Planner for preparation of development concept for municipally-owned employment lands in Saugeen Shores.

Project Planner for Huron-Kinloss Zoning By-law update.

Project Planner providing services to the Township of Guelph / Eramosa related to the review of *Planning Act* applications.

Project Planner involved in the Wellington County Groundwater Study.

Assessment of Potential Gravel Pit Acquisition, County of Prince Edward

Review of Provincial Planning activities (Places to Grow, Greenbelt Plan, Bill 51, PPS Review), and preparation of summary information, comments to Provincial Ministries, and policy suggestions for a range of clients.

Review and provide comments related to Official Plan Reviews and Zoning By-law Reviews for a variety of clients across Ontario).

RESIDENTIAL / MIXED USE / RETAIL / INSTITUTIONAL

Preparation of planning assessments and due diligence reviews to identify development potential of properties for a range of clients.

Site Plan approvals for commercial and industrial developments.

Registration and planning of residential site plans and Plans of Subdivision.

Registration of Plans of Condominium for residential and mixed-use projects.

Property investigations and planning assessments.

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CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

RURAL PLANNING AND AGGREGATE RESOURCE DEVELOPMENT

Research, preparation and co-ordination of reports / applications under the *Planning Act* (Minor Variance, Severance, Zoning By-law Amendment, Official Plan Amendment), *Niagara Escarpment Planning and Development Act* and the *Aggregate Resources Act*.

Planning evaluations and analysis for mineral aggregate resource development.

Conduct notification and consultation procedures as required under the *Aggregate Resources Act*.

Involved in provision of land use planning services related to proposed landfill site in Zorra Township.

Research and preparation of reports/evidence for hearings before the Ontario Municipal Board (now Local Planning Appeals Tribunal) / Joint Board.

Population and aggregate production research for a range of clients.

Property investigations and planning assessments for due diligence reviews.

VISUAL IMPACT ASSESSMENT

Involved in the preparation of assessment for single-detached dwelling within Niagara Escarpment Plan Area (Burlington).

Involved in the preparation of assessment for mixed-use development within Niagara Escarpment Plan Area (Hamilton).

Involved in the preparation of assessment for proposed landfill site in Zorra Township.

Involved in the preparation of multi-stage assessment for residential development within Niagara Escarpment Plan area (Hamilton).

Involved in preparation of assessments for aggregate resource site development.

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CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

CULTURAL HERITAGE

Involved in the preparation of an updated Heritage Conservation District Plan for the Port Credit Heritage Conservation District (City of Mississauga).

Involved in the preparation of a Heritage Conservation District Plan for the Village of Port Stanley (Municipal of Central Elgin).

Involved in the preparation of Cultural Heritage Action Plan for the City of Guelph.

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of the Queenston Quarry (Niagara-on-the-Lake).

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a portion of the Huronia Regional Centre (Orillia).

Involved in the preparation of a Cultural Heritage Survey for a proposed aggregate extraction operation in the Town of Caledon.

Involved in the preparation of a Cultural Heritage Study for a proposed aggregate extraction operation in Melancthon Township.

Involved in the preparation of a Cultural Heritage Evaluation Report for the 6th Line overpass in the Town of Innisfil.

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a vacant property in the City of London.

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a portion of Bob-lo Island in the Town of Amherstburg.

Involved in the preparation of a Heritage Conservation District Study and Plan for Rondeau Provincial Park cottages (Municipality of Chatham-Kent).

Involved in the preparation of a Heritage Master Plan and updated Heritage Conservation District Plans for the Town of Cobourg.

Involved in the preparation of an updated Heritage Conservation District Plan for the Village of Barriefield (City of Kingston).

Involved in the preparation of a Heritage Impact Assessment for a rural farmhouse in the City of Kitchener.

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CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

Involved in the preparation of a Heritage Conservation District Study for the Victoria Square area (City of Markham).

Involved in the preparation of a Heritage Conservation District Study and Plan for the Village of Bala (Township of Muskoka Lakes).

Involved in a pilot project to work on integrating heritage attributes into building inspection reports for provincially significant heritage properties (Infrastructure Ontario).

Involved in the preparation of a Heritage Conservation District Study and Plan for the Garden District (City of Toronto).

Involved in the preparation of a Heritage Conservation District Study and Plan for Downtown Meaford.

Involved in the preparation of a Cultural Heritage Study related to a proposed Sand and Gravel Pit (Manvers Township).

Involved in the preparation of a Background and Issues Identification Report and Management Plan for the Burlington Heights Heritage Lands (Hamilton / Burlington).

Involved in the preparation of a Heritage Conservation District Study and Plan for Downtown Oakville.

Involved in the preparation of a Heritage Conservation District Study and Plan for the Brooklyn and College Hill areas in the City of Guelph.

Involved in a Cultural Heritage Landscape Study for Rondeau Provincial Park.

Involved in the preparation of a Heritage Impact Assessment for a rural farmstead in City of Cambridge.

Involved in a Commemorative Integrity Statement Workshop for Oil Heritage District, and assisted in preparation of Commemorative Integrity Statement (Lambton County).

Involved in an assessment of feasibility of acquiring Federal surplus land for development as affordable housing within a Heritage Conservation District (Kingston - Barriefield)

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CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

PROFESSIONAL DEVELOPMENT COURSES / CONFERENCES

- | | |
|------|--|
| 2004 | Course: 'Plain Language for Planners', Ontario Professional Planners Institute, Toronto. |
| 2004 | Conference: 'Leading Edge – The Working Biosphere', Niagara Escarpment Commission, Burlington. |
| 2011 | Conference: 'Ontario Heritage Conference – Creating the Will', Cobourg. |
| 2012 | Workshop: 'Heritage Conservation District Workshop', University of Waterloo Heritage Resources Centre, Stratford. |
| 2012 | Conference: 'Ontario Heritage Conference - Beyond Borders: Heritage Best Practices, Kingston. |
| 2012 | Conference: 'National Heritage Summit - Heritage Conservation in Canada: What's Working?; What's Not?; And What Needs to Change?', Heritage Canada Foundation, Montreal. |
| 2012 | Conference presentation: Heritage Conservation District Misconceptions, Heritage Canada Conference, Montreal. |
| 2013 | Course: 'Planner at the Ontario Municipal Board', Ontario Professional Planners Institute, Waterloo. |
| 2013 | Conference presentation: Ideas for Effective Community Engagement – Case Study: Downtown Oakville Heritage Conservation District, OPPI Conference, London. |
| 2013 | Conference: 'Regeneration – Heritage Leads the Way', Heritage Canada Foundation, Ottawa. |
| 2013 | Conference presentation: Rondeau Provincial Park: A Cultural Heritage Landscape?, Heritage Canada Conference, Ottawa (with Peter Stewart, George Robb Architect). |
| 2014 | Conference: 'Ontario Heritage Conference' – Bridging the Past, Crossing into the Future, Cornwall. |

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 www.mhbcplan.com

CURRICULUM **VITAE**

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

- | | |
|------|---|
| 2015 | Conference: 'Ontario Heritage Conference' – Ontario Heritage: An Enriching Experience, Niagara-on-the-Lake. |
| 2015 | Conference presentation: Heritage Conservation and Urban Design: Challenges, Success, Balance, OPPI Conference, Toronto (with Dan Currie and Lashia Jones, MHBC). |
| 2016 | Conference: 'Ontario Heritage Conference' – Preservation in a Changing World, Stratford-St. Marys. |
| 2019 | Conference: 'Ontario Heritage Conference', Bluewater & Goderich. |

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MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

Severance Sketch

6 Covered Bridge Drive
West Montrose
Woolwich Township, Region of Waterloo

-  Subject Lands
± 12,912m² (1.29ha)
-  Lands to be Severed
± 1,707m² (0.17ha)
-  Lands to be Retained
± 11,205m² (1.12ha)



Notes:
• Region of Waterloo 2018 Air Photo

Date: February 7, 2019

Scale: 1:750

File: 1913A

Drawn: GC



K1913A-COVERED BRIDGE/CP/SEVERANCE SKETCH.DWG

Grand River

BEARINGS

BEARINGS ARE UTM GRID BEARINGS NAD83 (CSRS'83) (2010.00) AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 106 & 47, BY REAL TIME NETWORK (RTN) OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (8° WEST LONGITUDE) NAD83 (CSRS'83) (2010.00).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999576.

DIGITAL DISTANCE DATA IS ON GRID AND CAN BE CONVERTED TO GROUND BY MULTIPLYING BY 1.000424.

INTEGRATION DATA

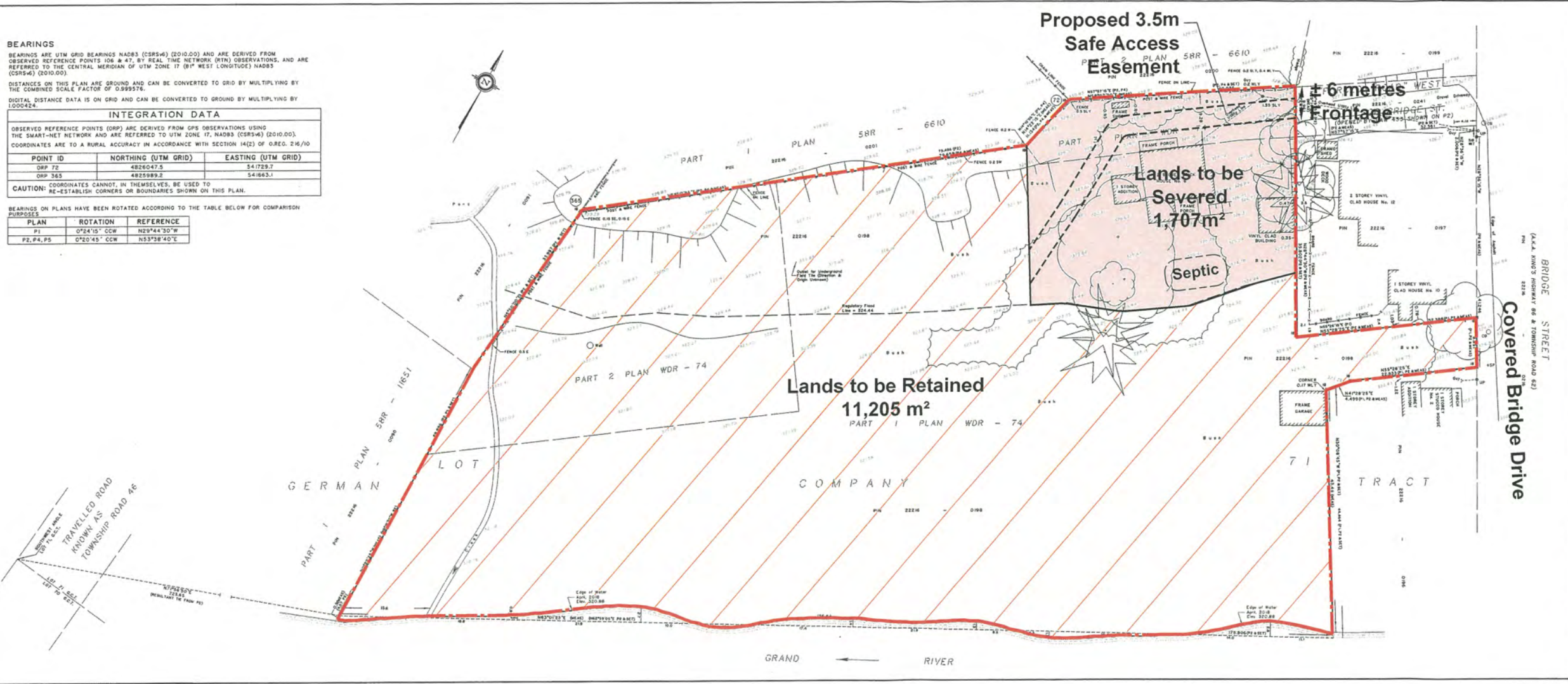
OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GPS OBSERVATIONS USING THE SMART-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS'83) (2010.00). COORDINATES ARE TO A RURAL ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 216/10.

POINT ID	NORTHING (UTM GRID)	EASTING (UTM GRID)
ORP 72	4826047.5	541729.7
ORP 365	4825989.2	541843.1

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ON PLANS HAVE BEEN ROTATED ACCORDING TO THE TABLE BELOW FOR COMPARISON PURPOSES.

PLAN	ROTATION	REFERENCE
P1	0°24'15" CCW	N20°44'30"W
P2, P4, P5	0°20'45" CCW	N53°38'40"E



SURVEYOR'S REAL PROPERTY REPORT SHOWING PARTIAL TOPOGRAPHY OF PART OF LOT 71 GERMAN COMPANY TRACT TOWNSHIP OF WOOLWICH REGIONAL MUNICIPALITY OF WATERLOO

ARIE J. LISE - ONTARIO LAND SURVEYOR
2018
SCALE 1 : 300

The results of our field and office investigations indicate the following:

- The property is more particularly described in P.I.N. 22216-0192, known municipally as No. 6 Bridge Street.
- Note the location of the fences along portions of the side and rear yards.
- No encroachments were found in the registry system.
- Note: The hydro service for subject property is accessed over adjacent property of which there is no assessment on record. Note the location of the Guy Wire on the north boundary.
- Compliance with Zoning Bylaw is not certified by this report.

NOTES & LEGEND:

- UNLESS OTHERWISE NOTED ALL BUILDINGS ARE SHOWN HEREIN AND PERPENDICULAR TO PROPERTY LINES.
- PROPERTY LINES ARE NOT FENCED UNLESS OTHERWISE NOTED.

■ DENOTES SURVEY MONUMENT FOUND (SMA UNLESS SHOWN OTHERWISE)
 SSM DENOTES STANDARD IRON BAR
 SSM DENOTES SHORT STANDARD IRON BAR
 WIT DENOTES WITNESS
 SSM DENOTES WITNESS
 SSM DENOTES BLACK SHOEMAKER, ROBINSON & DONALDSON LTD., O.S.'S
 SSM DENOTES P.D. BRADSHAW, O.S.'S
 P1 DENOTES DEPOSITED PLAN 184-1192
 P2 DENOTES DEPOSITED PLAN 184-1192
 P3 DENOTES DEPOSITED PLAN 184-1192
 P4 DENOTES DEPOSITED PLAN 184-1192
 P5 DENOTES DEPOSITED PLAN 184-1192
 SSM DENOTES DECIDUOUS TREE (SHADY TO SCALE)
 SSM DENOTES CONIFEROUS TREE (SHADY TO SCALE)
 SSM DENOTES UTILITY POLE
 SSM DENOTES CATCH BASIN
 SSM DENOTES SIGN POST
 H.E.S.W DENOTES NORTH, EAST, SOUTH, WEST
 SSM DENOTES TOP OF BANK
 SSM DENOTES BOTTOM OF BANK
 A.K.A. DENOTES ALSO KNOWN AS

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2031159

THIS REPORT WAS PREPARED FOR MATTHEW AND ANDREA MILLER AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I, ARIE J. LISE, ONTARIO LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF AND THAT I AM A MEMBER OF THE ASSOCIATION OF ONTARIO LAND SURVEYORS.

Arie J. Lise
Date: May 24/18
Ontario Land Surveyor

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
 Ontario Land Surveyors
 Urban and Rural Planners
 A wholly owned subsidiary of J.S. Burton Ltd.
 101-257 Woodrow Road West
 Guelph, Ontario N1H 2J1
 FAX: (519) 822-1220
 TEL: (519) 822-4031

PROJECT 18-14-687-00

**TOWNSHIP OF WOOLWICH
HERITAGE DESIGNATED PROPERTIES**

(Local Architectural Conservation Advisory Committee (LACAC))

No.	NAME	LOCATION	OWNER
1	Conestogo United Church (built 1878)	2-2-077 1790 Sawmill Rd. Conestogo	Benjamin Kempel
2	Dunke House (built 1891)	1-1-078 2 William St. Elmira	David Playford
3	Gore Park Bandstand (built 1892)	1-2-199 68 Arthur St. S. Elmira	Township of Woolwich
4	Bristow Inn (built 1860)	1-3-216 80 Arthur St. S. Elmira	David Wang and Jodi Calvert- Wang
5	McDonald House (built 1867)	2-1-020 13 Katherine St. N. Winterbourne	Linda Berkett
6	Steiner Residence (built 1857)	2-3-156 1401 King St. N. St. Jacobs	CLO Holdings Inc.
7	Snyder, Brubacher & Shantz House (built 1879)	2-3-235 24 Queensway Dr. St. Jacobs	Susana Shantz
8	Albright House (built 1850s)	2-7-012 52 Hill St. West Montrose	Susannah Martin
9	West Montrose Covered Bridge (built 1881)	West Montrose Grand River crossing	Regional Municipality of Waterloo (Designated by By-law in 2007)
10	Former Municipal Office (built 1912)	1-5-109 69 Arthur St. S. Elmira	2331045 Ontario Inc. (Designated by By-law 6-2010)
11	Old Township Hall (built 1888)	2-2-023 1924 Sawmill Rd. (prior 24 King St. W.) Conestogo	Jeffrey Richards (Designated by By-law 7-2010)
12	St. Boniface Catholic School (built 1898)	3-1-05210 1354 Maryhill Rd. Maryhill	Waterloo Region Catholic School Board (Designated by By-law 53-2014)
13	Chalmers Presbyterian Church (built 1870)	2-1-06700 4 Katherine St. N. Winterbourne	Tara-Lynne and Paul Ballantyne (Registered Agreement from Conservation Review Board (CRB) decision – registered as WR1003568 on December 22, 2016)

DG
May 2022

TOWNSHIP OF WOOLWICH
HERITAGE LISTED PROPERTIES OF INTEREST

Derived from LACAC File, Township GIS and Committee direction – Updated to May 2022

No.	NAME	LOCATION	OWNER
1	Chalmers Presbyterian Church (built 1870)	2-1-06700 4 Katherine St. N. Winterbourne	Tara-Lynne Ballantyne Crooks Tract, Broken Front Concession East of the Grand River, Part Lot 3 Agreement Registered 2016
2	St. Pauls Lutheran Church (built 1889)	1-5-02600 27 Mill St. Elmira	St. Pauls Lutheran Church Lots 102 to 105, Plan 559
3	E.W.B. Snider House (built 1870)	2-3-21000 28 Albert St. W. St. Jacobs	Jonathan Schiedel Lot 39 and Part of Lot 38, Plan 1549, Parts 1 and 2 on 58R-14597
4	Wyndham Hall (built 1907)	2-5-04500 2456 Floradale Rd. Floradale	Robert Smith GCT, Part Lot 118
5	Weber House (built 1870)	2-7-15600 6090 Line 86 Zuber's Corners	Lester Bowman GCT, Part Lot 126, Part 1 on 58R-3807
6	Ebel House (built 1850)	2-2-03400 58 Glasgow St. N. Conestogo	Otto Kappeler GCT, Part Lot 41, Part 1 on 58R-10123
7	Trinity Lutheran Church (built 1889, removed 2005)	2-5-06500 38 Ruggle's Rd. Floradale	St. Paul's Lutheran Church GCT, Part Lot 117
8	Jackson House (built 1860)	2-4-18250 1033 Kenning Pl.	Floristerra Inc. GCT, Part Lot 89, Part 1 on 58R-15315

TOWNSHIP OF WOOLWICH
HERITAGE LISTED PROPERTIES OF INTEREST

Derived from LACAC File, Township GIS and Committee direction – Updated to May 2022

No.	NAME	LOCATION	OWNER
9	Wylie House (built 1891)	1-5-11100 75 Arthur St. S. Elmira	L & H Holding Corporation Part of Lots 33 and 34, Plan 560
10	Stroh Residence (built 1870)	2-2-22400 1596 Sawmill Rd. (near Conestogo)	Louise Stroh Crooks Tract Broken Front, East of the Grand River Part Lot 7
11	Hendry House (built 1859)	2-2-11300 1939 Sawmill Rd. Conestogo	Carole Plue Lots 1, 2, 14 and 15, Plan 600
12	West Montrose School (built 1870)	2-7-16400 591 Katherine St. N. (near West Montrose)	Shannon McTaggart GCT, Part Lot 74
13	Jacobstettel Guest House (built 1890)	2-3-21500 16 Isabella St. S. St. Jacobs	Deer Ridge Heights Inc. Part of Lots 3 and 119, Plan 1549, Parts 1 and 2 on 58R- 14258
14	St. Matthews Lutheran Church (built 1892)	2-2-03000 131 Flax Mill Dr. Conestogo	Harold Geisel GCT, Part of Lots 31 and 41, Plan 602 Part Lot 2, Parts 1 and 2 on 58R-11910
15	St. Peters Lutheran Church (built 1870)	2-6-08900 2925 Lobsinger Line Heidelberg	St. Peters Lutheran Church GCT, Part of Lot 14
16	Breslau Mennonite Church (built 1908)	3-4-07400 226 Woolwich St. S. Breslau	Breslau Mennonite Church GCT, Part of Lot 115, Part 1 on 58R-20211

TOWNSHIP OF WOOLWICH
HERITAGE LISTED PROPERTIES OF INTEREST

Derived from LACAC File, Township GIS and Committee direction – Updated to May 2022

No.	NAME	LOCATION	OWNER
17	Floradale Feed Mill	2-5-08100 2239 Floradale Rd. Floradale	Vogel Welding Inc. GCT, Part of Lot 101, Parts 6 and 7 on 58R-10393
18	Blacksmith Shop (built 1880) (See article in file with sketch from 1900)	2-1-06500 14 Katherine St. N. Winterbourne	Christopher Hart Lot 7, Plan 598
19	St. James Evangelical Lutheran Church (built 1914)	1-2-20400 60 Arthur St. S. Elmira	St. James Lutheran Church (Council resolution of March 2, 2004 to recognize the 1914 church structure together with its stained glass windows as a significant heritage structure and feature of the streetscape in Elmira).
20	St. Jacobs Public School (built 1929)	2-3-24700 72 Queensway Dr. St. Jacobs	Waterloo Region District School Board Lots 13, 14 and Part of Lot 4, Plan 1549, Parts 1 to 5 on 58R-7423
21	Auger Cottage (built 1800s)	2-7-02200 245 Hill St. West Montrose	Charles Auger GCT, Part of Lot 69, Parts 3 and 4 on 58R-3262
22	Blinn Cottage (built 1800s)	2-7-00200 1238 Rivers Edge Dr. West Montrose	James Epp GCT, Part of Lot 71
23	Stone Cottage (built 1800s)	2-7-00300 1242 Rivers Edge Dr. West Montrose	Anthony Dowling GCT, Part of Lot 71
24	Olde Bridge Place Bed & Breakfast (built 1890)	2-7-06700 5 Covered Bridge Dr. West Montrose	Allen Gow GCT, Part of Lot 71

TOWNSHIP OF WOOLWICH
HERITAGE LISTED PROPERTIES OF INTEREST

Derived from LACAC File, Township GIS and Committee direction – Updated to May 2022

No.	NAME	LOCATION	OWNER
25	West Montrose United Church & Cemetery (built 1907)	2-7-02700 42 Covered Bridge Dr. West Montrose	United Church GCT, Part of Lot 71
26	Winterbourne Mennonite Meeting House & Cemetery	2-1-04100 1118 Letson Dr. Winterbourne	Old Order Mennonite Church Tract Crooks C Broken Front East of Grand River, Part of Lot 2, Part 2 on 58R-5589
27	West Montrose General Store	2-7-01000 12-14 Covered Bridge Dr. West Montrose	Vera Brubacher GCT, Part of Lot 71
28	St. Jacobs Public School (built 1929)	2-3-24700 72 Queensway Dr. St. Jacobs	Waterloo Region District School Board Lots 13, 14 and Part of Lot 4, Plan 1549, Parts 1 to 5 on 58R-7423
29	Blinn Storage Sheds (built 1800s)	2-7-00210 1239 Rivers Edge Dr. West Montrose	James Epp GCT, Part of Lot 71
30	Hendrick Schoolhouse (built 1874)	2-7-07600 1060 Rivers Edge Dr. West Montrose	Brian Hendrick GCT, Part of Lot 74
31	Private Buggy Bridge (built 1870)	2-1-03900 1051 Buggy Ln. (near West Montrose) 2-2-18800 1155 Crooks Tract Rd.	Clare Martin Tract Crooks Concession Broken Frontage, Part of Lots 1 and 2 Mark Brubacher Tract Crooks Concession Broken Frontage, Part of Lot 1, Parts 1, 2 & 4 on 58R-9578

TOWNSHIP OF WOOLWICH
CULTURAL HERITAGE LANDSCAPE AREA

Derived from LACAC File and Township GIS– Updated to May 2022

No.	NAME	LOCATION	OBJETIVE
1	West Montrose Cultural Heritage Landscape (CHL) Policy Area	Vicinity of West Montrose	To conserve the West Montrose CHL in such a way that its heritage values, attributes and integrity are retained.

TOWNSHIP OF WOOLWICH
PROPERTIES OF PRIORITY INTEREST FOR FURTHER INVESTIGATION

Derived from Committee direction at April 13, 2022 meeting – Updated to May 2022

No.	NAME	LOCATION	OWNER
1	St. Boniface Cemetery	3-1-05800 1367 Maryhill Rd. Maryhill	Roman Catholic Episcopal Corporation Lot J, Plan 596
2	St. Boniface Church & Manse	3-1-05700 1355-1357 Maryhill Rd. Maryhill	Roman Catholic Episcopal Corporation Lot Y, Plan 596
3	Maryhill Commercial Tavern	3-1-04800 1303 Maryhill Rd. Maryhill	Paul Weber and Top Hand Lot G and Part of Lots E, F, H and Q, Plan 596, Part of Lot 4 on 58R-15595
4	Former Great West Felt Co. site	1-1-27400 20 Arthur St. N. Elmira	Meridian Holdings (Ont) Ltd. Part of Lot 13, Plan 571
5	St. James Evangelical Lutheran Church (built 1914)	1-2-20400 60 Arthur St. S. Elmira	St. James Lutheran Church Lot 34, Plan 570, Lot 6 and Part of Lots 5 and 7, Plan 560, Part 4 on 58R-1835
6	St. Pauls Lutheran Church (built 1889)	1-5-02600 27 Mill St. Elmira	St. Pauls Lutheran Church Lots 102 to 105, Plan 559
7	St. Jacobs Library (Carnegie Library)	2-3-20700 29 Queensway Dr. St. Jacobs	Township of Woolwich Lot 55, Plan 1549