

**HERITAGE IMPACT ASSESSMENT  
HILLSBURGH DAM AND POND**

**LOTS 24 AND 25, CONCESSION VII  
TOWN OF ERIN, WELLINGTON COUNTY, ONTARIO**

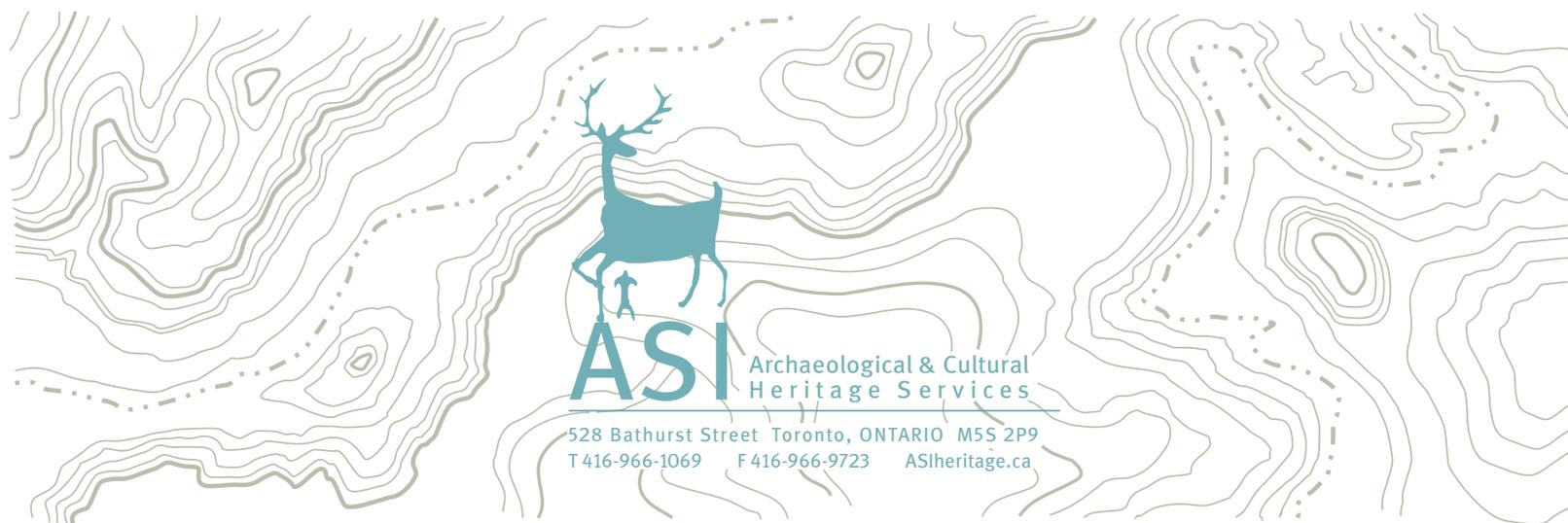
**DRAFT REPORT**

Prepared for:

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**Heritage Impact Assessment:  
Hillsburgh Dam and Pond**

**Lot 24 and 25, Concession VII  
Town of Erin, Wellington County, Ontario**

**EXECUTIVE SUMMARY**

Archaeological Services Inc. (ASI) was contracted by Triton Engineering Services Limited to prepare a Cultural Heritage Impact Assessment (HIA) for the Hillsburgh Dam and Pond, located in the Town of Erin, Wellington County, Ontario. The project involves the replacement of the Hillsburgh Dam and is being conducted under Schedule 'B' of the Municipal Class Environmental Assessment Process. The purpose of the HIA is to evaluate any possible impacts to the Hillsburgh Dam and Pond recommend mitigation measures.

The subject property is located in part of Lots 24 and 25, Concession VII, in the Town of Erin, Ontario. Based on the results of archival research, field investigations and heritage evaluation, the Hillsburgh Dam and Pond was determined to retain cultural heritage value following application of Regulation 9/06 of the *Ontario Heritage Act*. Its heritage significance centres on its historical and contextual value. As a result, the following recommendations have been developed based on the determined heritage value of the resource and in consideration of the overall impacts of the various preliminary alternatives/conservation options on the subject property:

1. Preservation in-situ of the Hillsburgh Pond is the preferred conservation strategy. This can be best achieved from both a cultural heritage and health and safety perspective through Conservation Alternative B (Rehabilitate Station Street Dam and Reconstruct Bridge).
2. Should it be determined that it is not feasible to preserve/retain the cultural heritage resource (i.e., Alternatives C or D), proper documentation and commemoration measures should be undertaken. These measures include, but are not limited to: a documentation report consisting of photographic, textual, and graphic descriptions of the resource, its associated heritage attributes and general context; and a commemoration strategy which interprets the area's lost heritage values. The commemoration strategy should be coordinated with the Town of Erin Heritage Committee and the residents of the Village of Hillsburgh through public consultation. It is recommended that fieldwork for the documentation be completed during the summer months in order to undertake photographic documentation using water craft to fully document the pond and its relationship to the Village of Hillsburgh.
3. Reference should be made to ASI's 2014 'Cultural Heritage Evaluation and Heritage Impact Assessment: Hillsburgh Dam Bridge' for recommendations concerning the bridge.
4. This report should be submitted to (Heritage) Planning staff at the Town of Erin for review and comment.



**ARCHAEOLOGICAL SERVICES INC.  
CULTURAL HERITAGE DIVISION**

**PROJECT PERSONNEL**

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## 1.0 INTRODUCTION

ASI was contracted by Triton Engineering Services Limited to prepare a Heritage Impact Assessment (HIA) for the Hillsburgh Dam and Pond, located in the Town of Erin, Wellington County, Ontario (Figure 1). The HIA is being conducted as part of a study to investigate possible long term alternatives to improve the safety of the Hillsburgh Dam and Bridge. The HIA will assess the potential impacts of these alternatives to the Hillsburgh Dam and its associated pond. A separate HIA for the Hillsburgh Bridge was completed by ASI in 2014 (ASI 2014). The study is being conducted under Schedule 'B' of the Municipal Class Environmental Assessment (Class EA). Both structures are located along Station Street, approximately 150 m west of Trafalgar Road, crossing the Upper West Credit River in the village of Hillsburgh.



Figure 1: Location of the study area

Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA ESRI Street Maps)

The HIA follows the guidelines provided in the Ontario Heritage Too Kit and applicable policies provided in the *Town of Erin Official Plan* (2012). Research was completed to investigate, document, evaluate, and assess potential impacts to the Hillsburgh Dam and Pond. This document will provide:

- a description of the Hillsburgh Dam and Pond (subject resources), including location, a detailed land use history of the site and photographic documentation;
- a description of the site's cultural heritage value as based on archival research, site analysis, and provincially and municipally accepted criteria for establishing cultural heritage significance;

- assessment of impacts of the proposed undertaking on the subject resource and associated landscape features; and
- appropriate conservation measures and intervention strategies.

This research was conducted under the senior project management of Annie Veilleux, Manager of the Cultural Heritage Division at ASI, and project management of Joel Konrad, Cultural Heritage Specialist at ASI.

## 1.1 Location and Property Description

The Hillsburgh Dam and Pond are located southwest of Main Street in the Village of Hillsburgh, north of Ainsworth Pond, and northeast of the Elora to Cataract Trail, in the Town of Erin, Ontario. Historically, the study area is located within part of Lots 24 and 25, Concession VII, in the former Township of Erin, Wellington County. The study area is made up of a former Mill Pond, a dam, and woodlots on the west, north, and east.

## 1.2 Present Owner

The study area is currently owned by a consortium of companies including F.R.K Investments Limited, Melyka INC., and Collins Sydney.

## 1.3 Policy Framework

### 1.3.1 Provincial Policy

The authority to request this heritage assessment arises from the *Ontario Heritage Act (OHA)*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement (2014)*, and Section 3.3. of the Town of Erin's *Official Plan*.

The *Planning Act* (1990) and related *Provincial Policy Statement (PPS 2014)* make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2.0 ...protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.



Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario's long-term prosperity, environmental health, and social well-being depend conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefit.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeological Resources*, makes the following relative provisions:

- 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.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

### **1.3.2 Municipal Policy**

The *Town of Erin Official Plan* outlines existing policies in the municipality pertaining to cultural heritage resources. Section 3.3 of the plan provides a “framework for the identification, protection and enhancement of the Towns heritage resources” (Town of Erin 2012: 14).

This plan identifies specific objectives pertaining to the identification and conservation of heritage resources. These include

- a) To encourage the protection of those heritage resources which contribute in a significant way, to the identity and the character of the town;
- b) To encourage the maintenance, restoration and enhancement of buildings, structures, areas or sites in Erin which are considered to be of significant architectural, historical or archaeological value; and
- c) To encourage new development, redevelopment and public works to be sensitive to, and in harmony with, Erin’s heritage resources.

Heritage resources are described in section 3.3.3 as:

- a) A property or area of historic value or interest, possessing one of the following attributes:



- i) An example of the Town's past social, cultural, political, technological or physical development;
  - ii) A representative example of the work of an outstanding local, national or international personality;
  - iii) A property associated with a person who has made a significant contribution to the social, cultural, political, economic, technological or physical development of the Town, County, Province or Country
  - iv) A property which dates from an early period in the Town's development
- b) A property or area of architectural value or interest, possessing one of the following attributes:
- i) A representative example of a method of construction which was used during a certain time period or is rarely used today;
  - ii) A representative example of an architectural style, design, or period of building;
  - iii) An important Town landmark;
  - iv) A work of substantial engineering merit;
  - v) A property which makes an important contribution to the urban composition or streetscape of which it forms a part.
- c) A property or area recognized by the Province as being archaeologically significant.
- d) An area in which the presence of properties collectively represent a certain aspect of the development or cultural heritage landscape of the Town, or which collectively are considered significant to the community as a result of their location or setting.

Section 3.3.4 states that by-laws may be passed to designate heritage buildings, landscapes, or districts based on Part IV and Part V of the *Ontario Heritage Act*. These by-laws are based on the following criteria:

- a) An area associated with a particular aspect, era or event in the history of the development of the municipality; or
- b) An area characterized by a style of architecture, design, construction or ambience which is considered architecturally or historically significant to the community as a result of location or setting; or
- c) An area considered unique or otherwise significant to the community as a result of location or setting; or
- d) An area characterized by a group of buildings which are not architecturally or historically significant individually but are when considered collectively.

#### 1.4 Municipal Consultation

The Town of Erin was contacted in January 2015 to inquire whether if the municipality had any heritage concerns or retained any file holdings relevant to the presentation assessment. Email and phone communications with Sally Stull, Planner with the Town of Erin, confirmed that three properties adjacent to the subject property were found on the Town of Erin's Heritage Register (See Figure 18). In addition, descriptions of these properties were provided to ASI.

## **2.0 HISTORICAL RESEARCH**

### **2.1 Introduction**

A review of available primary and secondary source material, including historical mapping and archival material, was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use. This review examines the physiographic characteristic of the study area and also traces various layers of landscape change that have occurred within the study area. This analysis provides a framework for understanding the area's full range of cultural heritage values and identifying general heritage attributes associated with the Hillsburgh Dam and Pond.

### **2.2 Geography**

The study area is situated within the Hillsburgh Sandhills physiographic region of southern Ontario within a former spillway (Chapman and Putnam 1984). The Hillsburgh sand hills are a natural boundary on the southeastern flank of the Dundalk till plain and cover an area of approximately 16,576 hectares. This region was the first land exposed by the recession of the Laurentide glacier. The region has an elevation of between 427-488 metres above sea level and is characterised by rough topography, sandy materials and a flat-bottomed swampy valley intersection the moraine. Fine sand is the prevalent soil type (Chapman and Putnam 1984: 135-136).

Spillways are the former glacial meltwater channels. They are often found in association with moraines but in opposition are entrenched rather than elevated landforms. They are often, though not always, occupied by stream courses, the fact of which raises the debate of their glacial origin. Spillways are typically broad troughs floored wholly or in part by gravel beds and are typically vegetated by cedar swamps in the lowest beds (Chapman and Putnam 1984: 15).

The study area is intersected by a tributary of the Credit River. The Credit River is approximately 90 kilometres long and its watershed features both Carolinian and Deciduous forests (CVCA n.d.). The watershed drains approximately 1000 square kilometres (CVCA 2006). The Credit River's headwaters originate at the Niagara Escarpment. The river transits the South Slope and Peel Plain physiographic regions until meeting its confluence with Lake Ontario at Port Credit in the Iroquois Plain physiographic region.

### **2.3 Township Survey and Settlement**

Historically, the study area is located in the Former Township of Erin, County of Wellington in part of Lots 24 and 25, Concession VII.

#### **2.3.1 Erin Township**

The land within Erin Township was acquired by the British from the Mississaugas in 1818. The first township survey was undertaken in 1819, and the first legal settlers occupied their land holdings in the following year. The township was first named after a poetic name for Ireland, *Ierne*, mentioned by the Greek geographer Strabo. Erin was initially settled by the children of Loyalists, soldiers who had served



during the War of 1812, and by immigrants from England, Scotland and Ireland (Armstrong 1985: 143; Erin Centennial Committee 1967; McMillan 1974; Rayburn 1997: 113; Smith 1846: 55-56).

### **2.3.2 Hillsburgh**

This post office village was situated on part Lots 22 to 25 Concessions VII and VIII, Erin Township. The village was founded in the 1840s, when a tavern and sawmill were constructed by Hiram and Nazareth Hill. It became a post office village in 1851. Registered plans of subdivision for this village date from 1857-1862. It contained two grist mills, a woollen factory, a foundry and tannery. The village also contained four churches, four stores, three hotels, and a telegraph office. By the mid-nineteenth century Hillsburgh had become an important market town for grains harvested from the surrounding farms. This grain was sent to larger settlements in the south such as Oakville and Toronto, first by cart and then by rail via a station on the Canadian Pacific Railway located adjacent to the study area. The population was approximately 400 in 1873 (Crossby 1873: 145; Rayburn 1997: 158; Scott 1997: 102; Winearls 1991: 697)

### **2.3.3 Credit Valley Railway**

The Credit Valley Railway was constructed between 1877 and 1879. The project was backed by George Laidlaw and was intended to connect Toronto with Orangeville via Streetsville. Construction began in 1874, and over several subsequent years several branches were added to the proposed line. The first section of track from Parkdale (Toronto) to Milton was opened in 1877. The line was completed in 1881 but nearly bankrupted the company. In 1883, the line was taken over by the Canadian Pacific Railway (Heritage Mississauga 2009).

## **2.4 Land Use History**

The following land use history is based on a combination of land registry records, historic mapping, census records, assessment/collector rolls, and local history resources where available. For ease of description, this section has been divided into time periods that correspond to property ownership. The subject property is located in Lots 24 and 25, Concession VII, in former Erin Township, Wellington County, now the Town of Erin, Ontario.

For most of its history, the Hillsburgh Dam and Pond was owned by a series of groups, such as Gooderham and Worts and The Caledon Mountain Trout Club. Unfortunately, key documents typically used to describe property ownership (census data, assessment rolls, etc.) are not useful in reconstructing club or business histories and thus provided no useful information. In particular, census data for the years 1851, 1861, 1871, 1881, 1891, 1911, and 1921 were not helpful in identifying/corroborating residents and land use patterns. In addition, assessment/collector rolls for the property provided little useful data.

### **2.4.1 1832-1851**

The Abstract Index for Lots 24 and 25, Concession VII in the Township of Erin indicate that the Crown Patent for Lots 24 and 25, Concession VII, in Clinton Township was granted to Patrick McCartin in 1832 and then sold to Aaron Wheeler that same year. Wheeler, who emigrated from England in 1824, built a



grist mill directly south of what was to become Ainsworth pond, adjacent to the study area. At this time the mill was accessed via a sideroad terminating at the 7<sup>th</sup> line (*Anonymous* 2004). According to the Abstract Index for Lots 24 and 25, Concession VII, the property was then sold to Patrick and Mary O'Reilly in 1850. The couple split approximately 3.5 acres adjacent to Main Street into quarter- to half-acre portions and sold the remaining land, including Hillsburgh Pond, to William Gooderham and James Worts in July of 1851. In his *Early History of the Township of Erin*, C.J. McMillan recounts that Gooderham and Worts erected a "larger and better equipped mill" to the north of the Wheeler mill, likely on Ainsworth Pond, around 1846, five years before the land was purchased by the company (McMillan 1974: 9). Thus, by the mid-nineteenth century the Hillsburgh Pond (Figure 11) and Dam had been established.

#### **2.4.2 1851-1890**

William Gooderham and James Worts' mill produced grist, wool, and cider in the years after its construction. The Gooderham and Worts families emigrated from Scole, Norfolk, England, between the summer of 1831 and the spring of 1832 (*Anonymous* 1991: 2). William Gooderham and James Worts served in the Royal York Rangers during the Napolionic Wars and, after France's defeat, retired to a life of farming in Scole where they were neighbors. James married William's sister, Elizabeth, and, along with William and Elizabeth's brother Ezekiel, the four decided to move the family to the Upper Canadian town of York in order to expand their fortunes. The growing settlement at York was in need of a mill and the family hoped to capitalize by building one.

James Worts, the first to arrive, built a stone grist mill at the mouth of the Don River and, along with William Gooderham, established the Worts and Gooderham partnership (later Gooderham and Worts) on 27 July 1832. A distillery was opened adjacent to the mill on 3 November 1837 (Shuttleworth 1924: 61). Amidst the expansion of their operations in Toronto, Gooderham and Worts purchased the subject property at Hillsburgh in 1851 and built a substantial mill driven by a wheel with a diameter of 24 feet (McMillan 1974: 10). A cooper's shop was established at the site to manufacture barrels for transporting flour to Oakville where it could be shipped to further points along Lake Ontario. The mill built by Gooderham and Worts burned down in 1870 and the land was formally unused until its sale in 1890 (*Anonymous* 2004). George Worts and William Gooderham allowed the Credit Valley Railway a right-of-way through the southern portion of the property in 1875, and a station was subsequently built adjacent to the southern bank of the Hillsburgh Pond (Figure 12). Station Street was surveyed and completed at that time, its right-of-way running along the bank of the Hillsburgh dam. A grain elevator, which can be seen next to the CPR Station in Figure 12, was erected at the station to facilitate loading the cars.

1877 *Historical Atlas of Waterloo and Wellington Counties* confirms that the study area, encompassed by the eastern halves of Lot 24 and Lot 25, Concession VII, was owned by the Toronto company Gooderham and Worts at that time. No mill is displayed on the map, as it had burned down in 1870. However, a photograph (Figure 10) demonstrates that Hillsburgh Pond was extant in 1867.

#### **2.4.3 1890-1902**

The Abstract Index for Lots 24 and 25, Concession VII in the Township of Erin records the purchase of the subject property by John Awrey and Isaiah Awrey (Figure 12) from John Gooderham in 1890. The



brothers built a stone mill on what is now Ainsworth pond, to the southwest of the dam, in 1894 (Figure 13). A cider press was also installed in the mill. The *Historical Atlas of Wellington County*, published in 1906 (Figure 2), confirms that the Dam and Pond structure existed prior to 1917, though no further information is offered. In addition, the map confirms that the Awrey Brothers owned the property surrounding the bridge, including Hillsburgh Pond. The map indicates that two houses had been constructed at either end of the dam. A railway station is pictured contiguous with the railway to the south of the bridge.

According to the 1871 Census Returns (District 34, Schedule 1, pg. 43), John, then aged 21, and Isaiah, then aged 12, came from a farming family of eight, all of Germanic descent. Census Returns completed in 1901 (District 126, Schedule 1, pg. 2), when the Awrey brothers owned the subject property, reveal that the now 42 year old Isaiah was living in the vicinity of Hillsburgh with his wife, Mary (aged 33), and their four children: Annie (aged 11), Elmer (aged 7), Melvin (aged 4), and Olive (aged 12). The same returns indicate that John, recorded as aged 49, lived with his wife Elizabeth (aged 46), and their six children: William (aged 14), Nettie (aged 16), Edith (aged 12), Ruth (aged 10), Maggie (aged 8), and Bessie (aged 2). Schedule 2 of these returns indicate both John and Isaiah resided in brick houses somewhere on Lot 24, Concession VII. A photograph of the Awrey residence north of the study area (Figure 14), circa 1900, provides a view of Station Street, Hillsburgh Dam, and an early wooden bridge crossing the spillway between Hillsburgh Pond and Ainsworth Pond. The Abstract Index for Lots 24 and 25, Concession VII indicates that the Caledon Mountain Trout Club Limited purchased the subject property in 1902. In addition, a *Plan Showing Property in the Village of Hillsborough purchased by The Caledon Mountain Trout Club* outlines the study area and adjacent properties (Appendix B).

According to a 1902 plan of the subject property (Appendix B), the Hillsburgh Dam and Pond, as well as Station Street, had been surveyed and subdivided lots were proposed flanking the thoroughfare to the south of the dam. The road was likely named for the Credit Valley Railway station located to the southwest of the subject bridge. During their ownership, the Awrey brothers constructed a park along the shores of the pond, at the terminus of George Street, which included a bandstand, docks, and a pavilion. The park was closed in 1903 when the Caledon Mountain Trout Club purchased the property.

#### **2.4.4 1902-1946**

The Caledon Mountain Trout Club was established in 1902 by a group of influential bankers, merchants, politicians, and industrialists. Shareholders of the Club in the first year included: J.I. Buchanan, Director of the Pittsburgh Trust Company; David Dexter, President of the Federal Life Assurance Company; E. Fisher, Superintendent of the Toronto, Hamilton and Buffalo Railway; E.P. Mellon, President of the Mellon National Bank; and S.M. Toy, Vice-President of Grand and Toy (Caledon Mountain Trout Club 1903: 13-18). The Club's *Directors' Report – First Season*, published in 1903, indicates that in the first year the Club had \$99,900 in capital, divided into 333 shares of \$300 each (Caledon Mountain Trout Club 1903: 3). In addition, the report reveals that the Club bought the "Hillsburgh or Aurey Ponds, Hatchery, etc" for \$5,638. A bird's-eye map of the club's holdings outlines the subject property located adjacent to the Village of Hillsburgh (Figure 16). The subject Hillsburgh Pond is described as the Aurey Angling Water on the map. A photograph taken in 1930 (Figure 17) indicates that the pond was well maintained at this time and was periodically drained for cleaning.

NTS mapping dating to 1937 (Figure 4) reveals that both Main Street and Station Street were paved roads, and that no significant changes had been made to the Hillsburgh Dam and Pond. A mill is pictured to the southeast of the dam, located on the south bank of Ainsworth Pond. The map indicates that a



number of houses existed to the north of the property and that the Hillsburgh train station was still extant to the south. In addition, a significant increase in house construction appears to have occurred along Main Street to the north of the subject property.

#### **2.4.5 1946-Present**

The Abstract Index for Lots 24 and 25, Concession VII, indicate that the property was sold to the Guelph Fishing Club Limited in July, 1946 for \$12,500. The property was then sold to 1029145 Ontario INC. for \$65,000 in 1998. The property was then sold to F.R.K. Investments Limited, Melyka INC., and Collins Sydney for \$365,000 in 2001.

Aerial photography dating to 1954 and topographic mapping dated 1952 and 1973 indicates that little change had occurred since 1937 (Figures 5, 6 and 7). However, it appears that the Hillsburgh train station located to the south of the subject property had been removed by the middle of the twentieth century.

By 1979, significant settlement had occurred to the north of the subject property, however little development had occurred to the Hillsburgh Dam and Pond and the subject bridge (Figure 8). NTS mapping dating to 1994 indicates that several new buildings had been erected directly adjacent to the north of the study area (Figure 9).

#### **2.4.6 Land Use History Summary**

The subject property is located in the eastern half of Lots 24 and 25, Concession VII, in former Erin Township, Wellington County, now the Town of Erin. The Crown Patents for Lots 24 and 25 were granted to Patrick McCartin in 1832 and then sold to Aaron Wheeler that same year. Wheeler built a mill south of the study area before selling the property to Patrick and Mary O'Reilly in 1850. Around 1846, however, Gooderham and Worts had constructed a mill on Ainsworth Pond. They constructed the subject dam, and thus created to pond, to service the new mill. In 1851, Gooderham and Worts bought most of the O'Reilly land holdings, including the Hillsburgh Dam and Pond. The Gooderham and Worts mill burned down in 1870.

John and Isaiah Awrey purchased the property in 1890 and built another mill on the southwest bank of Ainsworth Pond. Isaiah Awrey built a home now located at 3 Station Street, to the northeast of the study area. It is also likely that the nineteenth-century brick residence located to the southeast of the subject property was built by one of the Awrey brothers, though this could not be confirmed through records examined for this study. The Awrey's subdivided their land and sold the subject property with its current boundaries to the Caledon Mountain Trout Club in 1902, who likely built a number of outbuildings along the shore of the pond. The property was then sold to the Guelph Fishing Club Ltd. in 1946 for \$18,500. The subject property was sold to 1029145 Ontario Inc. in 1998 for \$65,000. The property is currently owned by F.R.K. Investments Limited, Melyka Inc., and Collins Sydney.







Figure 6: Study area located on 1954 aerial mapping  
Base Map: Hunting Survey Corporation, 1954

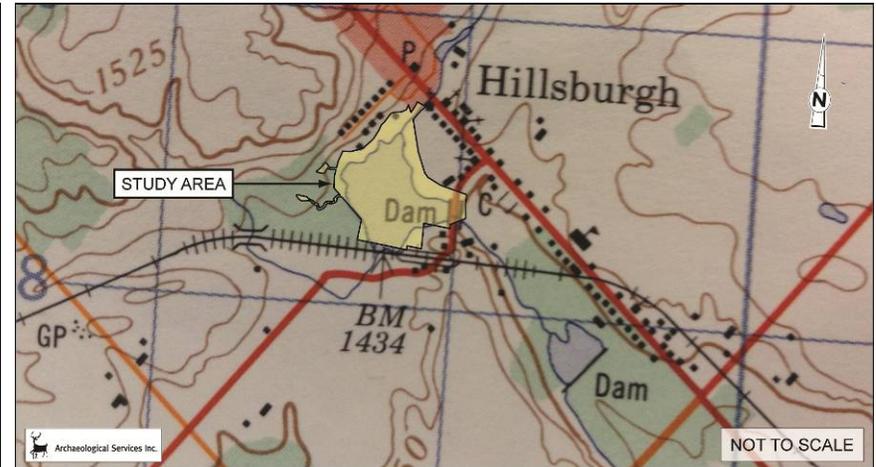


Figure 7: Study area located on 1973 mapping  
Base Map: Energy, Mines, and Resources Canada, NTS 40 P/16



Figure 8: Study area located on 1979 mapping  
Base Map: Energy, Mines, and Resources Canada, NTS 40 P/16

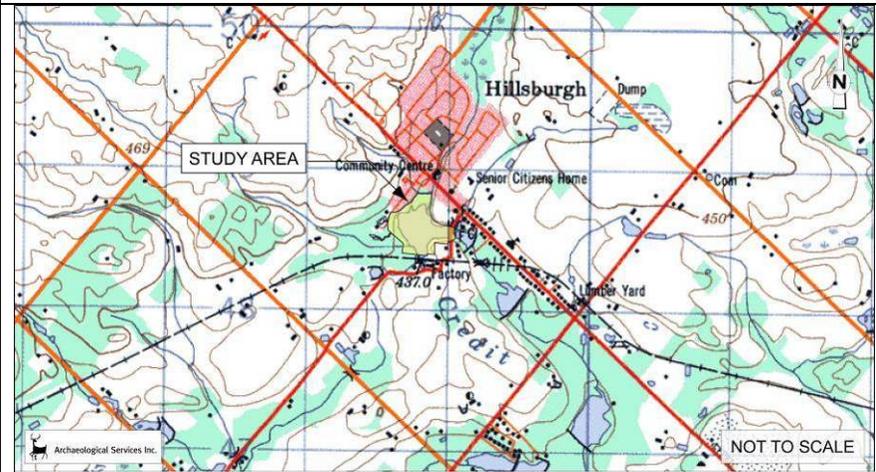


Figure 9: Study area located on 1994 mapping  
Base Map: Energy, Mines, and Resources Canada, NTS 40 P/16, 1994

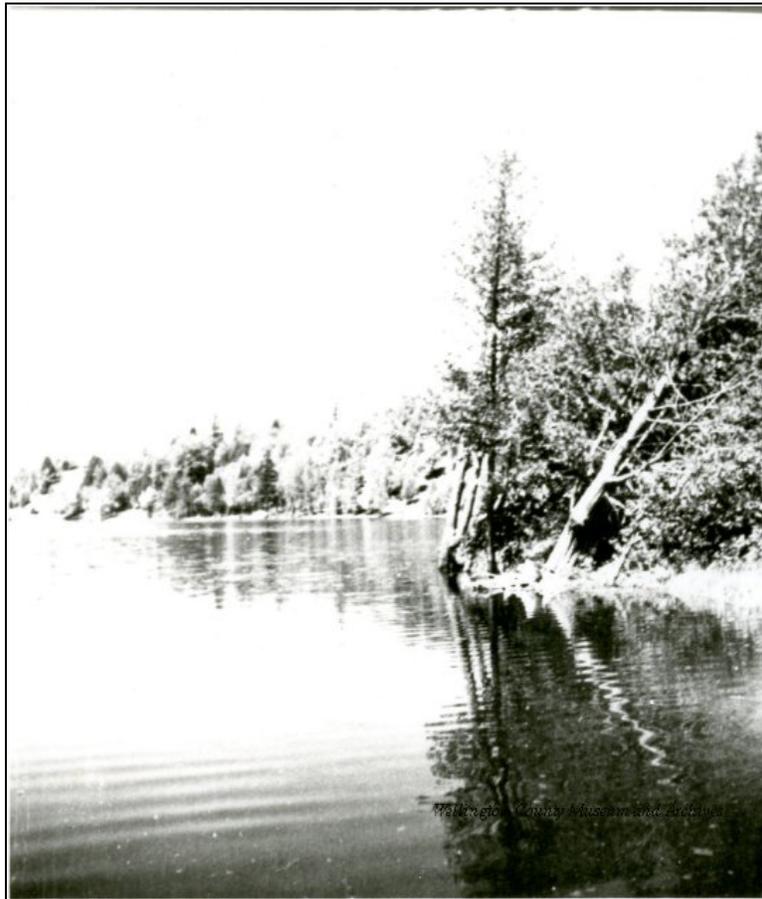


Figure 10: Hillsburgh Pond, 1867  
Source: Wellington County Museum and Archives, A2011153-11



Figure 11: C.P.R. Station, Hillsburgh, ONT, c. 1900  
Source: Wellington County Museum and Archives, A2011153-14



Figure 12: Isaiah Awrey (left) and Fred Major, with Trout from the Hillsburgh pond, date unknown  
Source: Wellington County Museum and Archives, A2011153-12



Figure 13: Awrey Mill on Ainsworth Pond, date unknown  
Source: Wellington County Museum and Archives, A2011153-69



Figure 14: Isaiah Awrey Residence, looking east along Station Street, c. 1900  
Source: Wellington County Museum and Archives, A2011153-10



Figure 15: Isaiah Awrey Residence, looking east along Station Street, 2014

Source: Field Photo



Source: Wellington County Museum and Archives, A2011153-11.



### **3.0 EXISTING CONDITIONS AND INTEGRITY**

#### **3.1 Introduction**

A field review was undertaken by Joel Konrad on 19 December 2014 to conduct photographic documentation of the property and to collect data relevant for completing a heritage evaluation and impact assessment. Results of the field review and archival research were then utilized to describe the existing conditions of the property. The following sections provide a general description of the Hillsburgh Dam and Pond and the surrounding rural context. Photographic plates referenced in the following section are contained in Appendix A.

The subject property in the Town of Erin is located to the west of Station Street, including the Hillsburgh Dam over which this street travels, southwest of Main Street, south of George Street, and East of the Elora-Cataract Trailway (Figure 17). The irregular-shaped lot is dominated by Hillsburgh Pond, at the eastern terminus of which sits the Hillsburgh Pond. Woodlots exist at the western boundary of the property while a mixture of grassy and marshy areas exist at the north, east, and western shores of the pond.

#### **3.2 Landscape Features and Surrounding Context**

The study area features an irregularly-shaped property parcel that encompasses the Hillsburgh Pond, the Hillsburgh Dam, two remnant sheds, and a small remnant boathouse (see Figure 18). The dam is oriented generally north-south and features the paved, Station Street right-of-way along its crest, scrub vegetation along the slopes leading to Hillsburgh Pond to the west and Ainsworth Pond to the east, and guiderails constructed of steel and wood (Plates 1 and 2). Two overflow devices are located to the north of the dam: a concrete “Monk” culvert, presumably constructed sometime in the twentieth century, as well as an additional culvert completed in 2012 (Plates 3-6). A concrete spillway is visible to the northwest of the Dam (Plate 7). The dam structure is steeply graded leading to Hillsburgh Pond on the west side (Plate 8) and also features a steep grade to the existing stream joining Hillsburgh and Ainsworth Ponds (Plate 9).

The Hillsburgh Dam Bridge sits at the northeastern terminus of the dam and consists of a single span, rigid frame structure with concrete railings (Plates 10 and 11). The bridge was built in 1917, has had limited refurbishment, and retains its original massing and railings (ASI 2014). The concrete deck supports an asphalt wearing surface. A remnant post and rail fence is visible at the southern terminus of the dam (Plate 12), likely the same fence visible in the c. 1900 photo of Station Street (see Figure 14).

The Hillsburgh Dam forms the eastern boundary of the Hillsburgh Pond. The pond is generally bordered by scrub vegetation, woodlots, and marshland (Plates 13-17). A vista is achieved through pine trees flanking a park bench at the southern end of the pond (Plates 18-20). A number of small streams enter the pond from the south and west (Plate 21) while a significant marshy area is visible on the northern side of the pond (Plates 22 and 24). A number of remnant structures are visible along the banks of the pond. First, a combination of concrete and corrugated metal shore protection is visible on the northeast shore of the pond (Plates 25 and 26). A half-submerged wooden shed is located south of the shore protection, though further description of the structure is impossible due to its immersion and dilapidation (Plate 27). A second shed and remnant boathouse is visible on the southern shore of the pond (Plate 28). This shed structure features a gable roof, clapboard painted green, two six plate windows with what appear to be wooden muntins, and a metal chimney extruding from the north façade. The remnant boathouse consists of a wooden platform supported by wood and metal members, and sheathed on the east and west

elevations by what appear to be pieces of sheet metal. Wooden docks flank the boathouse, supported by wood posts.

Two nineteenth-century residences are located adjacent to the study area on either side of the Hillsburgh Dam (see section 4.2 of this report). The first is identified as the Isaiah Awrey House, located north of the dam and approximately 114 metres from Main Street (Plate 29). The buff brick house has a generally L-shaped footprint with an accretion on the rear of the building that was extant as early as 1900 (see Figure 14). The structure retains a gable roof, two story bay windows, stone quoins, and bracketed eaves. All the fenestration appears original but the windows have been replaced. The second residence sits directly south of the Hillsburgh Dam and Pond (Plate 30). This structure consists of brick with stone quoins, hipped roof, and classical features. While the fenestration appears to be original, the windows have been replaced and shutters adorn the first and second storey windows of the east elevation. This house is likely associated with the Awrey family.

The former Credit Valley Railway runs generally east-west on the south side of the Hillsburgh Pond (Plates 31 and 32). The railway, now decommissioned and used as the Elora Cataract Recreational Trail, is flanked by new growth trees as well as marshy areas and small streams.

#### 4.0 HERITAGE EVALUATION OF HILLSBURGH DAM AND POND

Table 3 contains the evaluation of the subject property, including the Hillsburgh Dam and Pond against criteria as set out in *Ontario Heritage Act Regulation 9/06*.

**Table 1: Evaluation of the Hillsburgh Dam and Pond using *Ontario Heritage Act Regulation 9/06***

1. The property has design value or physical value because it :

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Based on available information, the subject property is not known to meet this criterion.
ii. displays a high degree of craftsmanship or artistic merit, or;	Based on available information, the subject property is not known to meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	Based on available information, the subject property is not known to meet this criterion.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution	The subject property meets this criterion due to its association with two former mills, owned by Gooderham and Worts and the Awrey Brothers respectively. Hillsburgh was a nineteenth century milling centre, its products sent on to Oakville to be traded along the shores of Lake Ontario. As the



**Table 1: Evaluation of the Hillsburgh Dam and Pond using *Ontario Heritage Act* Regulation 9/06**

that is significant to a community;	largest of three mill ponds in the area, the Hillsburgh Pond constitutes a substantial connection to the history of the village.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The subject property meets this criterion due to its potential to yield information about the previous angling activities undertaken in the town throughout the twentieth century, first by the Caledon Mountain Trout Club and then the Guelph Fishing Club Ltd. Moreover, residents may continue these activities, thus directly participating in cultural reproduction.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Based on available information, no architect, artist, builder, designer, or theorist significant to the community is known to have been associated with the construction and evolution of the property.

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is important in defining, maintaining or supporting the character of an area;	The subject property meets this criterion as it dominates the landscape of the village and evokes the historic milling and angling heritage of Hillsburgh.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The subject property is physically, visually, and historically linked to the village of Hillsburgh. As a dominant feature in the Hillsburgh landscape, the Dam and Pond comprise a distinct feature that both evokes the history of the village and provides a bucolic vista from various locations in the village.
iii. is a landmark.	Due to its prominent location at the centre of Hillsburgh, the pond is understood as a landmark. In addition, the Hillsburgh Dam's location on Station Street, at the southern entrance to Hillsburgh, also makes it a landmark feature.

Given that the subject property met at least one of the criteria contained in Regulation 9/06, this property may be considered for municipal designation under the *Ontario Heritage Act*. In particular, it was determined to retain historical and contextual value, being historically, physically and visually linked to its surroundings.

#### 4.1 Draft Statement of Cultural Heritage Value

The subject property is located within Lots 24 and 25, Concession VII of the former Township of Erin. The property retains strong historical links to the commercial and cultural life of the Village of Hillsburgh. The property was once part of a larger parcel of land associated with Gooderham and Worts and the Awrey brothers, and was linked to milling from the mid-nineteenth to the early twentieth centuries. The Hillsburgh Dam and Pond were created by Gooderham and Worts sometime between 1846 and 1851. The property was severed by the Awrey Brothers in 1902 upon sale to the Caledon Mountain Trout Club. It is likely that the remnant wooden sheds and boathouse were constructed by the club sometime in the early twentieth century.

The dam, pond, sheds, and property express significant contextual values. The subject property is physically and visually linked to the Village of Hillsburgh. The irregular-shaped lot is bounded on the east by the Hillsburgh Dam and Ainsworth Pond, on the south by the former Credit Valley Railway ROW, and on the north by clear property boundaries. In addition, the Dam and Pond were sited to take advantage of Trafalgar Road, a nineteenth-century thoroughfare that allowed for the movement of flour and other mill products to Oakville. Both the Hillsburgh Dam and Pond are local landmarks in Hillsburgh and the surrounding area.

Heritage attributes, i.e. character-defining elements of the property include, but are not limited to:

- Location of Dam and Pond in the centre of Hillsburgh;
- Hillsburgh Pond;
- Hillsburgh Dam, including the Station Street ROW;
- Remnant wooden sheds and boathouse;
- Established trees;
- Picturesque views and vistas of the pond from various locations, including but not limited to: looking west from Hillsburgh Dam, north from the former Credit Valley Railway ROW, and south from George Street.
- Early construction date
- Association with the settlement, growth, economic and recreational development of Hillsburgh

## 4.2 Adjacent Heritage Resources

While the Hillsburgh Dam and Pond are not designated under the *Ontario Heritage Act* or listed on the Town of Erin's Heritage Inventory, three heritage properties directly or closely adjacent to the property are identified on the municipality's heritage list (see Figure 19). The Isaiah Awrey House is located at 3 Station Street, directly north of the Hillsburgh Dam. The house was built circa 1890 and is identified for its red brick and yellow quoining, its Victorian styling, and connection to Isaiah Awrey. 9 Station Street is identified as a two-storey, red brick house built in 1892. The building was identified for its overall style, two-storey overhang, stone window work and quoining, rounded windows, east stained glass arched window, soffit detail, and south elevation two-storey bay window. Finally, the Hillsburgh Dam Bridge is identified by the municipality for its decorative posts and connection to commercial activities in the Village of Hillsburgh.



Figure 18: Cultural heritage features within and adjacent to the study area.

## 5.0 DESCRIPTION OF PROPOSED UNDERTAKING AND ASSESSMENT OF IMPACTS

The Town of Erin has initiated a study to investigate possible long-term alternatives to improve the safety of the Hillsburgh Dam and Bridge. The following is an excerpt of the Notice of Study Commencement for the Hillsburgh Dam and Bridge released by the Town of Erin (November 18, 2014):

In 2011, the pond's outlet pipe, within the earthen dam, failed and in 2012, emergency repairs were completed to fix the problem. A condition of the regulatory approval for the emergency repairs requires the Town to develop and implement a permanent solution for the dam.

With the main goal of improving the safety and traffic flow across Station Street, preliminary alternatives/conservation options have been developed. Potential impacts of these alternatives to the Hillsburgh Dam and Pond need to be considered.

### 5.1 Alternatives to be Considered for the Hillsburgh Dam and Pond

Following the evaluation of the subject cultural heritage resource, the Hillsburgh Dam and Pond were determined to retain cultural heritage value. The following four conservation options/alternatives are based on preliminary alternatives provided by Triton Engineering Services Limited.

1. **Alternative A – Do Nothing.** This is the “null” alternative, against which all others will be measured. If nothing is done to repair or replace the dam and bridge, the bridge will continue to deteriorate and eventually fail. If a “consequence event” ie. Regional Storm event occurs the dam could potentially fail in its current condition;
2. **Alternative B – Rehabilitate Station Street Dam and Reconstruct Bridge.** Construct a new bridge at the same location or a new location along the dam. This alternative consists of a larger bridge to contain the Regional Storm event without overtopping the road to comply with Lakes and Rivers Improvement Act requirements. The dam will be rehabilitated to meet the Ministry of Natural Resources' (MNR) current dam safety standards;
3. **Alternative C –Rehabilitate Station Street Bridge, Decommission Dam.** This alternative consists of doing only the work necessary to bring the bridge to a good condition. The dam will be decommissioned, altering the pond to a watercourse;
4. **Alternative D –Reconstruct Station Street Bridge, Decommission Dam.** Construct a new bridge at the same location or a new location along the dam. This alternative consists of decommissioning the dam, altering the pond to a watercourse. The bridge will be constructed under the MTO Highway Drainage Design Standards.

### 5.2 Evaluations of Impacts

To assess the potential impacts of the proposed alternatives, the cultural heritage resource and identified heritage attributes were considered against a range of possible impacts (Table 2) as outlined in the Ministry of Tourism and Culture document entitled *Screening for Impacts to Built Heritage and Cultural Heritage Landscapes* (November 2010), which include:

- Destruction of any, or part of any, significant heritage attribute or feature (III.1).



- Alteration which means a change in any manner and includes restoration, renovation, repair or disturbance (III.2).
- Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature of plantings, such as a garden (III.3).
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship (III.4).
- Direct or indirect obstruction of significant views or vistas from, within, or to a built and natural feature (III.5).
- 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 (III.6).
- Soil disturbance such as a change in grade, or an alteration of the drainage pattern, or excavation, etc. (III.7)

**Table 2: Evaluation of the Potential Impacts of Alternatives on the Hillsburgh Dam and Pond and Identified Heritage Attributes**

Alternatives	Destruction or removal	Alteration	Shadows	Isolation	Direct or indirect obstruction of significant views	A change in land use	Soil disturbance
1) <b>Alternative A – Do Nothing.</b> This is the “null” alternative, against which all others will be measured. If nothing is done to repair or replace the dam and bridge, the bridge will continue to deteriorate and eventually fail. If a “consequence event” ie. Regional Storm event occurs the dam could potentially fail in its current condition	No impact.	No impact.	No impact.	No impact.	No impact.	No impact.	No impact.
2) <b>Alternative B – Rehabilitate Station Street Dam and Reconstruct Bridge.</b> Construct a new bridge at the same location or a new location along the dam. This alternative consists of a larger bridge to contain the Regional Storm event without overtopping the road to comply with Lakes and Rivers Improvement Act requirements. The dam will be rehabilitated to meet the Ministry of Natural Resources’ (MNR) current dam safety standards	No impact.	Yes – impacts are expected given that a rehabilitation of the dam will be undertaken. However, the Hillsburgh Pond will remain intact.	No impact.	No impact.	No impact.	No impact.	Yes – impacts are expected through the construction of a new bridge.
3) <b>Alternative C – Rehabilitate Station Street Bridge, Decommission Dam.</b> This alternative consists of doing only the work necessary to bring the bridge to a good condition. The dam will be decommissioned, altering the pond to a watercourse	Yes – this alternative would mean the removal of both the Hillsburgh Dam and the Hillsburgh Pond.	Yes – impacts to the landscape are expected if the Dam and Pond are removed. In particular, the study area would cease to retain its cultural heritage value.	No impact.	No impact.	No impact.	Yes – impacts are expected given that the pond will be removed, thus removing associations with the property’s former use as a mill pond and fishing pond.	Yes- impacts are expected through the removal of the Hillsburgh Dam and Pond.
4) <b>Alternative D Reconstruct Station Street Bridge, Decommission Dam.</b> Construct a new bridge at the same location or a new location along the dam. This alternative consists of decommissioning the dam, altering the pond to a watercourse. The bridge will be constructed under the MTO Highway Drainage Design Standards	Yes – this alternative would mean the removal of both the Hillsburgh Dam and the Hillsburgh Pond.	Yes – impacts to the landscape are expected if the Dam and Pond are removed. In particular, the study area would cease to retain its cultural heritage value.	No impact.	No impact.	No impact.	Yes – impacts are expected given that the pond will be removed, thus removing associations with the property’s former use as a mill pond and fishing pond.	Yes- impacts are expected through the removal of the Hillsburgh Dam and Pond.

## 6.0 SUMMARY OF FINDINGS

Based on the results of archival research and site visit, it is believed that the Hillsburgh Dam and Pond were created sometime between 1846 and 1851 by Gooderham and Worts who bought the property from Patrick and Mary O'Reilly in 1851. Gooderham and Worts built the Dam and Pond as well as a mill on Ainsworth Pond, south of the study area. After the devastation of this mill by fire in 1870, the Awrey Brothers purchased the property and built another mill on the site. During the twentieth century the property was owned by the Caledon Mountain Trout Club before passing to the Guelph Fishing Club.

The results of archival research, site visit, and application of Regulation 9/06 of the *Ontario Heritage Act* indicate that the subject property retains cultural heritage significance at a local level for contextual values due to its physical and visual connection to its surroundings. In addition, the property retains strong historical links to the commercial and cultural life of the Village of Hillsburgh.

The Town of Erin has initiated a study to investigate possible long-term alternatives to improve the safety of the Hillsburgh Dam and Bridge. Potential impacts of four preliminary alternatives/conservation options were assessed. This HIA focuses on impacts to the Hillsburgh Dam and its associated pond.

The “do nothing” alternative (Alternative A) would retain the cultural heritage resource and associated heritage attributes but would pose major health and safety issues as it could lead to bridge and dam failure. Rehabilitating the dam (Alternative B) would have minimal negative impacts on the cultural heritage resource, while decommissioning the dam (Alternatives C and D) will necessarily impact the pond as the two are engineered to be codependent. The removal of the Hillsburgh Dam and Pond would significantly alter the heritage character of the study area and the Village of Hillsburgh.

## 8.0 CONCLUSIONS AND RECOMMENDATIONS

The subject property is located in part of Lots 24 and 25, Concession VII, in the Town of Erin, Ontario. Based on the results of archival research, field investigations and heritage evaluation, the Hillsburgh Dam and Pond was determined to retain cultural heritage value following application of Regulation 9/06 of the *Ontario Heritage Act*. Its heritage significance centres on its historical and contextual value. As a result, the following recommendations have been developed based on the determined heritage value of the resource and in consideration of the overall impacts of the various preliminary alternatives/conservation options on the subject property:

5. Preservation in-situ of the Hillsburgh Pond is the preferred conservation strategy. This can be best achieved from both a cultural heritage and health and safety perspective through Conservation Alternative B (Rehabilitate Station Street Dam and Reconstruct Bridge).
6. Should it be determined that it is not feasible to preserve/retain the cultural heritage resource (i.e., Alternatives C or D), proper documentation and commemoration measures should be undertaken. These measures include, but are not limited to: a documentation report consisting of photographic, textual, and graphic descriptions of the resource, its associated heritage attributes and general context; and a commemoration strategy which interprets the area's lost heritage values. The commemoration strategy should be coordinated with the Town of Erin Heritage



Committee and the residents of the Village of Hillsburgh through public consultation. It is recommended that fieldwork for the documentation be completed during the summer months in order to undertake photographic documentation using water craft to fully document the pond and its relationship to the Village of Hillsburgh.

7. Reference should be made to ASI's 2014 'Cultural Heritage Evaluation and Heritage Impact Assessment: Hillsburgh Dam Bridge' for recommendations concerning the bridge.
8. This report should be submitted to (Heritage) Planning staff at the Town of Erin for review and comment.

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Figure 19: Photo Locations

Base Map: Orthographic imagery provided by the Town of Erin



**APPENDIX A:**  
Photographic Plates



Plate 1: Detail of the Hillsburgh Dam, looking north.



Plate 2: Detail of guardrails located at the southern terminus of the Hillsburgh Dam, looking south.



Plate 3: Detail of the western edge of the Hillsburgh Dam, looking south.



Plate 4: View towards the southern bank of Hillsburgh Dam, looking south.



Plate 5: Detail of “Monk” culvert west of the Hillsburgh Dam, looking west.



Plate 6: Culvert system located at the western edge of the Hillsburgh Dam.



Plate 7: Detail of the spillway to the east of the Hillsburgh Dam, looking west.



Plate 8: Detail of the west bank of the Hillsburgh Dam, looking north.



Plate 9: Detail of the stream connecting Hillsburgh Pond and Ainsworth Pond, looking southeast.



Plate 10: View along the Hillsburgh Dam Bridge, looking southwest.



Plate 11: View along the Hillsburgh Dam, looking south.



Plate 12: Detail of the post and rail fence at the southwest of the Hillsburgh Dam, looking east.



Plate 13: View towards the Hillsburgh Pond, looking west.



Plate 14: View of the Hillsburgh Pond, looking northwest.



Plate 15: Detail of the pond, looking west.



Plate 16: View towards the western shore of the pond, looking west.



Plate 17: View towards the west shore of the Hillsburgh Pond, looking northwest from the former Credit Valley Railway ROW.



Plate 18: View north towards the Hillsburgh Pond.



Plate 19: View of Hillsburgh Pond, looking north.



Plate 20: View southeast into Hillsburgh Pond.



Plate 21: Detail of stream to the south of Hillsburgh Pond.



Plate 22: View into Hillsburgh Pond, looking south.



Plate 23: View into Hillsburgh Pond, looking southeast.



Plate 24: Detail of the northeast bank of the pond.



Plate 25: Detail of the bank protection on the northeast shore of the pond.



Plate 26: Detail of corrugated metal used in the bank protection on the northeast shore of the pond.



Plate 27: Detail of the remnant wooden shed (BHR 1) located on the northeast bank of the pond.



Plate 28: Detail of the remnant wood shed (BHR 3) and boathouse (BHR 2) located at the southeast bank of the pond.



Plate 29: View towards the former Awrey Residence (BHR 4), looking west.



Plate 30: View towards residence (BHR 5) to the southeast of the pond.

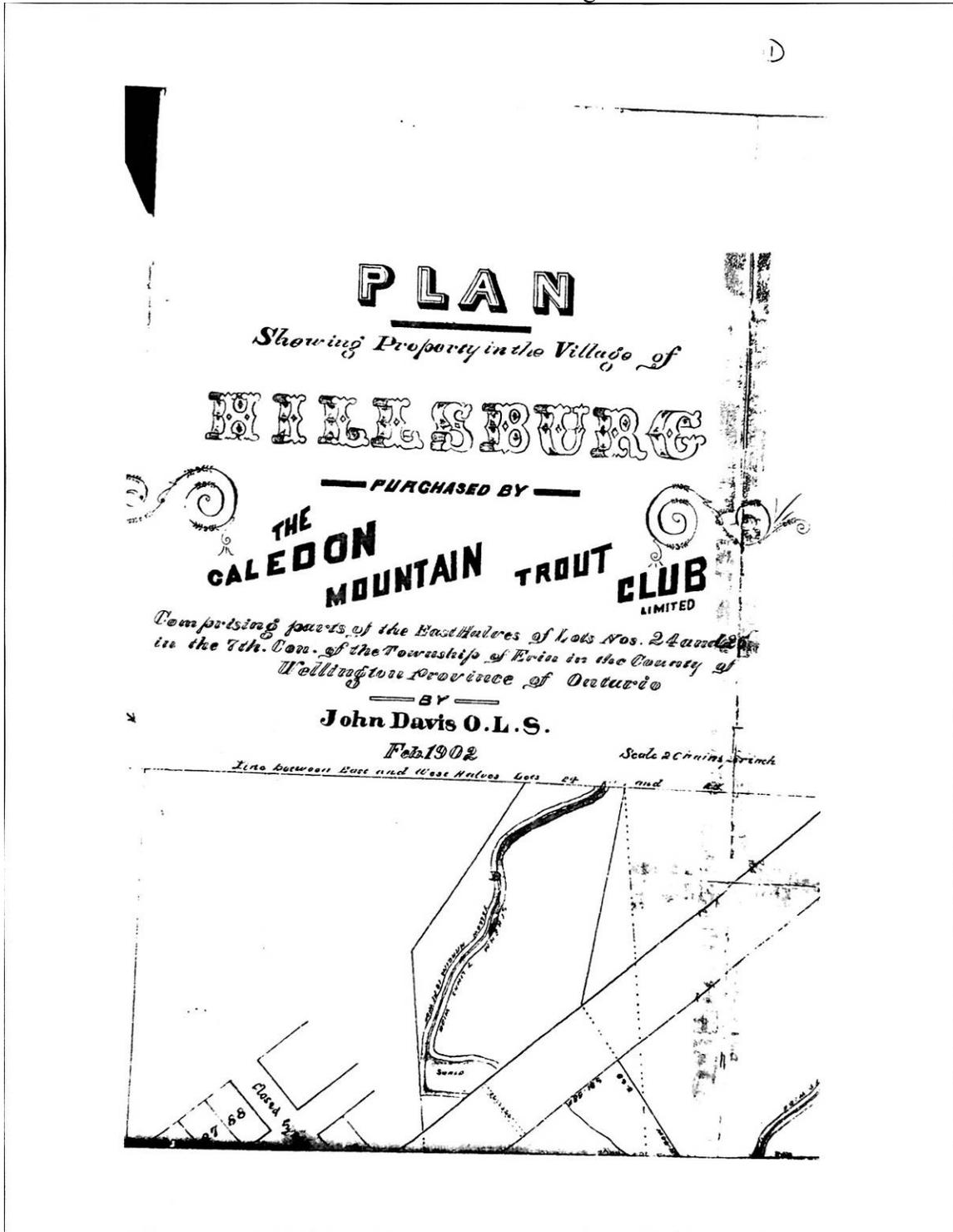


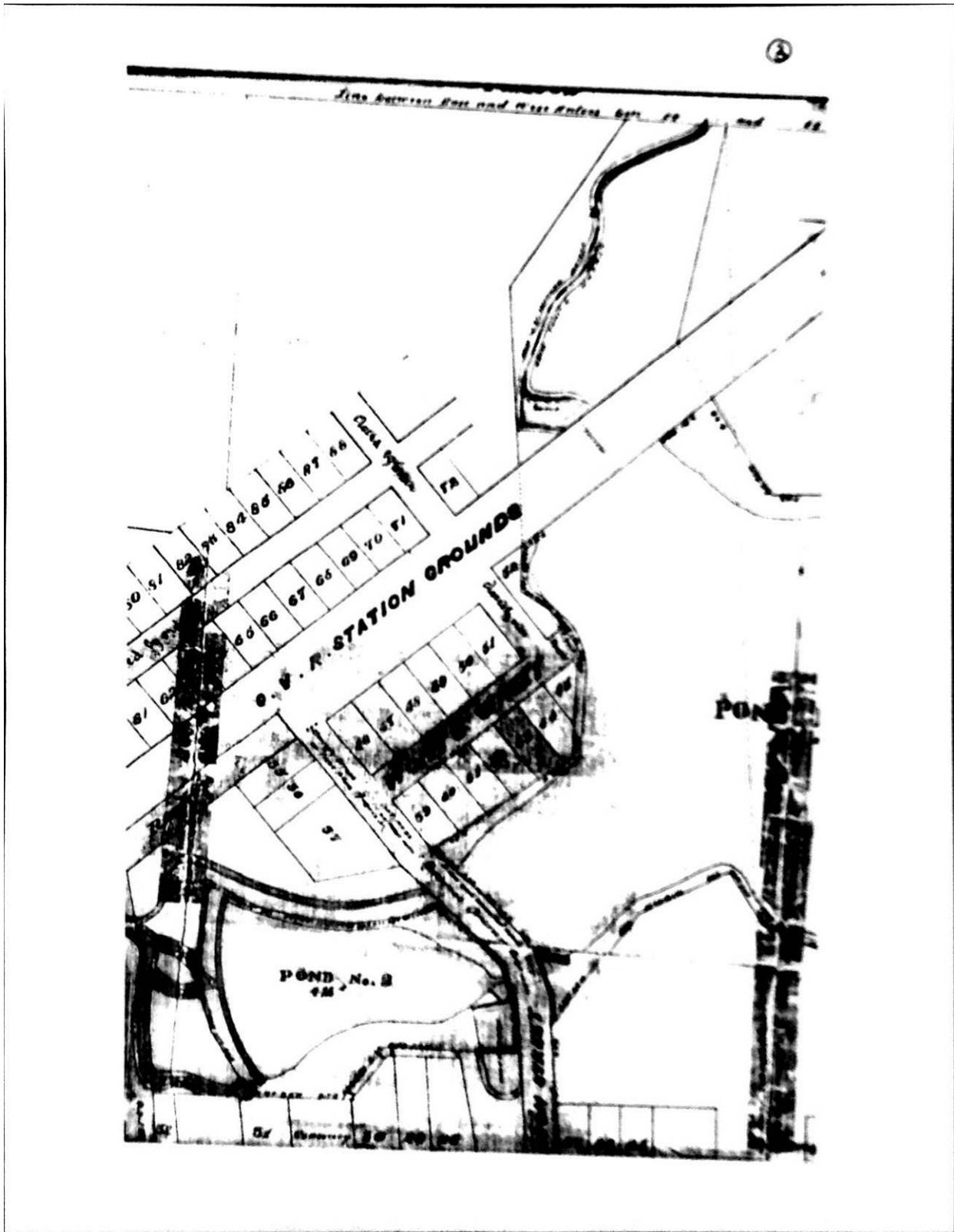
Plate 31: View west  
along the former Credit  
Valley Railway ROW  
(CHL 3).

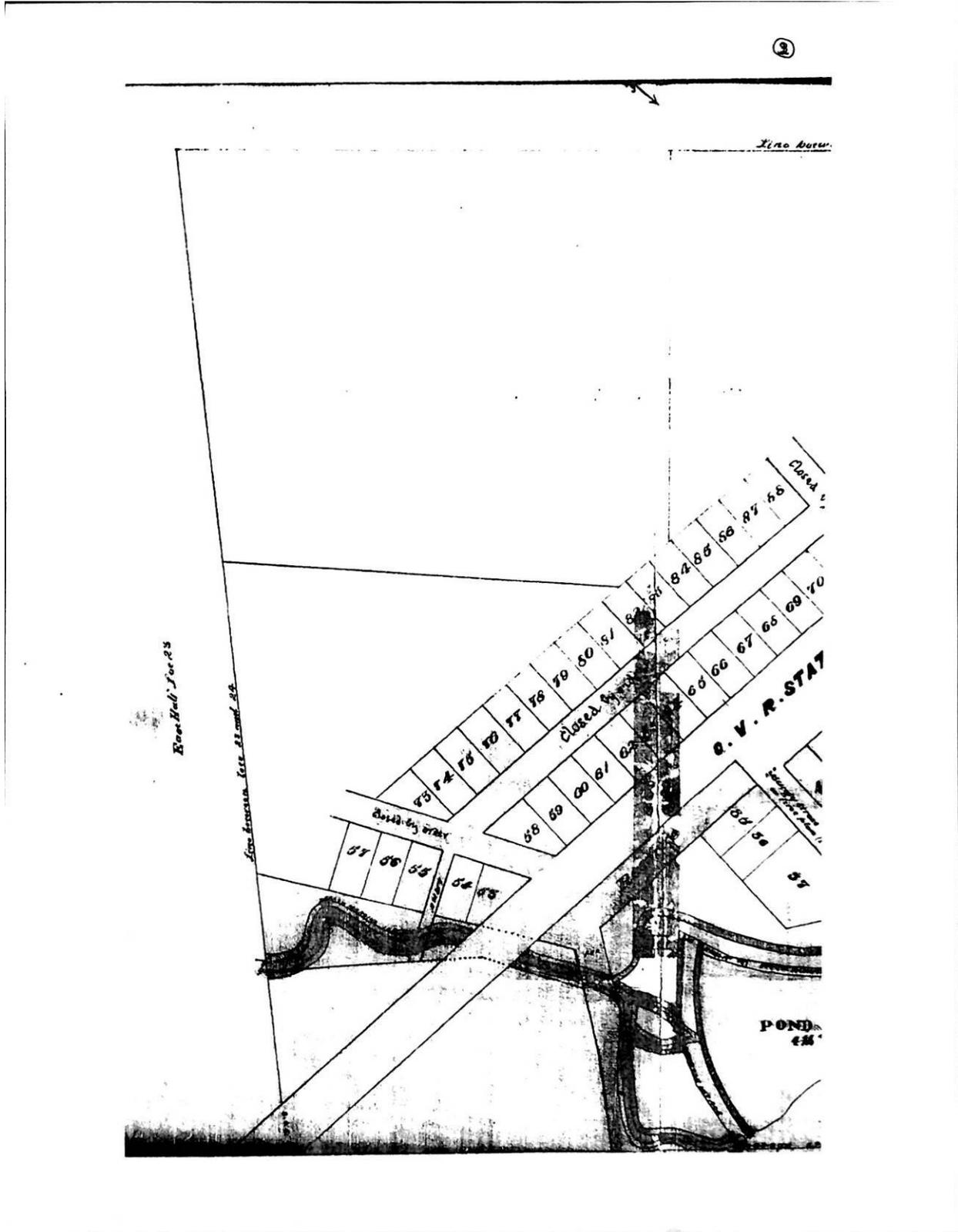


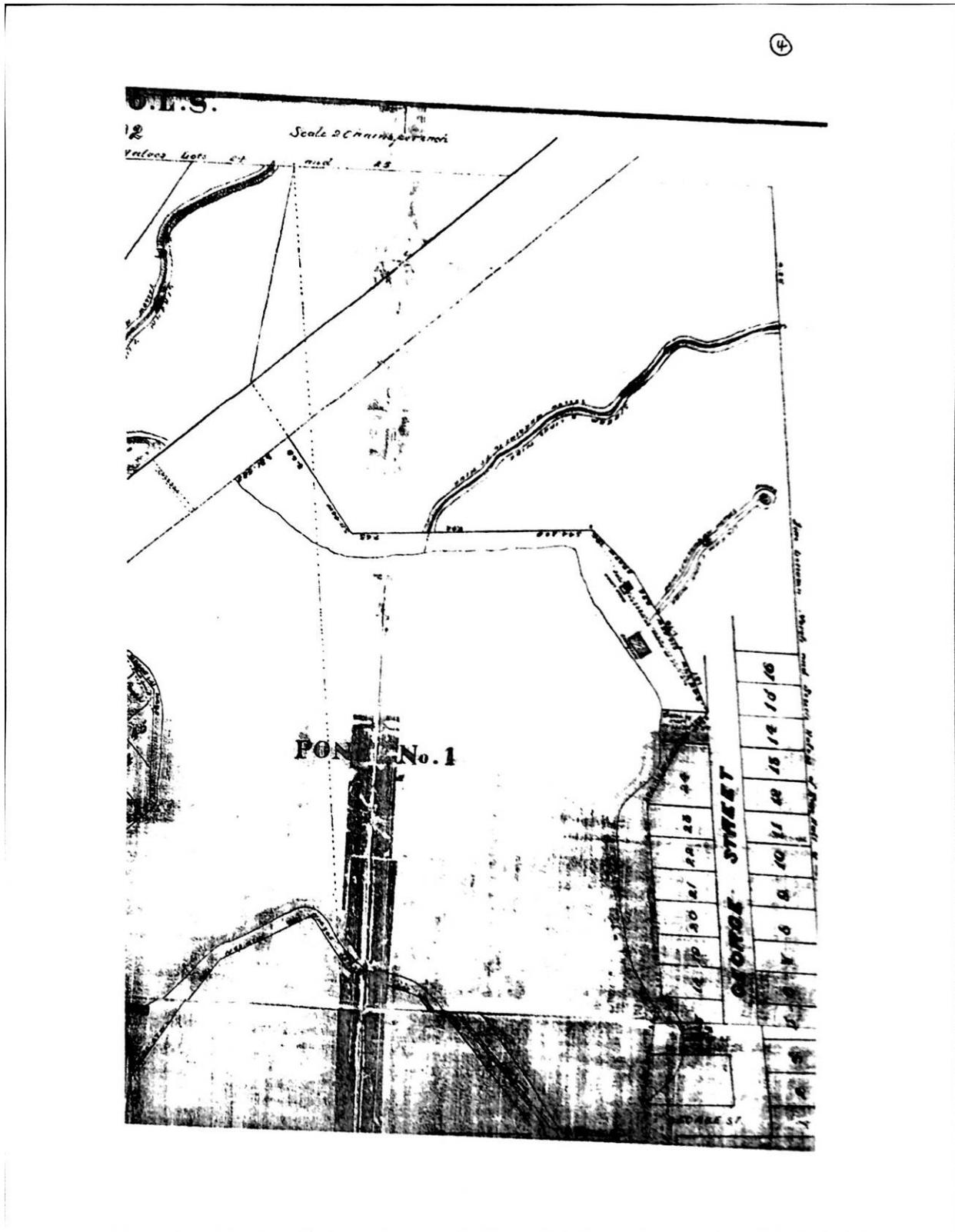
Plate 32: View east  
along the former Credit  
Valley Railway ROW.

**APPENDIX B:**  
1902 Plan of Hillsburgh

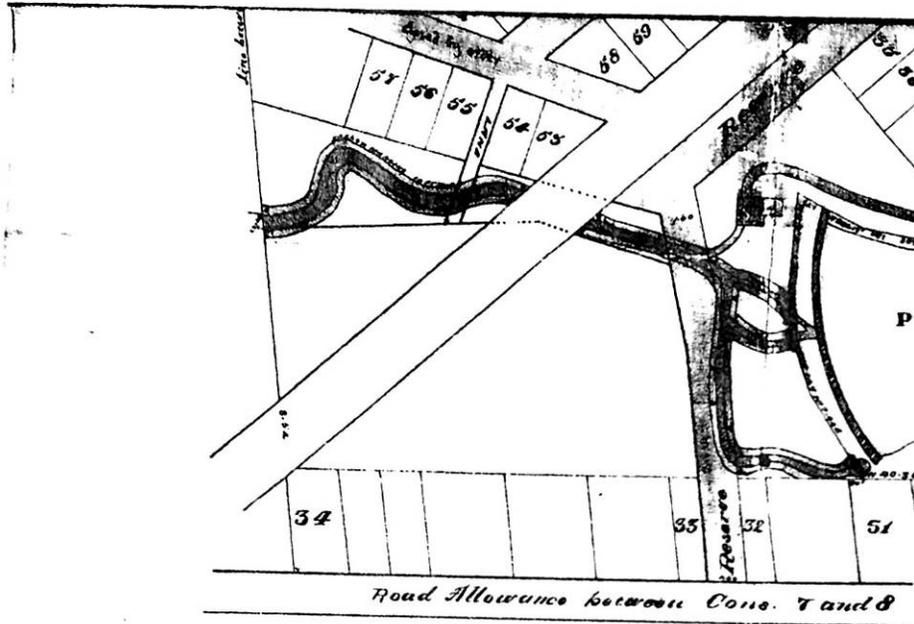








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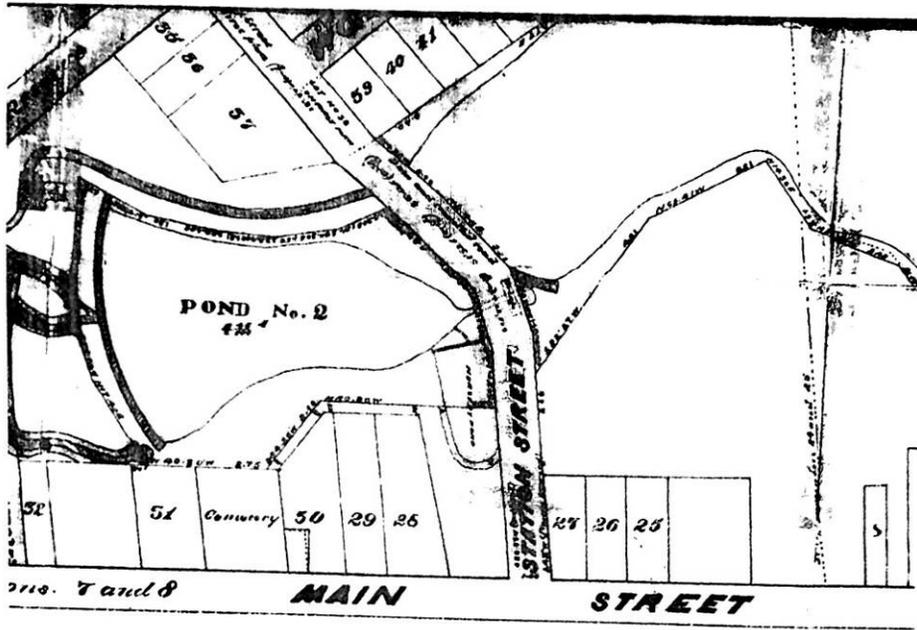
Lots numbered in blue and red figures show previous survey  
 The property purchased is included within yellow margin

County of Wellington }  
 To Wit } I John A. Head  
 } Notary Public of the Province of Ontario  
 in the County of Wellington make oath and say  
 I was present and saw this plan duly signed by John  
 C. Shroy, and Joseph A. Canning  
 at the Village of Hillside in the  
 County of Wellington  
 That I am the subscribing witness to such execution  
 That I know the said parties  
 Sworn before me at the Office of  
 Hillside in the County of Wellington  
 this 24 day of August 1902  
 John A. Head Notary Public  
 U.S. in B.P. 4

9146



(b)



see previous surveys  
yellow margins

Upon hearing the Petition of John C. Chubb and Sarah Chubb  
and Plans No. 276 and 280 and the affidavit of John C.  
Chubb I do order that said plans 276 and 280  
may be altered or amended in the manner  
shown by the plan on which this order is made  
and that the same be closed: and Petition is referred  
to the copy of this plan to be registered.  
Dated this 1st day of April 1902.

*J. Chubb*  
County of York

*Jno. A. Ellis*  
President

9146 423.



**APPENDIX C:**  
**Subject Property Plan**

