



# Cultural Heritage **IMPACT ASSESSMENT** Report

4452 Wellington Road South,  
City of London

Date:

**November 2021**

Prepared for:

**Navdeep Singh**

Prepared by:

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

200-540 Bingemans Centre Drive

Kitchener, ON N2B 3X9

T: 519 576 3650

F: 519 576 0121

Our File: '21356 A'

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## PROJECT PERSONNEL

|                                    |   |               |
|------------------------------------|---|---------------|
| Dan Currie, MA, MCIP, RPP,<br>CAHP | <i>Managing Director of Cultural<br/>Heritage</i> | Senior Review |
|------------------------------------|---|---------------|

|                    |                         |        |
|--------------------|-------------------------|--------|
| Rachel Neiser, MSc | <i>Heritage Planner</i> | Author |
|--------------------|-------------------------|--------|

## OWNER

Navdeep Singh

## ACKNOWLEDGEMENT OF INDIGENOUS COMMUNITIES

This Cultural Heritage Impact Assessment acknowledges that the subject property located at 4452 Wellington Road South, City of London, is situated within territory of the Haudenosaunee, Wyandot, and Anishinaabe Peoples (Whose Land, accessed online, 2021). These lands are acknowledged as being within the Treat 2, 1790 area (Native-Land, accessed online, 2021).

This document takes into consideration the cultural heritage of Indigenous communities including the Chippewas of the Thames First Nation, Oneida Nation of the Thames, Munsee-Delaware Nation, Chippewas of Kettle, Stony Point First Nation and Walpole Island First Nation, including their oral traditions and history when available and related to the scope of work.

# 1.0 INTRODUCTION

The purpose of this Cultural Heritage Impact Assessment is to assess the impact of the proposed development at 4452 Wellington Road South, London, hereinafter referred to as ‘the subject property’ on the adjacent property located at 4680 Wellington Road South, London which is identified as containing Nichols Cemetery. The adjacent property located at 4680 Wellington Road South is listed (non-designated) as per Section 27 of the *Ontario Heritage Act* on the City of London’s Register of Cultural Heritage Resources.

The City of London supports the protection of built and cultural heritage resources to promote the unique identity of the City (Direction #3 & #7 of *The London Plan* (2016)). This report has determined that the heritage resource located on 4680 Wellington Road South does have the potential to yield historical and contextual value. There are no anticipated impacts to this heritage resource as a result of the proposed development, therefore no mitigation, conservation measures and/ or alternative development options are recommended.

## 1.1 DESCRIPTION OF SUBJECT PROPERTY

The subject lands are located at 4452 Wellington Road South (legally described as Concession 3 S, Part Lots 15 and 16, Registered Plan 33R858 Part 1). The lands are within the Brockley Planning District and within the Wellington Road/Highway 401 neighbourhood that is intended for commercial and office uses. The subject lands are south of Highway 401, north of Dingman Drive, east of Wellington Road South, and west of Castleton Road.



**Figure 1:** Aerial photograph of subject lands (outlined with red dashed) (London City Map, accessed October 2021).

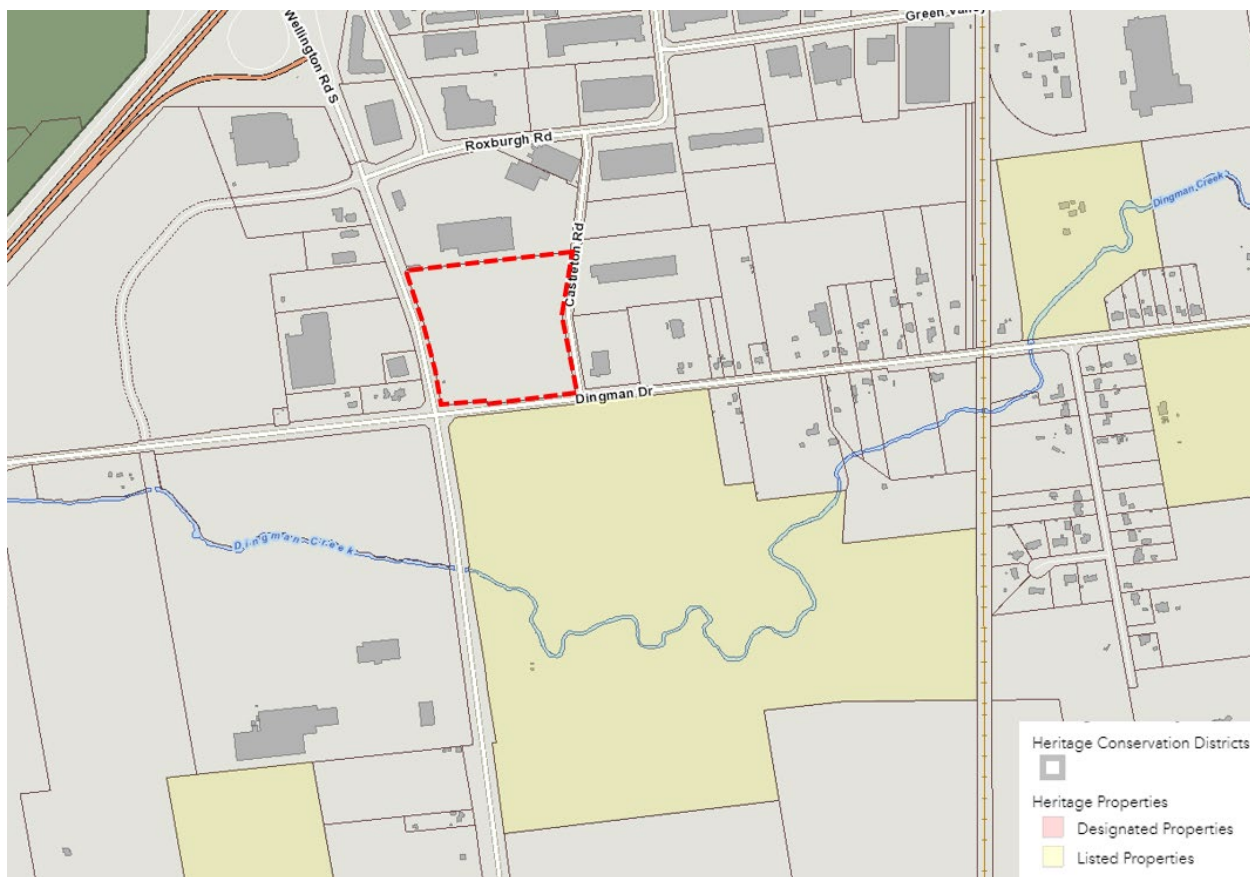
The subject lands have an area of approximately 8.4 hectares. These lands are currently being used for agriculture, with a small wooded area to the northwest of the site, and a small out-building to the south near Wellington Road South.



**Figure 2:** Image of existing condition of property facing northeast from Wellington Road South (Google Street View, accessed 2021).

## 1.2 HERITAGE STATUS

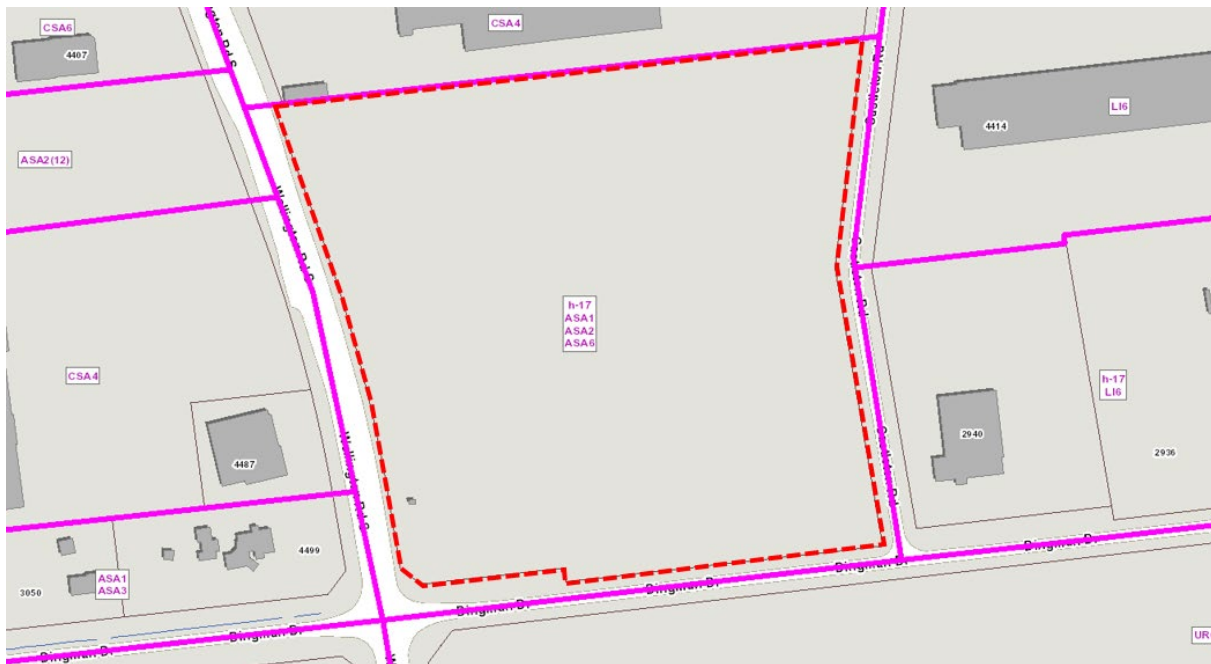
The subject lands do not have a heritage designation or listing; however, the property adjacent to the subject land located at 4680 Wellington Road South (legally described as Westminster Concession 4, Part Lots 14 and 15, Registered Plan 33R2798 Parts 1, 2, and 5) is listed (non-designated) on the City of London's Register of Cultural Heritage Resources as per Part IV, Section 27 of the *Ontario Heritage Act*. The Register identifies that the property contains Nichols Cemetery and was added to the Register on March 26, 2007.



**Figure 3:** Excerpt of the London's City Map noting the location of the subject property (outlined in red) in relation to the southerly (adjacent) listed property shown with yellow shading directly across Dingman Drive (City of London City Map, Heritage Inventory and Conservation Districts layer, accessed 2021).

## 1.3 LAND USE AND ZONING

The subject lands are located in the Brockley Planning District and is Zoned “h-17, ASA1, ASA2, ASA6” as per By-law No. Z.-1. According to Section 24 of the by-law, the Associated Shopping Area Commercial (ASA) Zone Variations applying to this property are intended for retail, convenience, and personal service as per ASA1; retail and semi light industrial uses as per ASA2; and large traffic generating uses as per ASA6. Section 3 of the by-law states that the h-17 provision is to ensure that there is an adequate provision of municipal services for orderly development; dry uses on individual sanitary services are permitted in the interim.



**Figure 4:** Excerpt of the City of London Interactive Map noting the location of the subject lands (red dashing), zoned h-17, ASA1, ASA2, ASA6 (Source: City of London City Map, accessed October 2021).



# 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.*

The PPS 2020 also states in Sub-section 2.6.3 that,

*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.*

The following definitions are provided in Section 6.0 of the PPS 2020 outline key terms that are valuable in the overall evaluation of cultural heritage resources:

**Heritage attributes:** *means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the 45 | Provincial Policy Statement, 2020 property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).*

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

**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.*

## 2.2 ONTARIO HERITAGE ACT

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* outlining the mechanisms for

determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

## 2.3 THE LONDON PLAN

The City of London Council adopted a new City of London Official Plan ('The London Plan') on June 23, 2016 and the Ministry of Municipal Affairs and Housing (MMAH) issued its approval of the new Official Plan, with modifications on December 30, 2016. Several applicable policies and schedules of the new Official Plan are under appeal to the Ontario Land Tribunal (OLT) and are not in effect; however, the following aforementioned policies are in effect.

Policy 554 states that planning and development within the City will:

- 1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.*
- 2. Conserve London's cultural heritage resources so they can be passed on to our future generations.*
- 3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.*

As per Policy 565 within the City Building Policies of *The London Plan* (2016), new development on or adjacent to heritage properties will require a heritage impact assessment:

*New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impacts on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and heritage attributes.*

The London Plan identifies adjacent as follows:

*Adjacent when considering potential impact on cultural heritage resources means sites that are contiguous; sites that are directly opposite a cultural heritage resource*

*separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.*

As a part of the City's commitment to cultural heritage, Policy 586 states:

*The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.*

Thus, it is the purpose of this report to analyze the potential impact(s) created by the proposed development to the existing cultural heritage resource and attributes located at 4680 Wellington Road South.

## 2.4 CITY OF LONDON TERMS OF REFERENCE

This Heritage Impact Assessment is based on the requirements of a Heritage Impact Assessment as per the Ministry of Heritage, Sport, Tourism and Culture Industries *Info Sheet #5* which are as follows:

- Historical Research, Site Analysis and Evaluation;
- Identification of the Significance and Heritage Attributes of the Cultural Heritage Resource;
- Description of the Proposed Development or Site Alteration;
- Measurement of Development or Site Alteration Impact;
- Consideration of Alternatives, Mitigation and Conservation Methods;
- Implementation and Monitoring; and
- Summary Statement and Conservation Recommendations.

The above-noted categories will be the method to determine the overall impact to the subject property and its heritage attributes as it relates to the proposed development.

# 3.0 HISTORICAL BACKGROUND

## 3.1 INDIGENOUS COMMUNITIES AND PRE-CONTACT HISTORY

The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The prehistory of Ontario spans approximately 11,000 years from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16<sup>th</sup> and 17<sup>th</sup> centuries. The periods (and sub-periods) of Indigenous history in Ontario includes the Paleo period (beginning approximately 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland period (900 B.C. to approximately the 16<sup>th</sup> century). There are several registered archaeological sites in London dating to the Paleo period, the Early, Middle and Late Archaic period, as well as Early, Middle, and Late Woodland period; this includes Iroquoian longhouse settlements during the Early and Late Ontario Iroquoian period (*Archaeological Management Plan* (2017)).

The subject lands are encompassed within the traditional territory of the Haudenosaunee, Wyandot, and Anishinaabe Peoples (Whose Land, accessed October 2021). It is also acknowledged that these lands are covered by Treaty 2, the McKee Purchase, which was signed in 1790 by Potawatomi, Wyandot, Ojibwe, and Odawa nations of Detroit (Native-Land, accessed October 2021). Today, the neighbouring First Nations communities include the Chippewas of the Thames First Nation, Munsee- Delaware Nation and Oneida Nation of the Thames (The London Plan, 2021).

## 3.2 TOWNSHIP OF WESTMINSTER, MIDDLESEX COUNTY

The former Township of Westminster was bounded by the Thames River to the north, North Dorchester Township to the east, Elgin County to the south and Delaware to the west. The Council for the Westminster Township was first established March 4, 1817 (Brock and Moon, accessed 2021). The subject property was located in the former Township of Westminster, south of London in Middlesex County. In the latter half of the 19<sup>th</sup> century, Westminster Township was one of the largest townships within Middlesex County (Whebell & Gooden, 2012).



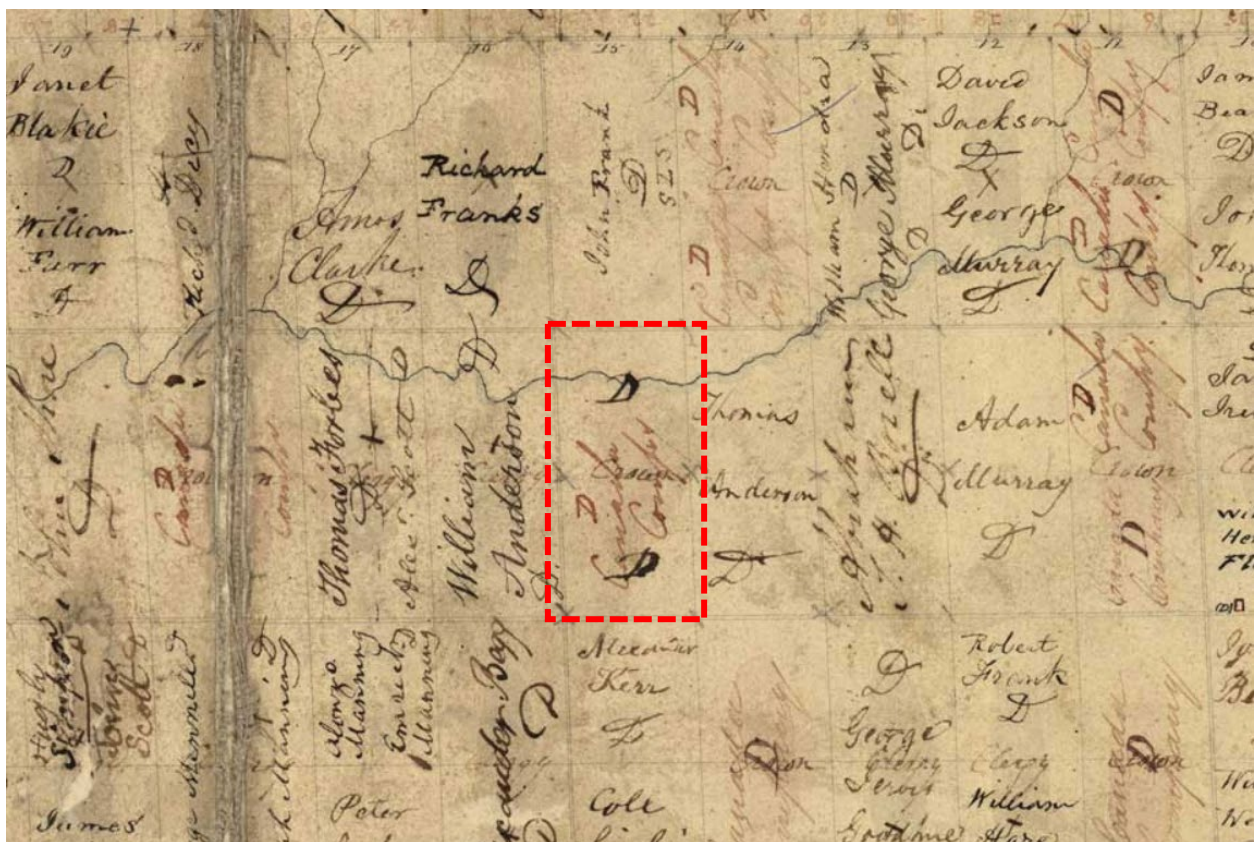
**Figure 5:** Excerpt of Tremaine's Map of the County of Middlesex, Canada West, 1862 (courtesy of University of Toronto's Ontario Historical County Maps Project, accessed October 2021). The approximate location of 4680 Wellington Road South is indicated with the red outline.

In 1855, the City of London was officially incorporated as a City which resulted in development to the south of the Thames River (Whebell & Gooden, 2012). As a result of this development, the City of London significantly expanded resulting in the annexation of land from Westminster Township as part of the city's boundaries.

In the 1940s and 1950s, the City continued to grow south of the Thames River. The year 1961 marked the great annexation of London which increased its population by 60,000 residents which included the annexation of the majority of Westminster Township (Meligrana, 2000; Whebell & Goodden, 2012). Remaining non-annexed largely rural portions of the Township became annexed in 1993 (Meligrana, 2000).

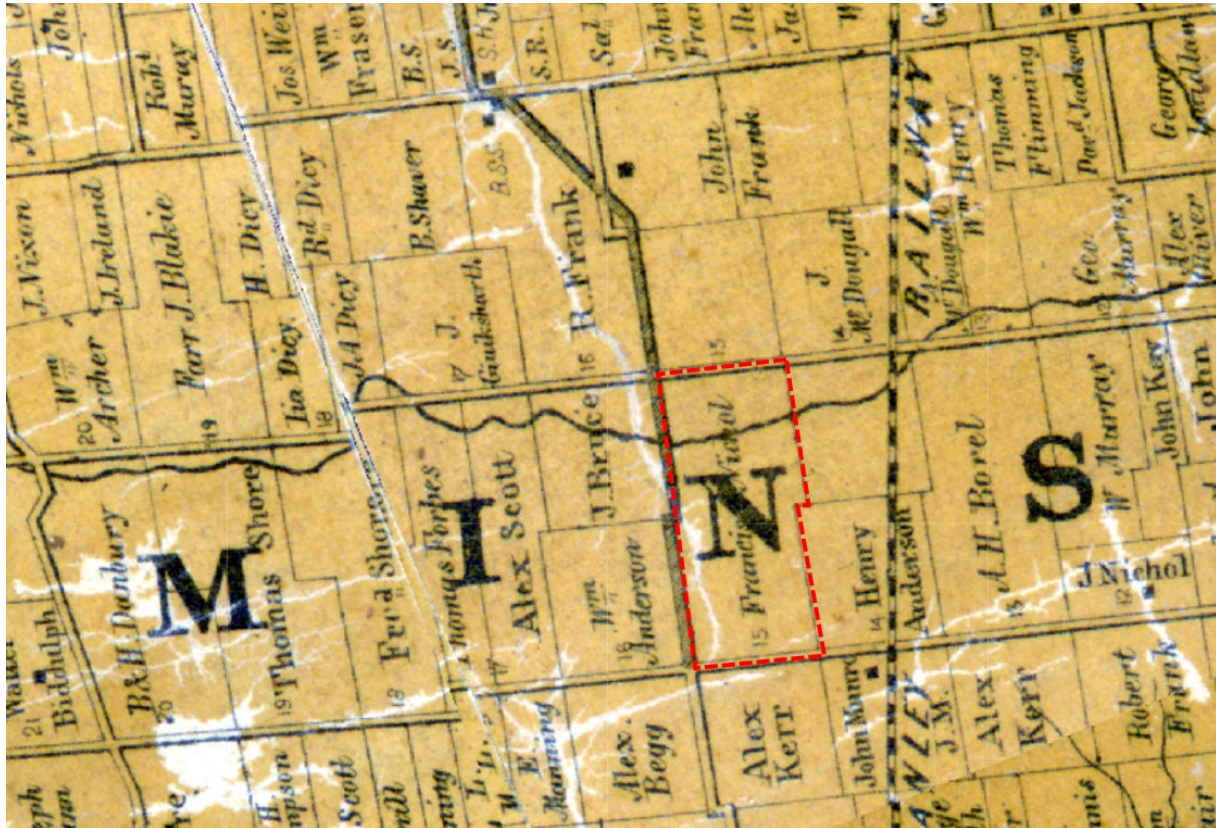
### 3.3 4680 WELLINGTON ROAD SOUTH (ADJACENT LANDS)

The lands adjacent to the subject property were originally a part of Lot 15 of Concession 4 in the Township of Westminster. An excerpt of a pre-confederation map of the Township of Westminster demonstrates that in 1843, Lot 15 of Concession 4 was associated with the Crown.



**Figure 6:** Excerpt of Township of Westminster Map Plan No. 38 of January 20<sup>th</sup>, 1843; the red box indicates the lands of Lot 15, Concession 4 under consideration as the adjacent heritage resource (Courtesy of Heritage Property Index, Westminster Township, accessed October 2021).

Between 1843 and 1862, the ownership of 4680 Wellington Road South changed from the Crown to Francis Nichol. The 1861 Census does not identify any buildings on the subject lands, but identifies Francis Nichol as a farmer from Scotland (Library and Archives Canada, accessed October 2021).



**Figure 7:** Excerpt of 1862 Tremain Map identifying the adjacent lands under consideration (Courtesy of University of Toronto's Ontario Historical County Maps Project, accessed October 2021).



Between 1862 and 1877, the ownership of the lands changed to Adam Nichol. The following Middlesex County 1877 map also makes first note of a structure on the lands, located in the mid-section of the lot near the western property line.



**Figure 8:** Excerpt from Middlesex County, Ontario Map Ref #5 (1880) with adjacent lands under consideration outlined in red (courtesy of McGill University, 'The Canadian Illustrated Atlas Digital Project', accessed October 2021).

The aerial imagery from 1950 shows a driveway with several structures south of Dingman Creek on the lands of 4680 Wellington Road South. The grove of evergreens surrounding the cemetery are apparent in this image.



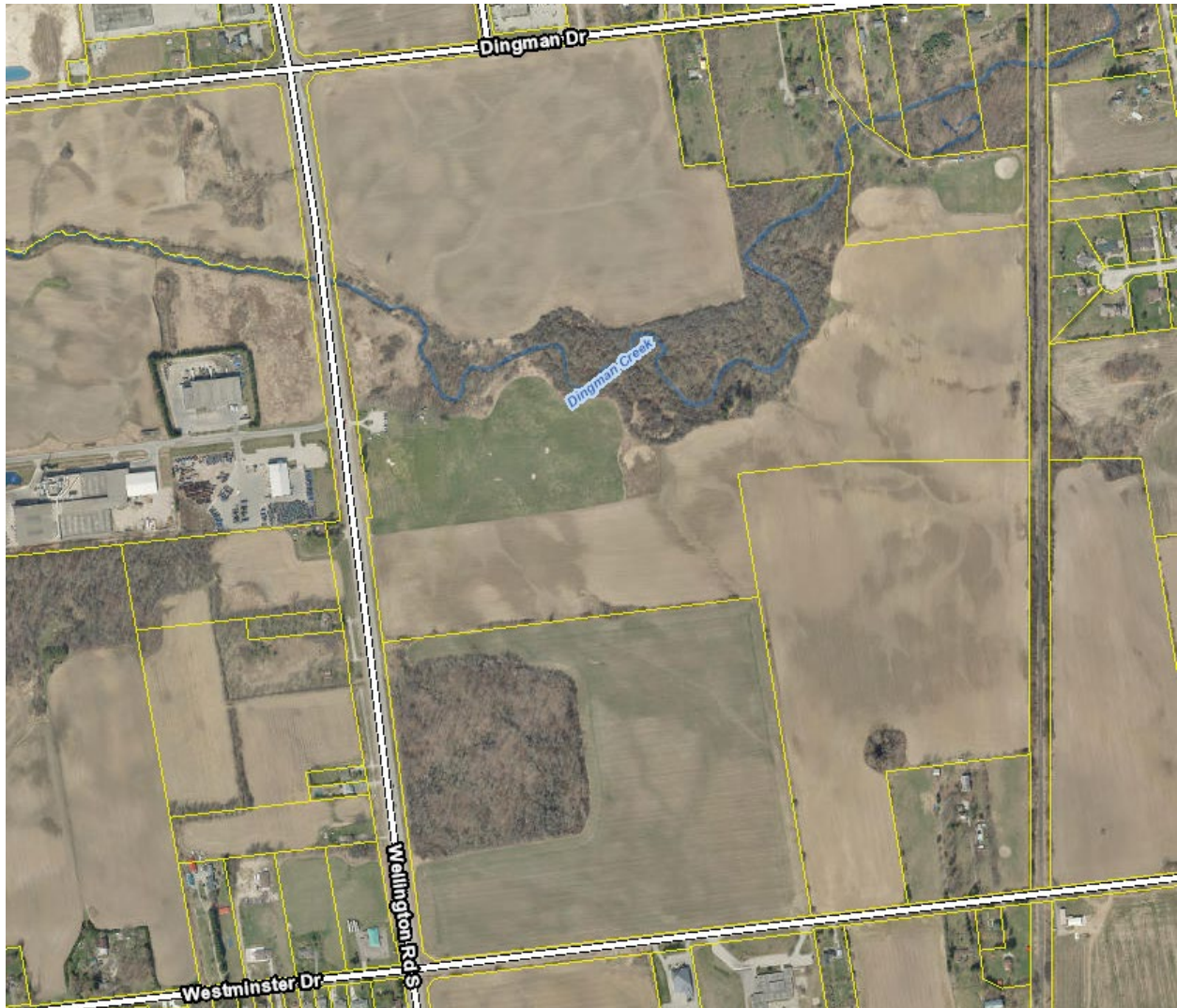
**Figure 9:** Aerial photography of the northerly portion of 4680 Wellington Road South in 1950; the location of evergreens surrounding the cemetery are shown within the red box (courtesy of Western Libraries, London Air Photo Collection, 2021).

The 1960 aerial image shows minimal change from the previous 1950s imagery.



**Figure 10:** Aerial photography including subject adjacent property in 1960 (courtesy of Western Libraries, London Air Photo Collection, 2021).

Current mapping shows that the property municipally known as 4680 Wellington Road South has been reconfigured, with modifications to the easterly boundary and a severance to the south. Additionally, the buildings previously noted on the property have been removed, the forested area has become denser, and southerly portion of the evergreen circle previously surrounding the cemetery has been removed. The lands where the buildings previously stood have been modified to accommodate a golf driving range.



**Figure 11:** Satellite imagery (2021) of the subject adjacent lands with a property boundary overlay (courtesy of City of London City Map, accessed October 2021).

# 4.0 POTENTIAL CULTURAL HERITAGE RESOURCES

## 4.1 DESCRIPTION OF ADJACENT LISTED PROPERTY

The adjacent listed property located at 4680 Wellington Road South is located on the south side of Dingman Drive, opposite the subject lands. The Nichol Cemetery is located over 600 meters from the proposed development on 4452 Wellington Road South.



**Figure 12:** The distance between the cemetery and the edge of the subject lands proposed for development is approximately 650 meters, as indicated by the blue line (courtesy of City of London, City Maps, accessed October 2021).

A driving range occupies the mid section of the western portion of the property. Nichol Cemetery is contained within the forested area of the property which also contains Dingman Creek. The cemetery is distinguished from the forest by several evergreens that surround the grave sites. The remaining lands on this property are used for agriculture.

The Nichol Cemetery was a family burying ground on the Nichol farm. Francis Nichol and his wife Janet purchased the 200 acre farm and moved to these lands from Scotland in 1833. Subsequently, they set aside a plot for family burials.



**Figure 13:** Image of remaining extents of Nichol Cemetery, with two newer headstones on either side of the frame, stone headstones resting in the middle of the image, and a sign indicating the cemetery name (courtesy of Ontario Abandoned Places, 2018).

The Wilton Grove WI Tweedsmuir Community History scrapbook, published in 1976, references the names and dates of deaths on the gravestones in this cemetery to have historically been as follows:

- Frances Nichol, August 28, 1866
- Janet Nichol, his wife, 1872
- Thomas Nichol, their son, 1901
- Christine, his wife from Quebec, 1893

- Frances Nichol, February 12, 1907
- Ann Cruickshank, his wife, April 25, 1903
- Jenny Nichol, their daughter, April 26, 1893
- Lina Nichol, 1946
- Mary Nichol Cousins, wife of William Cousins, April 6, 1864.

The cemetery currently only contains a portion of these gravestones, with several being moved to Pond Mills Cemetery. Two of the remaining stones, both belonging to either Frances Nichol, are more modern in nature with their construction being of marble. Several older stone tombstones lay on the ground, and are constructed of stone.



**Figures 14 &15:** The remaining marble gravestones in memory of Frances Nichol (courtesy of Ontario Abandoned Places, 2018).



**Figure 16:** The remaining stone headstones at Nichol Cemetery (courtesy of Ontario Abandoned Places, 2018).

## 4.2 EVALUATION OF 4680 WELLINGTON ROAD SOUTH, "NICHOLS CEMETERY"

### 4.2.1 DESIGN/PHYSICAL VALUE

No historical buildings remain on property as the property is used for farming, woodlands, and a driving-range. There are some remaining grave stones in the cemetery, two being marble, three being stone. The grove of mature evergreens surrounding the gravestones distinguishes the cemetery from the surrounding forest.

### 4.2.2 HISTORICAL/ASSOCIATIVE VALUE

The property has potential to yield information as it contains a late 19<sup>th</sup> century cemetery in the former Westminster Township. Current commemorative signage provides little insight into this history, with one street sign recognizing the cemetery and its date of establishment and one sign with the name "Nichol Cemetery" among the gravesites.

### 4.2.3 CONTEXTUAL VALUE

The cemetery is physically linked to the property in its original orientation and is related to the mature landscape features, including the surrounding grove of evergreens.

### 4.2.4 LIST OF HERITAGE ATTRIBUTES

- Grove of evergreens surrounding gravesites;
- Remaining gravestones; and
- A commemorative sign on Wellington Road South indicating the date of establishment.

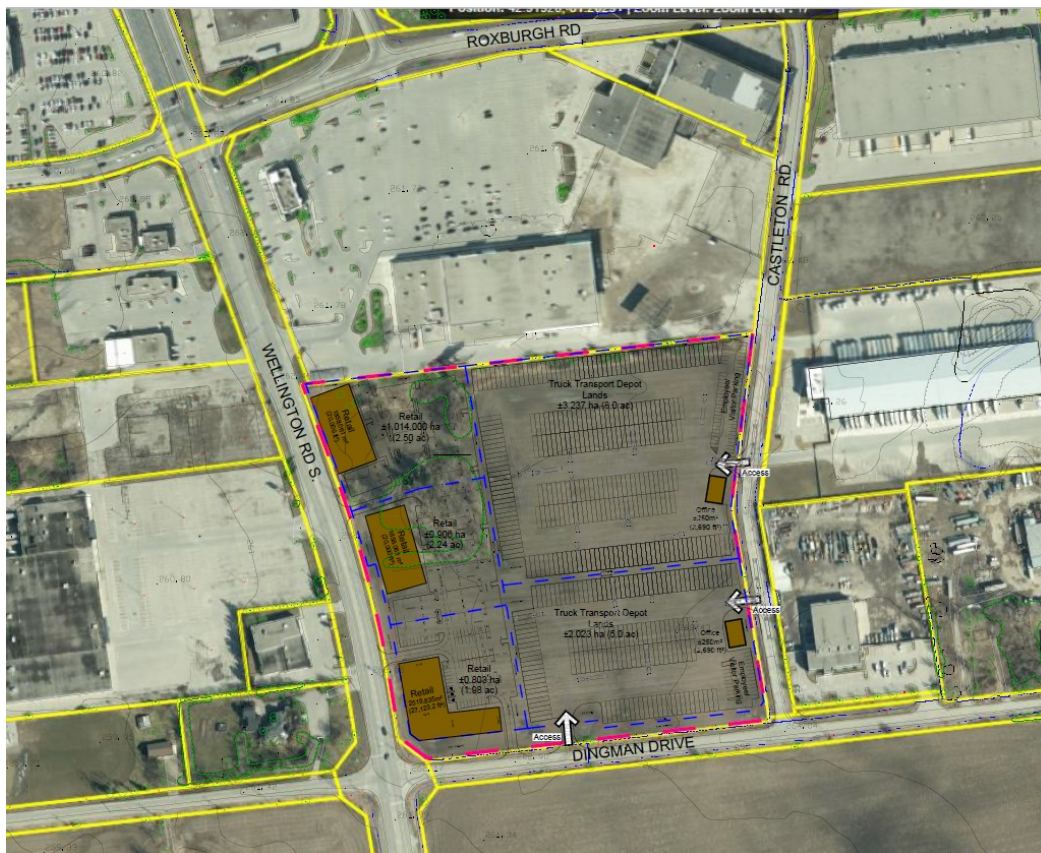
In summary, the Nichol Cemetery has potential to yield information as it forms part of the late 19<sup>th</sup> century cemeteries in Westminster. The cemetery is physically linked to the property in its connection to the late 19<sup>th</sup> century inhabitants of the land, original orientation, and the landscape features on the property.



# 5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development of 4452 Wellington Road South includes a trucking facility on the eastern portion of the site (~ 5.26 ha), while the western portion will remain future commercial lands along Wellington Road South (~1.72 ha).

Access to the trucking facility is proposed on Dingman Drive and Castleton Road. An office will be located in the southeastern corner of the lands, an employee parking lot will line the remainder of Dingman Drive, and a truck depot and parking area will encompass the rest of the trucking facility.



**Figure 17:** The concept plan shows the proposed development of the lands (east)(Source: MHBC, 2021).

# 6.0 IMPACT ANALYSIS

## 6.1 INTRODUCTION

The impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

The following sub-sections of this report provide an analysis of the impacts which may occur as a result of the proposed development.

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

## 6.2 IMPACT ANALYSIS: 4680 WELLINGTON ROAD SOUTH, "NICHOL CEMETERY"

The following chart evaluates the impact of the proposed development on the subject property to the adjacent cultural heritage resource. These impacts are based on the heritage attributes outlined in sub-section 4.2.4 of this report.

| <b>Table 1.0 Impact Assessment</b>               |  |  |
|--|--|--|
| <b>Impact</b>                                    | <b>Level of Impact (Potential, No, Minor, Moderate or Major)</b> | <b>Analysis</b>  |
| Destruction or alteration of heritage attributes | No   | The proposed development will not destruct or alter heritage attributes.   |
| Shadows  | No   | Proposed development will not result in shadows that negatively impact heritage attributes.  |
| Isolation  | No   | The relationship of the cemetery to the associated landscape features (i.e. road, tree row, surrounding open space) will remain the same.                  |
| Direct or Indirect Obstruction of Views          | No   | There will be no direct or indirect obstruction of significant views of the cemetery.  |
| A Change in Land Use                             | No   | There will be no change in land use.   |
| Land Disturbance                                 | No   | There are no expected land disturbances as a result of the new trucking facility as it is approximately 650 metres away from the location of the cemetery. |

There are no adverse impacts anticipated to the heritage resources located on 4680 Wellington Road South from the proposed development on 4452 Wellington Road South.

# 7.0 ALTERNATIVES, MITIGATION, & MONITORING

There are no adverse impacts identified in section 6 of this report as it relates to the existing cultural heritage resource located at 4680 Wellington Road South; thus, no alternatives, mitigation measures, or implementation or monitoring measures are being proposed.

# 8.0 CONCLUSIONS & RECOMMENDATIONS

There are no adverse impacts as a result of the proposed development as it relates to the existing Nichols Cemetery located at 4680 Wellington Road South. The Nichols Cemetery is located adjacent to the subject lands, albeit the cemetery is approximately 600 metres from the subject lands. Given the distance, impacts related to vibration or other land disturbances from construction are not anticipated. Since no impacts are expected, no alternatives or mitigation measures have been recommended.

*Respectfully submitted,*



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



Rachel Neiser, MSc  
Planner, MHBC

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# APPENDIX **A** – CONCEPT PLAN



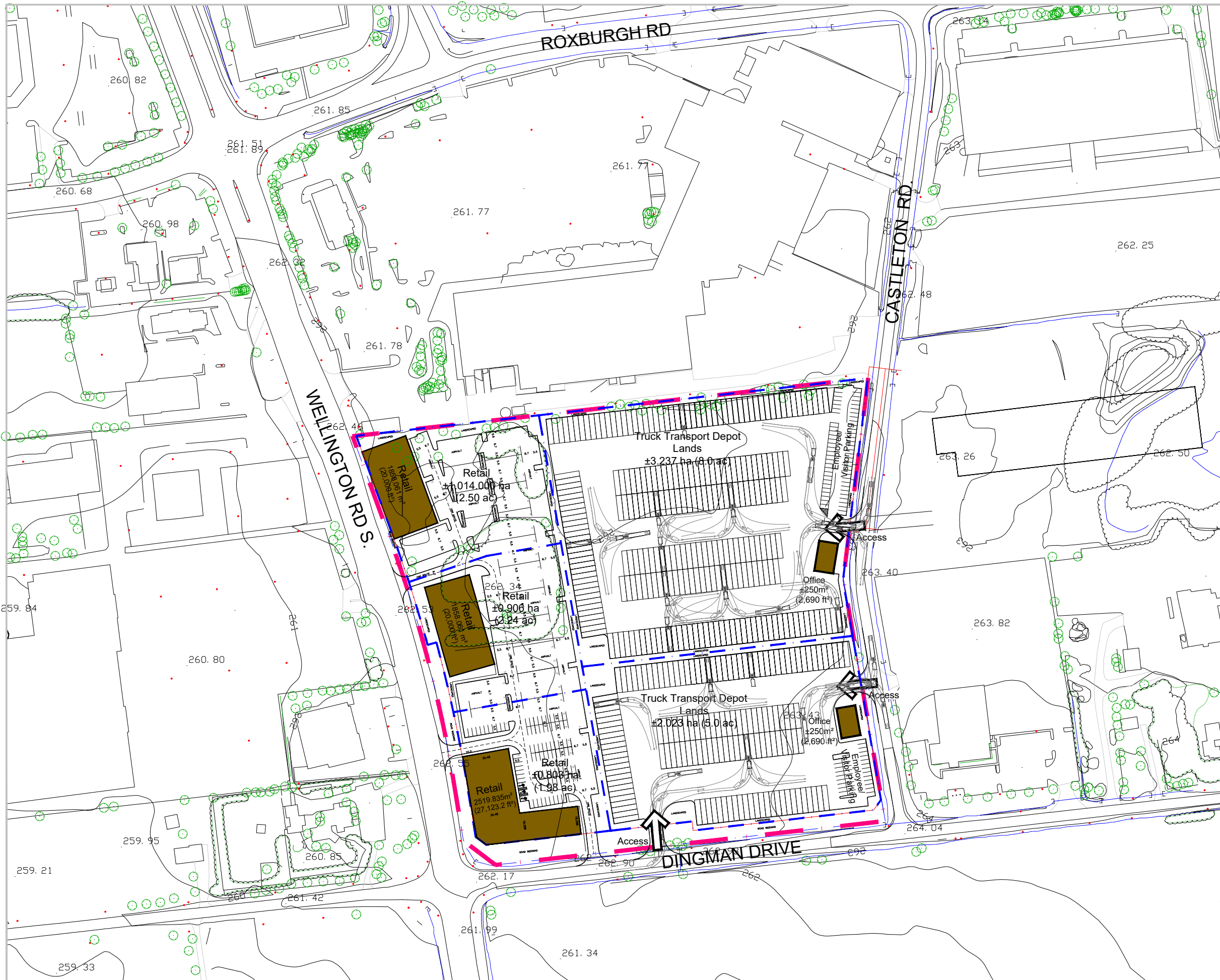


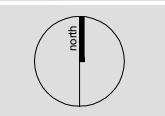
Figure 1  
**PRELIMINARY  
 SITE PLAN**

4452 WELLINGTON RD.S.

**LEGEND**

Subject Lands

DATE: November 29, 2021  
 SCALE: 1:2500  
 FILE: 21356'A'  
 DRAWN: LM



P:\21356'A\4452 WELLINGTON ROAD SOUTH\GRAPHICS\PRELIMINARY SITE PLAN\_NOV 29 2021\_V02.DWG

**PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE**  
200-540 BINGEMAN'S CENTRE DR. KITCHENER, ON, N2B 3K9  
 P. 519.576.3650 F. 519.576.0121 | WWW.MHBCPLAN.COM

# APPENDIX **B**—CURRICULUM VITAE



# CURRICULUMVITAE

## Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

### EDUCATION

2006

Masters of Arts (Planning)  
University of Waterloo

1998

Bachelor of Environmental Studies  
University of Waterloo

1998

Bachelor of Arts (Art History)  
University of Saskatchewan

### PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

### SELECTED PROJECT EXPERIENCE

#### Heritage Conservation District Studies and Plans

Alton Heritage Conservation District Study, Caledon (underway)

Port Stanley Heritage Conservation District Plan (underway)

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

#### Heritage Master Plans and Management Plans

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

#### Cultural Heritage Evaluations

MacDonald Mowatt House, University of Toronto

### CONTACT

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com

## CURRICULUMVITAE

### Dan Currie, MA, MCIP, RPP, CAHP

City of Kitchener Heritage Property Inventory Update  
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation  
Designation of Main Street Presbyterian Church, Town of Erin  
Designation of St Johns Anglican Church, Norwich  
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

#### Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton  
Homer Watson House Heritage Impact Assessment, Kitchener  
Expansion of Schneider Haus National Historic Site, Kitchener  
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie  
Redevelopment of former amusement park, Boblo Island  
Redevelopment of historic Waterloo Post Office  
Redevelopment of former Brick Brewery, Waterloo  
Redevelopment of former American Standard factory, Cambridge  
Redevelopment of former Goldie and McCullough factory, Cambridge  
Mount Pleasant Islamic Centre, Brampton  
Demolition of former farmhouse at 10536 McCowan Road, Markham

#### Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto  
Blenheim Road Realignment Collector Road EA, Cambridge  
Badley Bridge EA, Elora  
Black Bridge Road EA, Cambridge  
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln  
Heritage Evaluation of Deer River, Girven, Burnt Dam and MacIntosh Bridges, Peterborough County

#### Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge  
Conservation Plan for Log house, Beurgetz Ave, Kitchener  
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

#### CONTACT

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcpplan.com  
www.mhbcpplan.com

# CURRICULUMVITAE

## Dan Currie, MA, MCIP, RPP, CAHP

### Tribunal Hearings: Local Planning Appeal Tribunal & Conservation Review Board

- Port Credit Heritage Conservation District (LPAT)
- Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
- Brooklyn and College Hill HCD Plan (LPAT)
- Rondeau HCD Plan (LPAT)
- Designation of 108 Moore Street, Bradford (CRB)
- Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
- Youngblood subdivision, Elora (LPAT)
- Designation of St Johns Church, Norwich (CRB - underway)

### MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

- Township of West Lincoln East Smithville Secondary Plan
- Town of Frontenac Islands Marysville Secondary Plan
- Niagara-on-the-Lake Corridor Design Guidelines
- Cambridge West Master Environmental Servicing Plan
- Township of West Lincoln Settlement Area Expansion Analysis
- Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
- Township of Tiny Residential Land Use Study
- Port Severn Settlement Area Boundary Review
- City of Cambridge Green Building Policy
- Township of West Lincoln Intensification Study & Employment Land Strategy
- Ministry of the Environment Review of the D-Series Land Use Guidelines
- Meadowlands Conservation Area Management Plan
- City of Cambridge Trails Master Plan
- City of Kawartha Lakes Growth Management Strategy

### DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

### CONTACT

540 Bingemans Centre Drive,  
 Suite 200  
 Kitchener, ON N2B 3X9  
 T 519 576 3650 x 744  
 F 519 576 0121  
 dcurrie@mhbcpplan.com  
 www.mhbcpplan.com



# CURRICULUM VITAE

**Rachel Neiser, M.Sc.**

*Heritage Planner*

## EDUCATION

2020

Master of Science in Rural Planning and Development, specializing in Indigenous Community Planning

*University of Guelph,  
School of Environmental Design and Rural Development*

2019

Bachelor of Arts (Honours Double Major) in Sociology and Geography  
*McMaster University*

Rachel Neiser is a Heritage Planner with MHBC. Rachel joined the firm after having gained experience as a researcher in the public realm where she was responsible for working with various non-profit organizations and community groups to produce policy reports and social studies. Rachel graduated from the University of Guelph with a Master of Science in Planning degree, specializing in Indigenous Community Planning. Rachel provides a variety of development application, research, and report writing services for public and private sector clients.

## PROFESSIONAL EXPERIENCE

|                     |  |
|---------------------|--|
| July 2021 - Present | Heritage Planner<br>MacNaughton Hermsen Britton Clarkson Planning Ltd. |
| 2019 - 2021         | Research Assistant<br>University of Guelph                             |
| 2019                | Planning Student<br>City of Hamilton                                   |

## SELECT PROJECT EXPERIENCE

### HERITAGE IMPACT ASSESSMENTS (HIAs)

18 Portland Street, Toronto, potential CHVI of Toronto Hydro-Electric Substation, impacts to adjacent properties and HCD  
1001-1051 King Street East, Kitchener, listed property and CHL

### PLANNING JUSTIFICATION REPORTS

Special Policy Area, Official Plan and Zoning By-law Amendment – 85 Bridgeport Avenue, Waterloo  
Zoning By-law Amendment – 989 Arthur Street, Elmira  
Official Plan and Zoning By-law Amendment – 95-101 Cedar Street, Kitchener  
Official Plan and Zoning By-law Amendment - 81323 Westmount Line, Huron

## CONTACT

540 Bingham Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650  
F 519 576 0121  
rneiser@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM **VITAE**

**Rachel Neiser, M.Sc.**

*Heritage Planner*

### **URBAN DESIGN REPORTS**

Mixed-Use Apartment – 85 Bridgeport Avenue, Waterloo  
Industrial Complex – 250 Allendale Road, Cambridge  
Stacked Townhouses – 95-101 Cedar Street, Kitchener

### **FINAL PROPOSAL REPORTS**

Draft Plan of Subdivision – 1160 Wharnccliffe Road, London

### **DEVELOPMENT PLANNING**

Provide consulting services and prepare planning applications for private sector clients for:

- Draft Plans of Subdivision/Condominium
- Site Plan
- Consent
- Minor Variance
- Official Plan Amendment
- Zoning By-law Amendment

### **RESEARCH ASSISTANTSHIPS**

Canadian Urban Indigenous Planning Involvement – Jurisdictional Scan  
Rural Response to COVID-19 – First-Hand Data, Policy Report for United Way  
Multi-Level Governance Responses to COVID-19 – United Nations Database  
Urban Indigenous Engagement in Wellington County – Practical Framework

### **SPECIAL PROJECTS**

Practical Policy Report for Additions to Reserve with the Chippewas of the Thames First Nations Community

### **CONTACT**

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Suite 200  
Kitchener, ON N2B 3X9  
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rneiser@mhbcplan.com  
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