



**Cultural Heritage  
Evaluation Report -**  
1486 O'Neill Road  
Oxford Station, Ontario

**Prepared For:**  
R.W. Tomlinson Limited  
c/o Nick Marani  
Environmental Project Coordinator  
[nmariani@tomlinsongroup.com](mailto:nmariani@tomlinsongroup.com)

**Author:**  
Julie Harris, CAHP, Matrix Heritage

June 30, 2023

MH1154-REP.01



**Matrix Heritage Inc.**  
6131 Perth Street, Richmond  
Ontario K0A 2Z0  
Tel: (613) 807-2071  
[www.MatrixHeritage.ca](http://www.MatrixHeritage.ca)

## Table of Contents

Project Information.....	1
Executive Summary.....	2
1.0 Introduction.....	3
2.0 Methodology.....	3
2.1 Input from the Municipality of North Grenville.....	4
2.2 Study Area Survey.....	4
2.3 Heritage Checklist Results.....	4
3.0 Property Description and Study Area.....	5
3.1 Property.....	5
3.2 Study Area.....	5
4.0 History.....	6
4.1 Area.....	6
4.2 Subject Property.....	6
4.2.1 Lot 14, Concession 8.....	6
4.2.2 Lot 13, Concession 8.....	8
5.0 Architecture.....	9
5.1 House.....	9
5.2 The Large Barn.....	9
5.3 The Small Log Barn.....	9
5.4 Workshop / Implement Shed.....	9
6.0 Context of the Study Area.....	9
7.0 Heritage Evaluation of 1486 O'Neill Road.....	10
7.1 Buildings at 1486 O'Neill Road.....	10
7.2 1506 O'Neill Road, and 805 Patterson Corner's Road.....	11
8.0 Conclusion.....	11
9.0 Sources.....	12
9.1 Process Guidance.....	12
9.2 Archaeology and History.....	12
10.0 Figures.....	13
Appendix 1: Cultural Heritage Checklist.....	25

## Project Information

### **Heritage Study Personnel**

Julie Harris, Prof. Member, CAHP  
Senior Heritage Specialist  
Matrix Heritage  
613-799-4059  
E: [jharris@matrixheritage.ca](mailto:jharris@matrixheritage.ca)

Nadine Kopp, M.A., A.P.A., C.A.H.P.  
Partner and Senior Archaeologist  
Matrix Heritage  
613-807-1124  
E: [info@matrixheritage.ca](mailto:info@matrixheritage.ca)

### **Client Representative**

Nick Marani  
Environmental Project Coordinator  
R.W. Tomlinson Limited  
613-690-3518  
E: [nmariani@tomlinsongroup.com](mailto:nmariani@tomlinsongroup.com)

### **Property Information**

Municipality: Municipality of North Grenville, Ontario  
Address: 1486 O'Neill Road, Oxford Mills, ON  
Owner: R. W. Tomlinson Limited  
Lot: Part Lots 13 and 14, Concession 8  
Geographic Township of Oxford,  
North Grenville Township  
United Counties of Leeds and Grenville  
Oxford Station, Ontario.  
PIN: 05277-0076

Date of Construction: The property was originally part of two farms established in the early 19<sup>th</sup> century. The oldest buildings are a mid-19<sup>th</sup>-century barn in poor condition, a small log barn from the mid 19<sup>th</sup> century in poor condition, and a storage or equipment shed likely built in the mid 20<sup>th</sup> century. The property also contains a house dating from the 1950s or 60s.

### **Site Visits**

Julie Harris, 22 March 2023 and 5 April 2023

## Executive Summary

Matrix Heritage was contracted by R.W. Tomlinson Limited to undertake an independent cultural heritage assessment for a project located at 1486 O'Neill Road, Oxford Mills, Ontario (Figure 1) in support of a proposed aggregate resource license application process required as per the *Aggregate Resources Act*. The study area is the full area required for the aggregate resources site plan, namely, the subject property and the buffer area extending 120 m around the property (Figure 2).

The aggregate resource license requires a completed screening checklist evaluating the potential for built heritage and cultural heritage landscapes (Appendix 1). If the checklist confirms that potential heritage resources are present, a Cultural Heritage Evaluation Report (CHER) by a qualified heritage specialist is required to determine whether potential heritage resources are of sufficient cultural heritage value or interest to warrant conservation. Those resources would then be the subject of a Heritage Impact Assessment (HIA) of the proposed undertaking.

The subject property contains four older buildings – a house, a large barn, a small barn, and a workshop/implement shed (Figure 3, Figure 4, Figure 5, Figure 6) – that are part of a farmstead in the northeast corner of the property (Figure 7). The cultural heritage evaluation concluded that none of these buildings are of cultural heritage value or interest, but the mature vegetation along the perimeter of the property on O'Neill and Pattersons Corners roads has value in contributing to the surroundings in general.

Two buildings in the study area – 1506 O'Neill Road (Figure 8) and 805 Pattersons Corners Road (Figure 9) – were determined through information provided by the Municipality of North Grenville (specifically concerning 1506 O'Neill Road)<sup>1</sup> and through the survey for the CHER (specifically 805 Pattersons Corners Road) to be of cultural heritage value or interest. Conservation measures for the protection of the buildings on these properties should be considered in a HIA for the aggregate license.

This study was led and authored by Julie Harris<sup>2</sup>, CAHP, Senior Architectural Historian and Heritage Planner. Nadine Kopp, CAHP, Partner and Senior Archaeologist, Matrix Heritage, reviewed the report.

---

<sup>1</sup> Email correspondence, Debbie Wood, Planning Clerk, Municipality of North Grenville and Julie Harris, Matrix Heritage, 11 May 2023.

<sup>2</sup> Julie Harris, M. Museum Studies, CAHP, has conducted heritage studies in Ontario and other parts of Canada for Parks Canada, municipalities, provincial agencies, public organizations, and property owners for over 35 years.

## **1.0** Introduction

Matrix Heritage was contracted by R.W. Tomlinson Limited to undertake an independent cultural heritage assessment for a project located at 1486 O'Neill Road, Oxford Mills, Ontario in support of a proposed aggregate resource license application process required as per the *Aggregate Resources Act*. The study area is the full area required for the aggregate resources site plan, namely, the subject property and the buffer area extending 120 m around the property (Figure 2 and Figure 1).

This study was led and authored by Julie Harris<sup>3</sup>, CAHP, Senior Architectural Historian and Heritage Planner. Nadine Kopp, CAHP, Partner and Senior Archaeologist, Matrix Heritage, reviewed the report.

## **2.0** Methodology

The aggregate resource license requires a completed screening checklist evaluating the potential for built heritage and cultural heritage landscapes (Appendix 1). If the checklist confirms that potential heritage resources are present, a Cultural Heritage Evaluation Report (CHER) by a qualified heritage specialist is required to determine whether potential heritage resources are of sufficient cultural heritage value or interest to warrant conservation. Those resources would then be the subject of a Heritage Impact Assessment (HIA) of the proposed undertaking.

This CHER follows guidance from the Ministry of Tourism, Culture and Sport (MTCS) for the preparation of studies to support the evaluation of potential heritage properties using Regulation 9/06 of the Ontario Heritage Act (OHA) as amended to take effect on 1 January 2023. Regulation 9/06 is used in Ontario to determination the cultural heritage significance of properties proposed for inclusion on a municipality's Heritage Register or for full designation by the municipality under the OHA. It is used in this study to document the potential for 1486 O'Neill Road to be of heritage value or interest (see Appendix 1).

Research included an overview of the property's geographic context, and its documentary and structural history; a visual inspection, including photographic documentation and inventory of built and landscape elements on the property; and a comparative analysis of how this property compared to other properties with similar historic and architectural characteristics. A site visit to the study area was undertaken on 2 March 2023, with permission to visit the subject property provided by the proponent. The visit to other parts of the study area in April 2023 were limited to views from public roads (O'Neill and Pattersons Corners roads). The information is documented using the Reg. 9/06 table in the Heritage Evaluation Section of this report.

---

<sup>3</sup> Julie Harris, M. Museum Studies, CAHP, has conducted heritage studies in Ontario and other parts of Canada for Parks Canada, municipalities, provincial agencies, public organizations, and property owners for over 35 years.

## 2.1 Input from the Municipality of North Grenville

The Municipality of North Grenville was contacted to confirm whether any properties within the study area are considered to be of cultural heritage value or interest.<sup>4</sup> The municipality has appointed a Heritage Advisory Committee advise Council on cultural and natural heritage matters. On 6 January 2022, the Heritage Advisory Committee of the Municipality of North Grenville produced a list of properties that have been full designated under the provisions of the Ontario Heritage Act, properties included on the municipalities Heritage Register, and properties that appear to have been reviewed for potential designation or for the register.<sup>5</sup> Two properties, 1505 O'Neill Road and 1506 O'Neill Road, are located in the study area. 1505 O'Neill Road had an older building on the property, but it was demolished and replaced with a new clubhouse for the Kemptville Snowmobile Klub. 1506 O'Neill Road is a former schoolhouse built in 1879 and currently used as a private residence (Figure 8).

## 2.2 Study Area Survey

A visual survey of the study area by Matrix Heritage identified one property that appears to be of cultural heritage value or interest, namely 805 Pattersons Corners Road (Figure 10). This property is included because it is a log house that appears from the Walling Map of 1861 (Figure 11) and its position on the property to be original and likely dating from the c 1830s era.

## 2.3 Heritage Checklist Results

The result from completing the cultural heritage checklist (Appendix 1) for the Aggregate Resource project at 1846 O'Neill Road identified four buildings (house, barn, small barn, and storage or equipment shed) older than 40 years of age extant on the subject property (Figure 4, Figure 5 and Figure 15). A former school,<sup>6</sup> now used as a residence, dating from 1879 at 1506 O'Neill Road has been identified by the municipality of North Grenville as being of cultural heritage value or interest (Figure 8). The log house at 805 Pattersons Corners Road is within the study area and appears to be cultural heritage value or interest based on the survey by the author of this report (Figure 9 and Figure 10).

None of the extant buildings on the subject property is of cultural heritage value or interest and the property as a whole has no characteristics that would warrant its consideration as a cultural landscape of heritage value or interest.

---

<sup>4</sup> Email correspondence, Debbie Wood, Planning Clerk, Municipality of North Grenville and Julie Harris, Matrix Heritage, 11 May 2023.

<sup>5</sup> Corporation of the Municipality of North Grenville, Heritage Advisory Committee Meeting Agenda, 6 January 2022, online at <https://pub-northgrenville.escribemeetings.com/FileStream.ashx?DocumentId=21246>, accessed 9 May 2023.

<sup>6</sup> Email correspondence, Debbie Wood, Planning Clerk, Municipality of North Grenville and Julie Harris, Matrix Heritage, 11 May 2023.

### 3.0 Property Description and Study Area

#### 3.1 Property

The subject property is located at 1486 O'Neill Road, which is the northern half of Lots 13 and 14, Concession 8, in the Geographic Township of Oxford, in the United Counties of Leeds and Grenville. It is situated 5 km by road west of the populated centre of Oxford Station and 5.9 km south of the village of Oxford Mills. The subject property is 86.3 hectares in size. It contains a set of buildings (Figure 12) that were once part of an operational farmstead – house, barn, and outbuildings – that was part of Lot 14, Concession 8. The configuration of the farmstead is also close to what is shown on a topographic map from 1940 (Figure 13).

The property is bounded to the north by O'Neill Road, to the east by Patterson's Corners Road, to the south by County Road 20, and to the west by the agricultural fields of the neighbouring farm (Figure 1). The perimeter of the property along O'Neill Road and Patterson Corners Road is treed, with a single line of deciduous and coniferous trees along O'Neill Road, and a single line of coniferous trees along Patterson Corners Road in the northeast corner of Lot 14 in proximity to the farmstead (Figure 3). The northeastern most corner of the property is occupied by a tilled field, bordered by two packed-earth driveways entering the property at right angles to each other from O'Neill Road and Patterson Corners Road and meeting between the house and large barn.

The house, large barn, and further outbuildings are arranged around the outside perimeter of the driveways (Figure 3). The house (Figure 4) is oriented parallel to the driveway coming in from O'Neill Road. The largest barn (Figure 6) is at a right angle to the house, parallel to the driveway from Patterson Corners Road. Between the largest barn and Patterson Corners Road, along this same driveway, are a small square-cut log barn, and a larger single storey building, clad in metal siding and roofing (Figure 5). A mid-sized barn or large garage with metal siding is positioned south-west of the house and largest barn. The house and outbuildings are surrounded by grass and several short rows of trees at perpendicular angles. The buildings are currently unoccupied and somewhat dilapidated, with missing windows, and missing sections of siding and roofing on the house, and a similar condition on the largest barn and outbuildings.

#### 3.2 Study Area

The study area is the full area required for the aggregate resources site plan, namely, the area bounded within 120 m of the property proposed for the aggregate project (Figure 2). The aggregate resource license requires a completed screening checklist evaluating the potential for built heritage and cultural heritage landscapes (Appendix 1).

The checklist identified one property on the North Grenville Heritage Watch List within the study area, namely 1506 O'Neill Road, a former school house built in 1879 that is now used as a residence.<sup>7</sup>

---

<sup>7</sup> Email correspondence, Debbie Wood, Planning Clerk, Municipality of North Grenville and Julie Harris, Matrix Heritage, 11 May 2023.

## 4.0 History

### 4.1 Area

The traditional territory of the ancestral Algonquin people is generally considered to encompass the Ottawa Valley on both sides of the river, in Ontario and Quebec, from the Rideau Lakes to the headwaters of the Ottawa River. Archaeological information suggests that ancestral Algonquin people lived in the region for at least 8,000 years before the Europeans arrived in North America. At the time of European contact, the Algonquin territory was bounded on the east by the Montagnais people, to the west by the Nipissing and Ojibwa, to the north by the Cree, and to the south by the lands of the Iroquois.

The Geographic Township of Oxford was first surveyed in 1791, and while most of the township was granted by 1801, only one family was living there. The remaining patent holders were Officers residing in the fronting townships. The modern town of Oxford Mills now stands on the land originally granted to William Snyder in 1802. The community took its name from the saw and grist mills built in the center of the township, taking advantage of the sizeable Kemptville Creek, (historically a southern branch of the Rideau River), to power their operations. The township was incorporated in 1850 and then included the communities of Acton's Corners, Bedell (Kempton), Bishop's Mills, Beckett's Landing, Burritt's Rapids, Christies Corners, East Oxford, Millar's Corners, Newmanville, Oxford Mills, Oxford Station, Patterson's Corners, and Swan Station. Kemptville was part of the township until its incorporation in 1857.

In 1998, Oxford-on-Rideau Township, South Gower Township, and the Town of Kemptville amalgamated to form the Municipality of North Grenville.

### 4.2 Subject Property

The subject property is located at 1486 O'Neill Road, west of Oxford Station and south of Oxford Mills and Kemptville. The study area sits within the northern halves of Lots 13 and 14, Concession 8, in the Geographic Township of Oxford, in the United Counties of Leeds and Grenville. The historic mapping for the area from 1861 (Map 4) depicts a house in the northern portion of Lot 13 belonging to L. Russell (within the study area), and a house in the southern portion of the lot along County Road 20 attributed to J. Anderson (outside of the study area). Lot 14 on the map is shown to have a house in the northeastern portion belonging to J. McAvoy which is in the study area. Outside of the study area are a house in the central eastern portion belonging to William Dougherty, and a house south of County Road 20 in the southeastern portion of the lot, attributed to Anderson. Patterson's Corners Road, which runs along the eastern edge of the study area, appears to have been a prominent road as there are multiple houses and a church in the stretch of Concession 8 (Walling 1861).

#### 4.2.1 Lot 14, Concession 8

This section of the subject property contains the set of farm buildings that have been evaluated for this study.

The original crown patent for the north half of Lot 14, Concession 8 was in 1855 to John McAvoy.<sup>8</sup> Twelve years later, in 1867, McAvoy sold the property to James Anderson for \$2,000. Another twelve years passed, and Anderson sold the land to Albert Buker in 1879. In 1887, Buker sold one acre in the northeastern portion of his property to the municipal council of the Township of Oxford for a gravel pit for public use. Upon his death in 1918, Albert Buker's widow Letitia quit her claim in preference to Emmaline Crawford and Annie Bailey, her stepdaughters. In 1920 Emmaline and Annie and their husbands sold the land to Stanley John Sanderson. In 1955 Sanderson sold the property to William E. Brown Construction Ltd.

The 1851 census records list John McAvoy as a 30-year-old Irish-born farmer living with his wife Mary and four young children. Their youngest child, Elizabeth (aged 2 in 1851), is not listed in the 1861 records suggesting she died sometime before reaching the age of 12. By 1861, the McAvoy household had grown significantly. John and Mary had seven children ranging in ages from 3 months to 17 years. Living with them were three other members of the McAvoy family, Mark aged 60, Jane aged 20, and Eliza aged 6 months, however their specific relation to John and Mary is not clear. All 12 McAvoy, from babies to the elderly, are listed as living in a one-story log house.

Multiple households of the Buker family can be found throughout the historic census records for Oxford Township. The 1861 census lists Albert Buker as 19 years old, living with his parents and five siblings. By the time of the 1871 census, Albert was married to Elizabeth and they had three young daughters. The 1891 census lists Albert and Elizabeth living with their two youngest daughters. By the time of the 1901 census little had changed, Emmaline, aged 31, and Ann, aged 27, still lived at home with their parents who were by then in their late fifties. Significant changes had occurred in the following decade as by the time of the 1911 census Albert had been widowed and had a new wife, Leticia, while Emmaline and Ann had both been married. Albert died in 1918 at the age of 73.

The historic mapping for the area from 1861 (Figure 11) depicts a house on the northern part of Lot 13 belonging to L. Russell. Lot 14 on the map is shown to have a house belonging to J. McAvoy on the northeastern portion, which is also in the study area. Patterson's Corners Road, which runs along the eastern border of Lot 14 is shown as having multiple houses and a church situated very close to the road.

No information of use for the evaluation about the people who owned the property was discovered during a search of the website newspapers.com, which includes digitized versions of some local newspapers in the period. Some individuals are mentioned as participating in local events or hosting visitors, but nothing was found about the farm itself.

---

<sup>8</sup> The history of the ownership of the land is taken from the archaeology study that examined land registry records, historic mapping and census records: Matrix Heritage, "Stage 1: Archaeological Assessment: 1486 O'Neill Road, Part Lots 13 and 14, Concession 8, Geographic Township of Oxford, North Grenville Township, United Counties of Leeds and Grenville, Oxford Station, Ontario," Prepared for R.W. Tomlinson Limited, December 2022.

#### 4.2.1.1 Historical Summary

While the names of the owners and occupants of Lot 14, Concession 8 are known from 1855 onward, historical records do not suggest that either the occupants or the architecture of the study area has played a significant role in the history and community life of North Grenville. Local newspapers made frequent reports on the notable activities of citizens and the locations in which events occurred. From 1891 onwards, notices appear from time to time about the families participating in local events, serving as members of local committees, and hosting visitors. No articles or notices have been found about the farm property (newspapers.com). The historical records do not suggest that the northern part of Lot 14, Concession 8, or its owners and occupants, has played a significant role in the history of North Grenville.

#### 4.2.2 Lot 13, Concession 8

The northern half of Lot 13, Concession 8 (north of County Road 20) comprises part of the property owned by R.L. Tomlinson Ltd. This lot is contiguous to Lot 14, Concession 8, to the west. No buildings exist on this property today.

The original Crown patent for Lot 13, Concession 8 was granted to Captain James Brackenridge in 1795. Often early land grants such as this, particularly in this area, were to Loyalist soldiers and their families. These land grants were typically in areas that were not yet settled, and the original early grantee likely never saw the property in person. This is potentially the case with James Brackenridge as the next transaction on the lot was thirty-six years, later in 1831, when he quit his claim in preference to Alexander, William, and James Morris. Only five years later, in 1836, the Morris family quit their claim in preference to Eliza A. M. Chambers. Soon after, in 1839, Eliza and her husband James A. Chambers sold the lot to Edmund Burritt. In 1857, Burritt sold the southern half of the lot to John Anderson and then the northern half to Lewis Russell in 1861.

The 1851 census records list Lewis Russell, aged 45, living with his wife Mary Ann, aged 41, and three children living in a one-storey log house. It is possible the family was living on the property before officially acquiring the deed for the land in 1861. The census records from 1861 remains the same with Lewis and Mary Ann living with their three children in a log house. Surveyor H.F. Walling's *Map of the United Counties of Leeds and Grenville, Canada West* shows the home of L. Russell along O'Neill Road, immediately opposite the larger home of one D.D. Christie (Figure 11). The home of J. Anderson is shown on Lot 13, Concession 8, along County Road 20. No building exists in this location today.

The census states that Lewis and Mary Ann were both born in Ireland, their eldest son John was born in England, and the two younger children, William, and Alice, were born in the United States; however, different censuses claim the younger children were born in Ontario. It seems the couple travelled from Ireland to England, where they had John, before arriving in Canada, a journey that possibly included some time in the United States. By 1871, William had moved out but John, aged 31, and Alice, a 22-year-old schoolteacher, were both living at home with their parents. Lewis Russell died in 1873 (Ancestry.com 2010), and following his death, his widow and younger children granted the land to the eldest son John. The census records from 1881 list John, aged 42, and his wife Eliza living with their two young children. John died in 1907 at the age of 69 (Ancestry.com 2012). Over fifty years after John officially acquired the land from his family, his widow Eliza sold the property to James Alfred Anderson in 1925.

#### 4.2.2.1 Historical Summary

As in the case of the northern part of Lot 14, Concession 8, the historical records do not suggest that the northern part of Lot 13, Concession 8 has played a significant roll in the history of North Grenville, and no architecture remains on the site in support of what historical narrative does exist.

## 5.0 Architecture

### 5.1 House

The house (Figure 4) at 1486 O'Neill Road is a two-storey house, likely built in the 1960s or 70s, that is similar in design and construction to suburban and rural homes of the period, with no distinguishing characteristics in its design, siting or materials. It appears to be in poor condition and is not occupied.

### 5.2 The Large Barn

The largest building on the property is a gable-roof timber barn, that includes rough-hewn logs and boards in its construction, which indicates that the materials for the barn were assembled in the 19<sup>th</sup> century (Figure 6 and Figure 14). No evidence was found during research or the site survey to document whether the barn is in its original location. The barn has been covered with metal siding and a shed has been attached to its north side. The main doors face west, towards the prevailing winds. The barn lacks physical and design integrity due to numerous modifications and exposure to weather due to holes in the roof and siding. A comparative example of a barn from a similar era, which is good condition and would be of heritage value or interest, is included on the municipalities Heritage Watch List is found at 1076 Leeds and Grenville Road 20 (Figure 15).

### 5.3 The Small Log Barn

The small barn is a log building in poor condition with missing boards in its roof and walls (Figure 5).

### 5.4 Workshop / Implement Shed

The workshop (which may have been modified from a storage or implement shed) is a wood building with metal siding (Figure 5). The brick chimneys on the east of end of the building indicate that it was used as a workshop at some point. It is of unknown age and in poor condition.

## 6.0 Context of the Study Area

The property is bounded to the north by O'Neill Road, to the east by Patterson's Corners Road, to the south by County Road 20, and to the west by the agricultural fields of the neighbouring farm. O'Neill Road and Patterson's Corners Road are rural roads, without curbs, supporting single lanes of traffic in each direction (Figure 3). The closest area with an aggregate license is a T-shaped license (3985) about .5 km to the east along O'Neill Road (Figure 16). A section of the licensed area comes close to Pattersons Corners Road across the road from the subject area.

The northern side of O'Neill Road facing (the eastern half of Lot 14, Con. 7) across from the subject property consists of five large residential lots supporting rural homes that appearing to be less than 40 years old. The eastern side of Patterson's Corners Road (Lot 15, Con. 8), opposite the subject property consists of tilled fields and areas of trees planted in rows, with two

residential properties at the south-east corner of Patterson's Corners Road and O'Neill Road. These are 1506 O'Neill Road, which is not visible from the road, and 805 Patterson Corner's

## 7.0 Heritage Evaluation of 1486 O'Neill Road

### 7.1 Buildings at 1486 O'Neill Road

The criteria for determining cultural heritage value or interest as set out in under 'Ontario Regulation 9/06. For municipal designations, a property may be designated under section 29 of the Act if it meets two or more of the following criteria for determining whether it is of cultural heritage value or interest. The criteria are being applied in this case only to document the rationale for why the property is not of potential heritage value or interest.

<b>The property has design value or physical value because it</b>	
1. rare, unique, representative or early example of a style, type, expression, material or construction method	No. The house and outbuildings on this property do not exhibit physical features that are rare, unique, representative or early example of a style, type, expression, material or construction method.
2. displays a high degree of craftsmanship or artistic merit.	No. The property does not exhibit physical features that display a high degree of craftsmanship or artistic merit. The buildings have deteriorated over time, and were not maintained to retain any original artistic merits.
3. demonstrates a high degree of technical or scientific achievement.	No. The buildings are vernacular and utilitarian.
<b>The property has historical value or associative value because it</b>	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	No. While the names of the owners and occupants of Lot 14, Concession 8 are known from 1855 onward, historical records do not suggest that either the occupants or the architecture of the study area has played a significant role in the history and community life of North Grenville.
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No. The property does not have the potential to contribute to a greater understanding of the community or culture within the Municipality of North Grenville.
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No. No architects or artists are known to be associated with the property.
<b>The property has contextual value because it,</b>	
7. is important in defining, maintaining, or supporting the character of an area	No. The area is a mix of operational farms and rural suburban properties. If the buildings were fully intact, they might be able to support the character of the area more fully.
8. is physically, functionally, visually or historically linked to its surroundings	Yes. The mature vegetation along the perimeter of the subject property on O'Neill and Pattersons Corners roads helps retain the rural appearance of the surroundings.
9. is a landmark	No. The property may be known but it is not noted or recognized as a landmark that serves to support the identity of the area.

## 7.2 1506 O'Neill Road, and 805 Patterson Corner's Road

Based on an evaluation using Regulation 9/06, the property at 1486 O'Neill Road is not of heritage value or interest, but there are two properties in the study area that are of heritage value or interest due to their architecture, namely 1506 O'Neill Road and 805 Pattersons Corner's Road. A Heritage Impact Assessment to support the aggregate license is required to address mitigation measures to support the conservation of the heritage value of the buildings on these properties.

## 8.0 Conclusion

The subject property at 1486 O'Neill Road is not of heritage value or interest but there are two properties in the study area identified as being of cultural heritage value or interest. An HIA is recommended to examine potential mitigation measures, in addition to those already proposed for the project, such as setbacks, berms, no blasting, and use of a pit, that can protect the heritage value of these properties.

## 9.0 Sources

### 9.1 Process Guidance

Ontario. *Aggregate Resources of Ontario: Site Plan Standards*, August 2020.

Ontario. *Aggregate Resources of Ontario: Technical Reports and Information Standards*, August 2020.

Ontario. *Ontario Heritage Act*, R.S.O. 1990, c.O.18 [as Amended in 2020].

Ontario Heritage Trust. Ontario Heritage Act Register database. Online at: [www.heritagetrust.on.ca/en/pages/tools/ontario-heritage-act-register](http://www.heritagetrust.on.ca/en/pages/tools/ontario-heritage-act-register).

Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. 2006. *Ontario Heritage Tool Kit*. Online at: [www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml).

Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. *Standards and Guidelines for Conservation of Provincial Heritage Properties: Standards & Guidelines*. Online at: [www.mtc.gov.on.ca/en/publications/Standards\\_Consevation.pdf](http://www.mtc.gov.on.ca/en/publications/Standards_Consevation.pdf).

Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. 2016. *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes, A Checklist for the Non-Specialist*. Online at: [www.mtc.gov.on.ca/en/heritage/tools.shtml](http://www.mtc.gov.on.ca/en/heritage/tools.shtml).

Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. 2007. *Eight Guiding Principles in the Conservation of Built Heritage Resources*. Online at: [www.mtc.gov.on.ca/en/publications/InfoSheet\\_8%20Guiding\\_Principles.pdf](http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf).

Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2<sup>nd</sup> Edition, 2010.

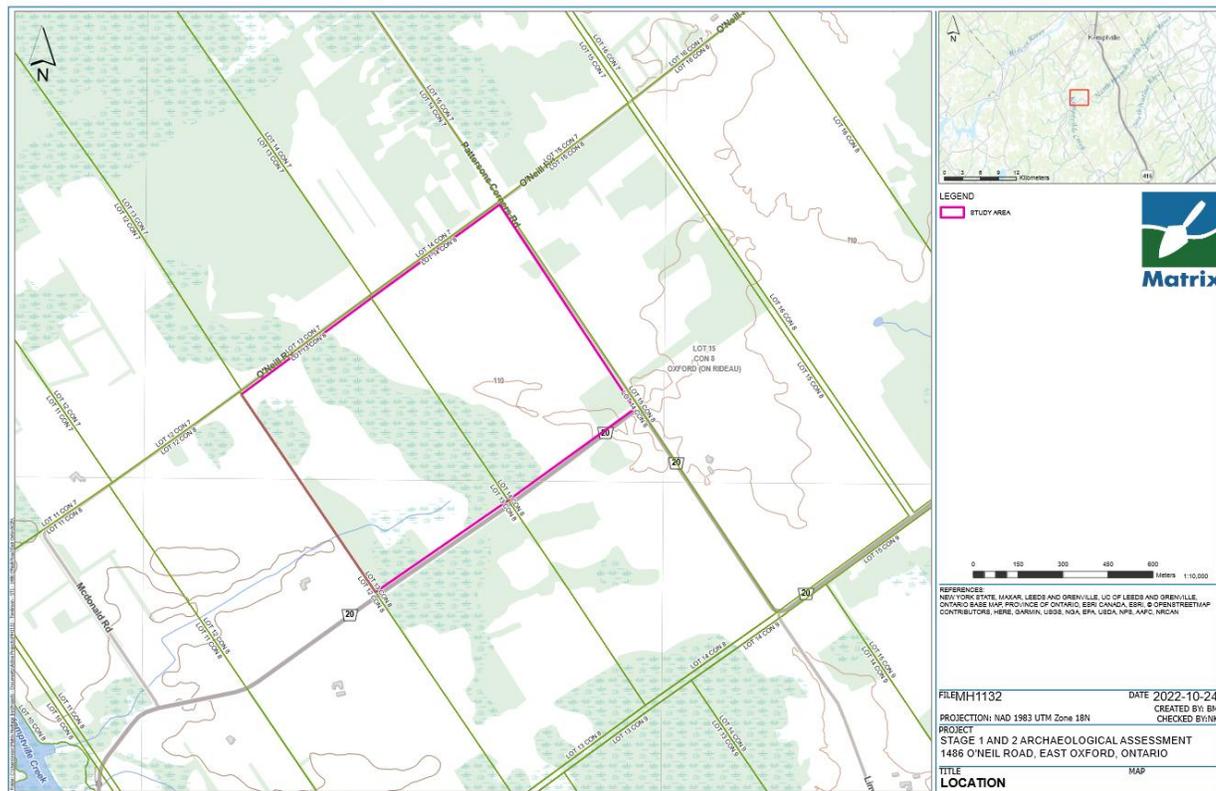
### 9.2 Archaeology and History

Matrix Heritage, "Stage 1: Archaeological Assessment: 1486 O'Neill Road, Part Lots 13 and 14, Concession 8, Geographic Township of Oxford, North Grenville Township, United Counties of Leeds and Grenville, Oxford Station, Ontario," Prepared for R.W. Tomlinson Limited, December 2022 (submitted for review.)

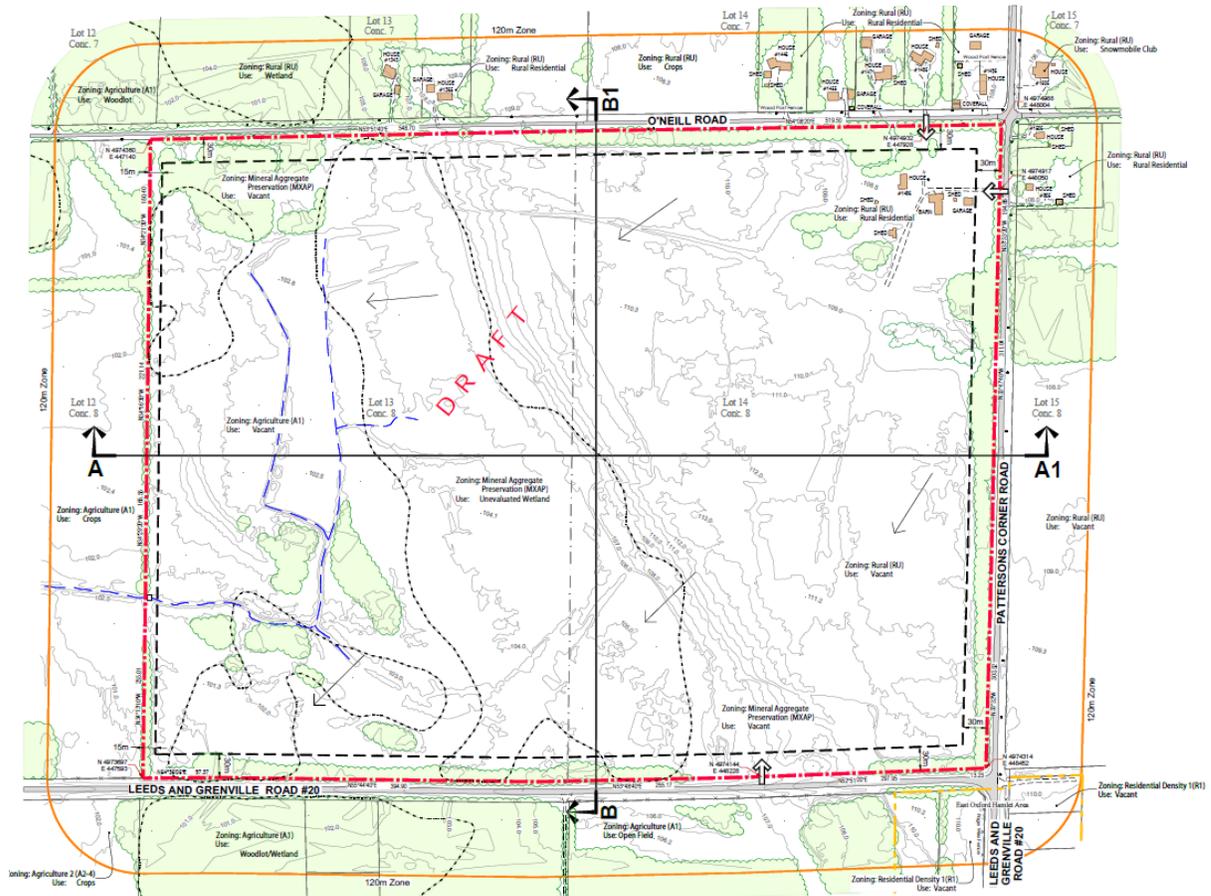
Humphreys, Barbara A. *The Architectural Heritage of the Rideau Corridor*, Ottawa: National Historic Parks and Sites Branch, Parks Canada, 1974. Online at <http://parkscanadahistory.com/series/chs/10/chs10-1a.htm>.

Library and Archives Canada, Censuses Database for: 1842 Census, Canada West; 1851 Census; 1861 Census; 1871 Census, Canada; 1881 Census Canada; 1891 Census, Canada; 1911 Census, Canada; and 1921 Census, Canada.

## 10.0 Figures



**Figure 1: Location of the property (outline) at 1486 O'Neil Road, East Oxford, Ontario. Image source: Created by Matrix Heritage, for Stage 1: Archaeological Assessment: 1486 O'Neill Road, Part Lots 13 and 14, Concession 8, Geographic Township of Oxford, North Grenville Township, United Counties of Leeds and Grenville, Oxford Station, Ontario," Prepared for R.W. Tomlinson Limited, December 2022 (submitted for review.)**



**Figure 2: Map of East Oxford Pit, 1486 O'Neill Road, North Grenville, Ontario. The rounded orange line extending 120 m beyond the property line is the study area for the checklist and CHER. Image source: Tomlinson, May 2023.**



**Figure 3: Location of the evaluated buildings on the property at 1486 O'Neill Road. Source: Google maps, annotated by Matrix Heritage.**



**Figure 4: House located on the subject property, 1486 O'Neill Road, Oxford Station, April 2023. Source: Matrix Heritage.**



**Figure 5: Outbuildings (small barn on the left and large storage or equipment shed on the right) on the subject property, 1486 O'Neill Road, Oxford Station, April 2023. Source: Matrix Heritage.**



**Figure 6: Large barn, with the shed addition on the left, that is attached to the north wall of the barn. Source: Matrix Heritage, April 2023.**

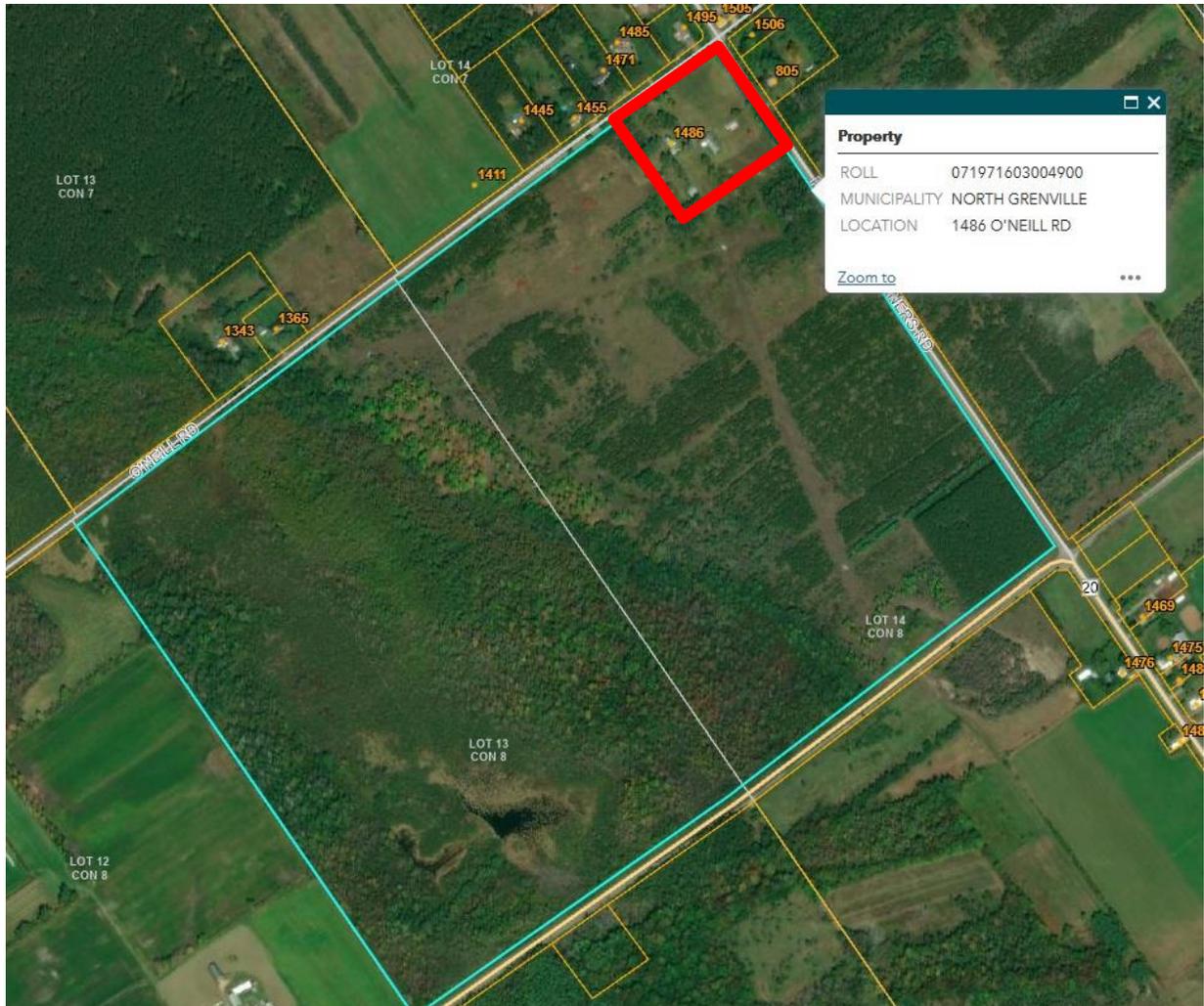


Figure 7: Satellite imagery of the property (outlined) at 1486 O'Neil Road, East Oxford, Ontario, with the core of the study area indicated in the red box. Image source: Leeds Grenville Public Map Viewer, accessed 11 April 2023.



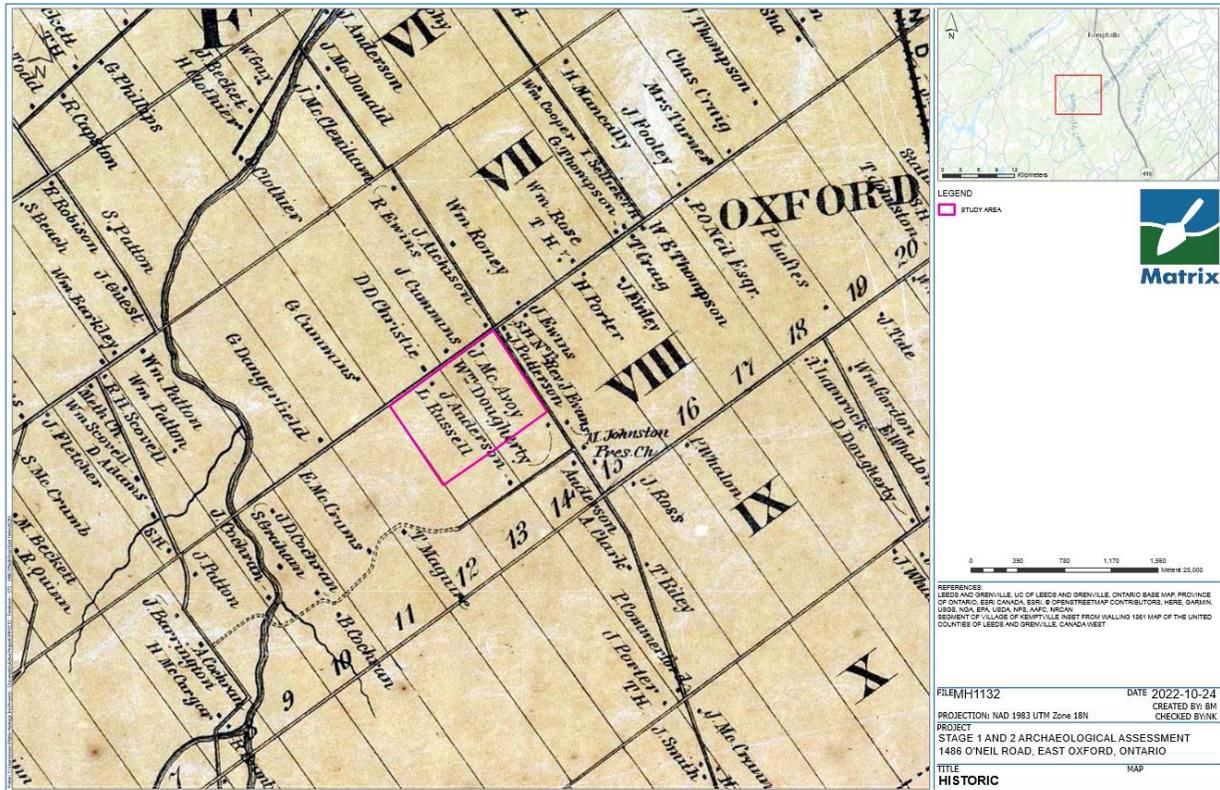
**Figure 8 a, b and c: 1506 O'Neill Road, 1993. The building is a private residence constructed in 1879 as a stone and brick school house. The building is extant but is hidden from the road by trees. Image source: Oxford-on-Rideau Township LACAC Heritage Buildings Summary Sheet for 1506 O'Neill Road.**



**Figure 9: 805 Pattersons Corners Road, North Grenville, Ontario, [2022]. Source: online at <https://www.google.com/url?sa=i&url=https%3A%2F%2Fwww.zocasa.com%2Fnorth-grenville-on-real-estate%2F805-pattersons-corners-rd&psig=AOvVaw3nfHAs49m8wBERkGe5mUwl&ust=1685110309374000&source=images&cd=vfe&ved=0CBEQjRqxqFwoTCOj5rZ7TkP8CFQAAAAAdAAAAABAE>.**



**Figure 10: 805 Pattersons Corners Road, North Grenville, Ontario, June 2014. Source: Google streetview.**



**Figure 11: Segment of the Village of Kemptville section from the Walling 1861 Map of the United Counties of Leeds and Grenville. Sourced from Leeds and Grenville, Ontario Base Map, Province of Ontario, ESRI Canada. Reproduced in Matrix Heritage, “Stage 1: Archaeological Assessment: 1486 O’Neill Road, Part Lots 13 and 14, Concession 8, Geographic Township of Oxford, North Grenville Township, United Counties of Leeds and Grenville, Oxford Station, Ontario,” Prepared for R.W. Tomlinson Limited, December 2022.**



**Figure 12: View of the main drive into the property from Pattersons Corners Road, with shed/workshop on the left, the barn further along the drive, and the house in front. Source: Matrix Heritage, April 2023.**

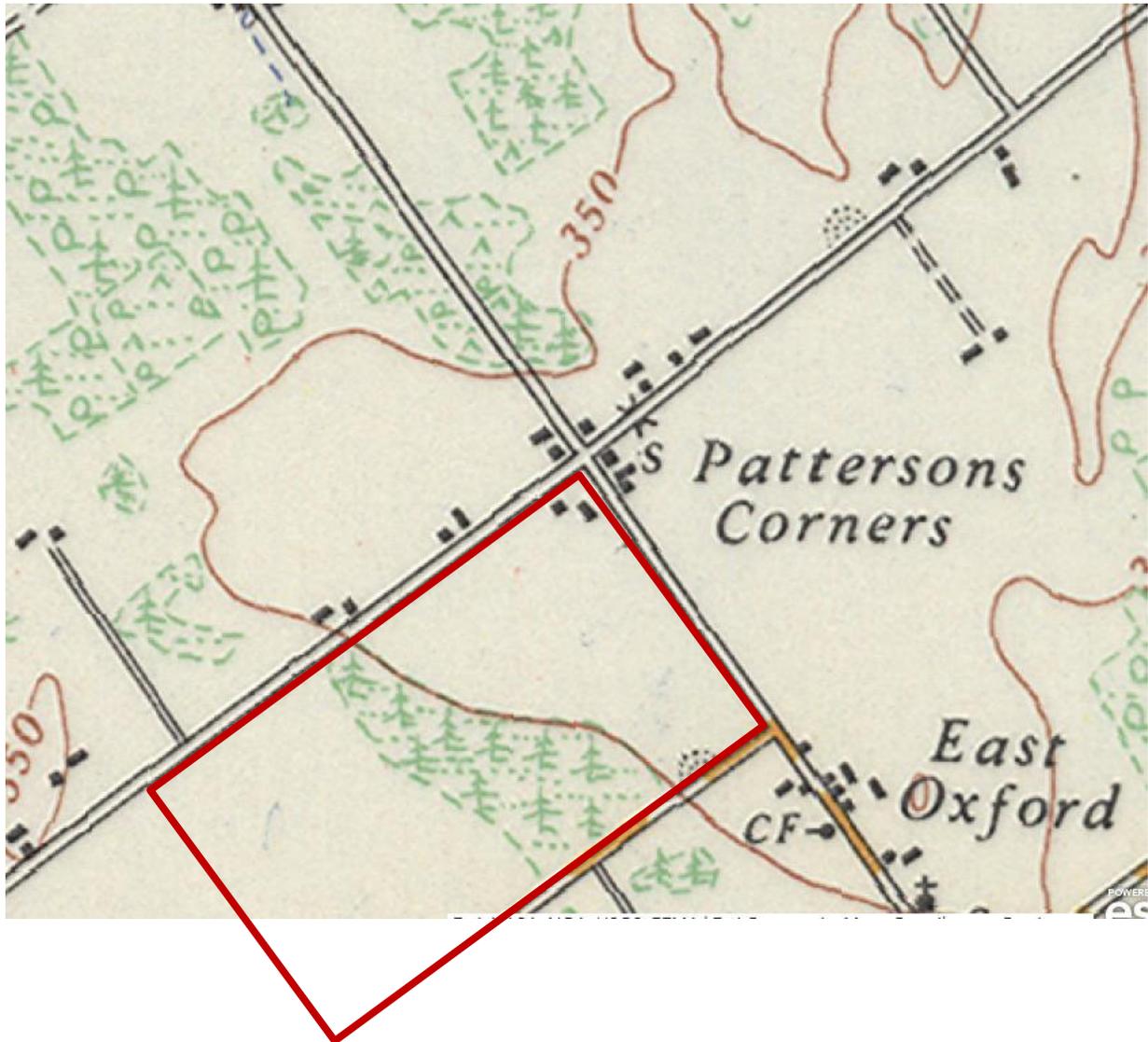


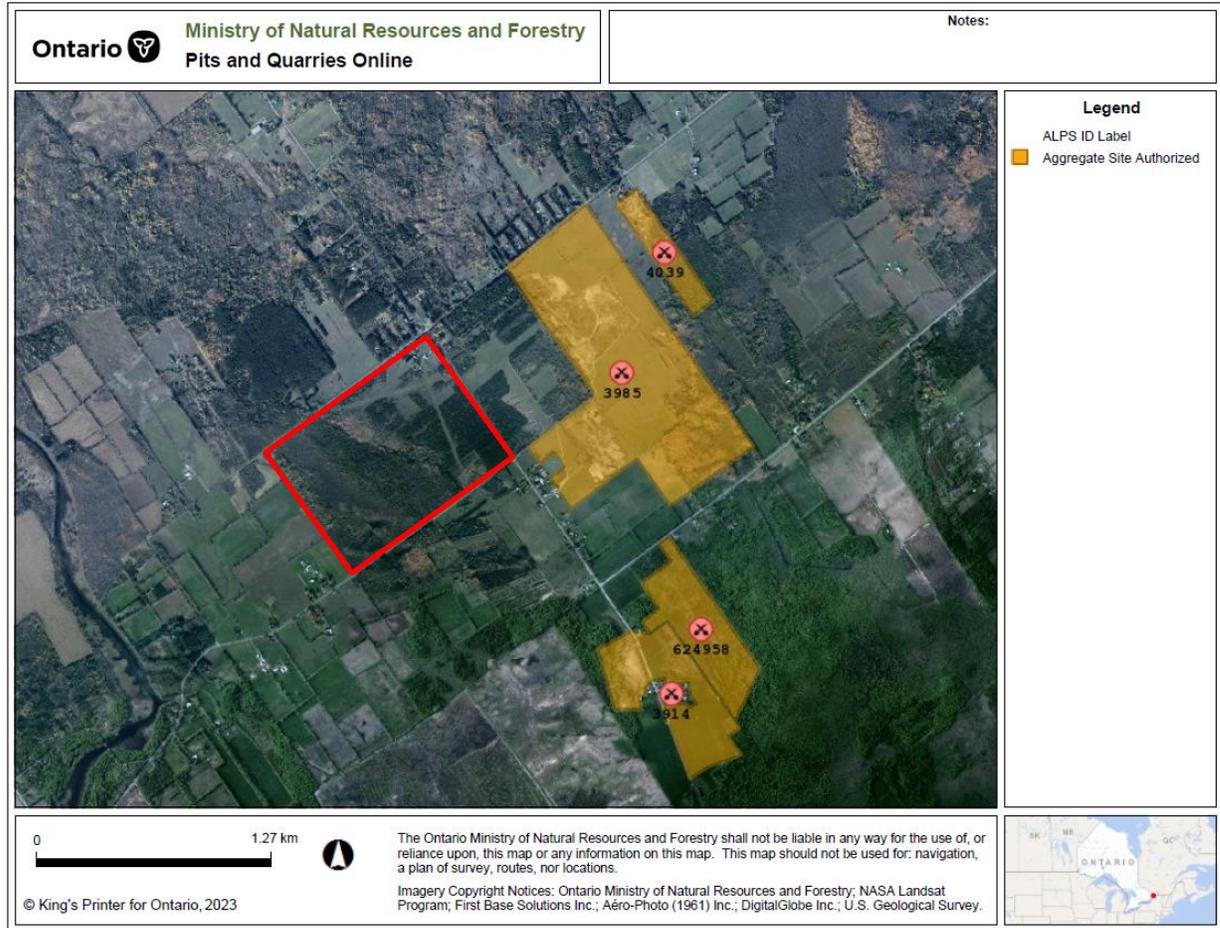
Figure 13: Topographic Map, Merrickville, Ontario, Map Sheet 031B13, 1940. This map appears to show two buildings (likely a house and barn) located on the northeast corner of the subject property. These buildings are roughly in the location of the current barn and house, but the extant house was likely built later, in the 1960s or 70s. The school house at 1506 O'Neill Road is shown on the map across Pattersons Corners Road. Accessed online through Leeds & Grenville, Historic Topographic Maps, at <https://uclg.maps.arcgis.com/apps/webappviewer/index.html?id=06719486ad1c474ebfd71d39fc042806>, accessed 9 May 2023.



**Figure 14: Interior of the large barn showing the rough-hewn beams. Source: Matrix Heritage, April 2023.**



**Figure 15: Barn and outbuilding (possibly the original dwelling), 1076 Leeds and Grenville Road 20, 2023. This property is on the North Grenville Heritage Watch List. Source: Matrix Heritage.**



**Figure 16: Map of existing aggregate licenses in the area (yellow shade) and the subject property at 1486 O'Neill Road (outline in red). Source: Ministry of Natural Resources and Forestry (with annotation by Matrix Heritage), accessed 30 June 2023.**

**Appendix 1: Cultural Heritage Checklist**

<b>Cultural Heritage Checklist</b>	
Conforming to the Ontario Ministry of Tourism Culture and Sport <i>Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes</i>	
Project or Property Name:	Aggregate Resources Act License Application for 1486 O'Neill Road, Oxford Mills, North Grenville, Ontario
Project or Property Location:	1486 O'Neill Road, Oxford Mills, North Grenville, Ontario, plus the 120 m buffer zone
Proponent Name:	R.W. Tomlinson Limited
Proponent Contact Information:	Nick Marani, Environmental Project Coordinator, R.W. Tomlinson Limited

<b>Screening Questions</b>	<b>Yes/No</b>
1. Is there a pre-approved screening checklist, methodology or process in place (municipal or provincial)?	
<p>If Yes, please follow the pre-approved screening checklist, methodology or process.</p> <p>If No, continue to Question 2.</p>	No.
<b>Part A: Screening for known (or recognized) Cultural Heritage Value</b>	
2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?	No.
<p>If Yes, the rest of this checklist will not be completed.</p> <p>The proponent, property owner and/or approval authority will:</p> <ul style="list-style-type: none"> <li>summarize the previous evaluation and</li> <li>add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken</li> </ul> <p>The summary and appropriate documentation may be:</p> <ul style="list-style-type: none"> <li>submitted as part of a report requirement</li> <li>maintained by the property owner, proponent or approval authority</li> </ul> <p>If No, continue to Question 3.</p>	
3. Is the property (or project area):	
a. identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value?	Yes.
<p><b>A former schoolhouse at 1506 O'Neill Road, which is currently used as a private residence, is included on the municipality's Heritage Watch List. The site survey by the heritage consultant identified 805 Pattersons Corners Road as being of cultural heritage value or interest.</b></p>	
b. a National Historic Site (or part of)?	No.
c. designated under the Heritage Railway Stations Protection Act?	No.
d. designated under the Heritage Lighthouse Protection Act?	No.
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	No.
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	No.
<p>If Yes to any of the above questions:</p> <ul style="list-style-type: none"> <li>a Cultural Heritage Evaluation Report is required, if a Statement of Cultural Heritage Value has not previously been prepared, or the statement needs to be updated</li> </ul>	

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed::

- a Heritage Impact Assessment (HIA) is required – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

**Part B: Screening for Potential Cultural Heritage Value**

4. Does the property (or project area) contain a parcel of land that:

a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	No.
b. has or is adjacent to a known burial site and/or cemetery?	No.
c. is in a Canadian Heritage River watershed?	No.
d. contains buildings or structures that are 40 or more years old?	Yes.

**A house and three former farm buildings on the subject property are older than 40 years of age.**

**Part C: Other Considerations**

5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):

a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	No.
b. has a special association with a community, person or historical event?	No.
c. contains or is part of a cultural heritage landscape?	No.

If Yes to one or more of the questions in Parts B and C, there is potential for cultural heritage resources on the property or within the project area.

The following must be undertaken:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed:

- a Heritage Impact Assessment (HIA) is required – the report will assess and avoid, eliminate or mitigate impacts