
Cultural Heritage Evaluation Report

Chipwoods Park

Part Lot 8, Concession 3
Formerly the Township of Melancthon, Grey County
Township of Melancthon, Dufferin County, Ontario

REVISED REPORT

July 30, 2026

*Submitted to Josh Blokhuis
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Project Personnel

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EXECUTIVE SUMMARY

In February of 2024, CRM Lab Archaeological Services (CRM Lab) was retained by **1000719578 Ontario Inc.** to conduct a Cultural Heritage Evaluation (CHER) of the project area of the project area in the Township of Melancthon, and historically Part of Lot 8, Concession 3, Township of Melancthon, Dufferin County.

The current Cultural Heritage Evaluation was conducted in conjunction with a Stage 1 Archaeological Background Study and Stage 2 Archaeological Property Assessment of the project area, and this CHER has been prepared by CRM Lab to document the assessment findings and subsequent recommendations for the Ministry of Citizenship & Multiculturalism (MCM), in accordance with the Ministry's guidelines under the Ontario Heritage Act, and as required by the Township of Melancthon for the current planning application.

The project area is bounded by forested areas, farmland, and wetlands on all sides, with a residential property to the east. There is a stream and pond within the property. The property consists of an existing residential community with seasonal and permanent residences and the associated infrastructure. The project area was historically located in the Township of Melancthon, Dufferin County, Canada West.

Background research was conducted in April of 2024 by Ms. Katie Anderson and Ms. Claire Freisenhausen. A site inspection was conducted on October 21st, 2024, and July 5th, 2026.

No structures or features of historical significance have been identified either within or in close proximity to the project area. This report documents the identified cultural heritage resources within the project area.

As no features of Cultural Heritage Value were identified through the Cultural Heritage Evaluation Report, a full Heritage Impact Assessment is not required.

Following the evaluation of the property, no features that meet the criteria outlined in Ontario Regulation 9/06 are present within the project area. Based on the current results of the Cultural Heritage Evaluation of the project area, the following recommendation is made:

- 1. As none of the criteria outlined in Ontario Regulation 9/06 are deemed to have been met for this property, there are no potentially significant built cultural heritage resources within the project area, and no further Heritage Impact Assessment (HIA) is required.**
- 2. There are potentially significant archaeological cultural heritage resources within the project area. An Archaeological Assessment (AA) is required; the Stage 1-2 AA has been conducted and recommends no further assessment required as no Archaeological Resources of CHVI were discovered.**

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*Formerly Part Lot 8, Concession 3, Township of Melancthon
Former Ontario County, Ontario*

1.0 INTRODUCTION & SUMMARY

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Figure A1 illustrates the location of the project area at 1:30,000km on the appropriate section of the National Topographic Survey (NTS) 041A01 – Dundalk, **Figure A2** illustrates the location of the project area on the Ministry of Natural Resources & Forestry Topographic Map, **Figure A3** illustrates the survey plan of the project area, and **Figure A4** illustrates the proposed redevelopment plan of the project area.

The current Cultural Heritage Evaluation was conducted in conjunction with a Stage 1 Archaeological Background Study and Stage 2 Archaeological Property Assessment of the project area, and this CHER has been prepared by CRM Lab to document the assessment findings and subsequent recommendations for the Ministry of Citizenship & Multiculturalism (MCM), in accordance with the Ministry's guidelines under the Ontario Heritage Act, and as required by the Township of Melancthon for the current planning application.

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1.1 PROPOSED REDEVELOPMENT

The proposed enhancements include construction of a new residential community and its associated infrastructure.

As the project area is located entirely on private property, permission to enter the project area to conduct all required fieldwork activities was obtained from the property owner via email.

1.2 PHYSICAL SETTING

The project area, located in this part of Dufferin County is part of the Dundalk Till Plain physiographic region. The geography of this region is dominated gently undulating till plains with hummocks oriented southwest. The region is the source of the Saugeen, Maitland, Nottawasaga, and Grand Rivers. The region is typified by areas of swampland and is poorly drained. Melancthon Township was described by the original surveyors as entirely swampland.

The project area is located in an area of numerous wetlands and contains a creek running through the property, as well as an existing pond.

1.3 HISTORICAL CONTEXT

The project area is associated with a historical Lot in the Township of Melancthon, and historically Part of Lot 8, Concession 3, Township of Melancthon, Dufferin County.

Indigenous Land Use and Settlement

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (BP) (Ferris 2013). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 BP, the environment had progressively warmed (Edwards and Fritz 1988) and populations now occupied less extensive territories (Ellis and Deller 1990).

Between approximately 10,000-5,500 BP, the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 BP; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest evidence for cemeteries dates to approximately 4,500-3,000 BP and is indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (Ellis et al. 1990; Ellis et al. 2009; Brown 1995:13).

Between 3,000-2,500 BP, populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period begins around 2,500 BP

and exchange and interaction networks broaden at this time (Spence et al. 1990:136, 138) and by approximately 2,000 BP, evidence exists for small community camps, focusing on the seasonal harvesting of resources (Spence et al. 1990:155, 164). By 1,500 BP there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2,300 BP - it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch and Williamson 2013:13–15). As is clearly evident in the detailed ethnographies of Anishinaabek populations, winter was a period during which some families would depart from the larger group as it was easier to sustain smaller populations (Rogers 1962). It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1,000 BP, lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (CE), the communal site is replaced by the village focused on horticulture. Seasonal disintegration of the community for the exploitation of a wider territory and more varied resource base was still practised (Williamson 1990:317). By 1300-1450 CE, this episodic community disintegration was no longer practised and populations now communally occupied sites throughout the year (Dodd et al. 1990:343). From 1450-1649 CE this process continued with the coalescence of these small villages into larger communities (Birch and Williamson 2013). Through this process, the socio-political organization of the First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. By 1600 CE, the communities within Simcoe County had formed the Confederation of Nations encountered by the first European explorers and missionaries. In the 1640s, the traditional enmity between the Haudenosaunee¹ and the Huron-Wendat (and their Algonquian allies such as the Nipissing and Odawa) led to the dispersal of the Huron-Wendat.

Samuel de Champlain in 1615 reported that a group of Iroquoian-speaking people situated between the Haudenosaunee and the Huron-Wendat were at peace and remained "la nation neutre". In subsequent years, the French visited and traded among the Neutral, but the first documented visit was not until 1626, when the Recollet missionary Joseph de la Roche Daillon recorded his visit to the villages of the Attiwandaron, whose name in the Huron-Wendat language meant "those who speak a slightly different tongue" (the Neutral apparently referred to the Huron-Wendat by the same term). Like the Huron-Wendat, Petun, and Haudenosaunee, the Neutral people were settled village agriculturalists. Several discrete settlement clusters have been identified in the lower Grand River, Fairchild-Big Creek, Upper Twenty Mile Creek, Spencer-Bronte Creek drainages, Milton, Grimsby, Eastern Niagara Escarpment and Onondaga Escarpment areas, which are attributed to Iroquoian populations. These settlement clusters are believed by some scholars to have been inhabited by populations of the Neutral Nation or pre- (or ancestral) Neutral Nation (Lennox and Fitzgerald 1990).

Between 1647 and 1651, the Neutral were decimated by epidemics and ultimately dispersed by the Haudenosaunee, who subsequently settled along strategic trade routes on the north shore of Lake Ontario for a brief period during the mid seventeenth-century. Compared to settlements of the Haudenosaunee, the "Iroquois du Nord" occupation of the landscape was less intensive. Only seven villages are identified by the early historic cartographers on the north shore, and they are documented as considerably smaller than those in New York State. The populations were agriculturalists, growing maize, pumpkins, and squash. These settlements also played the important alternate role of serving as

stopovers and bases for Haudenosaunee travelling to the north shore for the annual beaver hunt (Konrad 1974).

Shortly after dispersal of the Huron-Wendat, Ojibwa began to expand into southern Ontario (Rogers 1978:760–762). This history was constructed by Rogers using both Anishinaabek oral tradition and the European documentary record, and notes that it included Chippewa, Ojibwa, Mississauga, and Saulteaux or “Southeastern Ojibwa” groups. Ojibwa, likely Odawa, were first encountered by Samuel de Champlain in 1615 along the eastern shores of Georgian Bay. Etienne Brule later encountered other groups and by 1641, Jesuits had journeyed to Sault Sainte Marie (Thwaites 1896:11:279) and opened the Mission of Saint Peter in 1648 for the occupants of Manitoulin Island and the northeast shore of Lake Huron. The Jesuits reported that these Algonquian peoples lived “solely by hunting and fishing and roam as far as the “Northern sea” to trade for “Furs and Beavers, which are found there in abundance” (Thwaites 1896- 1901, 33:67), and “all of these Tribes are nomads, and have no fixed residence, except at certain seasons of the year, when fish are plentiful, and this compels them to remain on the spot” (Thwaites 1896-1901, 33:153). Algonquian-speaking groups were historically documented wintering with the Huron-Wendat, some who abandoned their country on the shores of the St. Lawrence because of attacks from the Haudenosaunee (Thwaites 1896-1901, 27:37).

Other Algonquian groups were recorded along the northern and eastern shores and islands of Lake Huron and Georgian Bay - the “Ouasouarini” [Chippewa], the “Outchougai” [Outchougai], the “Atchiligouan” [Achiligouan] near the mouth of the French River and north of Manitoulin Island the “Amikouai, or the nation of the Beaver” [Amikwa; Algonquian] and the “Oumisagai” [Mississauga; Chippewa] (Thwaites 1896-1901, 18:229, 231). At the end of the summer 1670, Father Louys André began his mission work among the Mississagué, who were located on the banks of a river that empties into Lake Huron approximately 30 leagues from the Sault (Thwaites 1896-1901, 55:133-155).

The Haudenosaunee are also known as the New York Iroquois or Five Nations Iroquois and after 1722 Six Nations Iroquois. They were a confederation of five distinct but related Iroquoian-speaking groups – the Seneca, Onondaga, Cayuga, Oneida, and Mohawk. Each lived in individual territories in what is now known as the Finger Lakes district of Upper New York. In 1722 the Tuscarora joined the confederacy.

After the Huron-Wendat had been dispersed, the Haudenosaunee began to exert pressure on Ojibwa to the north. While their numbers had been reduced through warfare, starvation, and European diseases, the coalescence of various Anishinaabek groups led to enhanced social and political strength (Thwaites 1896- 1901, 52:133) and Sault Sainte Marie was a focal point for people who inhabited adjacent areas both to the east and to the northwest as well as for the Saulteaux, who considered it their home (Thwaites 1896- 1901, 54:129-131). The Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. From east to west, these villages consisted of Ganneious, on Napanee Bay, an arm of the Bay of Quinte; Quinte, near the isthmus of the Quinte Peninsula; Ganaraske, at the mouth of the Ganaraska River; Quintio, at the mouth of the Trent River on the north shore of Rice Lake; Ganatsekwyagon (or Ganestiquiagon), near the mouth of the Rouge River; Teyaiaagon, near the mouth of the Humber River; and Quinaouatoua, on the portage between the western end of Lake Ontario and the Grand River (Konrad 1981:135). Their locations near the mouths of the Humber and Rouge Rivers, two branches of the Toronto Carrying Place, strategically linked these settlements with the upper Great Lakes through Lake Simcoe. The inhabitants of these

villages were agriculturalists, growing maize, pumpkins and squash, but their central roles were that of portage starting points and trading centres for Iroquois travel to the upper Great Lakes for the annual beaver hunt (Konrad 1974; Williamson et al. 2008:50–52). Ganatsekwyagon, Teyaiagon, and Quinaouatoua were primarily Seneca; Ganaraske, Quinte and Quintio were likely Cayuga, and Ganneious was Oneida, but judging from accounts of Teyaiagon, all of the villages might have contained peoples from a number of the Iroquois constituencies (ASI 2013).

During the 1690's, Ojibwa soon replaced the Haudenosaunee by force. By the first decade of the 18th century, the Michi Saagiig Nishnaabeg (Mississauga Nishnaabeg) had settled at the mouth of the Humber, near Fort Frontenac at the east end of Lake Ontario and the Niagara region and within decades were well established throughout southern Ontario. In 1736, the French estimated there were 60 men at Lake Saint Clair and 150 among small settlements at Quinte, the head of Lake Ontario, the Humber River, and Matchedash (Rogers 1978:761). This history is based almost entirely on oral tradition provided by Anishinaabek elders such as George Copway (Kahgegagahbowh), a Mississauga born in 1818 near Rice Lake who followed a traditional lifestyle until his family converted to Christianity (MacLeod 1992:197; Smith 2000). According to Copway, the objectives of campaigns against the Haudenosaunee were to create a safe trade route between the French and the Ojibwa, to regain the land abandoned by the Huron-Wendat. While various editions of Copway's book have these battles occurring in the mid-17th century, common to all is a statement that the battles occurred around 40 years after the dispersal of the Huron-Wendat (Copway 1850:88; Copway 1851:91; Copway 1858:91). Various scholars agree with this timeline ranging from 1687, in conjunction with Denonville's attack on Seneca villages (Johnson 1986:48; Schmalz 1991:21–22) to around the mid- to late-1690s leading up to the Great Peace of 1701 (Schmalz 1977:7; Bowman 1975:20; Smith 1975:215; Tanner 1987:33; Von Gernet 2002:7–8).

Peace was achieved between the Haudenosaunee and the Anishinaabek Nations in August of 1701 when representatives of more than twenty Anishinaabek Nations assembled in Montreal to participate in peace negotiations (Johnston 2004:10). During these negotiations captives were exchanged and the Iroquois and Anishinaabek agreed to live together in peace. Peace between these nations was confirmed again at council held at Lake Superior when the Iroquois delivered a wampum belt to the Anishinaabek Nations.

From the beginning of the 18th century to the assertion of British sovereignty in 1763, there is no interruption to Anishinaabek control and use of southern Ontario. While hunting in the territory was shared, and subject to the permission of the various nations for access to their lands, its occupation was by Anishinaabek until the assertion of British sovereignty, the British thereafter negotiating treaties with them. Eventually, with British sovereignty, tribal designations changed (Smith 1975:221–222; Surtees 1985:20–21). According to Rogers (1978), by the 20th century, the Department of Indian Affairs had divided the "Anishinaubag" into three different tribes, despite the fact that by the early 18th century, this large Algonquian-speaking group, who shared the same cultural background, "stretched over a thousand miles from the St. Lawrence River to the Lake of the Woods." With British land purchases and treaties, the communities at Beausoleil Island, Cape Croker, Christian Island, Georgina and Snake Islands, Rama, Sarnia, Saugeen, the Thames, and Walpole, became known as "Chippewa" while the communities at Alderville, New Credit, Mud Lake, Rice Lake, and Scugog, became known as "Mississauga." The northern groups on Lakes Huron and Superior, who signed the Robinson Treaty in 1850, appeared and remained as "Ojibbewas" in historical documents.

In 1763, following the fall of Quebec, New France was transferred to British control at the Treaty of Paris. The British government began to pursue major land purchases throughout Ontario in the early 19th century, and entered into negotiations with various Nations for additional tracts of land as the need arose to facilitate European settlement.

During the American Revolution, Mississauga warriors supported the English military. Rebel forces destroyed the villages of the Six Nations Iroquois in New York and many people were forced to move to the Niagara area. When Six Nations Iroquois leaders learned that the English planned to make a peace treaty with the Americans and establish a boundary line that would give away their homelands they were angry. The English government offered to protect Six Nations Iroquois peoples and give them land within their boundaries. On August 8, 1783, Lord North instructed Governor Haldimand to set apart land for the Six Nations Iroquois and ensure that they carried on their hunting and fur trading with the British. On May 22, 1784, a tract of land along the Grand River was purchased by the British government from the Mississaugas who lived in the vicinity (Johnston 1964; Lytwyn 2005). The land set apart is called the Haldimand Tract. Joseph Brant led Haudenosaunee loyalists (1600 people) to the Haldimand tract in 1784 and in the fall of 1784, Sir Frederick Haldimand formally awarded the tract to the Mohawks “and others of the Six Nations [Iroquois].” They were authorized to “Settle upon the Banks of the River” and were allotted “for that Purpose six miles [10 km] deep from each Side of [it] beginning at Lake Erie, & extending in the Proportion to [its] Head.” The precise boundaries of the grant were unclear as there was no survey; for example, the northern boundary of the original deed from the Mississaugas to the Crown stated that the line extended “from the creek that falls from a small lake into...the bay known by the name of Waghquata [Burlington Bay]...until it strikes the river La Tranche [Thames].” The 1790 survey by Augustus Jones intentionally failed to include the headwaters of the Grand, an action made all the more difficult to address given the unclear description of the extent in the original deeds (Johnston 1964; Lytwyn 2005).

Brant regarded the territory as his own to manage on behalf of the Confederacy and interpreted the proclamation as tantamount to full national recognition of the Mohawks and fellow tribesmen. This interpretation was strongly denied by the British (Johnston 1964; Lytwyn 2005). Appointed as Lieutenant Governor of the new colony of Upper Canada in 1791, Simcoe refused to permit the Six Nations Iroquois to sell/lease any part of their reserve because they were arranged independently of the Crown. Brant, on the other hand, argued for the Six Nations Iroquois’ need for an immediate assured income from land sales as they could no longer hope to survive by hunting exclusively. Simcoe thought that if such practices were permitted, it could lead to other Europeans attempting to seize control by any means of the better part of the Six Nations Iroquois’ reserve and it was therefore unresolved as to whether Six Nations Iroquois people could dispose of their lands directly to whomever they chose (Johnston 1964; Lytwyn 2005).

In the first few years, Brant, who had been described, by some, as a Europeanized entrepreneur, took the initiative and invited white friends and acquaintances to the tract and provided them with rough land titles. Over the next 25 years (1784-1810), a considerable number of Europeans and Americans obtained similar leases authorizing them (in Brant’s opinion) to occupy and improve lots overlooking the river (Johnston 1964; Lytwyn 2005).

The subsequent Peter Russel administration (1797-1798), however, recognized the leases and the sales that Brant arranged with white settlers along the Grand River Valley. Trustees were appointed to act on the behalf of the Six Nations Iroquois with the authority to receive payment of purchases. On the other hand, some Six Nations Iroquois thought that the land sale practices violated the ancient principle that land was not a “commodity which could be conveyed.” Two Mohawk sachems even tried to take up arms to depose Brant because they did not agree with his ways. Their efforts were for naught and they returned to the Bay of Quinte where other Six Nation Iroquois peoples, led by Sachem John Deseronto, had settled after the American Revolution (Johnston 1964; Lytwyn 2005).

A formal investigation of the matter was launched in 1812 although leases were not set aside. Due to problems of white encroachment including squatters without titles, settlers who bought land from individuals or through other transactions with Six Nations Iroquois, many of the leases were confirmed by the Crown in 1834-5. Unauthorized sales and agreements remained rampant (Johnston 1964; Lytwyn 2005).

In 1841, Samuel P. Jarvis (Indian Superintendent) informed the Six Nations Iroquois that the only way to keep white intruders off their land would be for them to surrender it to the Crown, to be administered for their sole benefit. With this plan, the Six Nations Iroquois would retain lands that they actually occupied and a reserve of approximately 8,094 ha. The surrender of land was made by the Confederacy in January, 1841 (Johnston 1964; Lytwyn 2005).

Today, this history and those surrenders are still contested and there are numerous specific land claims that have been filed by the Six Nations Iroquois with the federal government in regard to lands within the Haldimand Tract (Johnston 1964; Lytwyn 2005).

Euro-Canadian Land Use: Township Survey and Settlement

Melancthon Township was moved from Grey County to the newly created Dufferin County in 1879. The history of European expansion in Grey and Simcoe Counties begins early in the history of Upper Canada. In 1613 the coureur de bois Etienne Brule was sent to Huronia by the Governor of New France to establish a trade relationship with the Huron-Wendat inhabitants of what was known as Huronia (Bayfield 2012). Brule made this contact at a village called Carhagouha, located in the vicinity of Penetanguishene, after arriving in the area by canoe via Penetanguishene Bay. Two years after Brule established himself in the area he was visited by Samuel de Champlain, the Governor of New France.

Grey County was established in 1852, relatively late for Upper Canada as it took longer for permanent settlement to be established along Georgian Bay. Townships from varying counties were combined to form the new county. Initially the county would still be administrated from Wellington County until the proper infrastructure could be created (history-articles.com). Initially Sydenham (Owen Sound) was suggested as a capital for the county, but it was judged to be unsuitable until new buildings were constructed for the courthouse and jail. This was completed in 1852. (ibid)

The early history of Grey County was closely tied to the military development of Upper Canada. The first settlers were either military men and their families or refugees from the United States. Following the American Revolutionary War people who were loyal to the British, known as United Empire Loyalists,

were exiled. They were granted free land in Upper Canada by the British for their support. Both the United Empire Loyalists and military families were considered “official” or non-resident patentees and were free to clear the land they received as they wished (Johnson 1973).

Early European settlements in Upper Canada were localized to the northern shore of Lake Ontario. It was a much slower process for townships in the northern part of Grey County, including Melancthon Township – the location of the project area.

Township of Melancthon

The Township of Melancthon was originally opened for settlement in 1821. The closest settlement area to the project area was the Town of Shelburne. The original surveyor of the township described the area as being almost all marshland and being extremely mean. Due to this inhospitable and mean nature, the surveyor, who was a Catholic, chose to name the township, and the neighbouring townships after the leaders of the Protestant revolution (Chapman and Putnam). The first settlers arrived in 1826, but widespread settlement did not begin until the 1850s.

Nottawasaga Purchase – Treaty 18

The arrival of Loyalists during and after the American Revolutionary War placed pressure on the British Crown to find lands on which to settle the newcomers. Among the Loyalists were approximately 2000 members of the Six Nations who had lost their homes fighting on behalf of the Crown. The Ontario Government has a summary of Treaty 18:

“Treaty 18 was signed on Oct 17, 1818, by representatives of the Crown and certain Anishinaabe peoples. It is also known as the Lake Simcoe-Nottawasaga Treaty and was the first of three treaties signed between October and November of 1818. A fourth, Treaty 27, was signed in the Spring of 1819. The treaty details include a payment of goods at the “Montreal Price,” because Montreal was the economic hub of Upper and Lower Canada.

Current communities in the area include Wasaga, Bradford and Collingwood.”

The Lake Simcoe-Nottawasaga Treaty, or Treaty 18, was made between the Chippewa near Lake Simcoe (the current Chippewa of Rama First Nation, Chippewas of Beausoleil First Nation, and the Chippewas of Georgina Island) and the colonial government of Upper Canada. On October 17, 1818, Mississauga leaders including Chief Musquakie (or Yellowhead), and colonial officials met near the Holland River in the Township of King to negotiate the treaty and sign. Treaty 18 outlines the surrender of 1,592,000 acres of land (encompassing current-day communities such as Collingwood and Bradford) in exchange for an annual payment of £1200 in goods “at the Montreal price” in perpetuity.

The Chippewa leaders surrendered the land directly to the Crown in a public council, following protocol rooted in the 1763 Royal Proclamation and the 1764 Treaty of Niagara. These legal documents and agreements confirmed that settlers could not use land without a collectively negotiated treaty. Despite this, the Anishinaabeg in then-Upper Canada experienced frequent settler encroachment on their unceded land.

Indigenous Peoples, including the Chippewa, experienced hardship with infectious diseases, the colonization of hunting and fishing grounds, and increasing colonial policies and practices, particularly after the War of 1812 and Canadian Confederation in 1867. When negotiating Treaty 18, Chief Musquakie requested that the colonial government provide them with a doctor, though none was guaranteed in the treaty text.

Upper Canada sought to secure more land to settle British immigrants following the War of 1812, when the settler population of the province increased from 95,000 in 1814, to 186,488 in 1828. In need of essential resources, other Anishinaabe Peoples signed treaties with the Crown, including the Mississaugas of the Credit (Treaty 19) and the Michi Saagiig near Rice Lake (Treaty 20).

<https://grasac.artsci.utoronto.ca/?p=2211>

Property History – Cartographic & Documentary Sources

The current project area consists in part of a parcel of land which was historically in the Township of Melancthon in Dufferin County.

A chronological list of significant events pertaining to the project area is outlined in **Table 1** below. The land has had a series of owners throughout history. Several individuals have been able to be identified, and additional information is also included.

Mary Ann Moorhouse

Mary Ann Moorhouse acquired the east half of the Lot in 1879. The website familysearch.org contains a biographical sketch of Moorehouse:

When Mary Anne Jelly was born on 23 August 1846, in Leeds, Canada West, British Colonial America, her father, John Jelly Sr., was 46 and her mother, Mary Gilpin, was 45. She married Eusebius Robinson Moorhouse on 4 July 1867, in Elizabethtown-Kitley, Leeds and Grenville, Ontario, Canada. They were the parents of at least 4 sons and 3 daughters. She lived in Elizabethtown Township, Leeds and Grenville, Ontario, Canada in 1871 and Leeds and Grenville, Ontario, Canada in 1881. She died on 28 July 1885, in Elmsley, Lanark, Ontario, Canada, at the age of 38, and was buried in Elmsley, Lanark, Ontario, Canada.

<https://www.familysearch.org/tree/person/about/K2YV-4RM>

The 1871 census of Brockville contains an entry for Mary Ann, still with the maiden name Jelly and living with her father John, and mother Mary and three siblings, in it she is described as age 24, born in Ontario, religion as Church of England, origin as Irish, marital status as married.

John Jelly

John Jelly is listed as having left the land to his daughter Mary Ann in his will. The website familysearch.org contains a biographical sketch of Jelly:

When John Jelly Sr. was born on 19 July 1800, in Tandragee, County Armagh, Ireland, his father, Seth Jelly, was 39 and his mother, Martha Sinnamon, was 40. He married Mary Gilpin on 29 December 1828, in Elizabethtown-Kitley Township, Leeds and Grenville, Ontario, Canada. They

were the parents of at least 5 sons and 2 daughters. He lived in Elizabethtown Township, Leeds and Grenville, Ontario, Canada in 1871. He died on 20 September 1876, in Elizabethtown-Kitley Township, Leeds and Grenville, Ontario, Canada, at the age of 76, and was buried in Saint Peters Anglican Church Cemetery, North Augusta, Augusta Township, Leeds and Grenville, Ontario, Canada

<https://www.familysearch.org/tree/person/about/K2YV-CLQ>

Ida Mary Moorehouse

In 1902 the children of Mary Ann Moorehouse sold the land. The website familysearch.org contains a biographical sketch of Ida Moorehouse:

When Ida Mary Moorhouse was born on 27 October 1868, in Elmsley, Lanark, Ontario, Canada, her father, Eusebius Robinson Moorhouse, was 25 and her mother, Mary Anne Jelly, was 22. She lived in Leeds and Grenville, Ontario, Canada for about 10 years. She died on 2 April 1916, in Manitoba, Canada, at the age of 47, and was buried in St. John's Anglican Cathedral Cemetery, St. Johns, Winnipeg, Manitoba, Canada.

<https://www.familysearch.org/tree/person/about/K2HS-TRV>

Samuel Lindsay

In 1902 the children of Mary Ann Moorehouse sold the land to a Samuel Lindsay. The 1901 census of Melancthon Township contains two entries for Samuel Lindsay, a father and a son. The father is described as age 46, born in Ontario, ethnicity as Irish, religion as Church of England, and occupation as farmer.

The 1865-66 directory for the County of Grey contain as record for Lot 8, Concession 3. Robert McNabb is listed as living on the Lot.

A chronological list of selected documentation is given in **Table 1** below.

Consultation with the Ontario Cemeteries Index shows no cemeteries within the project area, or within the wider lot itself; the nearest cemetery is the Shelburne Cemetery approximately 3.4 km to the south of the project area.

The original Lot was divided into an eastern and western portion.

1.4 REVIEW OF HISTORICAL RECORDS

The 1880 *H Belden* Atlas of Grey County was reviewed to determine potential for the presence of historic Euro-Canadian built heritage and cultural heritage landscapes within the project area during the 19th century. **Tables 1-2** below provide a list of the property owner(s) and historic feature(s) illustrated within the project area on the east half of Lot 8. The original Lot was divided into an east and west half during the land granting process. **Figure A5** depicts the Area on the 1880 Belden Atlas, the 20th century Topographic mapping, and the 1954 Aerial photography.

TABLE 1: Property Owner(s) & Historic Feature(s) in the Project Area

Lot 8, Concession 3, East Side		
Dates	Ownership	Illustrated Feature(s) Present
1879	Patent: The Crown to Mary Ann Moorehouse 200 acres	none
1876-1881	Will: John Jelly to Mary Ann Moorehouse East 1/2 100 acres	none
1902	Grant: Ida Mary Moorehouse, John M Moorehouse, Edith L Moorehouse Maggie E Moorehouse, Fred. E Moorehouse et ux to Samuel Lindsay for 19000 E 1/2 100 acres	none

TABLE 2: Historic Mapping - Historic Feature(s) In Lot 8, Concession 3

Lot 8, Concession 3		
Dates	Ownership	Illustrated Feature(s) Present
1880 H. Belden Map of Grey County	No structures are depicted within the project area. A creek is shown running though the project area. The current 3 Line Road is shown as a Concession Road. No owners' names are listed	none
1941 Department of National Defense Topographic Map	No structures are depicted within the project area. A creek is shown running though the project area. No owners' names are listed. The project area is shown as surrounded by woodland. No owners' names are listed	none
1954 University of Toronto Aerial Photos Archive	No structures are depicted within the project area. A creek is shown running though the project area. The current 3 Line Road can be seen.	none

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Lot 8, Concession 3		
Dates	Ownership	Illustrated Feature(s) Present
1969 National Air Photo Library	There is a structure in the approximate location of the extant club house structure on the property	Post 1900
1976 National Air Photo Library	There is a structure in the approximate location of the extant club house structure on the property	Post 1900
2009 Google Earth/MNRF	Satellite Image depicts project area as it currently appears. More trees have grown around the project area since the 1954 aerial photo, additionally a pond has been created along the stream	Post 1900
2014 Google Earth/MNRF	Satellite Image depicts project area as it currently appears.	Post 1900
2022 Google Earth/MNRF	Satellite Image depicts the project area as it currently appears.	Post 1900

2.0 BACKGROUND

2.1 LEGISLATIVE FRAMEWORK & TOOLS FOR CULTURAL HERITAGE RESOURCE EVALUATION

Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) contains the following wording regarding Cultural Heritage and Archaeology

4.6 Cultural Heritage and Archaeology

1. *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
2. Planning authorities shall not permit *development* and *site alteration* on lands containing *archaeological resources* or *areas of archaeological potential* unless the *significant archaeological resources* have been conserved.

3. Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* unless the *heritage attributes* of the *protected heritage property* will be *conserved*.
4. Planning authorities are encouraged to develop and implement:
 - a) archaeological management plans for conserving *archaeological resources*; and
 - b) proactive strategies for conserving *significant built heritage resources* and *cultural heritage landscapes*.
5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing *archaeological resources*, *built heritage resources* and *cultural heritage landscapes*.

Ministry of Citizenship & Multiculturalism

Guidelines for undertaking the assessment of cultural heritage resources are provided by various government ministries; however, the primary governing body pertaining to cultural heritage resources is Ministry of Citizenship & Multiculturalism (MCM), which acts as administrator of the *Ontario Heritage Act*, and is ultimately responsible for the conservation, protection, and preservation of cultural heritage.

The MCM has issued guidelines to assist in the identification and assessment of cultural heritage resources as part of the environmental assessment process. These guidelines include: “*Guidelines on the Man-Made Heritage Component of Environmental Assessments*” (1980). These guidelines distinguish between built heritage resources and cultural heritage landscapes. Built heritage resources are individual person-made or modified resources such as buildings or structures. Cultural heritage landscapes are geographical areas that have been modified by human activity over time and may include a grouping of built heritage components.

The MCM has also issued the *Ontario Heritage Toolkit* to assist in understanding the legislation and tools available for the conservation of cultural heritage resources. The Toolkit provides a framework for heritage property evaluation and identifies cultural heritage resources as:

Cultural heritage resources may include:

- residential, commercial, institutional, agricultural or industrial buildings
- monuments, such as a cenotaph, public art or a statue
- structures, such as a water tower, culvert, fence or bridge
- natural features that have cultural heritage value or interest
- cemeteries, gravestones or cemetery markers
- landscapes, such as parks and battlefields
- spiritual and sacred sites
- ruins
- archaeological sites, including marine archaeology

<https://www.ontario.ca/document/heritage-property-evaluation/1-heritage-properties> (MCM 2025)

Ontario Heritage Act

Using policy direction as outlined in the *Provincial Planning Statement* (2024), the protection of cultural heritage resources is considered a matter of provincial interest under the authority of the *Planning Act*. Built heritage resources, as outlined in the *Provincial Planning Statement*, are considered “significant” if it is “valued for the important contribution [it] make[s] to our understanding of the history of a place, an event or a people”. The *Ontario Heritage Act* (OHA) charges the MCM with the responsibility for the conservation, protection and preservation of Ontario’s cultural heritage and, as such, the MCM acts as administrator of heritage legislation. The OHA provides tools to Ontario’s municipalities to protect their heritage resources. Municipalities’ conservation efforts are enabled by the OHA, which outlines the criteria to be used for the evaluation of significance as defined above. Section 29 of the OHA allows cultural heritage properties to be designated, which results in long-term protection. Section 27 requires the Clerk of a municipality to keep a public register of heritage properties, which includes all those properties designated under the OHA, but also allows municipalities to list non-designated properties on the “Municipal Register,” which provides short-term protection from demolition. When a property is designated under the OHA, it is also placed on the Ontario Heritage Trust’s provincial register of heritage properties.

The primary goals of heritage assessments are: to create a register or inventory of cultural heritage resources within a project area; to evaluate potential impacts on those resources; and to propose mitigation options (MTCS, 2006). The criteria for identifying and evaluating heritage properties include both quantitative and qualitative attributes. Ontario regulation 9/06 made under the OHA, outlines three categories within which an evaluation of cultural heritage value or interest may be made. These include: design/physical value, historical/associative value, and contextual value.

Cultural heritage landscapes can be evaluated using the same criteria. The United Nations Educational, Scientific and Cultural Organization’s (UNESCO) 2005 operation guidelines for the implementation of the World Heritage Convention offers an outline for the categories of cultural landscape (Worthing and Bond 2008:14). These include: clearly defined landscapes, organically evolved landscapes, and associative cultural landscapes. Each category can also include remnant landscapes where only a fraction of the original heritage features are present.

Defined landscapes include gardens, parks, and cemeteries which were designed for aesthetic or economic reasons. Organically evolved landscapes result from a long-term relationship between human activity and the natural environment. They may represent a past event or process with tangible markers of that time or their use may be continuing to play a role in contemporary society, but retain evidence of past use. Associative cultural landscapes include those which may have no evidence of cultural activity, but the natural features are known to have spiritual, artistic, or other cultural significance.

Regulation 9/06:

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after January 1, 2023 if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of January 1, 2023. O. Reg. 569/22, s. 1.

Meeting two evaluation criteria of the above list results in the property being a candidate for Designation under Part IV Section 29 of the OHA.

Dufferin County Official Plan

<https://www.dufferincounty.ca/wp-content/uploads/2024/03/officialplanconsolidated.pdf>

3.10 Cultural Heritage

Cultural heritage resources are an important component of the County's history and community identity and will be conserved and enhanced. It is the intent of this Plan that the County's significant built heritage resources and significant cultural heritage landscapes be identified, conserved and enhanced and that all new development occur in a manner that conserves the County's rich cultural heritage. The cultural heritage resources of the County include:

- built heritage resources;
- cultural heritage landscapes; and,
- archaeological resources.

3.10.1 Built Heritage and Cultural Heritage Landscapes

It is the policy of the County that:

- a) Significant built heritage resources and significant cultural heritage landscapes will be conserved.
- b) Local municipal official plans will include policies that encourage Council to utilize its authority under the Ontario Heritage Act to designate individual properties under Part IV and heritage conservation districts under Part V that are of cultural heritage value or interest. Local municipalities may also prepare a conservation plan for municipally owned heritage properties to address their on-going care and management of the cultural heritage resource or protected property.
- c) A heritage impact assessment by a qualified professional will be required whenever cultural heritage resources may be impacted by a proposed development. Such an assessment will include recommendations regarding mitigation measures on how impacted cultural heritage resources will be conserved.
- d) Local municipalities are encouraged to establish Municipal Heritage Committees pursuant to the Ontario Heritage Act to advise and assist local municipal Councils on matters related to Parts IV and V of the Ontario Heritage Act and on cultural heritage matters. Local municipal councils are encouraged to seek the advice of the Municipal Heritage Committee.

- e) The municipal clerk of the local municipality will maintain a register of all properties designated under Part IV and Part V of the Ontario Heritage Act.
- f) Development and site alteration will not be permitted on adjacent lands to protected heritage properties except where proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected property will be conserved.

3.10.2 Archaeological Resources

It is the policy of the County that:

- a) Local municipalities are encouraged to undertake the preparation of archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- b) Development and site alteration will not be permitted on lands containing archeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- c) Archeological assessments carried out by consultant archaeologists licensed under the Ontario Heritage Act, will be required as a condition of any development proposal affecting areas containing a known archaeological site or considered an area of archaeological potential.
- d) Archaeological assessment reports prepared by licensed consultant archaeologists are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Ministry of Tourism, Culture and Sport, as well as the terms and conditions of an archaeological licence under the Ontario Heritage Act.
- e) Areas of archaeological potential are determined through the use of provincial screening criteria, or criteria developed by a licensed consultant archaeologist based on the known archaeological record for the municipality and its surrounding region. Such criteria may include a range of environmental, physiographic and historical features, information from local stakeholders and the effects of past land use.
- f) Local municipalities, in considering applications for shoreline or waterfront development, will ensure that cultural heritage resources, both on shore and in the water, within their jurisdiction are not adversely affected and may require an archaeological assessment (land and/or marine) and satisfactory measures to mitigate any negative impacts on significant cultural heritage.

- g) The interests of Aboriginal communities will be considered in conserving cultural heritage and archaeological resources.
- h) An archaeological assessment by a licensed consultant archaeologist is required when a known or suspected cemetery or burial site may be affected by a proposed development.

Township of Melancthon Official Plan

2.2.6 Cultural Heritage Resources Objectives

- (a) To conserve significant cultural and built heritage features such as historically or architecturally important buildings or structures.
- (b) To encourage the maintenance and restoration of buildings and structures having significant historic or architectural value.
- (c) To prevent the demolition, destruction or inappropriate alteration of cultural heritage resources.
- (d) To control development in areas having archaeological resources or archaeological potential to ensure that those resources are documented and respected in the development process.
- (e) To ensure that all significant cultural heritage resources in the municipality are managed in a manner which perpetuates their use while maintaining their heritage value, integrity and benefit to the community.

3.8 Cultural Heritage Resources

- (a) Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- (b) Council:
 - i may utilize the provisions of the Ontario Heritage Act to conserve, protect and enhance cultural heritage resources;

- ii may utilize available information resources such as those of the Ministry of Tourism, Culture and Sport to assist in the determination of significant built and cultural heritage resources;
- iii shall require development proponents to prepare a heritage/archeological impact assessment for proposals in areas having known or potential built, cultural or archeological resources of significance;
- iv may encourage and foster public awareness, participation and involvement in the conservation of built, cultural and archeological resources;
- v may utilize the provisions of any applicable provincial or federal programs to assist in encouraging the preservation or restoration of buildings and structures having significant historic or architectural value; and,
- vi may use a demolition control by-law passed under the provisions of the Planning Act to enable Council to control the demolition of buildings in all or parts of the Township.

(c) Council may utilize the provisions of the Ontario Heritage Act to establish a municipal heritage committee to assist it in matters relating to, among other things, the identification of properties having cultural heritage value or interest.

(d) The following criteria under Ontario Regulation 9/06 or its replacement shall apply with regard to the related work the heritage committee or a development proponent must undertake to determine cultural heritage value or interest.

- i A property has design value or physical value because it,
 - is a rare, unique representative or early example of a style, type expression, material or construction method,
 - displays a high degree of craftsmanship or artistic merit, or
 - demonstrates a high degree of technical or scientific achievement.
- ii A property has historical value or associative value because it,
 - has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - yields , or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

iii A property has contextual value because it,

- is important in defining, maintaining or supporting the character of an area,
- is physically, functionally, visually or historically linked to its surroundings, or
- is a landmark.

(e) A principal objective in the application of a demolition control by-law is to provide Council with the means to control the demolition of those buildings within the area covered by the by-law that have primarily built heritage or architectural significance.

Within an area of demolition control no person shall demolish the whole or any part of a building without first obtaining a demolition permit from Council. If a building or structure of significance is to be demolished or substantially altered, Council shall ensure that the heritage features are documented with a history, photographic record and accurate scaled drawings prior to the demolition or alteration. The provision of this documentation shall be the responsibility of the applicant who shall consult with the appropriate Provincial and local agencies.

(f) Development and site alteration on lands containing archeological resources or areas of archaeological potential shall only be permitted if the significant archeological resources have been conserved by removal or documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site will be permitted.

(g) Development and site alteration may be permitted on adjacent lands to protected heritage property 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. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of a protected heritage property affected by adjacent development or site alteration.

(h) Council shall endeavour to ensure that significant historical and architectural features and resources are appropriately managed to maintain their heritage value and benefit to the community.

(i) When instructed by Council, the municipal clerk, in accordance with section 27 of the Ontario Heritage Act, shall maintain a register of all property designated under Part IV and Part V of the Ontario Heritage Act. This register may also contain properties that have heritage conservation

easements place upon them and properties that are not designated, but which are considered by Council on the basis of suitable research, to be of cultural heritage value or interest.

(j) Development on lands containing significant archaeological or other cultural heritage resources shall avoid or appropriately address these resources. Where an area is identified as having archaeological potential, an assessment by a qualified professional shall be carried out prior to any development occurring. Any development approval shall reflect the findings and recommendations of the archeological assessment.

(k) As a component of the municipality's planning for, and protection of cultural heritage features and areas, where appropriate consideration and support will be provided concerning the Grand River as a designated Canadian Heritage River.

3.0 ASSESSMENT

3.1 SCOPE OF WORK AND METHODOLOGY

The assessment of Built Heritage and Cultural Heritage Landscapes for this project was conducted in accordance with *Ontario Regulation 9/06* under the *OHA*, as amended in 2005 and the guidelines presented in the MCM's *Ontario Heritage Tool Kit*. The scope of work for this assignment consisted of the following tasks.

- Background historic research, including consultation of primary and secondary source research and historic mapping. Historical overview of agents and themes of historical and cultural landscape significance, and their changes over time;
- Data collection to obtain a listing of cultural heritage structures/objects and cultural heritage landscapes on current National, Provincial and Municipal heritage lists (easements and designations);
- Field review, including photographic documentation, to confirm or update the data collected from secondary sources and to identify any new information;
- Assessment of the immediate vicinity surrounding the project area
- Report preparation with recommendations.

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TABLE 3: Evaluation of the Project Area based on Ontario Regulation 9/06 Under the OHA

Criteria	Met	Not Met
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.		No built or natural features within the project area meet these criteria. There is a single permanent structure; the Clubhouse and the remaining "structures" consist of mid to late 20 th century, and 21 st century residential trailers, additions to trailers, and various semi-permanent sheds or garage structures.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.		No built or natural features within the project area meet these criteria.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.		No built or natural features within the project area meet these criteria.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.		No historical actives are documented to have occurred within this property. None of the owners listed in the Land Records were known to have lived within the Township until 1902. The settlement history is consistent with the general pattern of settlement in the Township and is not considered to be significant.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.		There are no aspects of the settlement history or structural history of this property that contains information that could contribute to a wider understanding of the community or culture of the area.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		The oldest structure, and the only permanent structure within the project area is a wooden structure that is absent on the 1954 mapping but visible on the 1969 mapping. Based upon the construction style and post 1900, in fact post 1950's materials this clubhouse structure does not meet this criteria due to its relatively recent construction and common architectural style.

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		The oral history of the property provided by the property owners confirms it as a recent structure. None of the mid to late 20th century, and 21st century residential trailers, any of the additions to trailers, or the semi-permanent sheds or garage structures throughout the property qualify as historically valuable or significant.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.		While the property has become important to the residential community that exists within it, it is not a unique community, and it is relatively recent in its formation. Furthermore, it is not significant to the wider character of the area and Township.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.		While the community within the property is linked to its surroundings and exists within the wider township, these links are not considered to rise to the level of this criteria due to the relatively short period of occupation, and the fact that this sort of community is not uncommon within the local community.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.		No features within this property, nor the property its self can be considered a landmark.

The inventory and preliminary assessment of built heritage and cultural heritage landscapes within the current project area included a walk-through inspection and photographic documentation.

The project area inspection was conducted on October 21, 2024. The weather was seasonally warm during fieldwork; around 11 degrees Celsius with no Humidex and with overall cloudy conditions throughout the day. Weather and lighting conditions did not impede the inspection in any way.

This work is based on a systematic qualitative process carried out to assess the potential heritage value or interest of a given property based on its physical and design characteristics, historical land use and associations, and context, both social and environmental.

The property consists of:

- 1) The project area is bounded by forested areas, farmland, and wetlands on all sides, with a residential property to the east. There is a stream and pond within the property. The property consists of an existing residential community with seasonal and permanent residences and the

associated infrastructure. The project area was historically located in the Township of Melancthon, Dufferin County, Canada West.

Review of current National, Provincial and Municipal heritage lists (easements and designations) did not reveal any listed or designated properties within the project area. Additionally, there are no associated heritage plaques in the vicinity of the property.

Following data collection, involving desktop research and a property inspection, the built heritage resources and cultural heritage landscapes observed were assessed based on provincial policy guidelines.

The province states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (PPS, 2005: Section 2.6.1). Built heritage resources are defined as “one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.”

Cultural heritage landscapes are defined as a “geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts”. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*. A property must meet one or more the following criteria to be considered significant:

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

Resources within the project area have been assessed against the above criteria to determine whether they have any cultural heritage value or interest that could deem them significant.

No heritage resources or features have been identified based on these criteria.

3.2 ANALYSIS

The overall project area has largely been defined as an area of land, consisting of a residential community, the creek, the treed areas, and the neighbouring farmland and wetlands.

The historic land records and mapping of the shows that the earliest evidence of activity on the property occurs between 1954 and 1969 based on the aerial photography. The land records suggest that no one associated with the project area lived in the township until 1902 and this is consistent with the lack of structures on any of the historic mapping. While areas of land were potentially cleared on the 1954 map, no structures can be seen until the 1969 mapping.

Portions of and surrounding the project area have been disturbed through the construction activities associated with the residential community and associated infrastructure. No historical structures were identified close the boundaries of the project area.

As such, there were no areas of potential built heritage or cultural heritage landscape value or interest within the project area. However, given the area's location, landscape, topography, proximity to multiple water sources, it does contain archaeological potential and hence potential CHVI. An Archaeological Assessment (AA) is required and has been completed in parallel with the current CHER. The results of the Stage 1-2 AA indicated no further CHVI for this project area. As no items of heritage value were identified in the current CHER, a Heritage Impact Assessment is not required.

Appendix B contains photographs of the project area that illustrate conditions within the project area.

4.0 CONCLUSIONS

Following the evaluation of the property, no features that meet the criteria outlined in Ontario Regulation 9/06 are present within the project area (see **Table 3**). Based on the current results of the Cultural Heritage Evaluation of the project area, the following recommendation is made:

- 1. As none of the criteria outlined in Ontario Regulation 9/06 are deemed to have been met for this property, there are no potentially significant built cultural heritage resources within the project area, and no further Heritage Impact Assessment (HIA) is required.**
- 2. There are potentially significant archaeological cultural heritage resources within the project area. An Archaeological Assessment (AA) is required; the Stage 1-2 AA has been conducted and recommends no further assessment required as no Archaeological Resources of CHVI were discovered.**

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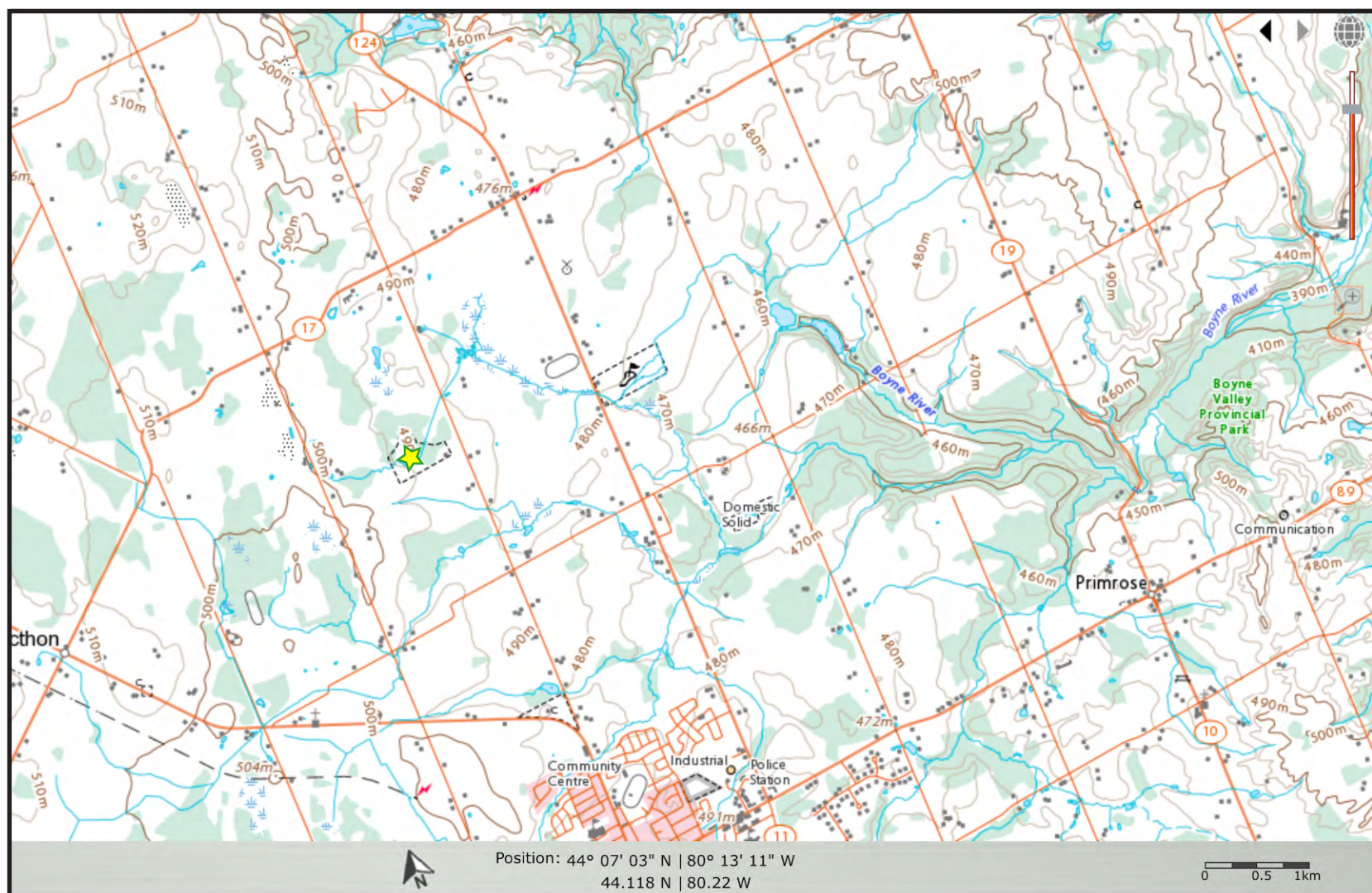
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1:50,000 NTS 41A01 - Dundalk

★ Project Area Location



Chipwoods Park
Part Lot 8, Concession 3 Melancthon Township
2024-2026 Cultural Heritage Evaluation Report
Figure A1: Location of the Project Area

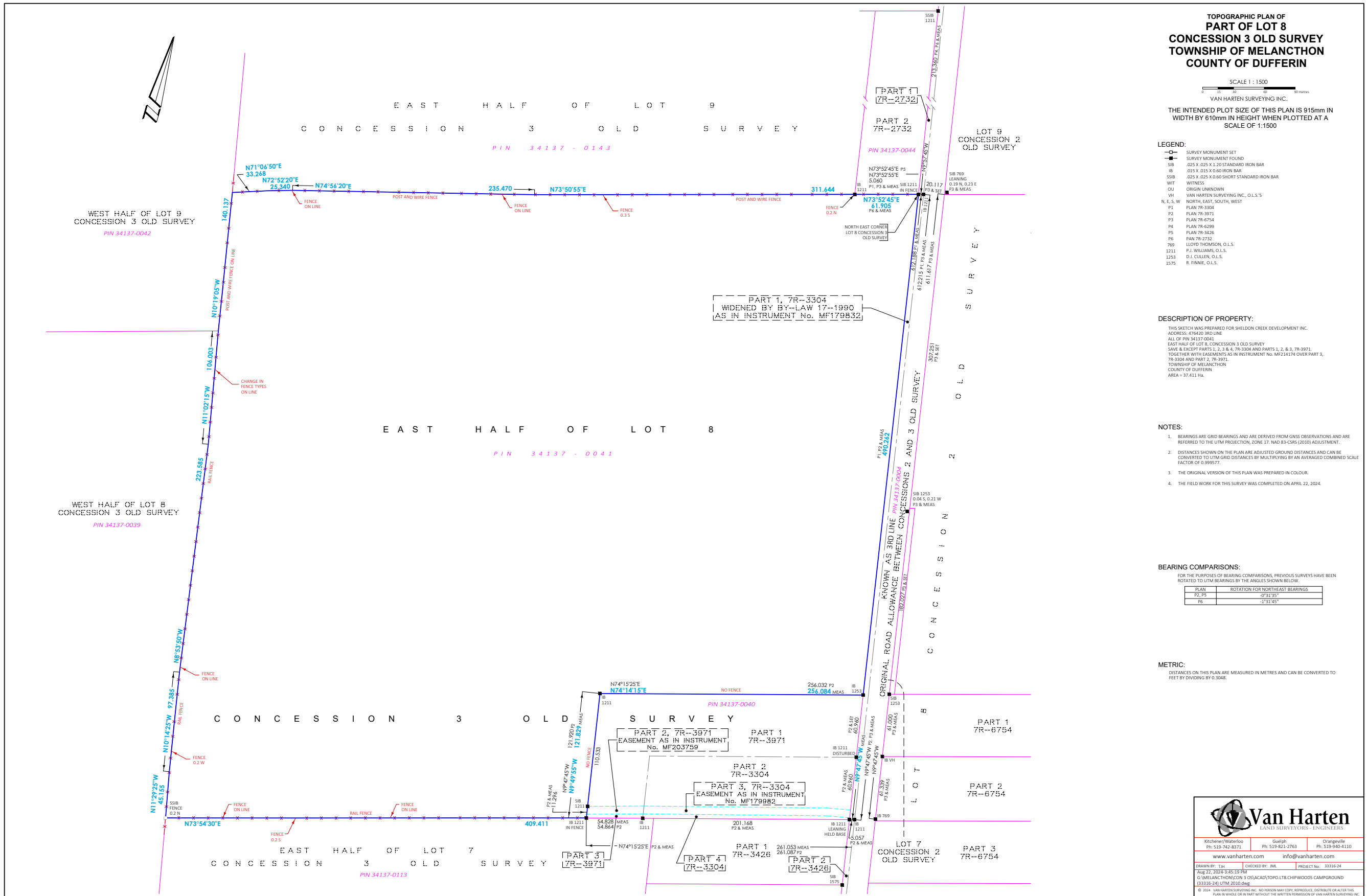


NTS 41A01 - Dundalk

Subject Property & Project Area Boundaries

Chipwoods Park
Part Lot 8, Concession 3 Melancthon Township
2024-2026 Cultural Heritage Evaluation Report
Figure A2: Detailed Location of Project Area





Chipwoods Park
Part Lot 8, Concession 3 Melancthon Township
2024-2026 Cultural Heritage Evaluation Report
Figure A3: Survey Plan of Project Area

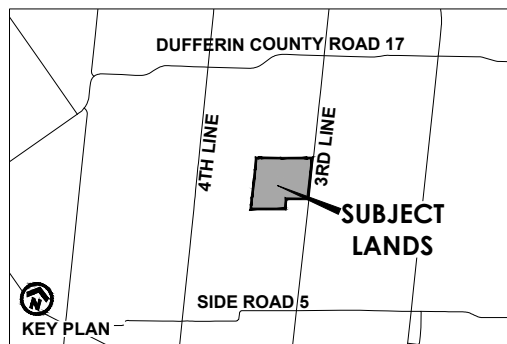
LEGEND

- EXISTING WATERCOURSE
- EXISTING WATER FEATURE (AZIMUTH)
- ESTIMATED EX. REGIONAL FLOOD LINE (NVCA)
- EX. REGIONAL FLOOD LINE BUFFER (6m)
- WETLAND CONSTRAINT (AZIMUTH AUG)
- WETLAND CONSTRAINT BUFFER (15m)
- EXISTING DEVELOPED AREA
- PERMANENT WATERCOURSE/DIRECT FISH HABITAT
- WATERCOURSE/DIRECT FISH HABITAT BUFFER
- DRAINAGE FEATURE/INDIRECT FISH HABITAT

SITE STATISTICS - PROPOSED

	TOTAL SITE AREA (GROSS):	37.38ha (92.37ac)
	NET SITE AREA*:	11.42ha (28.22ac) (30.5%)
	RESIDENTIAL AREA:	6.31ha (15.59ac)
	ROADS / SIDEWALKS:	2.06ha (5.09ac)
	AMENITY REC. AREAS / PARKETTES:	0.74ha (1.83ac)
	LANDSCAPE OPEN SPACE:	0.82ha (2.03ac)
	ADVANCED TREATMENT SYSTEM BLOCK:	0.11ha (0.27ac)
	SWM BLOCKS:	1.38ha (3.41ac)
	NATURAL HERITAGE SYSTEM:	25.96ha (64.15ac) (69.5%)

*NOTE: NET SITE AREA EXCLUDES NATURAL HERITAGE SYSTEM AREAS

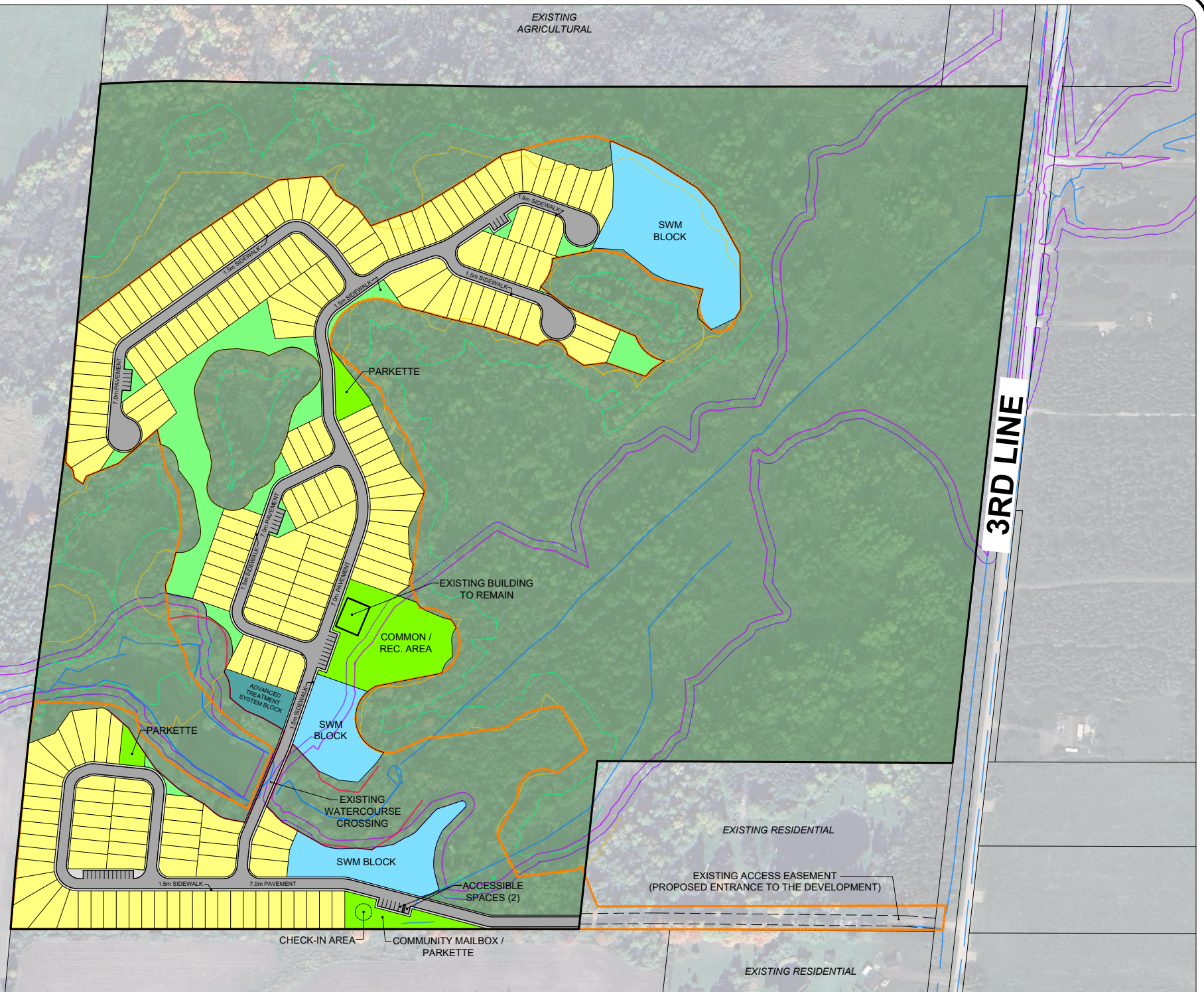


DEVELOPMENT CONCEPT PLAN CHIPWOODS

476420 3RD LINE, PART OF LOT 8, CONCESSION 3, OLD SURVEY,
TOWNSHIP OF MELANCTHON, COUNTY OF DUFFERIN

ADDITIONAL SITE STATISTICS

UNIT COUNTS:	224 UNITS (9.14m x 27.5m)
AMENITY AREA / RECREATION AREA / PARKETTES:	7,387m ² (6.5% OF NET SITE AREA)
VISITOR PARKING PROVIDED:	43 SPACES (0.19 SPACES / UNIT)

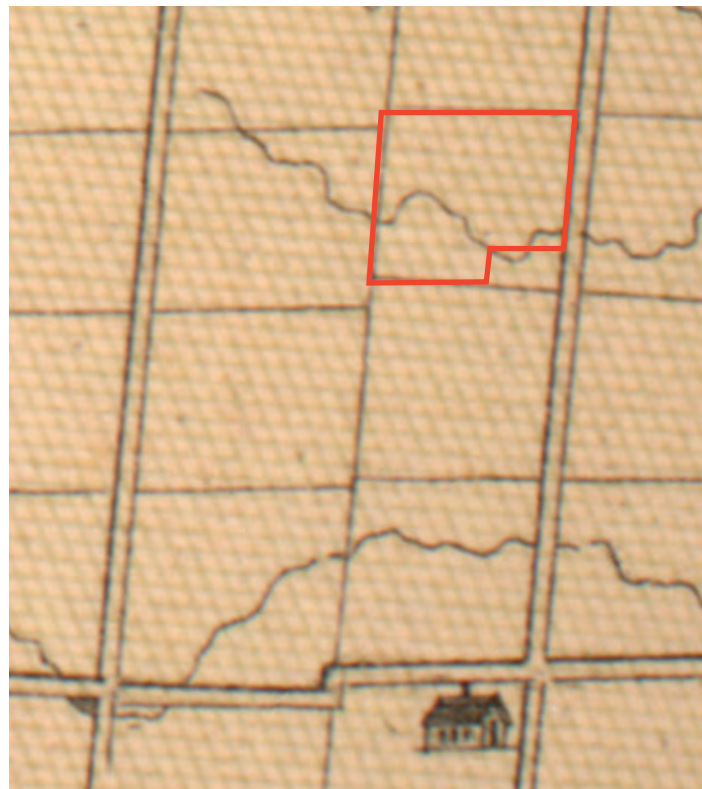


SCALE 1:3000
APRIL 22, 2025

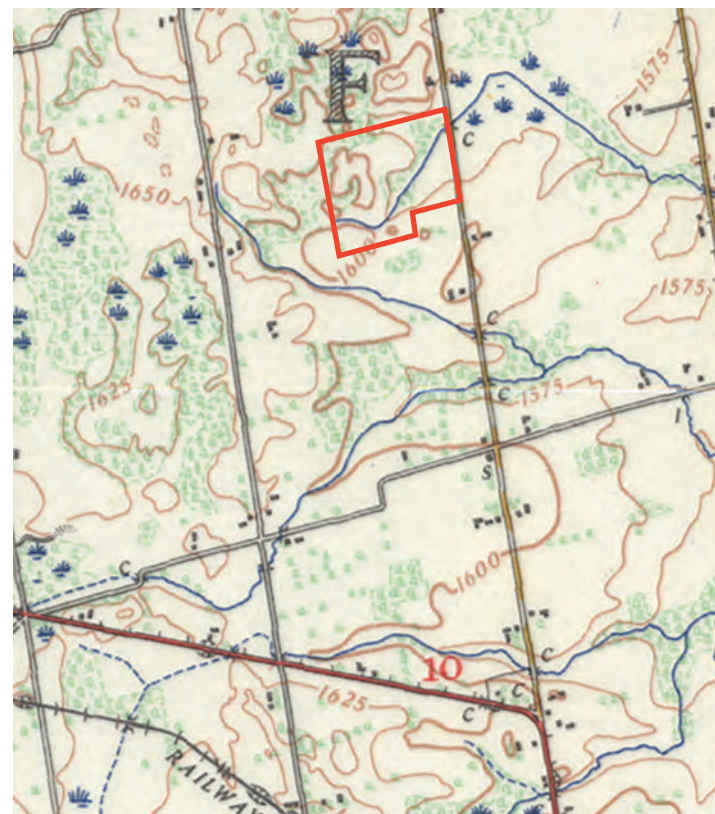


Subject Property & Project Area Boundaries

Chipwoods Park
Part Lot 8, Concession 3 Melancthon Township
2024-2026 Cultural Heritage Evaluation Report
Figure A4: Proposed Site Plan



1880



1941



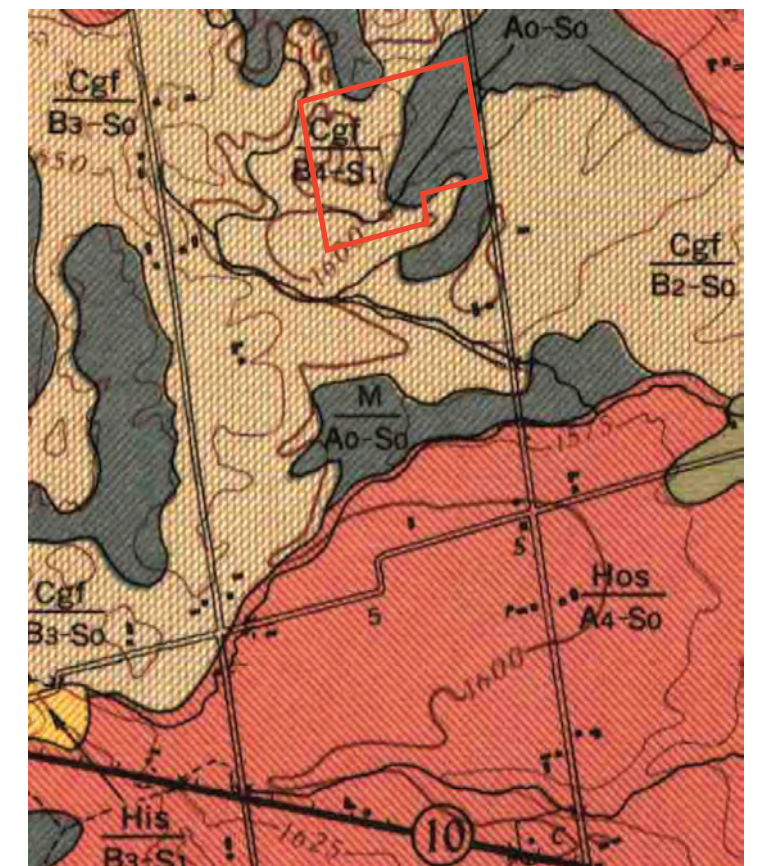
1954

**NB: Mapping
@ various scales
& visual distortions
in historic mapping
& satellite imagery**



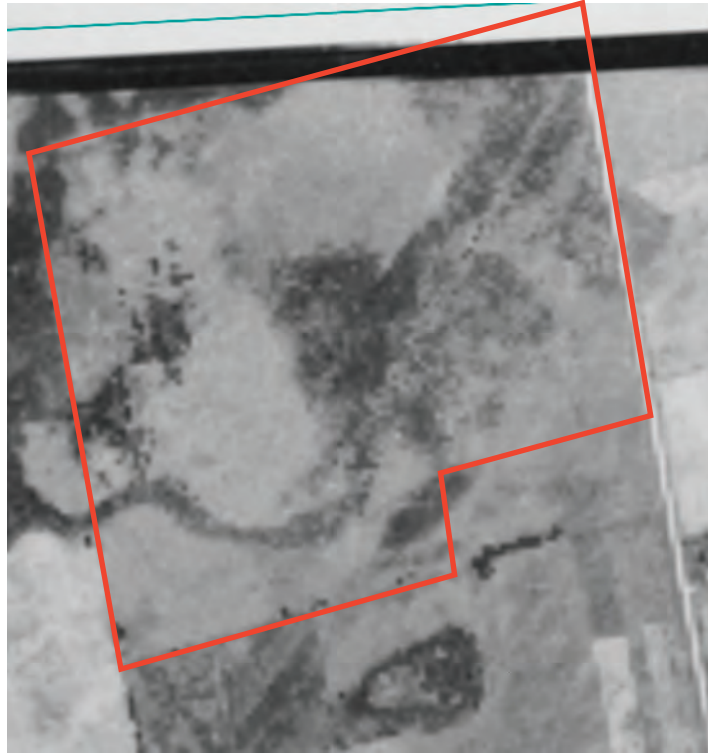
2023

Subject Property &
Project Area Boundaries

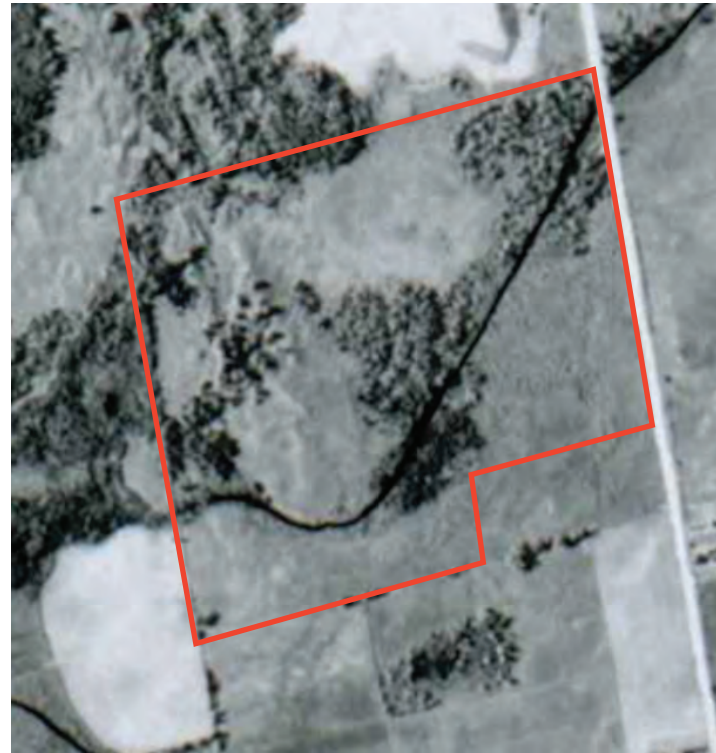


Soil Mapping

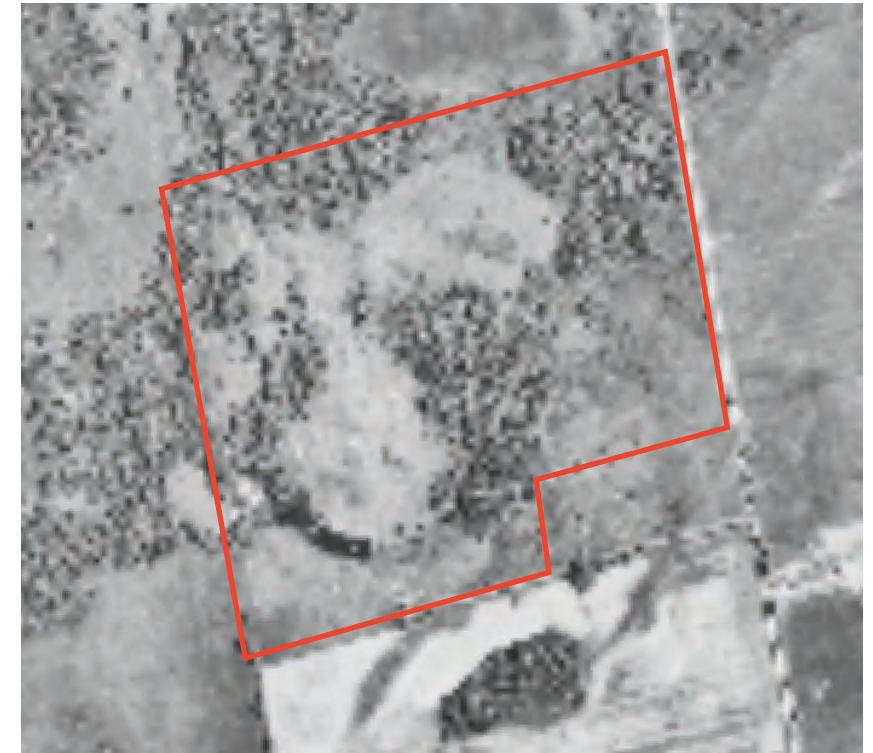
Chipwoods Park
Part Lot 8, Concession 3 Melancthon Township
2024-2026 Cultural Heritage Evaluation Report
Figure A5: Location of the Project Area
on the 19th & 20th Century Mapping



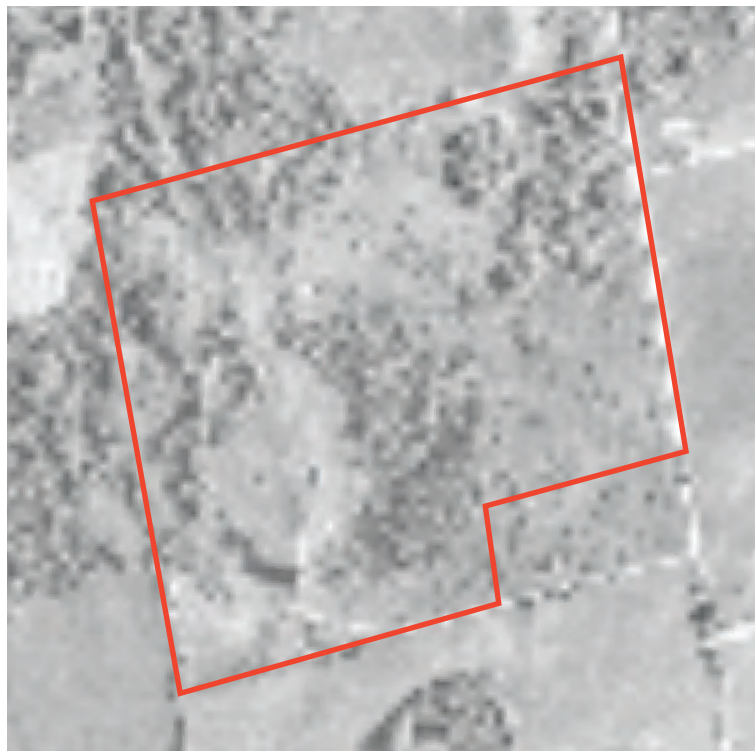
1938



1954



1969



1976



1987



2026



Subject Property & Project Area Boundaries

**NB: Mapping
@ various scales
& visual distortions
in historic mapping
& satellite imagery**

Chipwoods Park
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Plate 1: Southern/Front Access Point Field Conditions; looking west



Plate 2: Southern/Front Access Field Conditions; looking north



Plate 3: Southern/Front Access Field Conditions; looking north

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Plate 4: Southern/Front Access Field Conditions; looking north



Plate 5: Southern Field Conditions; looking west



Plate 6: Southern Field Conditions; looking west

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Plate 7: Southern Field Conditions; looking west



Plate 8: Southern Field Conditions; looking northwest



Plate 9: Southern Field Conditions & Stage 2 Archaeological Fieldwork in Progress; looking west



Plate 10: Southern Field Conditions; looking north



Plate 11: Southern Field Conditions; looking east



Plate 12: Southern Field Conditions; looking northwest

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Plate 13: Southern Field Conditions; looking northeast



Plate 14: Southern Field Conditions; looking north



Plate 15: Southern Field Conditions at Pond; looking north



Plate 16: Southern Field Conditions; looking northeast



Plate 17: Central Area Field Conditions; looking north



Plate 18: Central Area Field Conditions; looking north

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Plate 19: Central Area Field Conditions; looking north



Plate 20: Central Area Field Conditions; looking northwest



Plate 21: Central Area Field Conditions; looking northwest



Plate 22: Central Area Field Conditions towards woods; looking east



Plate 23: Central Area Field Conditions; looking northwest



Plate 24: Central Area Field Conditions; looking north

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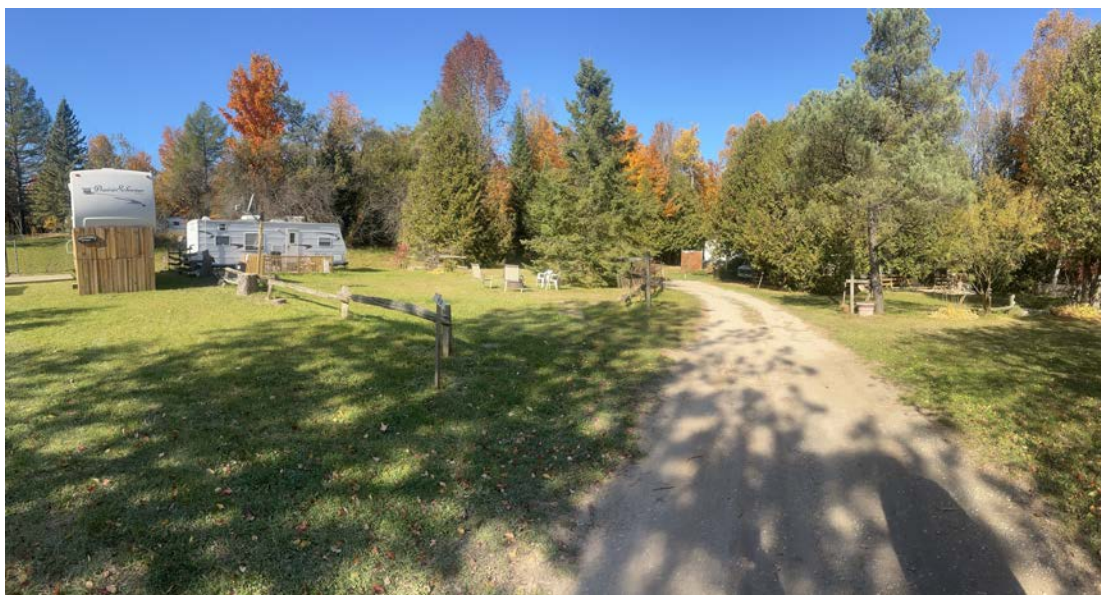


Plate 25: Central Area Field Conditions; looking north



Plate 26: Example of Central Area Field Conditions *behind* trailers in forest; looking west



Plate 27: Northern end of Central Area Field Conditions; looking south



Plate 28: Northern end of Central Area Field Conditions; looking north

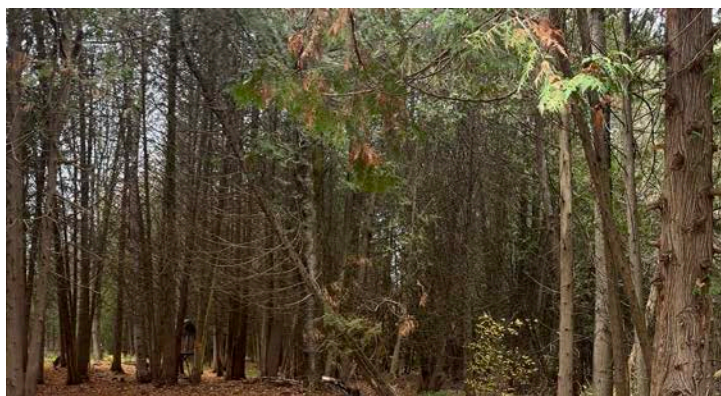


Plate 29: Northern Area Field Conditions; looking west



Plate 30: Far Northern Area Field Conditions in Bush; looking west



Plate 31: Northern Area Field Conditions in Bush; looking west



Plate 32: Far Northern Area Field Conditions in Bush at east end; looking north

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Plate 33: North Central Area Field Conditions; looking east



Plate 34: North Central Area Field Conditions; looking northwest



Plate 35: North Central Area Field Conditions; looking south



Plate 36: North Central Area Field Conditions; looking west

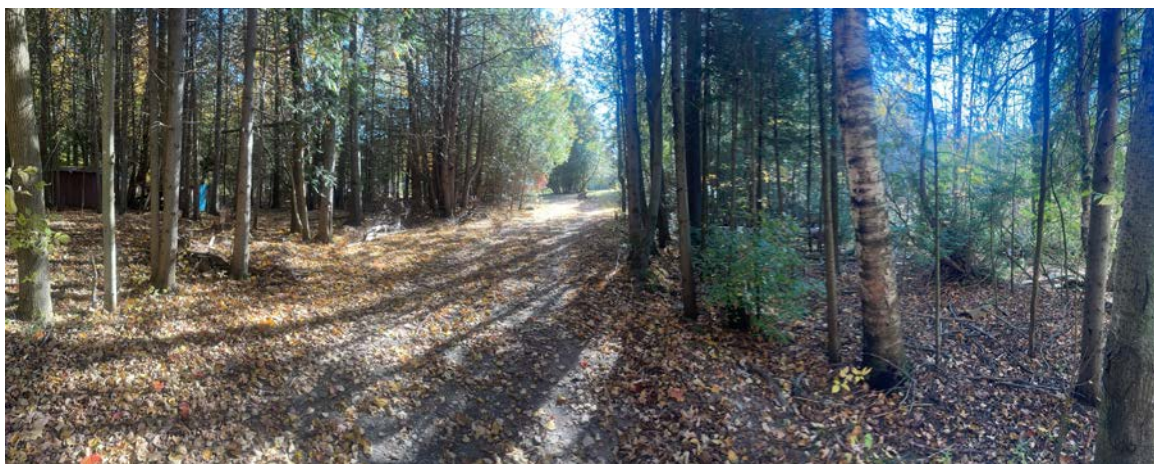


Plate 37: North Central Area Field Conditions; looking north



Plate 38: North Central Area Field Conditions; looking north

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Cultural Heritage Evaluation Report
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Plate 39: West Central Area Field Conditions; looking west



Plate 40: West Central Area Field Conditions; looking northwest



Plate 41: West Central Area Field Conditions; looking east

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Plate 42: West Central Area Field Conditions; looking east



Plate 43: West Central Area Field Conditions; looking east



Plate 44: West Southern Area Field Conditions; looking northeast



Plate 45: West Southern Area Field Conditions; looking south



Plate 46: West Southern Area Field Conditions; looking southeast



Plate 47: West Southern Area Field Conditions & Archaeological W.I.P.; looking east



Plate 48: West Southern Area Field Conditions & Archaeological W.I.P.; looking east & southeast



Plate 49: West Southern Area Field Conditions; looking north

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Plate 50: West Southern Area Field Conditions; looking northeast



Plate 51: West Southern Area Field Conditions; looking south



Plate 52: East Central Area Field Conditions & Archaeological W.I.P.; looking east

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Plate 53: East Central Area Field Conditions; looking east



Plate 54: East Central Area Field Conditions; looking north



Plate 55: West Central Area Field Conditions & Archaeological W.I.P.; looking south



Plate 56: West Central Area Field Conditions; looking west



Plates 57: Northwest Area Field Conditions; looking west & east



Plate 58: Southwest Area Field Conditions; looking south

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Plate 59: West Central Area; looking south



Plate 60: North Central Area Field Conditions; looking north



Plate 61: Northeast Area Field Conditions in Bush; looking northeast

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Cultural Heritage Evaluation Report
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Plate 62: Northeast Area Field Conditions in Bush; looking south



Plate 63: West Central Area Archaeological W.I.P.; looking east



Plate 64: West Central Area Archaeological W.I.P.; looking west

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Cultural Heritage Evaluation Report
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Plate 65: West Central Area Archaeological W.I.P.; looking northeast



Plate 66: Southwest Central Area Field Conditions; looking southwest



Plate 67: Southwest Central Area Field Conditions; looking southwest



Plate 68: Southwest Central Area Field Conditions at pond; looking southeast



Plate 69: Southwest Area; looking east

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Cultural Heritage Evaluation Report
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Plate 70: Clubhouse Front; looking east



Plate 71: Clubhouse Southwest Corner; looking northeast



Plate 72: Clubhouse South Side close view of poured concrete foundation; looking north



Plate 73: Clubhouse South Side; looking north



Plate 74: Clubhouse South Side close view of poured concrete foundation; looking west



Plate 75: Clubhouse East Side close view of poured concrete foundation; looking northwest



Plate 76: Clubhouse Southeast Corner; looking northwest



Plate 77: Clubhouse East Side; looking west



Plate 78: Clubhouse East Side; looking northwest



Plate 79: Clubhouse East Side at north addition; looking west



Plates 80-81: North Addition Construction Detail on East Side & Poured Concrete Foundation
****NB faux log cabin effect & use of wire (round) nails; looking north & west***



Plate 82: North Addition Construction Detail on north side
****NB faux log cabin effect & use of wire mesh; looking southwest***



Plate 83: North Addition Construction Detail on north side
****NB faux log cabin effect & use of wire mesh; looking south***



Plate 84: North Addition Construction Detail on north side; looking southwest



Plate 85: North Addition Construction Detail on north side
****NB faux log cabin effect & red plastic vapour barrier under wood & round wire nails; looking south***



Plate 86: North Addition on north side; looking south



Plate 87: North Addition on north side construction detail; looking southeast



Plate 88: North Addition on north side construction detail; looking east



Plate 89: North Addition on north side construction detail; looking west



Plate 90: North Addition on north side construction detail; looking south



Plate 91: North Addition on northwest corner construction detail; looking southeast



Plate 92: North Addition northwest corner; looking southeast



Plate 93: North Addition northwest corner; looking southeast



Plate 94: North Addition west side construction detail; looking east



Plate 95: North Addition west side construction detail; looking east



Plate 96: Clubhouse west side; looking southeast

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Plate 97: Clubhouse west side; looking southeast



Plate 98: Clubhouse west side construction detail with round wire nails; looking east



Plate 99: Clubhouse west side construction detail with round wire nails; looking east



Plate 100: Clubhouse south side construction detail with round wire nails & tongue-and-groove flooring; looking east



Plate 101: Example of modified trailer with porch & shed structure



Plate 102: Example of modified trailer with porch, outbuilding & shed structure



Plate 103: Examples of modified trailers with porches, shed structures & outbuildings



Plate 104: Example of modified trailer with porch



Plate 105: Example of modified trailer with addition & garage structure



Plate 106: Example of trailer with porch & outbuilding