

# Lower Doon Cultural Heritage Landscape Study

Final Report

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Providing Archaeological &  
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Cover Image: Bird's eye photograph of the Village of Doon in 1950, looking northeast toward the Ferrie mill pond, mill and Grand River, with Pinnacle Drive in the foreground (Kitchener Public Library, 1950).



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## 1.0 Introduction

Archaeological Services Inc. (A.S.I.) was retained by the City of Kitchener to develop a Lower Doon Cultural Heritage Landscape (referred to hereafter as the “C.H.L.”) located within Lower Doon, to support the implementation of the Lower Doon Land Use Study. The Lower Doon Land Use Study includes policies and guidelines addressing new and/or updated land use designations, zoning provisions and urban design guidelines.

This report builds on the work presented in previous heritage studies of Lower Doon, including the *Lower Doon and Homer Watson Park Candidate Cultural Heritage Landscape Evaluation* (Stantec Consulting Ltd. 2019) and the *Lower Doon Land Use Study: Heritage Component* (Bray Heritage 2021).

The scope of work for this report is to:

- Review previous studies of the area and background documents;
- Conduct a field review of the C.H.L.;
- Conduct supplementary historical research to supplement the history of the area presented in previous studies;
- Refine and expand the Statement of Significance and Heritage Attributes presented in Bray Heritage; and
- Develop objectives, policies and guidelines for the conservation of the C.H.L.

### 1.1 Lower Doon Cultural Heritage Landscape Boundary

The C.H.L. (Figure 1) is located within the former village of Lower Doon, which now forms the southwestern corner of the City of Kitchener. The C.H.L. is bounded by the Grand River to the north, and the property line of Willowlake Park forms the western boundary, with the southwestern tail of the C.H.L. extending into Homer Watson Park. The eastern edge of the boundary includes residential properties on the east side of Pinnacle Drive between Old Mill Road and Amherst Drive. Old Mill Road runs east-west through the area, and Schneider Creek runs south from the Grand River through Willowlake Park. The ruins of the Doon Mill and dam are located adjacent to Schneider Creek in the Grand River Natural Area north of Old Mill Road. A large portion of the area is forested parkland with public trails.



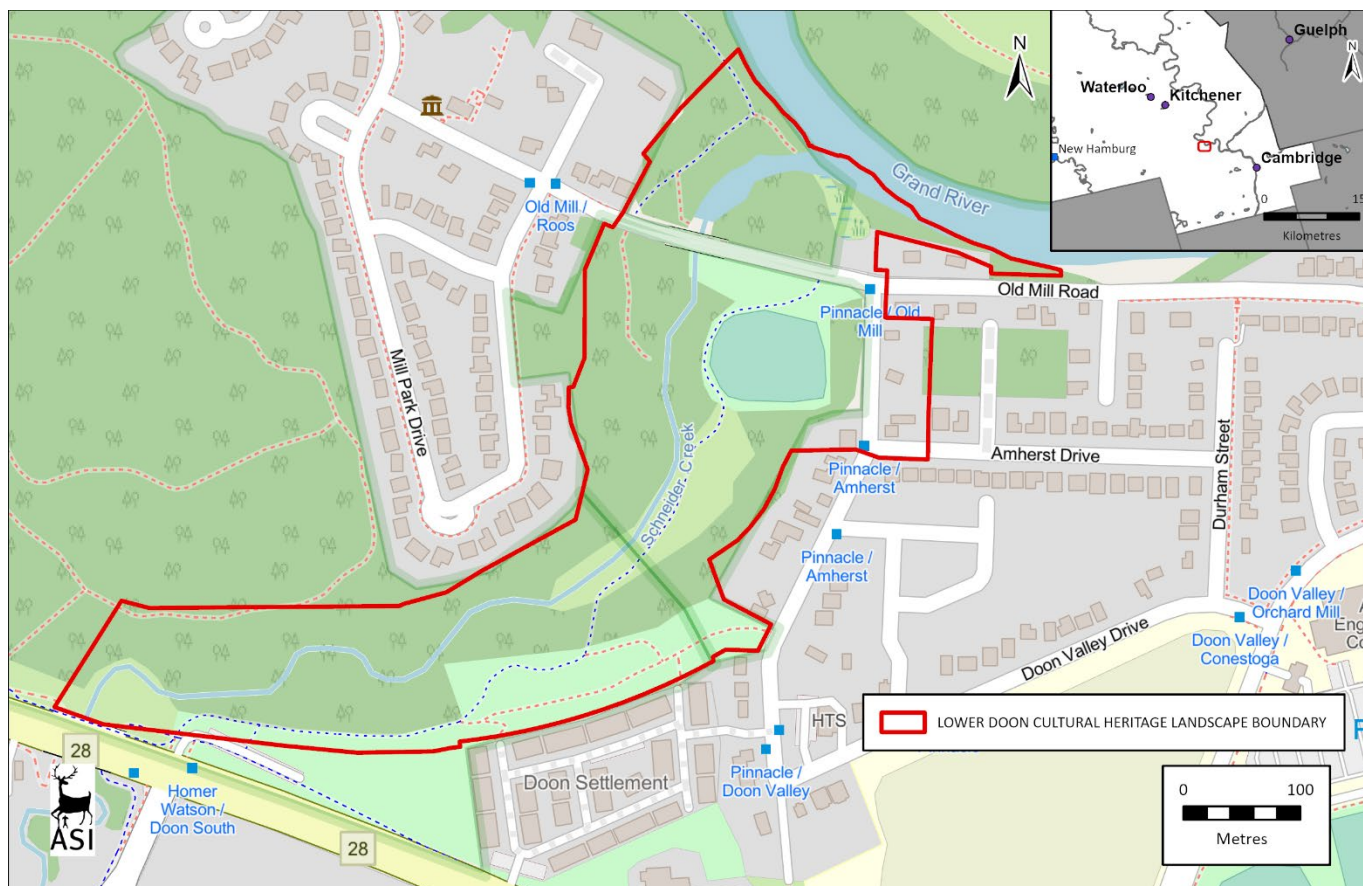


Figure 1: Lower Doon Cultural Heritage Landscape Boundary.

## 1.2 Summary of Previous Studies

A series of studies, including technical research and analysis and engagement activities, have been undertaken in the City of Kitchener, and Lower Doon in particular. These have resulted in the classification of the Lower Doon C.H.L. and delineation of its boundary.

In 2014, the City of Kitchener completed a *Cultural Heritage Landscape Study* (City of Kitchener 2014) which provided an inventory of Cultural Heritage Landscapes (C.H.L.s) in the City. The study identified the Lower Doon area as needing further investigation to determine if the area should be considered a C.H.L. In 2019, the *Lower Doon and Homer Watson Park Candidate Cultural Heritage Landscape Evaluation* (Stantec Consulting Ltd. 2019) was completed for the City. This study included the evaluation of the whole Lower Doon area as a potential C.H.L. as well as evaluating other areas within Lower Doon as potential separate C.H.L.s, including the Pinnacle Drive Streetscape and Willowlake Park. The study determined that Lower Doon as a whole and the Pinnacle Drive Streetscape did not meet C.H.L. criteria, whereas Willowlake Park did meet C.H.L. criteria.

Subsequently, the *Lower Doon Land Use Study* (The Planning Partnership and Bray Heritage 2021) was undertaken to guide land use planning in the area, and included a separate heritage study. The *Lower Doon Land Use Study: Heritage Component* (Bray Heritage 2021) re-evaluated the Pinnacle Drive

streetscape and found that Pinnacle Drive from the intersection of Amherst Drive to Old Mill Road met the criteria for a C.H.L. The report recommended that Upper Pinnacle Drive be combined with the Willowlake Park C.H.L. as a Heritage Character Area.

The statement of cultural heritage value or interest, list of heritage attributes and boundary recommended in Bray Heritage form the basis of the C.H.L. that is the subject of the present report.

### 1.3 What is a Cultural Heritage Landscape?

The Region of Waterloo's *Implementation Guideline for Cultural Heritage Landscape Conservation* describes a cultural heritage landscape as:

"A location where the influence of humans on the natural landscape has resulted in a place with distinctive character and cultural importance. These historically significant landscapes are valued for the important contribution they make to our understanding of the history of a place, an event, an individual and/or a community" (Region of Waterloo 2018).

The *Provincial Policy Statement* (2020) provides the basis for defining and protecting cultural heritage landscapes (C.H.L.). The Policy defines a C.H.L. as a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community.

A C.H.L. may include features such as buildings, structures, spaces, views, archaeological sites, or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to Heritage Conservation Districts, villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, railways, aboriginal trails and industrial complexes of cultural heritage value.

UNESCO (UNESCO World Heritage Centre n.d.) describes three main categories of C.H.L.s:

- An intentionally designed landscape, such as a garden or a park, often (but not always) associated with religious buildings or large estates.
- An organically evolved landscape, resulting from an initial social, economic, administrative, and/or religious imperative and has developed its present form by association with and in response to its natural environment. These landscapes reflect their evolution in their form and component features. Organically evolved landscapes fall into two sub-categories:
  - A relict (or fossil) landscape is one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period. Its significant distinguishing features are, however, still visible in material form.
  - A continuing landscape is one which retains an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still

in progress. At the same time it exhibits significant material evidence of its evolution over time.

- An associative landscape that is significant for its powerful religious, artistic, or cultural associations of the natural environment rather than material cultural evidence, which may be insignificant or even absent.

## 1.4 A Note to Property Owners

This report consolidates information from previous heritage studies of the Lower Doon area with supplemental research and analysis of the study area to provide a description of the Lower Doon Cultural Heritage Landscape (C.H.L.) and articulate its significance as a heritage place within the City of Kitchener. The study also provides objectives, policies and guidelines to provide guidance to property owners and City staff for appropriate change and new development within and adjacent to the C.H.L., while protecting its cultural heritage value and heritage attributes.

## 2.0 Community and Stakeholder Consultation

As part of the Lower Doon Land Use Study, Bray Heritage and the Planning Partnership held three community consultation events throughout 2020:

- February 4, 2020
- September 22, 2020
- November 18, 2020

In each of the community consultation sessions, previously recognized heritage properties as well as potential built and natural heritage were identified as valued aspects of the Lower Doon neighbourhood. Heritage buildings were noted as contributing to the special character of the area along with the mature trees, walking trails, and Schneider Creek. In the final community consultation session, 23 recommendations in 8 categories were presented to the community that were based on previously gathered feedback. Heritage was a main category with six specific recommendations for its conservation, highlighting the value of heritage expressed by the community.

As part of the Lower Doon Secondary Plan Land Use Implementation Project, two community engagement events were held on May 10, 2023. Attendees participated in a walking workshop (known as a “walkshop”) through Lower Doon to discuss draft land uses and zoning as well as the Lower Doon Cultural Heritage Landscape and its heritage attributes. Drop-in sessions were held following the walkshops where attendees could review project materials and provide feedback to the project team. Feedback received regarding the Lower Doon Cultural Heritage Landscape has been integrated as appropriate into this final report.



## 3.0 Supplementary Research

Supplementary historical and archival research on the C.H.L. was undertaken to augment the research contained in previous reports as listed in Section 1.1. The purpose of this supplementary research is to further elaborate on how the area demonstrates cultural heritage value or interest and to inform the refined draft Statement of Significance and list of heritage attributes presented in the Bray Heritage report. This section should be read in conjunction with the historical information contained in previous reports, as it is not intended to provide an exhaustive history of the C.H.L. Research activities included a review of previous reports, analysis of historical mapping and photographs, and a review of archival materials such as newspaper clippings and walking tours held in the Local History and Genealogy collection at the Central branch of the Kitchener Public Library. Key components of this section include an overview of Indigenous land use and settlement, and a review of historical mapping and archival materials to highlight key developments within the area over the nineteenth and twentieth centuries.

### 3.1 Indigenous Land Use and Settlement

#### Paleo Period (11,000 B.C.E.-9,000 B.C.E.)

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years ago (Ferris 2013). The Paleo period refers to an archaeological period in southern Ontario related to the arrival of the first hunting bands after deglaciation approximately 13,000 to 12,500 years ago. The environment at this time consisted of an open boreal parkland, similar to the modern sub-arctic, with large Pleistocene mammals such as mastodon, mammoth, as well as herds of elk and caribou. Paleo period groups would follow these herds and travel extremely long distances over the course of the year, seldom staying in any one place for a significant length of time. Combined with low regional population levels at this time, evidence concerning Paleo period groups is very limited. Virtually all that remains of this period are the tools and by-products of their flaked stone industry, the hallmark being large distinctive fluted spear points. Paleo period sites are frequently found adjacent to the shorelines of large post-glacial lakes (Ellis and Deller 1990).

#### Archaic Period (9,000 B.C.E.-1,000 B.C.E.)

By approximately 10,000 years ago, the environment had progressively warmed (Edwards and Fritz 1988) and populations now occupied less extensive territories (Ellis and Deller 1990). The Archaic period is commonly divided into three sub-periods: Early Archaic (circa 9,000-7,000 B.C.E.), Middle Archaic (circa 7,000-3,000 B.C.E.), and Late Archaic (circa 3,000-1,000 B.C.E.). The annual subsistence cycle of mobile groups during this period would have likely involved interior fall and winter micro-band hunting camps, which were situated to exploit nuts and animals attracted to mast-producing forests, with much larger spring and summer macro-band settlements situated near river mouths and lakeshores to exploit





rich aquatic resources. The period is characterized by an expansion in the variety of tools produced, including ground-stone tools such as axes and adzes, and notched or stemmed projectile points, with an increased reliance on local chert sources for chipped stone tools. All these changes are also reflected in the increase in the numbers and sizes of sites (Ellis, Kenyon, and Spence 1990).

#### Woodland Period (1,000 B.C.E.-1650 C.E.)

The Woodland period is divided into three sub-periods: Early (1,000 B.C.E.-400 B.C.E.), Middle (400 B.C.E.-900 C.E.), and Late Woodland (900-1650 C.E.). The Early Woodland period is characterized by the introduction of ceramic technology into Ontario and an expanding network of societies that shared burial rituals such as the application of red ochre (ground iron hematite) to human remains and the inclusion of exotic grave goods. Burial mounds are also common to this period. During the Middle Woodland period, populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. Exchange and interaction networks broaden at this time (Spence, Pihl, and Murphy 1990, 136, 138) and by approximately 2,000 years ago, evidence exists for macro-band camps, focusing on the seasonal harvesting of resources (Spence, Pihl, and Murphy 1990, 155, 164). It is also during this period that maize was first introduced into southern Ontario, though it would have only supplemented people's diet (Birch and Williamson 2013, 13–15). Bands likely retreated to interior camps during the winter. The Late Woodland period witnessed the beginnings of the intense utilization of horticultural crops (particularly corn) which led to decreased mobility and increased populations. Sites from this period are characterized by intense occupation and a greater degree of internal spatial organization and are commonly located on terraces overlooking the floodplains of large rivers, such as the Grand River (Archaeological Services Inc. 1997).

From approximately 900 until 1650 C.E., lifeways became more like those described in early historical documents. During what is described by archaeologists as the Early Iroquoian phase (1000-1300 C.E.), 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 practiced (Williamson 1990, 317). By the second quarter of the millennium, during the Middle Iroquoian phase (1300-1450 C.E.), this episodic community disintegration appears to no longer be practiced with populations now communally occupying sites throughout the year (Dodd et al. 1990, 343). During the Late Iroquoian phase (1450-1650 C.E.) 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 explorers who first visited southern Ontario, was developed.



## The Early Contact Period (1620s-1784)

### *The Attawandaron or Neutral Nation*

In 1626, the Recollet missionary Joseph de la Roche Daillon recorded his visit to the villages of the Attawandaron, an Iroquoian-speaking people who were called the “Neutral Nation” (Gens Neutres) by the French in reference to the fact that this group took no part in the long-term conflicts between the people of the Wendat Confederacy of Simcoe County and the Haudenosaunee in New York. Like the Wendat (Huron), Tionontaté (Petun), and the Haudenosaunee (the Five Nations Iroquois of the state of New York), the Attawandaron people were settled village horticulturalists. The Attawandaron territory included the Grand River area, but discrete settlement clusters also extended southeast into the Niagara peninsula, and north to the Hamilton area (Lennox and Fitzgerald 1990).

The supposed neutrality of these communities did not protect them from the intertribal conflicts of the seventeenth century that were exacerbated by the intrusion of Europeans, resulting in the dispersal of the three Ontario Iroquoian confederacies (the Wendat, Tionontaté, and Attawandaron). By 1650, the Attawandaron were involved in a full-scale conflict with the Seneca, who were assisted by the Mohawk. The villages of the Attawandaron were destroyed by 1651 and their territory came to be occupied by the Mississaugas, an Algonquian people whose subsistence economy was based on hunting, fishing, and gathering wild plants. The English government recognized the Mississaugas as the “owners” of the Grand River territory and negotiated the purchase of a tract of land from them along the Grand River in May 1784. This purchase facilitated a survey of lands that were officially transferred to the Haudenosaunee by Proclamation on October 25, 1784 (Cumming and Mickenberg 1977, 110; Lennox and Fitzgerald 1990).

### *The Haudenosaunee*

The Haudenosaunee were historically situated in what is now the state of New York between the Hudson River valley to the east and the Great Lakes to the west though their control and influence extended over large areas of northeastern North America. The Haudenosaunee, also known as the Iroquois Confederacy, the Iroquoian League, the People of the Longhouse, and the Five Nations Iroquois, formed in the late fifteenth century and comprised five independent tribes, the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, bound by a central constitution and common set of laws. The Confederacy was a democratic system and was known for its political stability. In 1722, the Tuscarora joined the Iroquois Confederacy to form the Six Nations. The Haudenosaunee allied themselves with the British during the American War of Independence and, in consequence, many of their villages were destroyed by rebel forces. At the conclusion of the war, the British government offered to protect the Haudenosaunee and give them land within their boundaries (Johnston 1964).

## Haldimand Tract (1784-1841)

On August 8, 1783, Frederick North, or Lord North, instructed Governor Frederick Haldimand to set apart land for the Haudenosaunee 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 (Figure 2).

Joseph Brant led 1,600 Haudenosaunee loyalists 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]” to “settle upon the Banks of the River for that Purpose six miles [10 km] deep from each Side of [it] beginning at Lake Erie, &c. 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, John Graves Simcoe refused to permit the Haudenosaunee to sell or lease any part of their reserve because they were arranged independently of the Crown. Brant, on the other hand, argued for the Haudenosaunee’s 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 of the better part of the Haudenosaunee’s reserve by any means. It was therefore unresolved as to whether the Haudenosaunee 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 Haudenosaunee with the authority to receive payment of purchases. On the other hand, some Haudenosaunee 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 Haudenosaunee, 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 the Haudenosaunee, 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 Haudenosaunee 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 Haudenosaunee would retain lands that they actually occupied and a reserve of approximately 8,094 ha. Crown records indicate that the surrender of land was made by the Haudenosaunee in January 1841. Today, this history and those surrenders are still contested and there are numerous specific land claims that have been filed by the Haudenosaunee with the federal government regarding lands within the Haldimand Tract (Johnston 1964; Lytwyn 2005).



Figure 2: Plan showing the Lands granted to the Six Nation Indians, situated on each side of the Grand River, or Ouse, commencing on Lake Erie, containing about 674,910 Acres. Thos. Ridout Surveyor General, survey Gen. Office York 2nd February 1821 (Library and Archives Canada, Mikan 4129506).



### 3.2 The Grand River and Schneider Creek

The Grand River watershed is the largest watershed in southern Ontario at 6,800 square kilometres including the cities of Brantford, Cambridge, Guelph, Kitchener, and Waterloo. The Grand River Watershed includes all the land drained by the Grand River and its tributaries. It begins in Dufferin County in the Dufferin Highlands and travels south 310 kilometres before emptying into Lake Erie at Port Maitland. The Conestogo, Nith, Speed and Eramosa rivers are the major four which feed into the Grand. Roughly 70% of the watershed is made of intensive agricultural areas (Grand River Conservation Authority 2020).

The Grand River was an important transportation route and a critical resource extraction area for generations of Indigenous people. Historically, the Grand River has been utilized as a navigable waterway, as a power source (such power sites served as settlement nuclei), and above Brantford as a course for driving logs (Chapman and Putnam 1984:98). It is also the focus of the Haldimand Tract; an area of six miles (10 kilometres) on either side of the river that was awarded to the Haudenosaunee in 1784 (Filice 2016; Lytwyn 2005 ). The Grand River was designated as a Canadian Heritage River in 1994 for its cultural history and recreation (Canadian Heritage Rivers System 2016).

Schneider Creek is a tributary of the Grand River that extends southwest. Schneider Creek played a critical role in the development of the Village of Doon when settlers began arriving to the area. The Village of Doon grew up around the mouth of Schneider Creek. In the early 1800s, Schneider Creek was dammed to power Adam Ferrie Junior's grain mill that was built on the shore of the Creek (Homer Watson House and Gallery, n.d.). The dam created a large mill pond to the south that would become known as Willowlake (The Record 2010). Starting in the 1920s, Willowlake became a beach resort operated by the Cluthe family. A storm in 1968 caused a surge along Schneider Creek, destroying the dam and draining the Lake into the Grand River (The Record 2010). Willowlake is now a public park held by the City of Kitchener, and Schneider Creek continues to meander through it.

### 3.3 Historical Mapping and Material Review

Historical mapping and photographs were examined to trace the history of features within the study area as well as to understand how the study area has evolved over time. For nineteenth-century mapping, the 1861 Map of the County of Waterloo (Figure 4) and the 1881 Illustrated Historical Atlas of the County of Waterloo (Figure 5) were examined. This report also presents twentieth-century maps and aerial photographs from 1916, 1936, 1954, and 1976 (see Figure 7, Figure 10, Figure 13, and Figure 16). Additionally, archival material is presented to support the historical narrative of the study area (see Figure 3, Figure 9, Figure 12, and Figure 14). Historically, the study area is located in unnumbered lots of Biehn's Tract in the former Village of Doon, Waterloo Regional Municipality.

It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases. For instance, they were often financed by subscription limiting the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases. The use of historical map sources to reconstruct or predict the location of former features within the modern landscape generally begins by using common reference points between the various



sources. The historical maps are geo-referenced to provide the most accurate determination of the location of any property on a modern map. The results of this exercise can often be imprecise or even contradictory, as there are numerous potential sources of error inherent in such a process, including differences of scale and resolution, and distortions introduced by reproduction of the sources.

Nineteenth and twentieth-century mapping, photograph and archival analysis is presented in chronological order below:

The 1805 map of Waterloo Township (Figure 3) depicts the complex survey and lot system utilized in Waterloo Region with the Grand River meandering north-south through the landscape. The study area is set within a rural agricultural context. At this time, the land where the Doon Mill would eventually sit near the mouth of Schneider Creek was owned by John Bean Junior. John built a house and sawmill on the land which were both abandoned when Adam Ferrie purchased the land in 1834 (The Evening Reporter 1954).

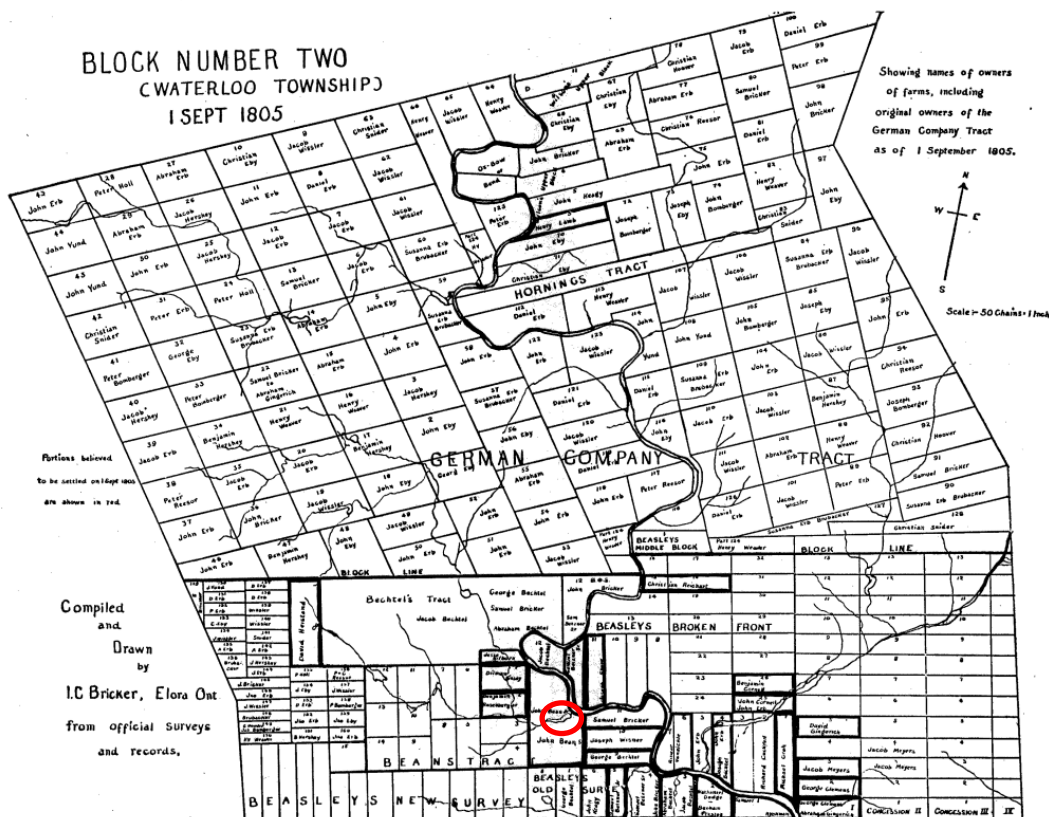


Figure 3: 1805 map of lots in Waterloo Township. The approximate location of the study area is circled in red (Waterloo Historical Society 1934).

The 1861 map (Figure 4) depicts the Village of Doon forming in the north and east of the study area, centering around the mill pond. By this time, the village has a distinct road pattern within a primarily rural agricultural context. Additionally, buildings are depicted along Upper Pinnacle Drive and Amherst

Drive in the vicinity of 10 and 20 Pinnacle Drive, 37 Pinnacle Drive, and 6 Amherst Drive. The Regency-style cottages at 10 and 20 Pinnacle Drive were both likely built around 1858, and the original Red Lion Inn building at 6 Amherst Drive was also constructed by 1858. The building at 37 Pinnacle Drive was constructed in 1892 and became the second location of the Red Lion Inn (Homer Watson House and Gallery, n.d.; Bray Heritage 2021).

A number of structures (depicted by black dots) are shown to the north of Old Mill Road, including Adam Ferrie's mill building, and to the east of the mill pond along Pinnacle Drive and Amherst Drive. Adam Ferrie's Doon Mills was believed to be the largest mill in Canada at the time of its construction in 1839 and was built at an impressive scale being described as "an impressive and expensive operation. Ferrie, who from his youth had an interest in mechanics, designed the grist mill on a grand scale. Its masonry construction and huge stone dam contrasted with the modest wooden mills typical of rural Upper Canadian" (Burley 2003). By 1860, the Ferrie family no longer operated or owned the mill. The mill would have a number of owners throughout the second half of the nineteenth century.

The Grand River meanders across the landscape to the north of the study area with the tributary, Schneider Creek, extending south into the study area to the mill pond and beyond. The Grand Trunk Railway traverses the study area and is depicted running through the village near Pinnacle Drive and Amherst Drive.

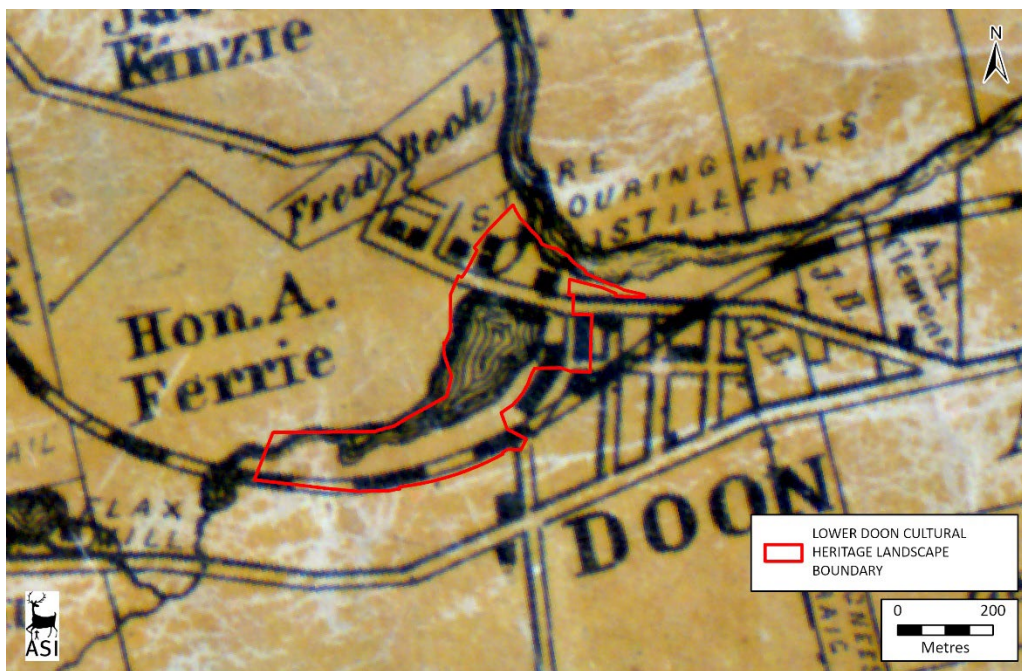


Figure 4: The study area overlaid on the 1861 Map of the County of Waterloo (Tremaine 1861).

By 1881, historical mapping depicts the Village of Doon as being more developed, particularly to the southeast of the study area (Figure 5).



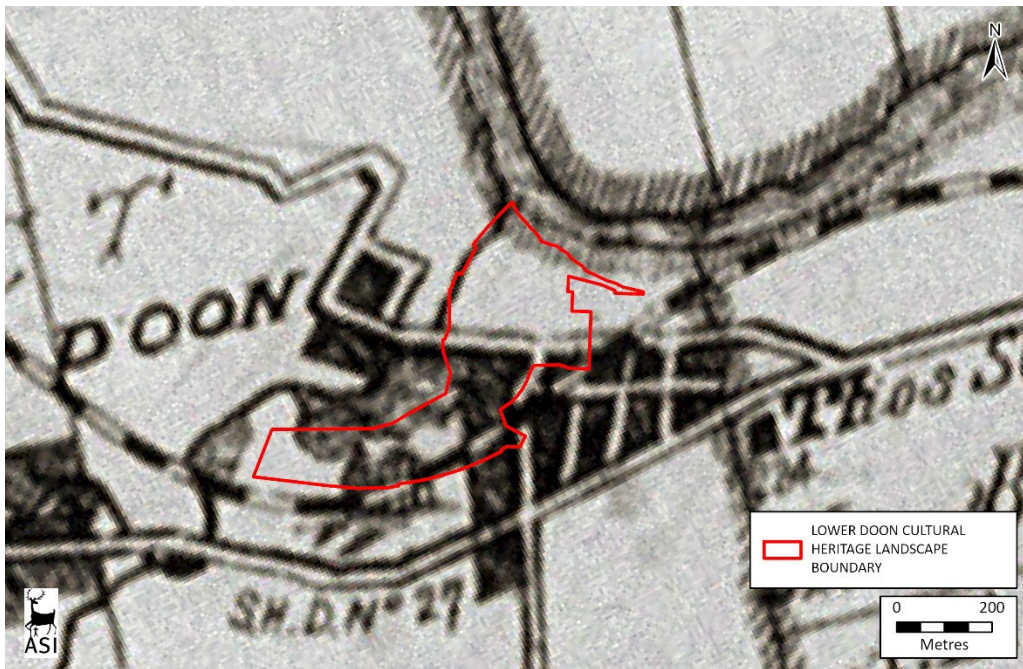


Figure 5: The study area overlaid on the 1881 Illustrated Historical Atlas of the County of Waterloo (Parsell & Co. 1881).

In 1890, Jacob Cluthe bought the mill, Willow Lake, and surrounding land. The mill was a non-operational flour mill when Cluthe purchased it. Cluthe used the mill as a distillery, shoddy plant (recycled wool), and made glue (The Evening Reporter 1952).



Figure 6: A painting by Phoebe A. Watson of Doon Mill from the late nineteenth century. In the foreground is the Doon Hotel and village store with the mill in the background (Waterloo Historical Society 1941).



The 1916 topographic map (Figure 7) depicts the same village street alignment from nineteenth-century mapping, with Homer Watson Boulevard south of the study area now depicted as a paved main highway. The Grand Trunk Railway continues to traverse the study area, although it appears the previous rail station at the southeast corner of Pinnacle Drive and Amherst Drive is now a Post Office. The Red Lion Inn (37 Pinnacle Drive) is noted as a hotel on the map in its extant location. The stone mill building (red square) is depicted in the north of the study area along Schneider Creek with the mill pond to the south. The mill was owned at this time by Jacob Cluthe. Fires broke out in 1904 and 1910 which led Cluthe to abandon operations of the mill and he did not repair the building (Homer Watson House and Gallery, n.d.). A 1920 photograph (Figure 9) of the mill building depicts the heavily deteriorated structure along Schneider Creek. The smokestack and granary seen in Figure 8 deteriorated over time from neglect.



Figure 7: The study area overlaid on a 1916 topographic map (Department of Militia and Defence 1916).





Figure 8: Doon Mill likely after the 1910 fire. The smokestack is still visible on the structure (Kitchener-Waterloo Record, n.d.).



Figure 9: The ruins of Doon Mill along Schneider Creek likely in the 1920s (Kitchener Public Library, n.d.)



The 1936 topographic map (Figure 10) depicts the study area as generally unchanged from the 1916 map. At this point, Willow Lake was operating as a resort run by the Cluthe family that included a beach, concession stands, and cottages along the water. People could pay to enter the resort where they could swim, dive off the diving board, and rent cottages in the summer months (Figure 11). On hot Saturdays or Sundays, close to 1000 cars would arrive (Fear 2010). The Cluthes also operated a farm on the surrounding land.



Figure 10: The study area overlaid on a 1936 topographic map (Department of National Defence 1936).

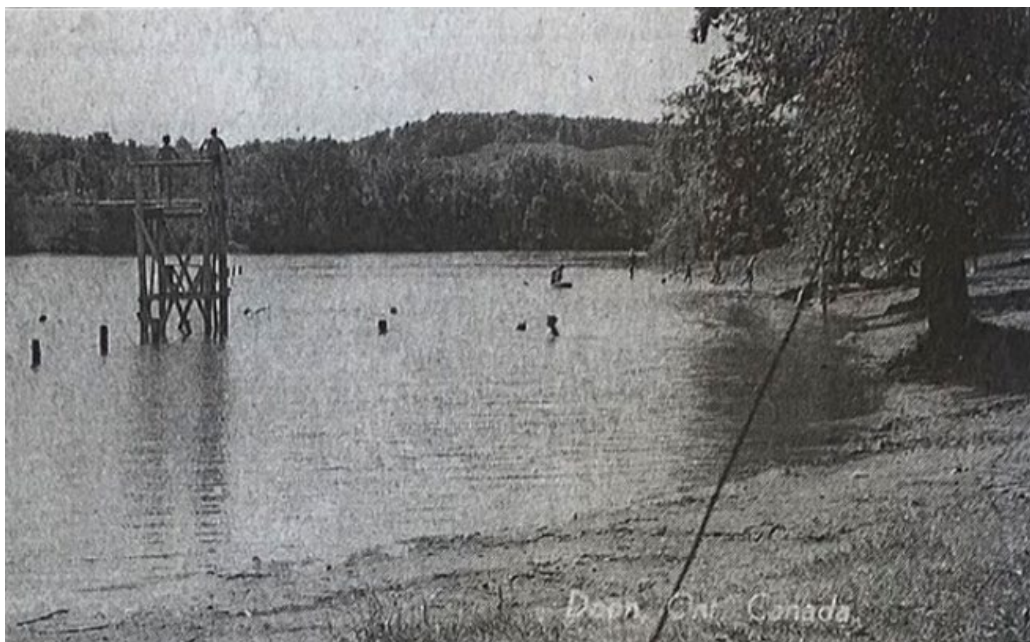


Figure 11: The Cluthe resort at Willow Lake in the 1950s (Kitchener-Waterloo Record, n.d.).

The 1950 bird's eye photograph (Figure 12) of Doon depicts the residential nature of Pinnacle Drive with the railway in the southeast of the photograph, the mill pond with mill building, and the Grand River traversing the landscape. The Red Lion Inn, 6 Amherst Drive, and part of 20 Pinnacle Drive are partially visible behind tree coverage in the image. The area surrounding Doon remains rural agricultural.

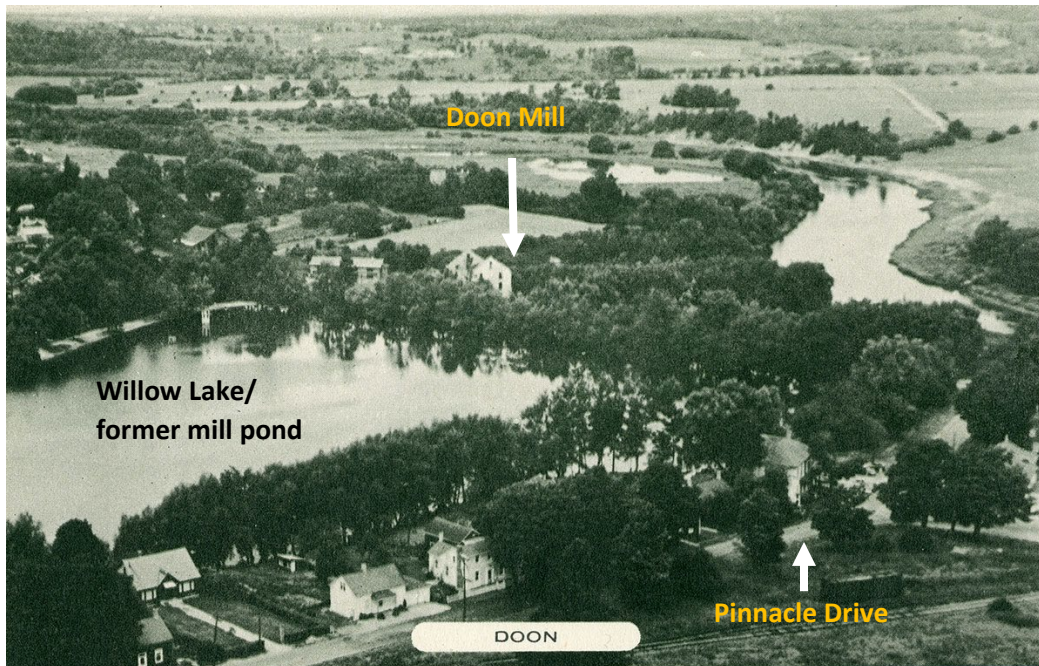


Figure 12: A bird's eye photograph of the Village of Doon in 1950, looking northeast with Pinnacle Drive in the foreground. (Kitchener Public Library, 1950).

The 1954 aerial photograph (Figure 13) depicts the study area as remaining in a primarily agricultural context, with much of the urban development taking place along Pinnacle Drive, Amherst Drive, and Old Mill Road. The mill pond remains intact, and the Grand Trunk Railroad continues to traverse the study area.





Figure 13: The study area overlaid on the 1954 aerial photograph of Kitchener (Hunting Survey Corporation Limited 1954).

A 1967 photograph (Figure 14) of number 10 and 20 Pinnacle Drive depicts the residences as well maintained and with a number of features such as the gable roof and bargeboard along the porch roof.



Figure 14: The houses at 10 and 20 Pinnacle Drive in 1967 (Kitchener Public Library, 1967).

In 1968, the City of Kitchener annexed the village of Doon (Kitchener-Waterloo Record 1971).

The 1976 topographic map (Figure 15) depicts the urban development of the study area and surrounding area, with new development to the west and south of the study area and within its boundaries. The historical street alignment of the Village of Doon remains intact including Pinnacle Drive, Amherst Drive, and Old Mill Road. The Grand Trunk Railway no longer runs through the region.

The mill pond is no longer depicted in the 1976 topographic map, as a 1968 storm had drained the pond into the Grand River, and it is now shown as a wooded area. The 1968 storm greatly damaged the already deteriorated mill ruins, with the west wall being fully knocked over by the flooding (Figure 16). The storm also wiped out the resort built by the Cluthe family. The Cluthe family sold Willow Lake to the City of Kitchener shortly after the storm in 1969. Shortly after, it appears the City of Kitchener transferred ownership of the land to the Grand River Conservation Authority (Kitchener-Waterloo Record 1981).

Schneider Creek continues to extend south from the Grand River and through the old mill pond. The mill ruins are labelled on the map. After the flood of 1968, Old Mill Road was closed for a number of years and the future of Willow Lake was uncertain. In 1971, there was a push from Doon residents to refill Willow Lake and return it to a place of recreation. The lake was never refilled. Old Mill Road remained closed to traffic until at least the late 1970s (Kitchener-Waterloo Record 1977).

By the mid-1970s, the City of Kitchener predicted a sharp population increase in the former village of Doon and undertook a number of planning studies concerning traffic flow in the area and subdivision developments (Kitchener-Waterloo Record 1976).

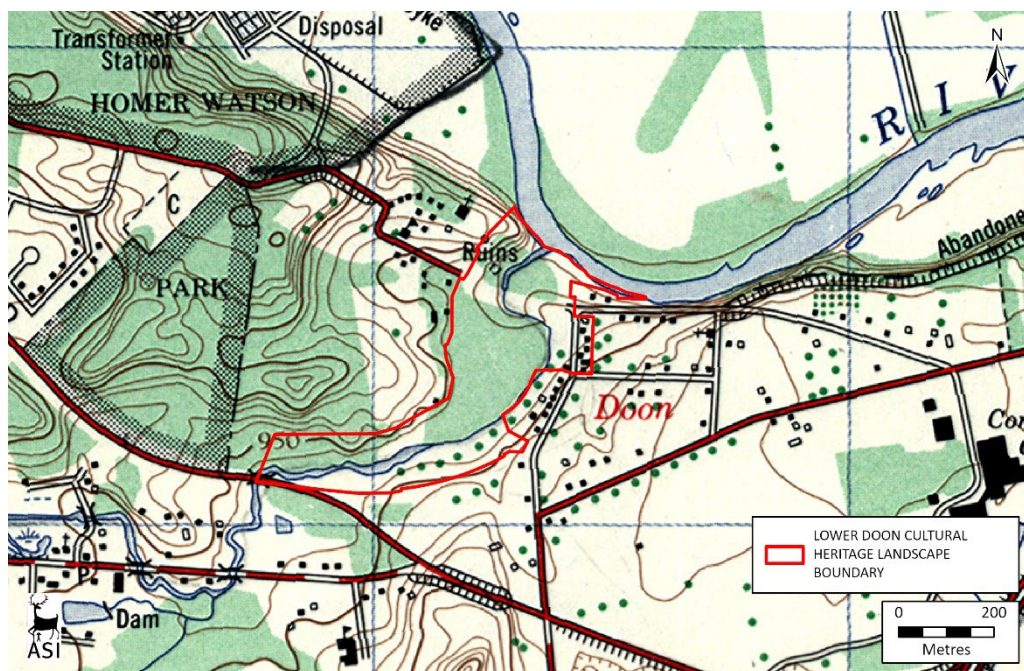


Figure 15: The study area overlaid on a 1976 topographic map (Surveys and Mapping Branch, Department of Energy, Mines and Resources 1976).



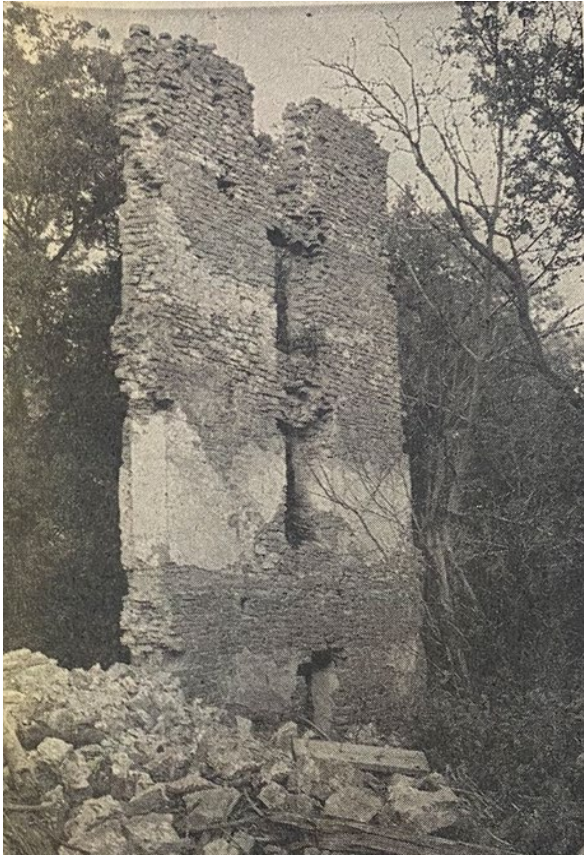


Figure 16: Doon Mill after the storm of 1968 (Kitchener-Waterloo Record 1969).

A photograph from 1981 depicts the levelling of the remaining wall of Doon Mill by the Grand River Conservation Authority. This work was undertaken due to safety concerns regarding the structure's stability and the City of Kitchener not providing enough funds to undertake an extensive stabilization project (Figure 17) (Kitchener-Waterloo Record 1981).



Figure 17: The remaining wall of Doon Mill being levelled in 1981 (Kitchener-Waterloo Record 1981).

## 4.0 Refined Statement of Significance and Heritage Attributes

This section presents a Statement of Significance and Heritage Attributes for the Lower Doon C.H.L. that refines and expands on the Statement of Significance and Heritage Attributes presented in the Bray Heritage report as part of the Lower Doon Land Use Study, based on supplementary research presented in Section 3.0 and a field review of the C.H.L. undertaken by ASI and City Staff.

### 4.1 Description of the Heritage Place

The Lower Doon C.H.L. is located within the former village of Lower Doon, which now forms the southwestern corner of the City of Kitchener. The C.H.L. is bounded by the Grand River to the north, and the property line of Willowlake Park forms the western boundary, with the southwestern tail of the C.H.L. extending into Homer Watson Park. The eastern edge of the boundary includes residential properties on the east side of Pinnacle Drive between Old Mill Road and Amherst Drive. Old Mill Road runs east-west through the area, and Schneider Creek runs south from the Grand River through Willowlake Park. The ruins of the Doon Mill are located in the Grand River Natural Area north of Old Mill Road. A large portion of the area is forested parkland, with public trails. The Grand River was an

important transportation route and a critical resource extraction area for generations of Indigenous people.

## 4.2 Statement of Cultural Heritage Value or Interest

### Design/Physical Value

The Lower Doon C.H.L. has design and physical value as a representative example of a nineteenth-century settlement complex in Upper Canada. The C.H.L. forms the core of the historical village of Doon and includes elements critical to the development of a typical nineteenth-century settlement, including an industrial operation (the mill) sited on a watercourse (Schneider Creek), a former rail line sited in proximity to the mill, a small collection of residential and commercial buildings, and segments of the original village street network. These landscape and built features represent key characteristics and important periods in the evolution of the village of Doon, from its origins as an industrial village in the early nineteenth century to a residential suburb and regional park in the mid-20th century. While many nineteenth-century buildings that formed part of Doon have been removed, properties within the C.H.L. adjacent to Willowlake Park on Pinnacle Drive (from Old Mill Road to the intersection of Amherst Drive) provide surviving examples of nineteenth-century hotel and residential buildings that express Lower Doon's development as a village over the mid-to-late nineteenth century. These include a former hotel (the Red Lion Inn at 37 Pinnacle Drive), a former hotel/shop/club (6 Amherst Drive), as well as examples of mid-nineteenth century housing. Pinnacle Drive, Amherst Drive and Old Mill Road represent parts of the original village street network and alignments. The southernmost trail within Willowlake Park follows the general alignment of the Galt Branch of the Grand Trunk Railway, which was built in the 1850s, and extends a short distance into Homer Watson Park. The Doon railway station (no longer extant) was located at the southeast corner of Pinnacle and Amherst Drives.

The ruin of the mill within the C.H.L. also has design and physical value as an early example of a mill complex constructed of stone in Upper Canada, in contrast to more typical wooden mills constructed in the early-to-mid nineteenth century. The mill is noted in the local newspaper as once being the largest grist mill in Canada. This industrial complex formed the core of Bonnie Doon, later known as Lower Doon. In 1834, Adam Ferrie Junior purchased 300 acres of land to build a large milling operation that he named Doon Mills, after an area in his native Scotland. In 1839, Ferrie built a large hewn stone dam to create a mill pond on Schneider Creek and then built a limestone grist mill, three storeys tall with three-foot thick walls. The stone dam was washed out due to quicksand in 1840, and Ferrie built a replacement dam using deeply buried log pile and concrete.

While the mill pond has been drained and converted to parkland, the footprint of Willowlake Park delineates the general size, shape, and location of the former mill pond. Following the closure of Doon Mills due to fires in 1904 and 1910, the historical mill pond was converted to recreational use by the Cluthe family, who developed a public resort around the mill pond called Willow Lake. Starting in the 1920s, Lawrence and Bertha Cluthe allowed visitors to swim and skate on the pond, and they opened



concession stands and built a diving board and cottages (no longer extant). With the collapse of the mill dam in the 1960s, the mill pond emptied, and the landscape began to be naturalized. By the late 1960s, Lower Doon was becoming a bedroom suburb for the region, and the municipality converted the former lake into a public park, next to the ruins of the mill.

#### Historical/Associative Value

The C.H.L. is associated with the nineteenth-century settlement and development of the village of Doon, starting in the 1830s, and with Doon's founder Adam Ferrie Junior and the Ferrie family, driving forces behind Doon's development into a thriving industrial village that reached its height in the late nineteenth century. While many of Doon's nineteenth-century structures have been removed, the ruins of Doon Mill, the dam, and traces of the mill pond are significant surviving remnants of the original site around which Doon developed. The mill operations spurred the economic and physical development of the village of Doon. By 1852, Doon had developed as a "company town", with a population of 452 and over 10 enterprises owned by the Ferrie family as well as 11 houses built for its workers and 20 lots sold to residents. At its height in the late nineteenth century, along with its sister village of Upper Doon (located just upstream), Lower Doon supported a variety of industries as well as shops, schools, hotels, churches, and a range of housing.

The evolution of Doon into the twentieth century is also expressed within the C.H.L. The name of Willowlake Park is taken from the resort called Willow Lake that was developed around the mill pond by the Cluthe family in the 1920s.

The C.H.L. also includes largely unchanged portions of the Grand River shoreline that would have influenced the paintings of nineteenth-century Canadian artist Homer Watson (1855-1936), whose portrayals of pioneer life in the Lower Grand River Valley are important early examples of Canadian landscape painting. Watson was born near Doon and depicted the general area in many of his paintings. Watson describes the Doon mill pond as "the most charming place in the vicinity" in his essay "A Landscape Painter's Day" (1890). Watson's former house was originally built and occupied by Adam Ferrie Junior and is located just west of the H.C.A boundary at 1754 Old Mill Road. The house and grounds are now a public art gallery dedicated to preserving Watson's artistic legacy.

#### Contextual Value

The C.H.L. has contextual value for its importance in defining and maintaining the scenic nineteenth-century character of the area in connection to the former Village of Doon. The C.H.L., particularly in the vicinity of the mill ruins, has a distinctive sense of place that transports the visitor back in time. The naturalized parkland and tree-lined trails in Willowlake Park provide scenic recreational space along Schneider Creek. The limestone ruins of Doon Mill mark the entry to the trail running north from Old Mill Road on the west side of Schneider Creek and evoke a nineteenth-century character. The sloping topography reflects the area's proximity to the Grand River. The trail follows Schneider Creek to its



outlet into the Grand River, with views of the natural shoreline of the Grand River and Schneider Creek that are largely unchanged from the nineteenth century. Aspects of this park landscape are also valued for the impact on day-to-day living of people who visit and utilize the public park. The bridge along Old Mill Road also provides scenic views of Schneider Creek. The portion of Pinnacle Drive within the C.H.L. also has scenic qualities, owing to the sloping topography, remaining nineteenth-century buildings and mature trees and vegetation. The streets within the C.H.L. do not have curbs or sidewalks (with the exception of the bridge on Old Mill Road), which contributes to a nineteenth-century village streetscape quality.

The C.H.L. is also physically, visually, and historically linked to its surroundings, including Schneider Creek, the Grand River, and surviving built resources surrounding the C.H.L. associated with the Ferrie family and the former Village of Doon. This includes Homer Watson House to the northwest at 1754 Old Mill Road, which was constructed in about 1834 by Adam Ferrie. While many of the nineteenth-century buildings on surrounding streets have been replaced, the layout of Doon's nineteenth-century street network is still partially extant and these streets connect to the road segments included within the C.H.L.

The mill ruins within the C.H.L. also serve as a landmark along the trails in the area's parkland, orienting trail users.

### 4.3 Heritage Attributes

Appendix A contains photographic documentation of the heritage attributes listed below.

#### Landscape

1. Topography of the area which slopes towards the Grand River
2. Schneider Creek and its outlet into the Grand River
3. Limestone ruins of the former Doon Mills complex (Grand River Natural Area north of Old Mill Road)
4. Willowlake Park as delineating the general shape and location of the former mill pond
5. Southernmost trail within Willowlake Park and Homer Watson Park on the south side of Schneider Creek that follows the alignment of the former Grand Trunk Railway
6. The Grand River Natural Area north of Old Mill Road, including surviving portions of the Grand River shoreline at the outlet of Schneider Creek
7. Mature trees

#### Built Form and Streetscapes

8. Topography along Pinnacle Drive which slopes towards the Grand River
9. Original street alignment, width, and rural cross-section expressing the nineteenth-century road network of the village of Doon (Old Mill Road, Pinnacle Drive, and Amherst Drive).
10. Surviving examples of early housing (10 and 20 Pinnacle Drive):





- The property located at 10 Pinnacle Drive contains a one-and-a-half storey residence constructed c. 1857-1858 with a low-pitched side gable roof and symmetrical three-bay façade with a central shed roof dormer. A covered verandah spans the front façade on the first storey. The exterior is clad in painted brick.
  - The property located at 20 Pinnacle Drive contains a one-storey residence constructed c. 1858 with a side gable roof and symmetrical three-bay front façade. Built in the Regency style, the roof overhang creates a covered verandah along front façade with decorative trim and the front door surround has a transom and side lights. The exterior is clad in red brick.
11. Surviving example of an early hotel/shop/club (6 Amherst Drive)
- The property located at 6 Amherst Drive contains a two-storey residence constructed c. 1858 with a low-pitched hip roof, symmetrical three-bay façade and central gable dormers on the south and west facades. The exterior is clad in stucco.
12. Surviving example of an early hotel (37 Pinnacle Drive, the former Red Lion Inn)
- The property located at 37 Pinnacle Drive contains a two-storey former hotel building constructed in 1892 with a hip roof and symmetrical five-bay façade with two central hip dormers. The front door features a transom and a verandah supported by turned wooden posts with a balcony on the second storey spans the front façade. The exterior is clad in painted brick.

## Views

1. Views of Schneider Creek looking north and south from the bridge on Old Mill Road
2. Views of the mill ruins looking northwest from the bridge on Old Mill Road
3. Views of the Grand River from the Grand River shoreline on the west side of Schneider Creek
4. Views of the Grand River looking north from the intersection of Pinnacle Drive and Old Mill Road toward the Waterloo Pioneer Memorial Tower
5. Views looking south up Pinnacle Drive towards 10, 20 and 37 Pinnacle Drive and 6 Amherst Drive
6. Views of 37 Pinnacle Drive looking west along Amherst Drive

## 5.0 Policy Framework

The following provides a summary of applicable policy at the provincial, regional and municipal levels with regards to heritage conservation and cultural heritage landscapes, as well as an overview of national, provincial and regional guidance documents.

### 5.1 The Provincial Policy Statement

The *Planning Act* (1990) and related *Provincial Policy Statement* (P.P.S. 2020) make a number of provisions relating to heritage conservation (Ministry of Municipal Affairs and Housing 1990; 2020). One





of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. To inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2.(i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest

The *P.P.S.* indicates in Section 4.0 - Implementation/Interpretation, that:

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

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

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Section 2.0, *Wise Use and Management of Resources* addresses the long-term prosperity of the province and the importance of protecting natural and cultural heritage and archaeological resources for their economic, environmental, and social benefits. More specifically, Section 2.6 pertains specifically to Cultural Heritage and Archaeology policy and states that:

- Significant built heritage resources and significant cultural heritage landscapes shall be conserved (Policy 2.6.1);
- Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (Policy 2.6.3);
- Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources (Policy 2.6.4); and,
- Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources (Policy 2.6.5).

## 5.2 The Growth Plan for the Greater Golden Horseshoe (2020)

The Greater Golden Horseshoe (G.G.H.) is one of the most dynamic and fastest growing regions in North America (Government of Ontario 2020a). The Growth Plan for G.G.H. provides a vision and direction for



the planning and development that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. The Plan identifies the Region of Waterloo as part of the Greater Golden Horseshoe Growth Plan Area. Concurrently, the G.G.H. Plan refers to and provides policy direction for cultural heritage and archaeological resources, and recognizes that unmanaged growth can degrade, among other features, the regions cultural heritage resources. The G.G.H. Plan further states that cultural heritage resources and open spaces within cities, towns, and countryside provide people with a sense of place. The G.G.H. Plan establishes general policies for conserving cultural heritage resources in the context of growth and intensification:

- Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas (Policy 4.2.7.1);
- Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing Official Plan policies and strategies for the identification, wise use and management of cultural heritage resources (Policy 4.2.7.2).

### 5.3 Region of Waterloo Official Plan (2015)

The Region of Waterloo *Official Plan* (O.P.) is the regional municipality's guiding document for directing growth and change for a period of 20 years, and includes the cities of Cambridge, Waterloo, and Kitchener (Region of Waterloo 2015). The vision of the plan embraces sustainability and liveability as central concepts in ensuring the Region of Waterloo is an inclusive, thriving, and sustainable community committed to maintaining harmony between rural and urban areas and fostering opportunities for current and future generations.

In achieving the goal of liveability, the plan recognizes that much of Waterloo Region's distinctive character is associated with its various cultural heritage elements, including the Grand River and its diverse range of cities, towns, villages, hamlets, and countryside. Ensuring liveability means planning to retain and/or create the types of distinct local communities that will provide people with choices about where they live, work, and play.

#### 5.3.1 Shaping Waterloo Region's Urban Communities

Chapter 3 of the Regional O.P., Liveability in Waterloo Region, contains policies and objectives with the overall goal of creating vibrant urban and rural places. Among the objectives in achieving this includes supporting the conservation of cultural heritage resources (Objective 3.8 and Section 3.G).

Section 3.G relates to Cultural Heritage and states that the inheritance of natural and cultural assets gives people a sense of place, community, and personal identity. The plan states its commitment to the conservation of its cultural heritage as these assets enhance the quality of life of the community, support social development and promote economic prosperity. Policies presented in Section 3.G address identification, conservation, and promotion of individual properties, cultural heritage landscapes, archaeological resources, and scenic roads.



The following policy pertains to cultural heritage landscapes:

Area Municipalities will designate Cultural Heritage Landscapes in their official plans and establish associated policies to conserve these areas. The purpose of this designation is to conserve groupings of cultural heritage resources that together have greater heritage significance than their constituent elements or parts. (Policy 3.G.6)

#### 5.4 City of Kitchener Official Plan (2014)

The City of Kitchener's *Official Plan* (City of Kitchener 2014b) provides policy direction for cultural heritage resources within the City, including the Lower Doon Secondary Plan study area. Sections, objectives and policies within the Official Plan that are relevant to this report are included in Section 12: Cultural Heritage Resources. Summaries of the relevant policies within these chapters are included below.

It should also be noted that the majority of the lands within the Cultural Heritage Landscape are identified in the Official Plan as being part of the *Natural Heritage System*. Kitchener's *Natural Heritage System* is comprised of *natural heritage features* that maintain local and regional biological, hydrological, ecological and geological diversity and functions, support viable populations of indigenous species, and sustain local ecosystems. There is a strong relationship between natural and cultural heritage within the Cultural Heritage Landscape. While the objectives, policies and guidelines presented in Section 6.0 below focus on cultural heritage, natural heritage policies contained in the Official Plan also apply to the Cultural Heritage Landscape, and the cultural heritage policies do not preclude them.

Section 12 of the *Official Plan* relates to the Cultural Heritage Resources within the City of Kitchener. The City recognizes the benefits of cultural heritage resources as focal to community identity and economic prosperity. Section 12 describes four objectives related to heritage, particularly the City's support for the conservation and promotion of the City's cultural heritage resources.

Policy 12.C.1.4. acknowledges that not all of the City's cultural heritage resources may have been identified and accordingly, a property does not have to be listed or designated to be considered as having cultural heritage value or interest.

#### Cultural Heritage Landscapes

Policy 12.C.1.8 requires that the City, in cooperation with the Region and the Municipal Heritage Committee, identify and inventory cultural heritage landscapes in the city and list them on the Municipal Heritage Register.

Policy 12.C.1.9 requires that significant cultural heritage landscapes be identified on Map 9 in the City's Official Plan and states that an amendment to the Official Plan will not be required to identify cultural heritage landscapes on the Municipal Heritage Register.



Policy 12.C.1.10 requires the conservation of significant cultural heritage landscapes within the city.

Policy 12.C.1.1.12 recognizes the Grand River as a Canadian Heritage River and supports efforts to conserve the river's natural, cultural, recreational, scenic and ecological features.

#### Conservation Measures

Policy 12.C.1.19 provides for the City to use measures beyond the *Ontario Heritage Act* to conserve built heritage and cultural heritage landscapes and implement Cultural Heritage Resource Conservation Measures Policies in the *Official Plan*. "These may include, but are not limited to covenants and easements pursuant to the Ontario Heritage Act; by-laws and agreements pursuant to the Planning Act (Zoning By-law, demolition control, site plan control, community improvement provisions, provisions in a subdivision agreement); and by-laws and agreements pursuant to the Municipal Act (Property Standards Bylaw, tree by-law, sign by-law)."

Policy 12.C.1.21 requires that all development, redevelopment and site alteration permitted by the land use designations and other policies of the *Official Plan* will conserve Kitchener's significant cultural heritage resources.

#### Public Infrastructure

Policy 12.C.1.37 requires that all private and public works projects affecting a cultural heritage resource will be consistent with the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* and may require the submission of Heritage Impact assessment, Heritage Conservation Plan and/or Heritage Permit Application.

#### Heritage Corridors

Section 13: Integrated Transportation System contains a number of policies regarding Heritage Corridors. Map 9 of the *Official Plan* identifies Old Mill Road from Mill Park Drive to Doon Valley Drive as having an overlay designation as a heritage corridor (this does not mean designation under the Ontario Heritage Act). This includes the portion of Old Mill Road located with the C.H.L.

Policy 13.C.4.11 states that alterations to the heritage attributes of Heritage Corridors, such as widening the carriage way or changing the surface treatment, will be discouraged and may be subject to the preparation of a scoped Heritage Impact Assessment. Policy 13.C.4.15 encourages "the use of Community, Secondary and other Plans and special land use guidelines and development controls on and in the vicinity of Heritage Corridors to maintain the overall visual character of such streets and multiuse pathway and their functional operation."





## 5.5 Guidelines

### 5.5.1 Regional Implementation Guideline for Cultural Heritage Landscape Conservation

The *Regional Implementation Guideline for Cultural Heritage Landscape Conservation* (Region of Waterloo 2018) was endorsed by the Region of Waterloo Council in 2013, and updated in 2018, and is intended to provide guidance to applicants, Municipal Heritage Advisory Committees, and Regional and Area municipal staff on the implementation of C.H.L. policies of the Regional Official Plan. This document contains background information on C.H.L.s; the rationale for C.H.L. conservation; the provincial, regional, and municipal policy context; a policy review of Regional documents; and the key steps involved in the conservation process, including identification of candidate C.H.L.s, research, evaluation, engagement, reporting, and formal recognition through C.H.L. designation. Further, this document provides additional conservation measures which may be recommended based on the results of a C.H.L. study such as technical guidance in the application of policies and Cultural Heritage Impact Assessments.

### 5.5.2 Provincial and National Reference Documents and Standards for Heritage Conservation

The following documents have been utilized to develop policies presented in this report and which are demonstrative of industry-accepted standards for best conservation practice in Ontario and Canada:

- *Heritage Resources in the Land Use Planning Process* (Ministry of Citizenship and Multiculturalism 2006)
- *Eight Guiding Principles in the Conservation of Historical Properties* (Ontario Ministry of Culture 2007)
- *Standards and Guidelines for Conservation of Historic Places* (Parks Canada 2010)

## 6.0 Objectives, Policies and Guidelines

The objectives, policies, and guidelines presented below have been developed to ensure the long-term protection of the cultural heritage value of the Lower Doon Cultural Heritage Landscape and its heritage attributes. These objectives and policies are intended to form cultural heritage objectives and official plan policies specific to Lower Doon and should be read and interpreted alongside the Statement of Significance and Heritage Attributes presented in Section 4.0 of this report.

These objectives, policies and guidelines are intended to provide guidance to property owners and City staff for appropriate change within and adjacent to the Cultural Heritage Landscape, while protecting its cultural heritage value and heritage attributes.

Italicized terms are defined in the Glossary in Appendix B.



## 6.1 Recommended Cultural Heritage Objectives and Official Plan Policies and Guidelines for the Lower Doon Cultural Heritage Landscape

### Preamble

The objectives, policies and guidelines below address the *cultural heritage resources* and *heritage attributes* within and *adjacent* to the Lower Doon Cultural Heritage Landscape, as identified in the Lower Doon Cultural Heritage Landscape Study and shown on Map 1 and Map 2. However, it is possible that additional *cultural heritage resources* or *heritage attributes* may be identified within or *adjacent* to the Cultural Heritage Landscape based on further study and/or receipt of appropriate supplemental research, analysis and/or documentation.

The properties at 6 Amherst Drive and 10 Pinnacle Drive, identified as *built heritage resources* within the Cultural Heritage Landscape, should be studied in more detail in order to understand and articulate their cultural heritage value and individual *heritage attributes*.

Existing land uses within the Cultural Heritage Landscape consist of parkland and residential land use, which are consistent with the historical land-use development patterns.

The design of the new Old Mill Sanitary Pumping Station on the south side of Old Mill Road is an example of a new building successfully integrated into the Lower Doon Cultural Heritage Landscape. The building responds to the qualities of the area through its low-rise height and massing that evokes a house, and details such as the gable roof, end chimneys and masonry cladding, while still remaining legible as a new building. Its integration into the landscape and topography of Willowlake Park complements and enhances the cultural heritage value of the Cultural Heritage Landscape.

### 1. Objectives

1. To appropriately conserve *cultural heritage resources*.
2. To ensure that new *development* is sensitive to and respects *cultural heritage resources*.

### 2. General Policies

1. The *cultural heritage resources* and *heritage attributes* identified in the Lower Doon Cultural Heritage Landscape Study and shown on Map 1 and Map 2 will be *conserved*.
2. The *City* will require the submission of a *Heritage Impact Assessment* and/or a *Heritage Conservation Plan* for *development, redevelopment, demolition, and site alteration* for designated properties within or *adjacent* to the Cultural Heritage Landscape, where it has been determined that this may result in a significant negative impact on a *cultural heritage resource* or *heritage attribute* of the Cultural Heritage Landscape as deemed appropriate by the *City's* Director of Planning.
  - a. The *Heritage Impact Assessment* shall be completed in accordance with the *City of Kitchener Heritage Impact Assessment Terms of Reference*, or a *Scoped Heritage Impact*



Assessment Terms of Reference which will be provided by the *City's* Heritage Planner and will recommend an appropriate *conservation* strategy for the *cultural heritage resource* or *heritage attribute*. The *Heritage Conservation Plan* shall be completed in accordance with the City of Kitchener Conservation Plan Terms of Reference and will recommend appropriate *conservation* measures and work for the *cultural heritage resource* or *heritage attribute*.

- b. The *City* might require the submission of additional documents and/or studies as deemed appropriate by the *City's* Heritage Planner.
3. The *City* will ensure that new *developments* are designed and planned to ensure that *views* and *vistas* of Kitchener's significant *cultural heritage resources* are created, maintained, and /or enhanced where appropriate.
4. Any new *development* that may be proposed within any part of the Cultural Heritage Landscape identified as exhibiting archaeological potential (as shown on Map 3) that will result in subsurface impacts must be preceded by Stage 2 Archaeological Assessment. Any such assessment(s) must be conducted in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists (Ministry of Tourism and Culture 2011).
5. New *development* and alterations on properties within and adjacent to the Cultural Heritage Landscape must be *compatible* with and complementary to the Cultural Heritage Landscape's *cultural heritage value* and *heritage attributes*.
6. Demolition or removal of *heritage attributes* within the Lower Doon Cultural Heritage Landscape is not permitted.
7. The *City* acknowledges that accessibility requirements are an important consideration for public and private properties and that a balance must be found between meeting accessibility requirements and conserving *cultural heritage resources* and *heritage attributes* in order to achieve solutions that meet the needs of both, as much as is feasible.

## 2.1. Public Realm Guidelines

### 2.1.1. Parkland

1. Mature trees and vegetation within Willowlake Park, Homer Watson Park and the Grand River Natural Area north of Old Mill Road will be maintained and *conserved*.
2. The *City* acknowledges that maintenance to parkland may be required. Any *alterations* required to Willowlake Park and Homer Watson Park will be compatible with and sympathetic to the *heritage attributes* located within them, including but not limited to: topography, Schneider Creek, and the southernmost trail within Willowlake Park and Homer Watson Park on the south side of Schneider Creek that follows the alignment of the former Grand Trunk Railway.



3. Any *alterations* required to the Grand River Natural Area north of Old Mill Road will be compatible with and sympathetic to the *heritage attributes* located within it, including but not limited to: topography, Schneider Creek, and mill ruins.
4. The existing alignment of the southernmost trail within Willowlake Park and Homer Watson Park that follows the alignment of the former Grand Trunk Railway will be maintained and *conserved*.

#### 2.1.2 Grand River Shoreline

1. The Grand River shoreline within the Cultural Heritage Landscape will be *conserved* in its naturalized state.
2. Any *alterations* to the Grand River shoreline within the Cultural Heritage Landscape will enhance the overall setting and history of the site and *conserve* its *cultural heritage value*.

#### 2.1.3 Mill Ruins

1. The limestone ruins of the Ferrie Mill located within the Grand River Natural Area north of Old Mill Road will be *conserved* and stabilized in alignment with ongoing City initiatives.

#### 2.1.4 Roads and Circulation Routes

The portion of Old Mill Road within the Cultural Heritage Landscape forms part of a *Heritage Corridor* as per the City of Kitchener Official Plan.

1. The existing alignment and width of streets within the Cultural Heritage Landscape will be *conserved*, including the segments of Old Mill Road, Pinnacle Drive and Amherst Drive.
2. Transportation facilities and/or streetscape improvements will be needed to meet the needs of residents of all ages and abilities, and these improvements shall be appropriately balanced and integrated with the existing context of the Cultural Heritage Landscape.

#### 2.1.5 Interpretation Plan

1. An interpretation plan should be developed for the Cultural Heritage Landscape, for integration into the public realm. The interpretation plan should communicate the history and significance of the Cultural Heritage Landscape. This could include, but is not limited to, wayfinding signage or plaques throughout the Cultural Heritage Landscape and/or at its entry and exit points.

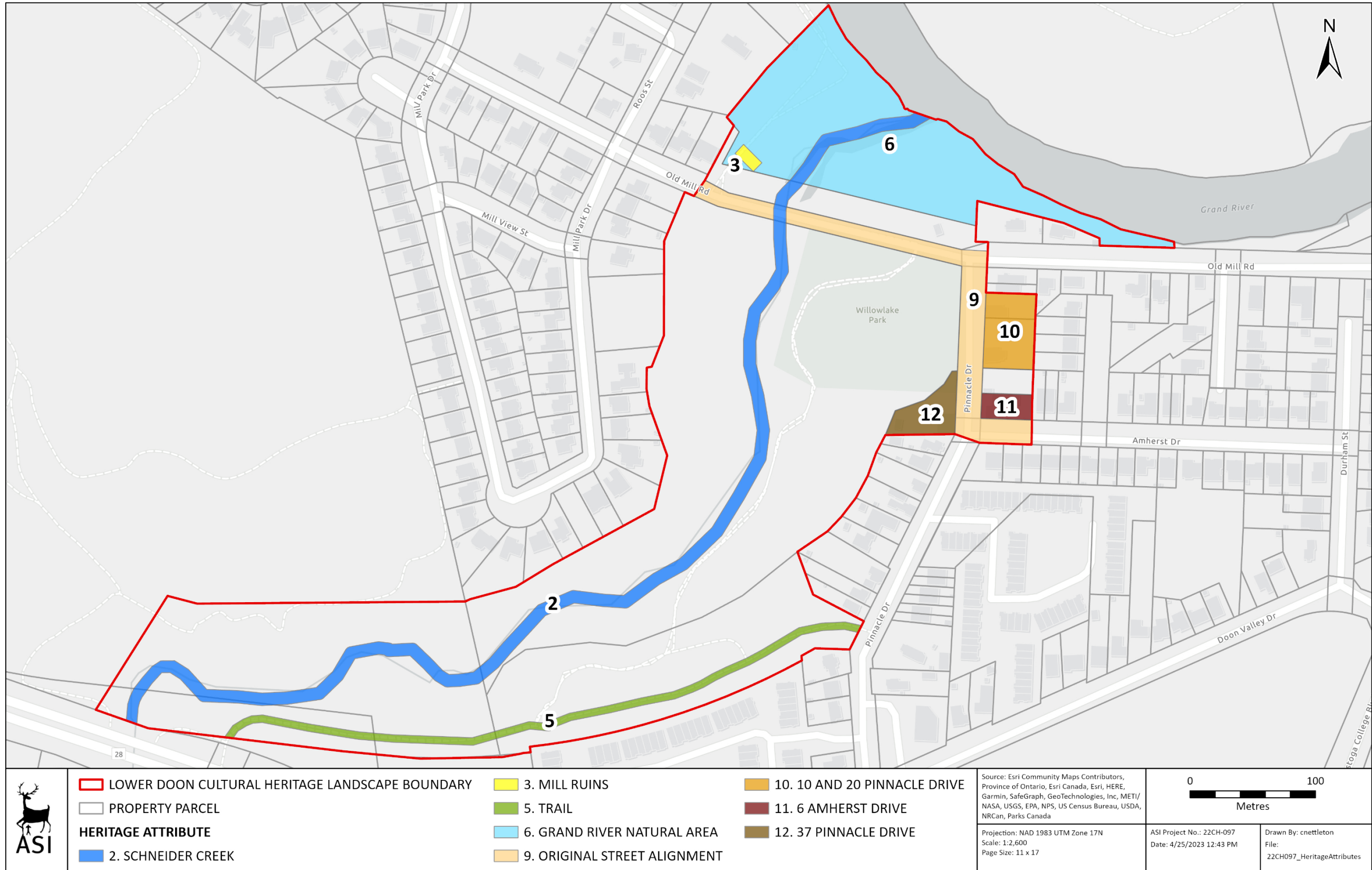


## 2.2 Built Form Guidelines

1. The properties at 6 Amherst Drive and 10, 20, and 37 Pinnacle Drive, and their primary buildings will be *conserved* in a manner that ensures their *integrity* and respects the *cultural heritage value* of the Cultural Heritage Landscape.
2. Repair rather than replacement of damaged or deteriorated *heritage attributes* is encouraged. Where repair is not feasible, replacements should be in-kind, conserving the historical form, appearance, materials, and features of the heritage attribute and should be physically and visually *compatible* with the property in terms of its form, appearance, materials, and features.
3. New *development* within or *adjacent* to the Cultural Heritage Landscape will be visually and physically *compatible* with, but subordinate to and distinguishable from the properties within the Cultural Heritage Landscape, and shall not negatively impact the *cultural heritage value* or *heritage attributes* of the Cultural Heritage Landscape.
4. New *development* on or *adjacent* to the properties at 6 Amherst Drive and 10, 20, and 37 Pinnacle Drive will be *compatible* with the height, massing, and materials of the existing buildings on the properties, as described in the list of *heritage attributes*.

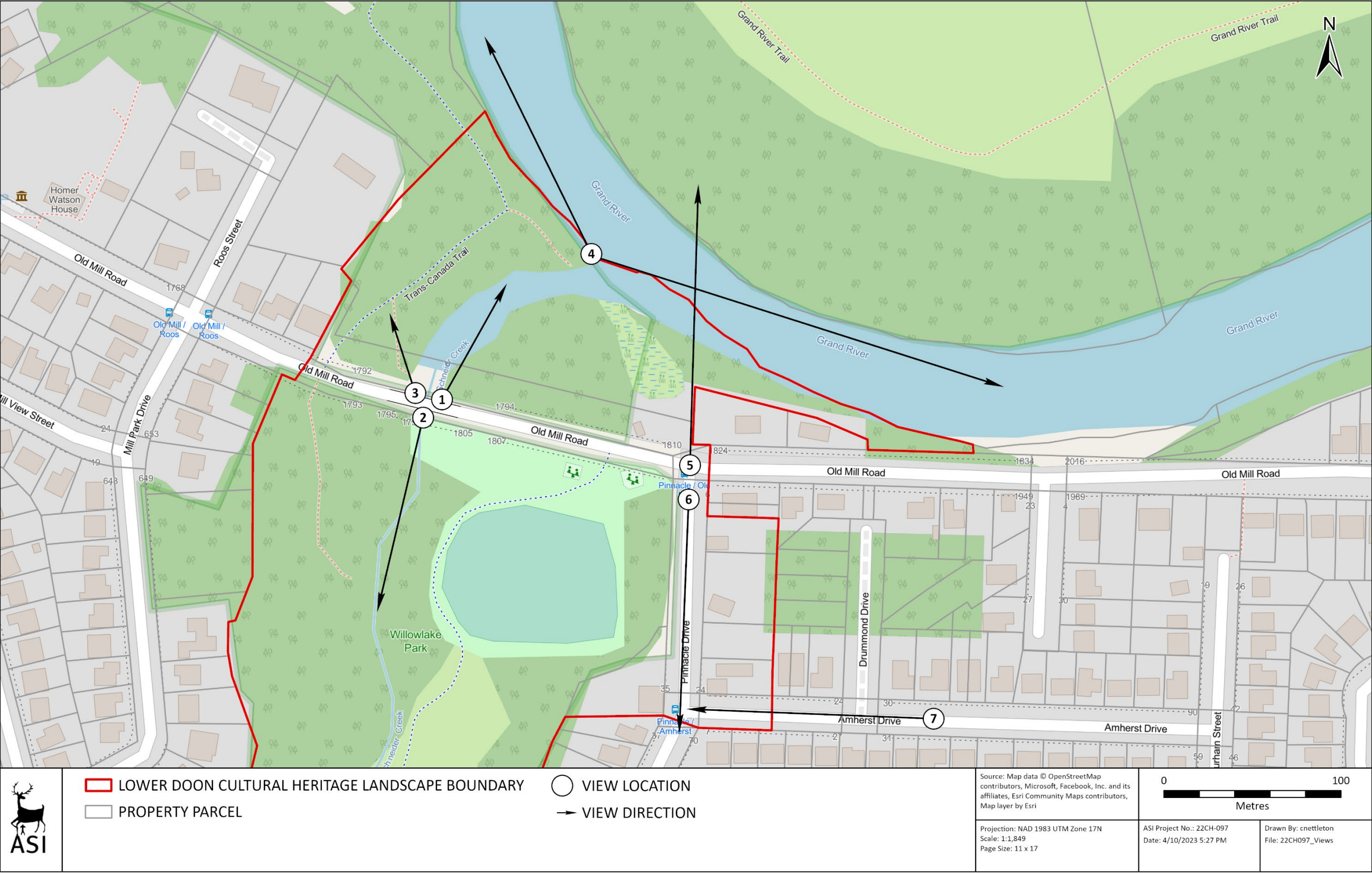
## 2.3 Protection of Views

1. Views from the public realm identified as *heritage attributes* and shown on Map 2 will be *conserved*.



Map 1: Location of select heritage attributes within the Lower Doon Cultural Heritage Landscape

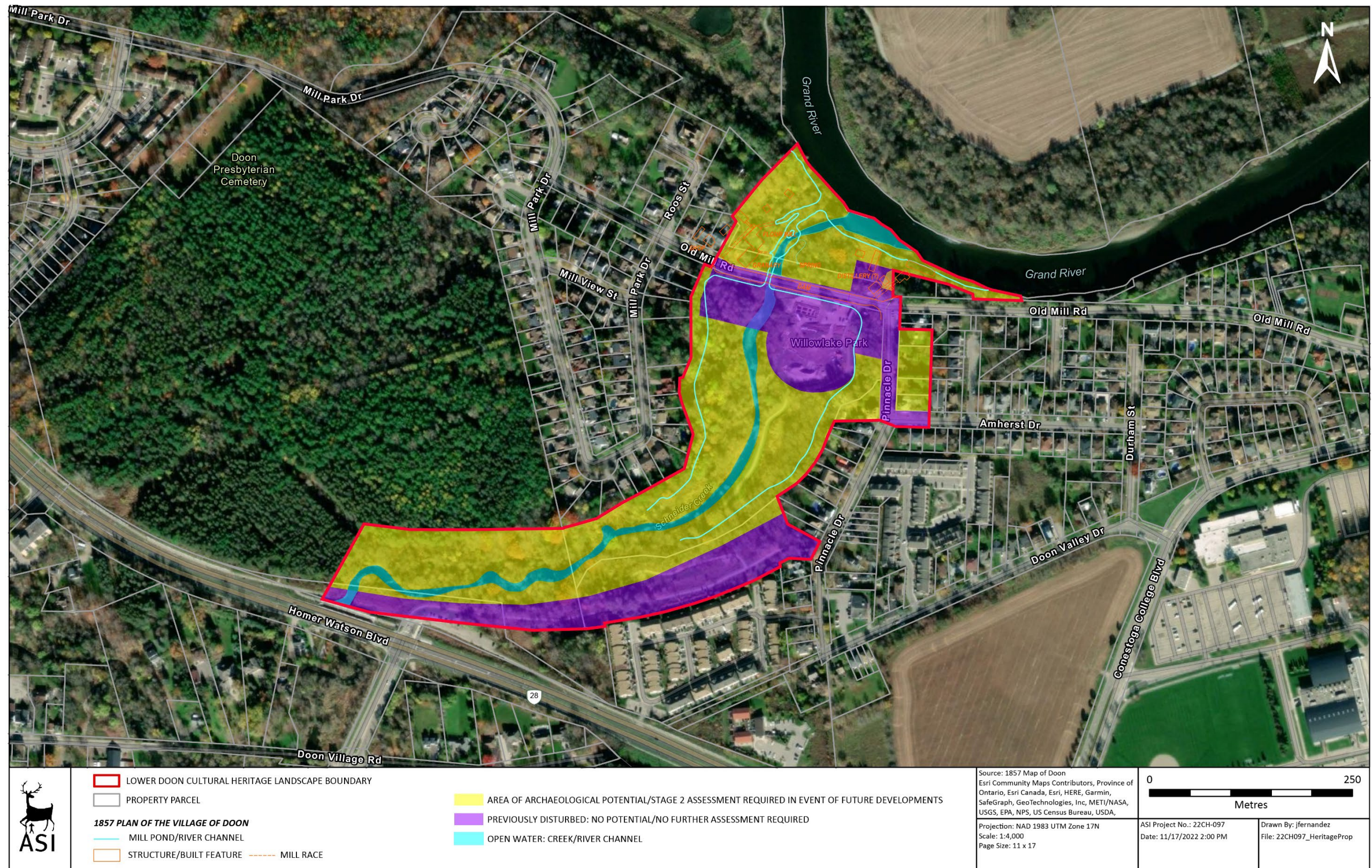




Map 2: Location of Views Identified as Heritage Attributes







Map 3: Lower Doon Cultural Heritage Landscape Stage 1 Archaeological Assessment Results



## 7.0 Implementation Recommendations

1. The Lower Doon Cultural Heritage Landscape should be designated as a significant cultural heritage landscape in the City of Kitchener Official Plan and identified on Map 9 of the Plan. Guideline III in the *Regional Implementation Guideline for Cultural Heritage Landscape Conservation* (Region of Waterloo 2018) recommends that the Official Plan identify designated C.H.L.s using an official name, a statement of significance and a general location map, and reference the detailed documentation within the C.H.L.'s Technical Study. The *Guideline* also advises that additional C.H.L. conservation policies and/or a detailed map may be included.
2. Publicly-owned lands located within the Lower Doon C.H.L. should be appropriately managed by the City of Kitchener to ensure the conservation of the C.H.L.'s identified heritage attributes and in accordance with the objectives, policies, and guidelines presented herein. These lands include Willowlake Park and the ruins of Doon Mills, Schneider Creek, the Grand River Natural Area north of Old Mill Road, and the original street alignment of Old Mill Road, Pinnacle Drive, and Amherst Drive .



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## Appendix A: Photographic Documentation of Heritage Attributes

The following figures are representative photographs of the Heritage Attributes of the Lower Doon Cultural Heritage Landscape, as identified in Section 4.3. Note that Attribute 1 - Topography of the area which slopes towards the Grand River - and Attribute 7 – Mature trees – are represented throughout this collection of photographs. All photographs were taken by A.S.I. on September 29, 2022.

### Landscape Attributes



Figure 18: Schneider Creek, looking north from the bridge on Old Mill Road (Heritage Attribute #2).





Figure 19: Schneider Creek, looking northeast from within Willowlake Park (Heritage Attribute #2).



Figure 20: Schneider Creek at its outlet into the Grand River, looking west (Heritage Attribute #2).





Figure 21: Limestone ruins of the former Doon Mills complex within the Grand River Natural Area north of Old Mill Road (Heritage Attribute #3).



Figure 22: Limestone ruins of the former Doon Mills complex within the Grand River Natural Area north of Old Mill Road (Heritage Attribute #3).





Figure 23: Willowlake Park with trail along Schneider Creek, looking northeast (Heritage Attribute #4).



Figure 24: Southernmost trail within Willowlake Park that follows the alignment of the former Grand Trunk Railway, looking west (Heritage Attribute #5).





Figure 25: Grand River Natural Area north of Old Mill Road, with trail leading to Grand River, looking northeast (Heritage Attribute #6).



Figure 26: Grand River Natural Area north of Old Mill Road, with trail leading to Grand River, looking northeast (Heritage Attribute #6).





Figure 27: Grand River shoreline (in foreground) within Grand River Natural Area north of Old Mill Road (Heritage Attribute #6).

#### Built Form and Streetscape Attributes



Figure 28: Topography along Pinnacle Drive which slopes towards the Grand River, looking north from 20 Pinnacle Drive (Heritage Attribute #8).





Figure 29: Original alignment, width and rural cross-section of Old Mill Road, looking west from the intersection of Old Mill Road and Pinnacle Drive (Heritage Attribute #9).



Figure 30: Original alignment, width and rural cross-section of Pinnacle Drive, looking south from the intersection of Pinnacle Drive and Old Mill Road (Heritage Attribute #9).





Figure 31: Original alignment, width and rural cross-section of Amherst Drive, looking west along Amherst Drive towards its intersection with Pinnacle Drive (Heritage Attribute #9).



Figure 32: 10 Pinnacle Drive (Heritage Attribute #10).





Figure 33: 20 Pinnacle Drive (Heritage Attribute #10).



Figure 34: 6 Amherst Drive (Heritage Attribute #11).





Figure 35: 37 Pinnacle Drive (Heritage Attribute #12).

#### Views Identified as Heritage Attributes



Figure 36: View of Schneider Creek looking north from the bridge on Old Mill Road (View #1).





Figure 37: View of Schneider Creek looking south from the bridge on Old Mill Road (View #1).



Figure 38: View of mill ruins looking northwest from the bridge on Old Mill Road (View #2).





Figure 39: View of the Grand River from the Grand River shoreline on the west side of Schneider Creek, looking northwest (View #3).



Figure 40: View of the Grand River from the Grand River shoreline on the west side of Schneider Creek, looking southeast (View #3).





Figure 41: View of the Grand River looking north from the intersection of Pinnacle Drive and Old Mill Road toward the Waterloo Pioneer Memorial Tower (View #4).



Figure 42: View looking south up Pinnacle Drive towards 10 and 20 Pinnacle Drive and 6 Amherst Drive (View #5).





Figure 43: View looking south up Pinnacle Drive towards 37 Pinnacle Drive (View #5).



Figure 44: View of 37 Pinnacle Drive looking west along Amherst Drive (View #6).



## Appendix B: Glossary

**Addition:** New construction that extends the pre-existing building envelope in any direction, and which increases the building's pre-existing volume.

**Adjacent:** Lands, buildings and/or structures that are contiguous or that are directly opposite to other lands, buildings and/or structures, separated only by a laneway, municipal road or other right-of-way. (Official Plan)

**Alteration:** Any change to a property on the Heritage Register in any manner including its restoration, renovation, repair or disturbance, or a change, demolition or removal of an adjacent property that may result in any change to a property on the Heritage Register. Alteration and alter have corresponding meanings.

**Built Heritage Resources:** A building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or listed by included on local, Regional, Provincial and/or Federal registers. (Official Plan)

**City:** Refers to the Corporation of the City of Kitchener. (Official Plan)

**Compatible:** Refers to the physical and visual impacts of new development on existing structures and contributing properties. Physical compatibility refers to the use of materials and construction methods that do not negatively impact the contributing property, detract from or damage its heritage attributes. Visual compatibility refers to designing new work in such a way that it is distinguishable from the historic building, while complementing its design, massing, and proportions. (Standards & Guidelines)

**Conserve/Conserved/Conservation (in regard to cultural heritage and archaeology):** The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a heritage conservation plan, archeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (Official Plan).

**Cultural Heritage Landscape:** A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities. (Official Plan)

**Cultural Heritage Resources:** Includes buildings, structures and properties designated under the Ontario Heritage Act or listed on the Municipal Heritage Register, properties on the Heritage Kitchener Inventory of Historic Buildings, built heritage resources and cultural heritage landscapes as defined in the Provincial Policy Statement. (Official Plan)

**Cultural Heritage Value:** The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-



defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. (Standards and Guidelines)

**Development:** The creation of a new lot, a change in land use, the construction of buildings and structures or an addition or alteration to a building or structure that substantially increases the size or usability of the site, requiring approval under the Planning Act, but does not include: a) activities that create or maintain infrastructure authorized under an environmental assessment process; and, b) works subject to the Drainage Act. (Official Plan)

**Heritage Attributes:** The principle features or elements that contribute to a cultural heritage resource's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a cultural heritage resource. (Official Plan)

**Heritage Conservation Plan:** A document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment, but is typically a separate document. The recommendations of the plan should include descriptions of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures. (Official Plan)

**Heritage Corridors:** Streets or multi-use pathways which because of their unique structural, topographic and visual characteristics, as well as abutting vegetation, built environment and cultural landscape, historical significance or location within a Heritage Conservation District are recognized as a cultural heritage resource and are intended to be conserved. (Official Plan)

**Heritage Impact Assessment:** A document comprising text and graphic material including plans, drawings, photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures as required by official plan policies and any other applicable or pertinent guidelines. A heritage impact assessment may include an archaeological assessment where appropriate. (Official Plan)

**Integrity:** As it relates to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage value and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance; and the extent to which it suffers from adverse affects of development and/or neglect. Integrity should be assessed within a Cultural Heritage Impact Assessment. (Official Plan)

**Views and Vistas:** Significant visual compositions of the built and natural environment that enliven the overall physical character of an area. Views are generally panoramic in nature while vistas are typically a strong individual feature framed by its surroundings. (Official Plan)

