

HERITAGE IMPACT ASSESSMENT

2091 Bleams Road, Kitchener

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Table of Contents

1.0	Introduction	5
1.1	Report Overview.....	5
1.2	Structural Condition Assessment.....	5
1.3	Subject Property Overview.....	6
1.4	Heritage Status.....	6
2.0	Proposed Development	8
3.0	Policy Context	9
3.1	The Planning Act and PPS 2020.....	9
3.2	Ontario Heritage Act.....	10
3.3	Waterloo Region Official Plan.....	10
3.4	City of Kitchener Official Plan.....	11
3.5	Rosenberg Secondary Plan.....	12
4.0	Historical Background	14
4.1	Pre Contact.....	14
4.2	Post Contact.....	14
4.3	2091 Bleams Road.....	15
5.0	Description of Subject Property	20
5.1	General Overview.....	20
5.2	Barn.....	20
5.3	Log House.....	22
6.0	Evaluation of Heritage Value	26
6.1	Evaluation Criteria.....	26
6.2	O.Reg 9/60 Evaluation.....	26
6.3	Summary of Heritage Value.....	28
7.0	Impact Analysis	30
7.1	Assessment Criteria.....	30

7.2	Impact Assessment.....	31
7.3	Summary of Impact Assessment.....	32
8.0	Alternative Development Options and Mitigation Measures.....	33
8.1	Alternative Development Options.....	33
8.1.1	Do-nothing.....	33
8.1.2	Adaptive Re-use and Integration	33
8.1.3	Re-locate Buildings	33
8.1.4	Demolition (proposed development).....	33
9.0	Conclusions and Recommendations	34
10.0	Sources.....	35
	Appendix A – MTE Structural Condition Report.....	36
	Appendix B – Chain of Title.....	37

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Executive Summary

MHBC Planning Ltd., was retained to complete a Heritage Impact Assessment (HIA) for the property addressed as 2091 Bleams Road, Kitchener. The property contains a two storey log house as well as a one storey frame barn, both of which are proposed to be removed in order to accommodate a plan of subdivision and road widening. The property is not listed or designated on the Municipal Heritage Register, however, it is recognized in the Rosenberg Secondary Plan as a cultural heritage resource. The policies of the Rosenberg Secondary Plan require the completion of a HIA for development on or adjacent to a cultural heritage resource.

This HIA includes a heritage evaluation of the subject property and assesses whether the proposed demolition will result in impacts to identified heritage attributes. This report has also considered alternative development options.

This report concludes that the property meets one criteria of Ontario Regulation 9/06. Specifically, the log house is considered early for its construction date of 1858, and the log house and barn are considered rare since few barn and log houses remain within the City of Kitchener.

The impact assessment concludes that the proposed demolition will result in a negligible impact to the property. While the property meets one criterion associated with physical value, the condition of both the barn and house has been assessed by a structural engineer. Conclusions of the Structural Engineering Report (MTE, 2023) conclude that both buildings are in poor condition. Given the poor condition of the buildings, they have lost their heritage integrity and are not representative of their original forms. Their removal is therefore negligible.

Alternative development options have been explored. The recommended development option is to proceed as proposed. Proceeding without development will result in the worsening of the condition of the buildings and continued safety hazards. Retaining the buildings is not recommended as the required repairs and reconstruction necessary to restore the buildings would likely far surpass their value. Relocating the buildings is not feasible given that no receiving location has been identified, and the structures are not likely to withstand relocation given their poor condition. Therefore, proceeding as proposed is the most feasible option. Prior to removal of the structures, a documentation report is recommended to support the historic record of the property and provide a comprehensive overview of the property.

1.0 Introduction

1.1 Report Overview

MHBC Planning Limited has been retained to undertake a heritage impact assessment for the property located at 2091 Bleams Road, City of Kitchener. The property contains a house and accessory barn. Both buildings are proposed for demolition in order to accommodate a plan of subdivision. The property is recognized by the City as a heritage resource as it is identified in the Southwest Community Master Plan: Cultural Heritage Background Study (2010) and subsequently identified on Map 22b Rosenberg Secondary Plan Cultural Heritage Resources. The City requires an HIA for any development proposed either on a heritage property or adjacent. This HIA has been prepared in accordance with the Kitchener Official Plan heritage policies.

The purpose of this HIA is to determine if the property is of heritage value or interest and assess whether the proposed removal of the buildings will cause adverse impacts to identified heritage attributes. This report also considers alternative development options and provides mitigation measures, as necessary.

The property has not been in use and the existing buildings have been vacant for a number of years. Despite efforts to keep vandals out of the buildings, they have been degraded by vandalism.

1.2 Structural Condition Assessment

MTE prepared a Structural Condition Assessment, included as Appendix A. The report concludes that the barn has some significant structural deficiencies. The roof of the barn is currently supported by exterior cladding only. The floor is missing in several locations, which poses a safety hazard for falling through openings. The foundation is parging and poorly connected at corners with missing bracing at the top. While the frame of the barn is level, there is insufficient support, and the wood is deteriorated. Due to missing cladding, the barn is exposed to weathered elements and trespassing.

The Structural Condition Assessment concludes that the dwelling is constructed of wood logs, some of which are rotting. Several doors and windows are missing which expose the wood and interior of the dwelling to weather and trespassing. There is mortar deterioration and there are gaps between the foundation and windows and doors, which leads to further exposure to weather and trespassing. Some of the logs are unbraced and are unsupported.

Given the observations of the report, the structural engineer identifies the barn as an immediate hazard and the potential for collapse in a severe wind event. Similarly, while the dwelling does not pose an immediate danger to individuals and remains in fair structural condition, the condition of the stone foundation and weathered wood is of concern. The cost to repair and return both the barn and the dwelling to a usable condition would far exceed the value of the buildings. The structural engineer therefore recommends that both structures be removed.

1.3 Subject Property Overview

The subject property is addressed as 2091 Bleams Road, legally described as Part Lot 133 German Company Tract. It has a lot area of 2.88 acres with approximately 145 metres of frontage on Bleams Road.

The property is near the municipal boundary of the City of Kitchener and Wilmot Township, east of Trussler Road, west of Gehl Place, and south of Bleams Road. The subject property is within the Rosenberg community area, within the urban area of Kitchener. The Official Plan designates the subject property as 'Neighbourhood Area' and 'Low Density Residential one' in the Rosenberg Secondary Plan. The property is surrounded by the former gravel pit on the east, west, and south sides. North of the property is low density residential development.



Figure 1: Aerial image of subject property at 2091 Bleams Road (Google Earth, 2023)

1.4 Heritage Status

To confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted. These databases include the City of

Kitchener Municipal Heritage Register, the Ontario Heritage Act Register (Ontario Heritage Trust), and the Canadian Register of Historic Places (CRHP). The property is not included in any of these databases and is therefore not considered a Protected Heritage Property under the Provincial Policy Statement (“PPS”).

The subject property has been identified as a cultural heritage resource in the Southwest Community Master Plan: Cultural Heritage Background Study (2010) and identified on Map 22b Rosenberg Secondary Plan Cultural Heritage Resources. The property has been identified by the City as a potential heritage resource.

When the Southwest Community Cultural Heritage Background Study was prepared in 2010 the subject property was one of several properties that were being considered for listing on the City of Kitchener Municipal Heritage Register, and a Statement of Significance was prepared for the subject property. It was ultimately determined by City Council that the property would not be listed on the Municipal Heritage Register.

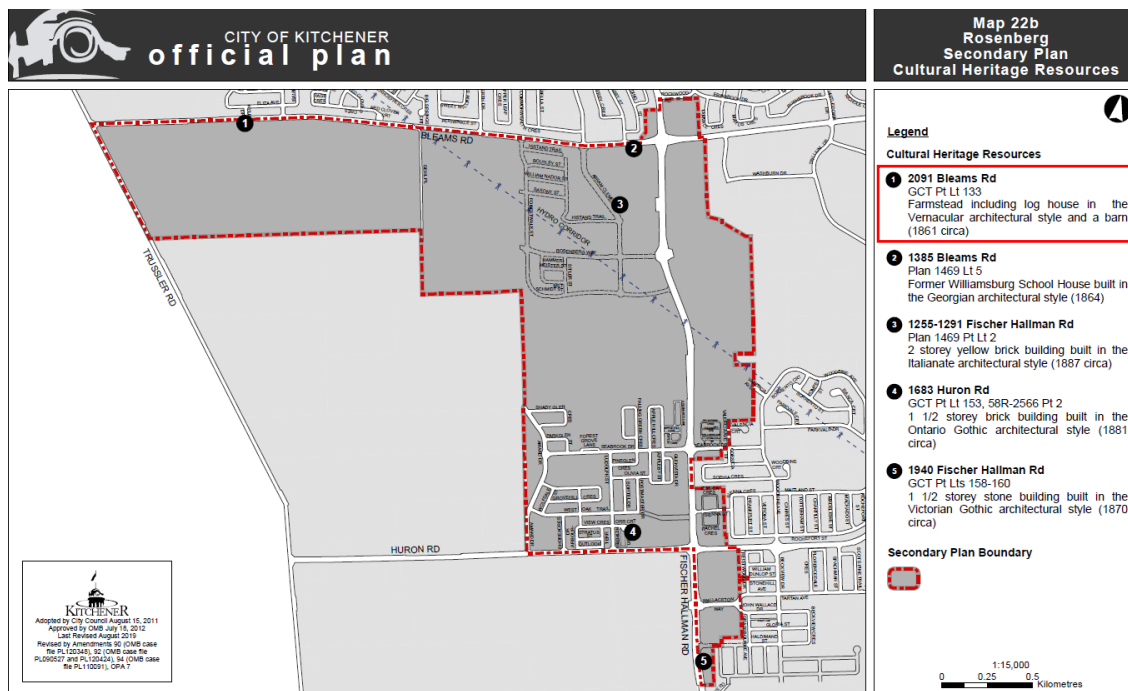


Figure 2: (property 1) 2091 Bleams Rd identified as a heritage resource in the Official Plan (excerpt of Map 22b Rosenberg Secondary Plan, City of Kitchener)

2.0 Proposed Development

The subject property is identified in the Kitchener Official Plan as within the Rosenberg Community Secondary Plan. Rosenberg is a complete community designed to be a five minute walking community connected to surrounding neighbourhoods. Rosenberg is bounded by Trussler Road to the west, Bleams Road to the north, extending south to Huron Road, and east towards Fisher Hallman Road. The overall land use plan for the Secondary Plan includes a range of densities and uses.

The subject property is designated in the Rosenberg Secondary Plan Land Use Plan as 'Low Density Residential One'. Permitted land uses include low density residential such as single detached, semi-detached, duplex, and townhouse dwellings, with a net density of 10 to 25 units per hectare. There is no current development plan for the property, however, it is expected that future development will be consistent with the applicable land use policies of 'Low Density Residential One' forming part of the broader community development. The Rosenberg community is actively undergoing significant growth and development.

Additionally, the Region of Waterloo is planning to reconstruct Bleams Road between Trussler Road and Fischer Hallman Road. The road improvements include widening Bleams Road, extending raised medians, adding roundabouts, left-turn and right-turn lanes, multi-use trails and new curbs along with street lighting. The road widening will apply to the subject property as the Region looks to extend the road right-of-way onto a portion of the subject property. Given the location of the barn adjacent to Bleams Road, it will be need to be removed in order to accommodate the road widening. The road improvements are required as part of the planned development of the Rosenberg community. Construction is expected to start in 2024.

3.0 Policy Context

3.1 The Planning Act and PPS 2020

The *Planning Act* is provincial legislation that guides land use planning in Ontario. It makes a number of provisions respecting cultural heritage. In Section 2, The Act outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of the *Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

“The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...”

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

The *Provincial Policy Statement* (PPS) was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020. The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

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

Significant: *In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria*

for determining cultural heritage value or interest are established by the Province under the Ontario Heritage Act.

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

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

Protected Heritage Property: means a property designated under Parts IV, V or VI of the Ontario Heritage Act; a property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; a property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; a property protected under federal legislation, and UNESCO World Heritage Sites.

3.2 Ontario Heritage Act

The Ontario Heritage Act, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The cultural heritage evaluation contained in this report has been guided by the criteria provided with Regulation 9/06 of the Ontario Heritage Act that outlines the mechanism for determining cultural heritage value or interest.

3.3 Waterloo Region Official Plan

Chapter 3 of the Regional Official Plan provides policies on Cultural Heritage. The Region in tandem with the Area Municipalities will conserve and identify cultural heritage resources. Relevant policies applicable to this proposal include:

- The Region and Area Municipalities will ensure that cultural heritage resources are conserved.
- Area Municipalities will identify cultural heritage resources by establishing and maintaining a register of properties that are of cultural heritage value or interest. Area Municipalities will include on their register properties designated under Part

IV, V or VI of the Heritage Act, and will consider including, but not be limited to, the following additional cultural heritage resources of cultural heritage value or interest:

- a) properties that have heritage conservation easements or covenants registered against title;
 - b) cultural heritage resources of Regional interest; and
 - c) cultural heritage resources identified by the Grand River Conservation Authority and the Federal or Provincial governments.
- Area Municipalities will establish policies in their official plans to require the submission of a Cultural Heritage Impact Assessment in support of a proposed development that includes or is adjacent to a designated property, or includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register.
 - Cultural Heritage Impact Assessments may be scoped or waived by the Region or the Area Municipality as applicable.

3.4 City of Kitchener Official Plan

Part C, Section 12 provides policies on Cultural Heritage Resources. It is the objective of the City to conserve cultural heritage resources and their heritage values, attributes and integrity, to ensure that all development is sensitive to and respects cultural heritage resources, and to increase public awareness and appreciation for cultural heritage resources.

The Official Plan sets out a number of policies surrounding the identification and conservation of heritage resources and the function of the Municipal Heritage Committee. Section 12 of the Official Plan provides the policies that are specific to cultural heritage resources. Relevant policies to this HIA include:

12.C.13 The City will develop, prioritize and maintain a list of cultural heritage resources which will include the following:

- a) properties listed as non-designated properties of cultural heritage value or interest on the Municipal Heritage Register;
- b) properties designated under Part IV and V of the Ontario Heritage Act;
- c) cultural heritage landscapes; and, heritage corridors.

The list may also include cultural heritage resources identified in Federal, Provincial and Regional inventories and properties listed on the Heritage Kitchener Inventory of Historic Buildings until such time as these properties are re-evaluated and considered for listing on the Municipal Heritage Register.

12.C.1.21. All development, redevelopment and site alteration permitted by the land use designations and other policies of this Plan will conserve Kitchener's significant cultural heritage resources. The conservation of significant cultural heritage resources will be a requirement and/or condition in the processing and approval of applications submitted under the Planning Act.

12.C.1.23 The City will require the submission of a Heritage Impact Assessment and/or Heritage Conservation Plan for development, redevelopment and site alteration that has the potential to impact a cultural heritage resource and is proposed:

- a) on or adjacent to a protected heritage property
- b) on or adjacent to a heritage corridor
- c) on properties listed as non-designated of cultural heritage value or interest on the Municipal Heritage Register
- d) on or adjacent to an identified cultural heritage landscape.

12.C.1.27. Any conclusions and recommendations of the Heritage Impact Assessment and Heritage Conservation Plan approved by the City will be incorporated as mitigative and/or conservation measures into the plans for development or redevelopment and into the requirements and conditions of approval of any application submitted under the Planning Act.

3.5 Rosenberg Secondary Plan

Under the City of Kitchener Official Plan are a number of Secondary Plans that apply to area communities. The subject property is located within the Rosenberg Secondary Plan, which is a planned community on former aggregate lands. The Secondary Plan outlines heritage resources on Map 22b (refer to figure 2), and provides cultural heritage policies in section 13.10.2.7 of Part 3 Section 13.

Objectives of cultural heritage is to appropriately conserve cultural heritage resources and ensure that all development is sensitive to and respects cultural heritage resources. Applicable policies include:

1. Cultural heritage resources identified in the Southwest Community Master Plan: Cultural Heritage Background Study and shown n Map 22b will be conserved.
2. Development on or adjacent to a cultural heritage resource will require a HIA to be completed in accordance with the City of Kitchener HIA Terms of Reference and will recommend an appropriate conservation strategy for cultural heritage resources.
3. Development on or adjacent to a cultural heritage resource will require a Conservation Plan (CP).

4. The City may require a conservation easement to ensure long term conservation of a cultural heritage resource.
5. The City will ensure that new neighbourhoods are designed and planned to ensure that views and vistas of Kitchener's significant cultural heritage resources are created, maintained and enhanced where appropriate.

4.0 Historical Background

4.1 Pre Contact

The Pre-Contact settlement of the province can be divided into 4 main time periods including Paleolithic, Archaic, Woodland, and Historic. The first Paleo-Indians residing in the province were found between 13,000 and 9,000 years ago. The Paleo period was characterized by a hunter-gatherer society following big game. Archaic Peoples could be found approximately 3,000 to 9,000 years before present (Hamilton AMP, 2016). Their cultures were primarily based by stone, bone, shell, and copper tools. By the Woodland period (3,000 to 400 B.P.), pottery, horticulture and more sedentary lifestyles (such as villages) were common (Hamilton AMP, 2016).

The Historic Euro-Canadian period did not begin until the late 1700s. During the American Revolution (1775-1783), the Haudenosaunee (Six Nations) allied with the British. To compensate the Haudenosaunee for their alliance, the governor of Quebec granted them a tract of land on either side of the Grand River, known as the Haldimand Tract. The City of Kitchener is situated on the Haldimand Tract.

4.2 Post Contact

Following the American Revolution United Empire Loyalists began migrating north to Ontario (Mackenzie, 2008). The Loyalists, in search of lands to settle, started to displace many of the Indigenous Peoples who lived along the shorelines of Lake Ontario and along the Grand River (Filice, 2020).

The subject property is located in the former Township of Waterloo, which was Block 2 of the German Company Tract. In 1798 the Crown sold Block 2 to Richard Beasley, a Loyalist from New York who had arrived in Canada in 1777 (Fraser). Block 2 was then surveyed and further subdivided.

At this time, German Mennonite farmers from Pennsylvania were scouting farmland in the area. Several of them went back to Pennsylvania and returned with their families the following year to buy and settle the land (Hayes 5, 1997). As a result, the surrounding area was heavily populated by Mennonite farmers.

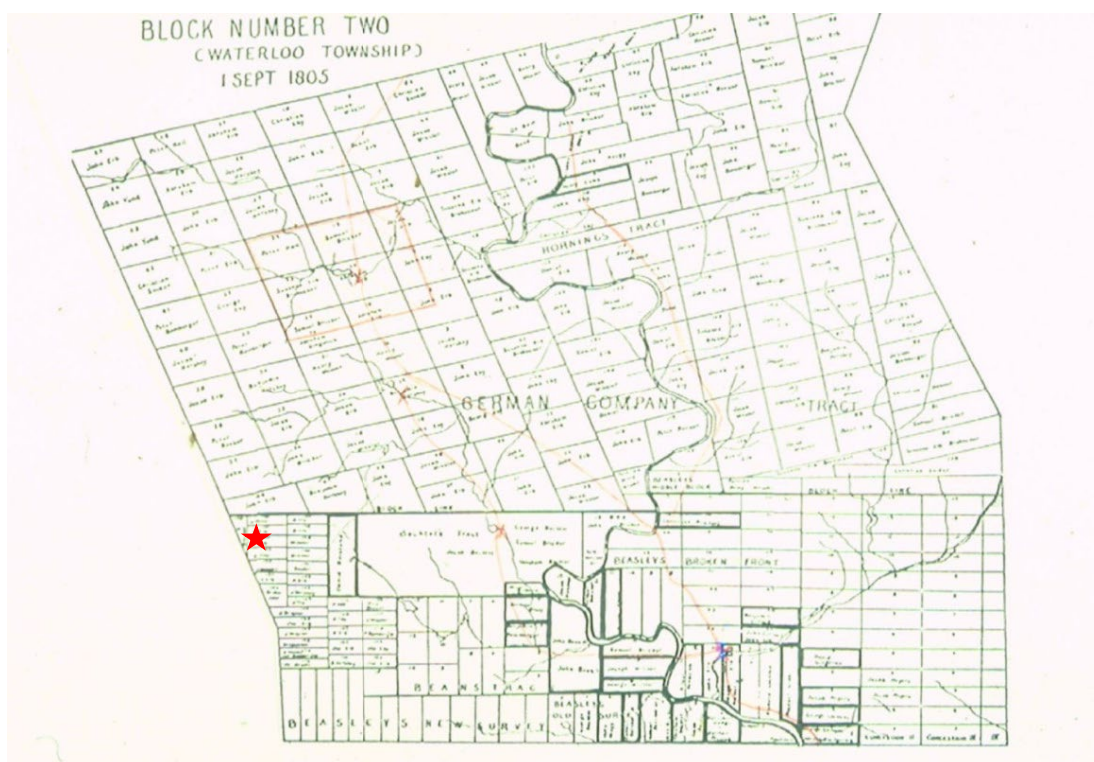


Figure 3: German Tract Company Block 2 c. 1805 (University of Waterloo)

4.3 2091 Bleams Road

The subject property is in the former Township of Waterloo, described as lot 133 of the German Company Tract (block 2). The property formed part of the Crown grant of block 2 that was sold to Richard Beasley in 1798. In 1805 Beasley sold 60,000 acres of Block 2 to Daniel and Jacob Erb, who sold 83 acres to Christian Eby, a Mennonite farmer from Pennsylvania. Christian Eby's son, Benjamin Eby inherited the property in 1829, and sold it to John Eby and Jacob Brubacher. In 1841, John and Jacob sold the 83 acres back to Benjamin. Eight years later in 1849, Benjamin sold the 83 acres to William Woods. Woods subdivided the 83 acres in 1855, selling 30 acres to Jacob Woelfle, who sold to George Gross, who then sold to Conrad Siebert in 1858. The 1861 Tremaine Map shows the lot as occupied by Conrad Siebert.

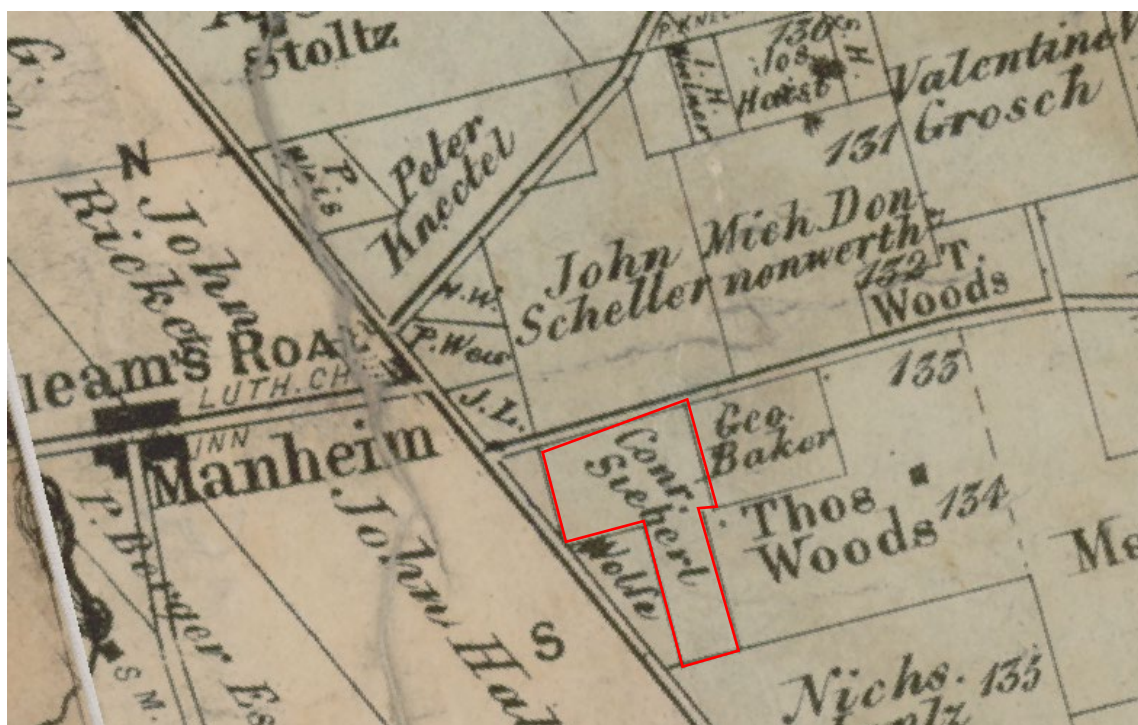


Figure 4: 1861 Tremaine Map of Waterloo County (City of Waterloo Open Data Content, arcgis.com)

It is likely that the log house was constructed by Conrad in 1858. An earlier date of construction is possible, however, given the ownership history, it is likely that the property was cultivated farmland used by the Eby family. When the property was sold and divided, Conrad likely constructed the dwelling for his family. Conrad Siebert (1814-1872) was a German immigrant. He is listed on the 1851 and 1871 census as a farmer living in Wilmot Township. His wife is listed as Florina Siebert.

Conrad died in 1872, and his wife Florina inherited the property. She remained the owner until 1876 when she sold it to the Schneller family. In 1905 Abraham Schneller sold to Jacob Heimpel, who owned the property until 1948. The current 288 acres was a result of a severance in 1986.

The original use of the property was as agricultural. The 1946 aerial photograph of the subject property shows the farm complex. The agricultural use of the property continued until the late 20th century when aggregate extraction of the area began.



Figure 5: Aerial of subject property c. 1946 (University of Waterloo)

The surrounding area became a center for gravel pit and aggregate extraction starting in the 1970's. The subject property was excluded from the aggregate extraction, which surrounded the subject property. Topographic maps, illustrated in figures 6 and 8, show the growth of surrounding aggregate operations.



Figure 6: Topographic map c. 1938 (Department of National Defence)

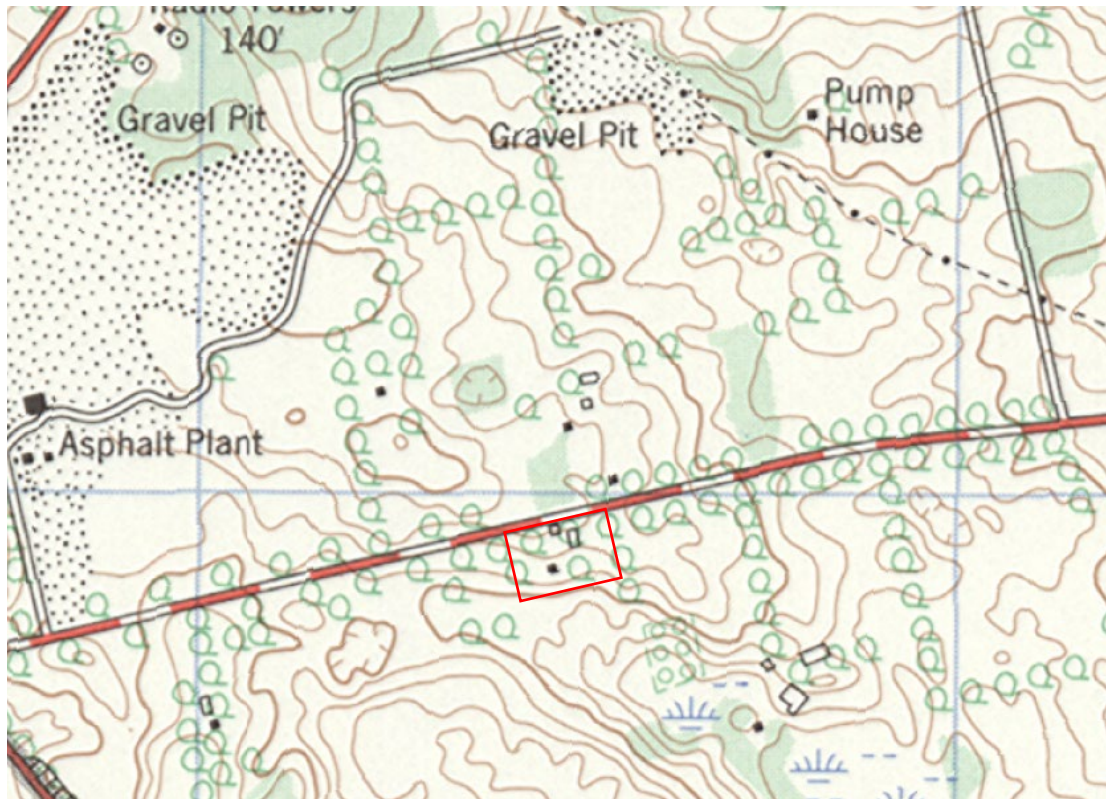


Figure 7: Topographic Map c. 1969 showing development of gravel pits (Department of Energy, Mines and Resources)

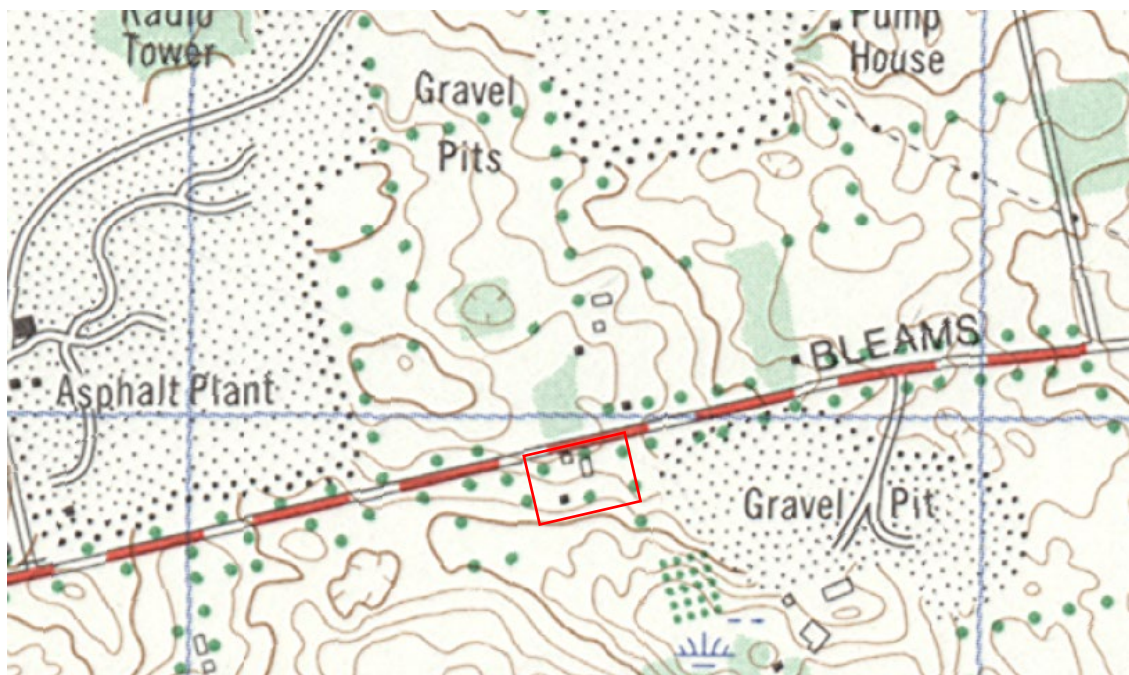


Figure 8: Topographic Map c. 1976 showing development of gravel pits (Department of Energy, Mines and Resources)

The subject property was never included in aggregate use and was severed from the remainder of the lot in 1986. The balance of lot 133 was used as a sand and gravel pit owned by Kieswetter Holdings. Figure 9 is an aerial image from 2005 which shows the abutting lands as an active sand and gravel pit. By this time the subject property was no longer in agricultural use and remained as residential.



Figure 9: Aerial photograph of property in 1997 showing residential use. The property also contains significant outdoor storage (City of Kitchener Open Data)



Figure 10: aerial image of lot 133 in 2005, showing abutting gravel pit (Google, 2023)

5.0 Description of Subject Property

5.1 General Overview

The property located at 2091 Bleams Road is occupied with two structures, a barn with silo and a farmhouse. The barn is located immediately adjacent to Bleams Road, with the house setback and to the rear of the barn. The landscape of the property consists of vegetation in the form of shrubs and trees. There is a slight tree line along the property boundary creating a distinction between the aggregate use and the property. Access to the property is provided via a grassed over driveway from Bleams Road.



Figure 11: current condition of subject property (Google, 2023)

5.2 Barn

The barn located on the property is oriented to Bleams road with minimal setback from the roadway. The barn has a gable roof and stone foundation. Attached to the barn is a silo, as well as a rear addition. The barn has not been in use for some time and has been noted in the Structural Condition Assessment (MTE, 2023) as being in poor condition, posing an immediate safety hazard. The date of construction of the barn is unknown. Considering the location of the barn adjacent to the roadway, the fieldstone

foundation, and early agricultural cultivation of the property it is estimated that the original barn was built in the Mid to late 1800's. It may be that the earliest section of the barn was constructed in the mid 1800's at the same time as the house. The silo is constructed of concrete and likely dates from the early 20th century.

	<p>Figure 12: Aerial photo, green dashed line indicates original gabled barn, blue dashed line indicates rear addition (Google, 2023)</p>
	<p>Figure 13: North elevation (front façade), view is taken from Bleam Road (Google, 2023)</p>
	<p>Figure 14: South elevation (rear façade), view is taken from rear of barn on subject property. South wall is missing on rear addition portion (MTE, 2023)</p>



Figure 15:
West elevation (side façade), view is taken from west side of property. West wall boards on missing on original barn portion (MTE, 2023)



Figure 16:
Fieldstone foundation along the west elevation (MHBC, 2023)

5.3 Log House

The house is located to the rear of the barn with a setback of approximately 36 metres to the road frontage. The house is of log construction, and two storeys in height with a side gable roofline. The house was built in three phases. The original log component was constructed around 1858 and is comprised of the west half. The original log home was built using hand-hewn logs which are joined together using the dovetail joinery technique. Between the logs is the original mortar.

An addition was constructed also of log construction, comprising the east half, however, a specific date of the addition is unknown. The logs used for the addition are milled, suggesting that the addition was constructed closer to the 20th century. The house was clad in white aluminum siding in the late 20th century, which was removed in 2010. In the 1990's, a second storey was added to the one storey addition, constructed of woodframe.



Figure 17:
Aerial view of the house. Green dashed line indicates original log house, blue dashed line indicates later additions (Google, 2023)

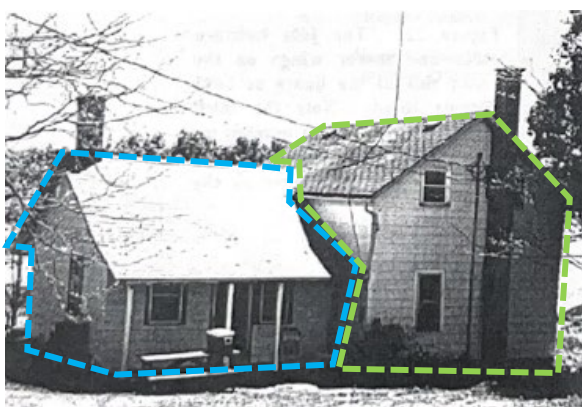


Figure 18:
View of north elevation (front façade) with exterior aluminum cladding (Tausky, 2010). Original dwelling is noted in green, addition is noted in blue. The date of the photo is unknown, however, it predates the 1990 second storey addition.

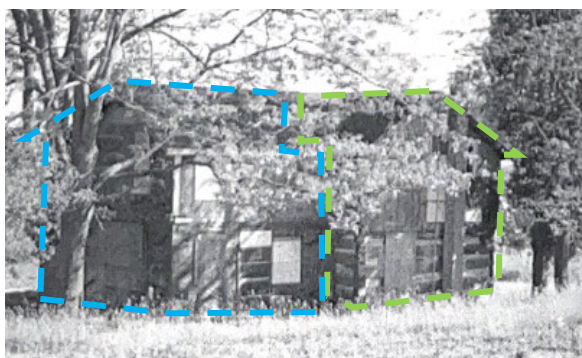


Figure 19:
View of north elevation (front façade) in 2010 showing removal of aluminum cladding and second storey addition added (Tausky, 2010). Original dwelling noted in green, additions are noted in blue.

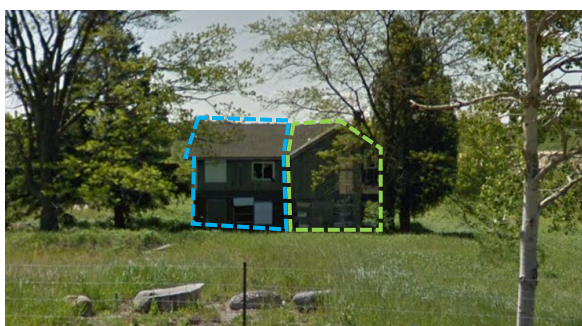


Figure 20:
North elevation (front façade), view is taken from Bleams Road (Google, 2023). Original dwelling is noted in green, later additions are noted in blue.



Figure 21:
South elevation (rear façade), view is taken from the back of the house (MTE, 2023). Original dwelling noted in green, later additions noted in blue.



Figure 22:
North elevation (front façade), view is close up of the later additions. Construction materials include logs at first storey and wood framing at second storey (MTE, 2023)



Figure 23:
Original log house (west elevation) showing original logs and mortar (MHBC).



Figure 24:
Close-up of the original logs and mortar comprising the original portion of the log house (MHBC).



Figure 25:
Interior photograph of the original hand-hewn timber (MHBC).



Figure 26:
Interior photograph of the original logs and mortar (MHBC).

6.0 Evaluation of Heritage Value

6.1 Evaluation Criteria

The following section of this report will provide an analysis of the cultural heritage value of the subject property as per *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. This criterion is related to design/physical, historical/associative and historical values as follows:

1. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
2. *Displays a high degree of craftsmanship or artistic merit, or*
3. *Demonstrates a high degree of technical or scientific achievement.*
4. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
5. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
6. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *Is important in defining, maintaining or supporting the character of an area,*
8. *Is physically, functionally, visually or historically linked to its surroundings, or*
9. *Is a landmark.*

6.2 O.Reg 9/60 Evaluation

The property, including all structures and its landscape have been evaluated for heritage value consistent with the prescribed criteria. The evaluation chart is included in at the end of this section, with an analysis contained below.

1. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method*

The property contains a log house constructed in 1858. The log house is considered early given that it pre-dates confederation. The log house and barn are also both considered rare examples of their respective forms and building constructions. There are few remaining barns found within the City of Kitchener, and given the context of the surrounding urban environment, the subject barn is considered rare. Similarly, there are few known log houses within the City of Kitchener. The

uncommon log construction of the house is considered rare for the surrounding area. The property therefore meets this criteria.

2. *Displays a high degree of craftsmanship or artistic merit*

The buildings are not considered unique, as it demonstrates typical building methods and construction methods of this early form of construction. The dwelling and barn are simple representations of the log house and bank barn styles and do not display a high degree of artistic merit or design beyond that which could be expected for their simple styles. The property does not meet this criteria.

3. *Demonstrates a high degree of technical or scientific achievement*

The structures do not demonstrate a high degree of technical or scientific achievement. Both structures are constructed in typical/representative construction methods. The property does not meet this criteria.

4. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*

The property does not have a significant association. The structures were not inhabited by an individual significant to the community and were not used by or associated with a significant theme, event or organization. The property does not meet this criteria.

5. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture*

Information related to the property has been realized and does not contribute to the understanding of a community or culture. The property does not have the potential to yield further information that would be significant to the community. The property does not meet this criteria.

6. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community*

Information related to the architect and builder are unknown, but should be added to the historic record should this information be made available. Notwithstanding that it is unlikely that the property contains the work of significant individuals. The property does not meet this criteria.

7. *Is important in defining, maintaining or supporting the character of an area*

The surrounding area has evolved from its original agricultural context. The mid to late 20th century saw the evolution of the area as a hub of aggregate activity. The aggregate uses of the surrounding area have mostly ceased, with existing and planned community development. The historic agricultural context has not been

maintained, and the property is no longer capable of or representative of an agricultural use. Given the evolution of the context and lack of a cohesive historical context, there is no character area for the property to support. The property does not define, maintain, or support the surrounding context. The property does not meet this criteria.

8. Is physically, functionally, visually or historically linked to its surroundings

The property does not have a physical, functional, visual or historical association to the surrounding area. The remaining structures consisting of the barn and house are not linked to the property or broader surroundings. The property does not meet this criteria.

9. Is a landmark

The property is not considered a landmark and does not meet this criteria.

6.3 Summary of Heritage Value

The subject property meets one of the heritage evaluation criteria, being that the property contains early and rare structures. The log house is estimated to have been constructed in 1856, which is considered early for the context of Ontario as this pre-dates confederation (1867). Additionally, both the barn and log house are rare. There are few remaining barns within the context of the City of Kitchener, and there are scarce known remaining log houses. Therefore, the log house and barn are also considered rare.

Due to the loss of integrity and poor condition of the structures, lack of significant associative value, and evolving context of the area, the property does not meet the remaining criteria.

<i>Ontario Regulation 9/06</i>	
<i>Criteria</i>	<i>Meets (Y/N)</i>
1. <i>Rare, unique, representative or early example of a style, type, expression, material or construction method</i>	Yes.
2. <i>Displays high degree of craftsmanship or artistic merit</i>	No.
3. <i>Demonstrates high degree of technical or scientific achievement</i>	No.
4. <i>Direct associations with a theme, event, belief, person, activity, organization, institution that is significant</i>	No.
5. <i>Yields, or has potential to yield information that contributes to an understanding of a community or culture</i>	No.
6. <i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.</i>	No.
7. <i>Important in defining, maintaining or supporting the character of an area</i>	No.
8. <i>Physically, functionally, visually, or historically linked to its surroundings</i>	No.
9. <i>Is a landmark</i>	No.

7.0 Impact Analysis

7.1 Assessment Criteria

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

The Ontario Heritage Toolkit Infosheet #5 outlines criteria for assessing impacts on heritage attributes. This criteria considers the following:

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

This report utilizes guides published by the *International Council on Monuments and Site (ICOMOS)*, Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on "Guide to Assessing Magnitude of Impact" as a framework for this report. The level of impact is classified as one of the following:

- Potential/negligible: slight changes to historic building elements or setting that hardly affect it.
- None: no change
- Minor: change to key historic elements such that the asset is slightly different
- Moderate: Change to many key historic building elements, such that the resource is significantly modified.

- Major: Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.

7.2 Impact Assessment

The heritage evaluation contained in section 6.0 of this report concludes that the subject property is of cultural heritage value. The heritage value is related to criterion 1 as the property contains early and rare examples of construction in the context of the surrounding area. Therefore, impacts to this heritage value are required to be assessed. The following chart assesses the proposed removal of these buildings on the identified heritage value of the property.

Criteria	Impact	Analysis
Destruction / alteration of heritage attributes	Minor	The proposal includes the removal of the buildings, which have been identified as heritage resources given their early and rare construction. However, both structures have been assessed for their structural stability. It has been concluded that both structures are in poor condition with many altered, damaged and missing components. The poor condition of both structures has led to a loss of heritage integrity. Neither structure is a good candidate for conservation given their poor condition and lack of heritage integrity. The removal of the structures is therefore minor.
Shadows	NA	This is not applicable as the buildings will be removed. No abutting heritage resources have been identified.
Isolation	NA	This is not applicable as the buildings will be removed. No abutting heritage resources have been identified.
Direct or Indirect Obstruction of Views	NA	No significant views have been identified of the subject property.
A Change in Land Use	NA	The residential use of the property does not have a relationship to the surrounding area. The surrounding area is evolving to accommodate a variety of use, densities, and

		styles. Developing the lands as a subdivision will not result in adverse impacts related to a change in land use.
Land Disturbance	NA	This is not applicable as the buildings will be removed. No abutting heritage resources have been identified.

7.3 Summary of Impact Assessment

The onset of this report provided an overview of the Structural Condition Assessment completed by MTE. The MTE report concluded that the condition of both the barn and house has been compromised. Due to the level of deterioration, the specialists do not recommend retention of the structures. The two buildings are in poor condition, which has led to a loss of heritage integrity. Neither the barn nor the house is reflective of their original form. The property meets one of the evaluation criteria on a technicality, being that the remnant structures are early and rare. However, the structures do not accurately represent their original forms and have suffered such that the heritage integrity has been lost. Therefore, the impact of removal is negligible as the property does not have heritage integrity.

8.0 Alternative Development Options and Mitigation Measures

8.1 Alternative Development Options

8.1.1 ***Do-nothing***

The do nothing alternative would result in leaving the remaining buildings on site in their current condition. As identified in the MTE technical report, both buildings are in poor condition. Leaving the property as is would lead to continued deterioration and pose safety hazards. This is not a preferred option and is not recommended.

8.1.2 ***Adaptive Re-use and Integration***

This option would result in the rehabilitation of the buildings. This option would result in the restoration, and ongoing maintenance over the long-term, which complies with the conservation goals for heritage properties. However, as described in section 1.1, the MTE study has concluded that retention and repair is not recommended for either building. The repairs and upgrades needed are substantial. The cost to upgrade the buildings would far exceed the value of the buildings. Therefore, while this option would result in retention, it is not a feasible option.

8.1.3 ***Re-locate Buildings***

This option involves moving the buildings to a new suitable location. This option is only suitable when there is an appropriate location available to receive the buildings. There are no known receiving sites that are suitable for the buildings. Further, the structural condition of the buildings precludes relocation. Therefore, this option is not recommended.

8.1.4 ***Demolition (proposed development)***

The demolition option would result in the removal of the buildings and future development proceeding. As noted in the impact assessment, removal of the buildings would result in a minor impact considering the poor condition and lack of heritage integrity.

9.0 Conclusions and Recommendations

The report has evaluated the subject property for heritage value, consistent with Ontario Regulation 9/06, and assessed for impacts on heritage value as a result of the proposed removal of the buildings. The heritage evaluation has determined that the property has heritage value, vested in the early and rare log house and barn that remain on-site. However, it has been concluded by MTE structural engineers that both the barn and log house are in poor condition and are not viable candidates for retention given their current condition.

The heritage impact assessment has concluded that the impact of removal will be minor. The property's heritage value is vested in the physical presence of the buildings, however, the poor condition of the buildings demonstrates a loss of heritage integrity. The buildings do not effectively represent their original form and are not good candidates for retention given the level of alteration and damage. Therefore, removal of the buildings is minor given that the heritage value has been compromised.

Alternative development options have been explored. No redevelopment of the property would result in the structures remaining and their condition worsening, posing significant safety hazards to the public. Therefore, this option is not recommended. The option of retention and re-use was assessed in the Structural Condition Assessment (MTE, 2023), however, it was concluded that the cost to upgrade the buildings to a safe condition would surpass the value of the structures. This option is therefore not recommended. The option of re-location has similar conclusions, as no receiving site is known and the structures would not withstand relocation. The option of proceeding as planned is the most feasible option.

It is recommended that if demolition proceeds, that a documentation and salvage report be prepared. The intent of which is to comprehensively document the property, including interior and exterior photographs, as built drawings, and elevation drawings. The report would also provide recommendations on the salvaging of building materials, such as the original logs, and their re-use as part of a commemorative feature within the planned community.

10.0 Sources

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Appendix A – MTE Structural Condition Report



MTE Consultants

520 Bingham Centre Drive, Kitchener, Ontario N2B 3X9

October 31, 2023

MTE File No.: C54246-100

Ms. Amanda Knox

c/o

Paul E. Grespan B.A., LL.B., LL.M. (L.S.E.)

Lawyer/Director

McCarter Grespan Beynon Weir Professional Corporation

539 Riverbend Drive

Kitchener, ON N2K 3S3

Sent by Email: pgrespan@mgbwlaw.com

Dear Ms. Knox:

**RE: Barn and Farmhouse – Structural Condition Assessment
2091 Bleams Road, Kitchener, Ontario**

At your request Paul Slater, P.Eng. of MTE Consultants Inc. conducted a visual structural condition assessment of the barn and farmhouse on September 27, 2023 at the above noted address. This letter report presents our observations related to the structure of the buildings such as damaged structural members and connections, loose floorboards or open floor conditions, deteriorated foundation elements, and missing cladding. Given the nature of the findings, there are safety concerns for those entering the buildings whether legitimate occupants, visitors or trespassers. Photographs are appended to this letter report that illustrate the structural condition.

Observations

Barn

The structural condition of the barn varies throughout with some deficiencies that are of a significant nature. The structural frame of the barn, comprised of posts and beams with knee braces, is generally plumb and level in most of the front section adjacent to Bleams Road (Photograph 1). However, there are several members of the frame elsewhere that are missing or have compromised connections (see Photographs 2 & 3). The knee brace in Photograph 2 for example is poorly connected to the beam and the roof support post is altogether missing in Photograph 4. The roof is relying presently on support from the exterior cladding.

The floor is unguarded in many locations and as such there is a danger of occupants falling at the edge or through openings in the floor (Photographs 2,3,5,8,9,10).

The concrete foundation wall shown in Photographs 3, 4 and 5 is badly deteriorated, cracked, poorly connected at corners, and lacks lateral bracing at the top.

The barn framing shown in Photograph 7 shows worn, deteriorated wood conditions with several open or loose connections. Exterior cladding is missing or damaged; also shown in Photograph 10.

The sagging of the west wall of the barn (Photograph 11) indicates structural distress and insufficient structural support.

Exterior wall cladding is missing to varying degrees throughout the barn, leading to rain and snow infiltration accelerating the deterioration of interior structural elements (Photograph 12). Many of these areas provide easy access points for trespassers. The stone foundation wall pictured in Photograph 12 is generally true and plumb but has several cracks and stones missing (Photograph 13).

Exterior barn boards are cracked or missing in many areas and present a risk of people falling out (~8' drop) to grade below (Photographs 6 and 10).

Farmhouse

The farmhouse structure is generally in fair to poor condition with walls and floors typically plumb and level, respectively (Photograph 14). The exterior cladding and log structure is exposed, weathered and has some instances of wood rot (Photograph 15). The bottom log of the wall shown in Photographs 17 and 18 is completely rotted through the center.

Debris and loose materials are scattered throughout and around the exterior. Windows and doors are missing allowing snow and rain to enter the interior. Vines growing on the roof will contribute to moisture infiltration and damage to roofing (Photograph 14).

The stone foundation wall supports the exterior perimeter walls as well as the single interior wall. Mortar deterioration was observed on the interior around the stone (Photograph 19). The stone foundation wall has several window wells as well as a full height door opening (boarded up). These openings are not completely sealed and permit water infiltration and rodents into the building.

The support post at the bottom of the stair to the basement is loose without connection to the floor beam (Photograph 21).

The upper story wall logs shown in Photograph 22 are unbraced at an interior doorway (abandoned). These logs should be supported by stud framing to prevent lateral dislodgement.

The building appears to have been built in two sections: west and east portions. Without historical knowledge, it is speculated that the west half was constructed first with larger rough hewn logs, mortar, and dovetail joinery at corners; while the east portion constructed second with smaller dressed lumber, and simpler corner joinery.

Discussion

The structural condition of the barn is poor and presents an immediate danger and risk to trespassers or those entering the building, due primarily to the fall hazard. Furthermore, there is potential for partial collapse given a significant wind event. Addressing the structural deficiencies noted above related to the framing, connections, foundation walls, cladding and

floorboards will take significant effort and expense. It is the opinion of the author that the cost associated to upgrade the building to a usable and safe standard is not commensurate with the value of the building.

The farmhouse does not have indications or symptoms of structural distress and there is no immediate threat of collapse. However, considering the condition of the stone foundation walls and weathered wood structure, the undersigned does not recommend any significant financial investment in the restoration of the building using the existing structure. Rather, it is recommended to demolish the building.

Recommendations

We recommend that, at a minimum, all doors, windows and other openings that could provide potential access be boarded up to prevent anyone accessing the buildings until the future of the barn or farmhouse are decided.

If the farmhouse building is to remain, all vegetation and soil contact with the roof or wood portions should be removed from the building.

Ultimately, it is recommended that both the barn and the farmhouse be demolished.

If you have any questions, please contact the undersigned.

Yours truly,

MTE Consultants Inc.

DRAFT

Paul Slater, P.Eng.

Division Manager, Building Structures

519-743-6500 Ext. 1240

pslater@mte85.com

PAS: jmm

Attach

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Limitations

This report has been prepared by MTE Consultants Inc. (MTE) at the request of McCarter Grespan Beynon Weir Professional Corporation. The material in it reflects the best judgment of MTE in light of the information available at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibility of such third parties. MTE accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. No physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing but not recorded were not apparent given the level of study undertaken. We can perform further investigation on items of concern if so required. Only the specific information identified has been reviewed. The consultant is not obligated to identify mistakes or insufficiencies in the information obtained from the various sources or to verify the accuracy of the information. The Consultant may use such specific information obtained in performing its services and is entitled to rely upon the accuracy and completeness thereof.

Responsibility for detection of or advice about pollutants, contaminants or hazardous materials is not included in our mandate. In the event the Consultant or any other party encounters any hazardous or toxic materials, or should it become known to the Consultant that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of the Consultant's services, the Consultant may, at its option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until the Client retains appropriate consultants to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations.

Budget figures are our opinion of a probable current dollar value of the work and are provided for approximate budget purposes only. Accurate figures can only be obtained by establishing a scope of work and receiving quotes from suitable contractors. Any time frame given for undertaking work represents an educated guess based on apparent conditions existing at the time of our report. Failure of the item, or the optimum repair/replacement process, may vary from our estimate. We accept no responsibility for any decisions made or actions taken as a result of this report unless we are specifically advised of and participate in such action, in which case our responsibility will be as agreed to at that time. Any user of this report specifically denies any right to claims against the Consultant, Sub-Consultants, their Officers, Agents and Employees in excess of the fee paid for professional services.

Barn Photos



Photograph No. 1 – Missing Wall Cladding, Interior Framing Exposure to Elements



Photograph No. 2 – Compromised Brace Connection, Unsafe Open Floor



Photograph No. 3 – Unguarded Edge of Floor, Deteriorated Concrete Foundation Wall



Photograph No. 4 – Post Missing, Unsupported Roof Beam



Photograph No. 5 – Unsafe Condition, Compromised and Deficient Bracing and Connection of Wall and Floor Framing



Photograph No. 6 – Unguarded Area, Missing and Deteriorated Wall Boards



Photograph No. 7 – Deteriorated Framing and Connections



Photograph No. 8 – Unsafe and Unsecured Flooring



Photograph No. 9 – Unsafe Floor; Unsecured Flooring



Photograph No. 10 – South Elevation Wall Boards Missing



Photograph No. 11 – West Elevation; Building Sagging from Insufficient Support



Photograph No. 12 – West Elevation; Wall Boards Missing



Photograph No. 13 – Stone Foundation Wall Deterioration

Farm House Photos



Photograph No. 14 – Overall Photo Of House



Photograph No. 15 – Soil Pile Causing Rot of Wood Framing



Photograph No. 16 – Unprotected Exposed Wall – Deterioration



Photograph No. 17 – Stair to Basement - Rot of Bottom Wall Log



Photograph No. 18 – Stair to Basement; rot of log (right)



Photograph No. 19 – Basement Foundation Wall Mortar Deterioration



Photograph No. 20 – Foundation Wall Deterioration Open Window Well



Photograph No. 21 – Loose Disconnected Support Post



Photograph No. 22 – Upper Story Wall End Logs Unbraced (No Framing)



Photograph No. 23 – Wall Joinery Indicates Staged Construction

Appendix B – Chain of Title

Chain OF TITLE - 2091 Bleams Road, Kitchener

Part Lot 133 Germany Company Tract - LRO #58 Waterloo – Parcel Register 22728-0031

Instr. No.	Type	Registration Date	From	To	Value / Land / Remarks
B-46291	Patent £8887.00	5 Feb 1798 4 Jul 1952	Crown	BEASLEY, RICHARD WILSON, JAMES ROSSEAU, JOHN BAPTISTE	Block No. 2 on The Grand River – 94,012 Acres
31	Deed of Partition	19 Feb 1801	WILSON, JAMES ROSSEAU, JOHN BAPTIST	BEASLEY, RICHARD	Part Block No. 2 – 64,590 Acres
33	Deed of Partition	19 Feb 1801	BEASLEY, RICHARD WILSON, JAMES	ROSSEAU, JOHN BAPTIST	Part Block No. 2 – 26,860 Acres
123	Bargain & Sale	24 Jul 1805	BEASLEY, RICHARD & wife	ERB, DANIEL ERB, JACOB	60,000 Acres – Part Block 2 comprising the German Company Tract of the Township of Waterloo
150	Bargain & Sale	29 Jul 1805	ERB, DANIEL ERB, JACOB	EBY, CHRISTIAN	Lot 133 G.C.T. – 83 Acres
80	Bargain & Sale	16 Sep 1829	EBY, BENJ. Eldest son & Heir at law of CHRISTIAN EBY	EBY, JOHN BRUBACHER, JACOB ADMT. OF CHRIT EBY	Lot 133 G.C.T & other lands “Halton Records”
85	Bargain & Sale	19 Feb 1841	EBY, JOHN BRUBACHER, JACOB ADMT. OF CHRIT EBY	EBY, BENJAMIN	Lot 133 G.C.T. – 83 Acres “Wellington Records”
962	Bargain & Sale	21 Feb 1849	EBY, BENJAMIN	WOODS, WILLIAM	83 Acres - Part Lot 133
801	Bargain & Sale	10 Jul 1855	WOODS, WILLIAM	WOELFLE, JACOB	30 Acres - Part Lot 133 & other lands

Chain OF TITLE - 2091 Bleams Road, Kitchener

Part Lot 133 Germany Company Tract - LRO #58 Waterloo – Parcel Register 22728-0031

935	Bargain & Sale	22 Dec 1855	WOELFLE, JACOB	GROSS, GEORGE	30 Acres - Part Lot 133 & other lands
1746	Bargain & Sale	12 Mar 1858	GROSS, GEORGE	SUBERT, COUROD	40 Acres - Part Lot 133 & 134
6593	Deed	20 Jul 1876	REAL REP COY. WATERLOO	SUBERT, FLORINA	30 Acres - Part Lot 133
6643	Bargain & Sale	28 Oct 1876	SUBERT, FLORINA	SCHNELLER, HENRY	40 Acres - Part Lot 133 & other lands
14535	Bargain & Sale	13 Mar 1899	SCHNELLER, GEORGE, a widower	SCHNELLER, ABRAHAM S	28 Acres – \$2000.00 - Part Lot 133
16923	Grant	17 Nov 1905	SCHNELLER, ABRAHAM S., a Bachelor	HEIMPEL, JACOB K.	28 Acres – \$3100.00 - Part Lot 133
39501	Grant	14 Apr 1948	HEIMPEL, JACOB K.	HOUSE, ALLAN J. HOUSE, AGNES E.	28 Acres – \$4500.00 - Part Lot 133
39816	Grant	17 Jun 1948	HOUSE, ALLAN J. HOUSE, AGNES E.	WAGNER, DELTON L.	28 Acres – \$4800.00 - Part Lot 133
44876	Grant	22 Jun 1951	WAGNER, DELTON L.	HANER, JAMES W. HANER, MARGARET	28 Acres - \$6300.00 – Part Lot 133 GCT
869869	Transfer	1986/10/01	HANER, JAMES W. HANER, MARJORIA (a.k.a. HANER, MARGARET)	NELSON, BEVERLY LETA BENNETT, JOHN WILLIAM	\$92,500 - Part Lot 133 German Company Tract

Parcelized as 22728-0072 (R) – 1997/04/28 – Parcel Created based on information contained in 869869 – Part Lot 133 GCT as in 869869

1413160	Transfer	1999/03/26	FINNEGAN, BEVERLY LETA BENNETT, JOHN WILLIAM	VOS, BARTHOLOMEW HENRY	\$141,962
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Chain OF TITLE - 2091 Bleams Road, Kitchener

Part Lot 133 Germany Company Tract - LRO #58 Waterloo – Parcel Register 22728-0031

1440799	Transfer	1999/11/19	VOS, BARTHOLOMEW HENRY – Estate	KNOX, RICHARD JAMES	\$155,000.00
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Current Parcel Register 22728-0031 – Created 2003/07/21 Reusing Pin 22728-0031 – Part Lot 133 GCT, as in 869869

E. & O. E. – Completed by P.L.P. Titles Ltd. on the 24 January 2024 – Please note – Information has been gathered from On-Line Microfilmed copies of the Old Index Books – Due to the difficulty of analysing the information to compile this Chain of Title - Complete Accuracy cannot be relied upon - Names & Dates & Registration Numbers are difficult to read – Deeds have not been printed or descriptions plotted -