

**Village of Bond Head
Heritage Conservation District Study
Town of Bradford West Gwillimbury**

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EXECUTIVE SUMMARY

Under a contract awarded in November 2017 by the Town of Bradford West Gwillimbury, Archaeological Research Associates Ltd. carried out professional consulting services to complete a Heritage Conservation District Study for the village of Bond Head, Town of Bradford West Gwillimbury, Ontario. This project was initiated to assess the heritage characteristics of the historic village of Bond Head and determine if the area merits designation as a Heritage Conservation District pursuant to the *Ontario Heritage Act* and Municipal and Provincial guidelines. The project was divided into two stages: Stage 1) *Background and Issues Identification Report*, and Stage 2) *Heritage Conservation District Study*. Stage 1 was approved by the Town's Council in March 2019. This report encompasses Stage 2, the *Village of Bond Head Heritage Conservation District Study*.

Through Stage 2, the following was completed:

- i. Historic background of the area, including an examination and discussion of the following:
 - a. Historic development of the residential and commercial areas;
 - b. Evolution of the built environment;
 - c. Significant historic view planes, streetscapes, and landscape features; and
 - d. Economic and cultural conditions that have affected the development and character of the area.
- ii. Documentation of individual heritage resources (built and natural) within the revised study area.
- iii. Identification of area(s) meriting consideration as a heritage conservation district and identification of recommended boundaries.
- iv. Statement of Cultural Heritage Value.

The research and analysis was combined with a thorough program of meaningful and extensive public and stakeholder outreach, engagement and consultation. The report outlines the study and consultation process and identifies the merits of a Heritage Conservation District in the village of Bond Head.

The study area for this project was the Bond Head Settlement Area (as defined in *Official Plan Amendment No. 16 – Bond Head Settlement Area Secondary Plan*). The irregular study area boundary encompasses the community of Bond Head centred at the intersection of County Road 88/Line 7 and County Road 27. There are approximately 240 properties within the study area. Of those properties, 38 are listed on the Town's Municipal Heritage Register and one property is designated under Part IV of the *Ontario Heritage Act*.

As a result of the research, field review, public consultation and character analysis undertaken in Stage 1 of this project, two proposed district boundaries concentrated within the larger study area were recommended for further exploration in Stage 2 of the project, this Heritage Conservation District Study. This stage of study provided a more in-depth evaluation of both options, termed the "refined study area," as well as additional consultation with the public, who were invited to provide feedback on each potential boundary.

Following completion of the review undertaken in Stage 1 and Stage 2, it was determined that the village of Bond Head warrants designation as a Heritage Conservation District. The proposed boundary focuses on the historic concentration of structures in the village along the crossroads of County Road 27 and County Road 88/Line 7. The boundary extends from approximately Hearn Street/Dixon Road in the west, to St. Catherine of Alexandria Byzantine Church on only the west side of County Road 27 in the north, to Mullock Drive in the east, and to the last residential properties on County Road 27 in the south.

The area characterizes the aspects of a district as described in the Ministry of Culture's guidance document *Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act*, public consultation suggests the community values the historic core, and district designation would provide a mechanism to manage change and protect existing heritage resources. Therefore, it is recommended that the Town of Bradford West Gwillimbury proceed with the next phase of work, which involves the completion of a Heritage Conservation District Plan and Guidelines.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
BWG – Town of Bradford West Gwillimbury
CHL – Cultural Heritage Landscape
CHVI – Cultural Heritage Value or Interest
HCD – Heritage Conservation District
MTC – Ministry of Culture (now Ministry of Tourism, Culture and Sport)
MTCS – Ministry of Tourism, Culture and Sport
OHA – Ontario Heritage Act
OP – Official Plan
O. Reg. – Ontario Regulation
PPS – Provincial Policy Statement

PERSONNEL

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1.0 INTRODUCTION

Under a contract awarded in November 2017 by the Town of Bradford West Gwillimbury (BWG), Archaeological Research Associates Ltd. (ARA) carried out professional consulting services to complete a Heritage Conservation District Study for the village of Bond Head, Town of Bradford West Gwillimbury, Ontario. This project was initiated to assess the heritage characteristics of the historic village and determine if the area meets the criteria for designation as a Heritage Conservation District (HCD) pursuant to the *Ontario Heritage Act* and municipal and provincial guidelines. The project was divided into two stages:

1. Background and Issues Identification Report (approved by BWG Council in March 2019)
2. Heritage Conservation District Study

This report encompasses Stage 2, the Heritage Conservation District Study.

2.0 STUDY PURPOSE

The purpose of this project is to assist the Town of Bradford West Gwillimbury in determining if the study area or any of its components merit designation as a HCD pursuant to the *Ontario Heritage Act* and municipal and provincial guidelines. Given the unique concentration of historic structures and the remaining intact elements of the village, conservation is of increasing importance due to escalating development pressure surrounding the village and the subsequent need to proactively manage change and ensure that growth and conservation can coexist in the Town of Bradford West Gwillimbury.

There has been an increasing recognition of, and interest in, the cultural heritage value of the Town as a whole and in particular in Bond Head and acknowledgement that a Heritage Conservation District could be beneficial to guide alteration of existing buildings and new development. The Town's Heritage Committee guides Council on matters of heritage and the Committee has recommended that Bond Head be considered for designation.

Through Stage 1, the study area was found to warrant evaluation as an HCD, and Stage 2 has been undertaken to complete the Bond Head Heritage Conservation District Study to assess the heritage characteristics of the village. This Stage 2 report will outline the historic background and development of the revised study area, document individual heritage resources, provide a rationale and recommendation for the district boundary, as well as an evaluation and statement of cultural heritage value or interest for the Bond Head HCD.

3.0 PROJECT SCOPE

The Town of Bradford West Gwillimbury issued a Request for Proposals (RFP) for *Professional Consulting Services to Assist in the Completion of a Bond Head Heritage Conservation District Study* (P-17-34) in September 2017. ARA was retained as the consultant team to complete the study. The RFP project deliverables noted the general report content to include the following:

- i. Historic background of the area, including an examination and discussion of the following:
 - a. Historic development of the residential and commercial areas;
 - b. Evolution of the built environment;
 - c. Significant historic view planes, streetscapes, and landscape features; and

- d. Economic and cultural conditions that have affected the development and character of the area.
- ii. Documentation of individual heritage resources (built and natural) within the revised study area.
- iii. Identification of area or areas meriting consideration as a heritage conservation district and identification of recommended boundaries.
- iv. Statement of Cultural Heritage Value.

This HCD Study report, overseen by Principal P.J. Racher, M.A., CAHP, was directed by K.J. Galvin, M.A., CAHP. It was managed by L. Benjamin, M.A.E.S, CHAP. The heritage evaluations were conducted by L. Benjamin, K.J. Galvin and P. Young, M.A., CAHP. The field survey was completed by L. Benjamin, K.J. Galvin, P. Young, S. Clarke, B.A. and J. McDermid, B.A., and the historic research was completed by S. Clarke. Two-page Curriculum Vitae for these key personnel can be found in Appendix G.

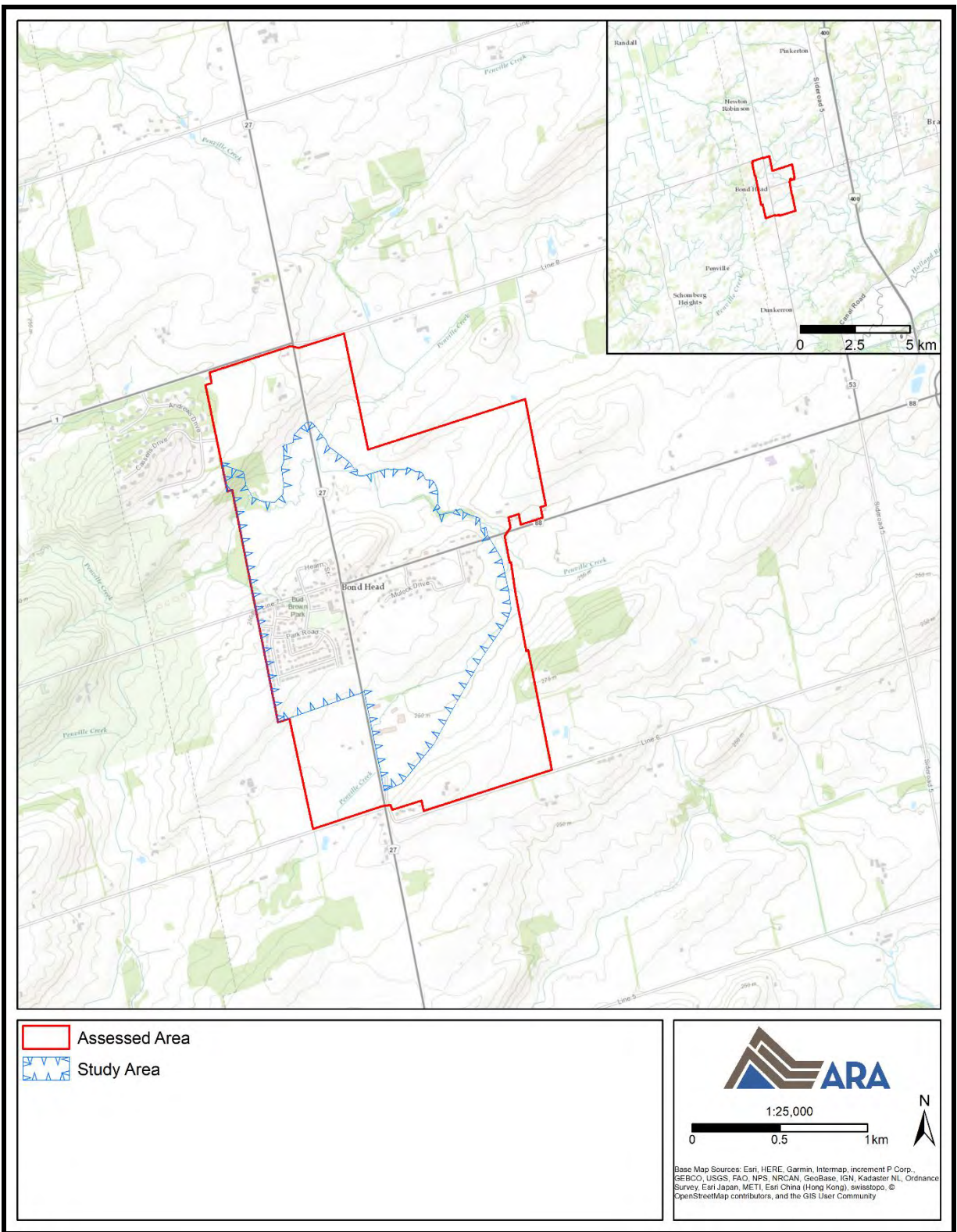
4.0 DESCRIPTION OF STUDY AREA

The study area for this project included the Bond Head Settlement Area (as defined in Official Plan Amendment No. 16 – Bond Head Settlement Area Secondary Plan) (see Map 1). The irregular study area boundary encompasses the community of Bond Head centred at the intersection of County Road 88 and County Road 27. There are approximately 240 properties within the study area. Of those properties, 38 are listed on the Town's Municipal Heritage Register and one property is designated under Part IV of the *Ontario Heritage Act*. In terms of the mapping presented in this report, the study area was enlarged slightly to include full property parcels (as heritage designation applies to full lots) and will be referred to as the "assessed area."

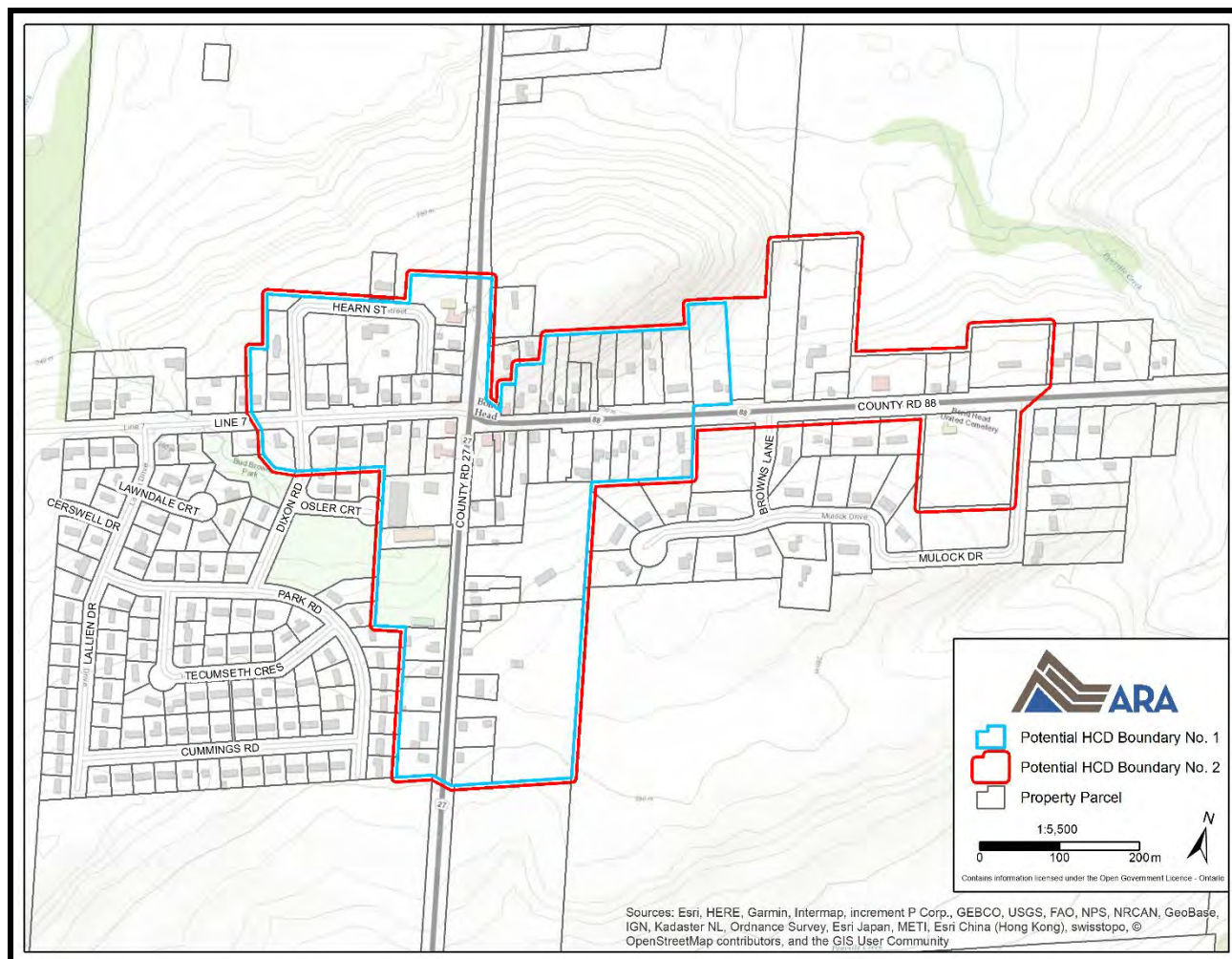
As a result of the research, field review, public consultation and character analysis undertaken in Stage 1 of this project, the *Background and Issues Identification Report*, two proposed HCD boundaries concentrated within the larger study area were recommended for further exploration in Stage 2 of the project, this HCD Study (see Map 2). This stage of study provided a more in-depth evaluation of both options, now termed the "refined study area", as well as additional consultation with the public, who were invited to provide feedback on each potential boundary.

Both boundary options focus on the historic concentration of structures in the village along the crossroads of County Road 27 and County Road 88/Line 7. The remainder of the study area is composed of contemporary post-1970 construction and was not found to contribute to the character of this historic cross-roads village. Boundary Option 1, as depicted on Map 2, extends from approximately Hearn Street/Dixon road in the west, to St. Catherine of Alexandria Byzantine Church on only the west side of County Road 27 in the north, one lot west of Browns Lane in the east, and to the last residential properties on County Road 27 in the south.

Boundary Option 2, also depicted on Map 2, is slightly larger than Option 1, extending further east along County Road 88. It spans from approximately Hearn Street/Dixon road in the west, to St. Catherine of Alexandria Byzantine Church on only the west side of County Road 27 in the north, to Mulock Drive in the east, and to the last residential properties on County Road 27 in the south.



Map 1: Bond Head Study Area
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Refined Study Area: Potential Bond Head HCD Boundary No. 1 and No. 2
(Produced under licence using ArcGIS® software by Esri, © Esri)

5.0 WHAT IS A HERITAGE CONSERVATION DISTRICT?

A Heritage Conservation District, defined under Part V of the *Ontario Heritage Act*, is a geographical area within a municipality protected under a local by-law to ensure the conservation of its existing heritage character (OHT 2019a). The focus of this type of designation is on the prevailing character of an area, particularly its contextual attributes – such as the variety of buildings and how they interrelate, the physical attributes including trees, landscapes, building setbacks, roads, street furniture and lighting (OHT 2019a).

HCDs vary in size and most are defined by a number of properties that form a character area. That said, the character of HCDs can vary. They conserve areas of interest such as residential, commercial, combination of residential/commercial, institutional, rural and “main streets,” and they often incorporate natural heritage features like open green space, trees, parkland and waterways (MTC 2006). Each HCD is distinct and is defined by the varied qualities of the natural and cultural heritage resources within its boundary. HCDs form an integral part of a community or region’s cultural heritage and contribute to an understanding and appreciation of the area’s cultural identity (MTC 2006:5).

District designation involves many phases outlined by the *Ontario Heritage Act* (see Figure 1), however the two key steps include an HCD Study followed by an HCD Plan and Guidelines. The adoption of a district plan with policies and guidelines tailored to the area's conservation, protection and enhancement allows a municipal council to manage and guide future change in the area. A District Plan and Guidelines is developed in consultation with the public and residents. A District Plan and Guidelines outlines the process that proposed changes to a district are subject to (a permit process under the *Ontario Heritage Act*) and provides guidelines to inform future changes. Typically, municipal staff review permits in relation to the District Plan and Guidelines to ensure that alterations, demolitions and new construction comply with the plan and support the character of the HCD as described in the District Plan and Guidelines. HCD designation can result in a number of benefits for a community, including the:

- Protection and conservation of an area's special and distinct cultural heritage resources;
- Revitalization of an area;
- Potential for economic spin offs and tourism generation;
- Enhanced community identity, pride and involvement; and
- Establishment of a legacy for future generations (MTC 2006:8-9).

The first HCDs in Ontario were designated in the 1980s and today there are 133 designated across Ontario (MTCS 2019). Some examples with similar characteristics and local to the village of Bond Head include: the Cookstown HCD (residential/commercial); Northeast Old Aurora HCD (residential); and the Gormley HCD (rural hamlet/residential). An HCD Study was also completed in June 2018 for Downtown Beeton in the Town of New Tecumseth (commercial).

The University of Waterloo's Heritage Resources Centre, in partnership with the Architectural Conservancy of Ontario (ACO), conducted studies in 2009 and 2012 evaluating the benefits and challenges of living within an HCD in Ontario. Study highlights included the following:

- 64 HCDs in Ontario studied;
- 924 resident surveys conducted;
- Sales history trends for 871 properties analyzed; and,
- 76 key stakeholders interviewed.

Study conclusions found that:

- Satisfaction with living and owning property in a HCD is overwhelming;
- Real estate values in HCDs generally rise more consistently than surrounding areas;
- Residential districts have higher scores in evaluation;
- Longer districts operate, the better they perform;
- Active citizen groups play a large role in education about a district; and,
- Districts over 400 properties did not operate as effectively.

PDFs of all 64 HCD studies and summary reports can be found online:
<https://uwaterloo.ca/heritage-resources-centre/projects>.

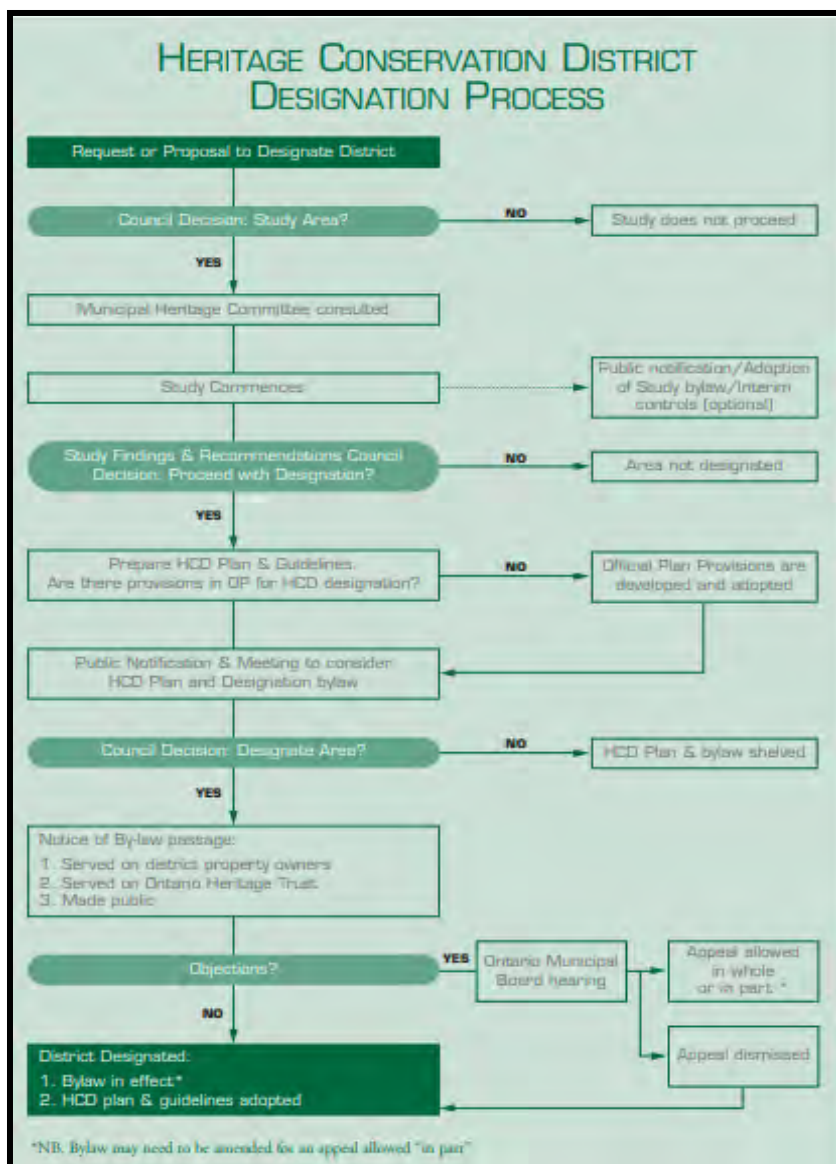


Figure 1: Heritage Conservation District Designation Process Chart (MTC 2006:17)

6.0 BACKGROUND AND PREVIOUS STUDIES IN BOND HEAD

This work is an expansion of the preliminary review completed in 2007 by David and Janet Fayle entitled, *Preliminary Study to Identify Potential Heritage Conservation Districts in Bond Head, December 2007*. The report identified that the village is worthy of designation as a HCD and five potential HCD boundaries were proposed. Each boundary focused to varying degrees on properties located in the village core along County Road 88 and County Road 27. The Fayles’ recommended that the boundaries of each alternative HCD identified “be discussed by local interested citizens and a decision made as to the one(s) most suited to their desires” (Fayle 2007:16).

Following the completion of the Fayle report, Council contemplated the designation of a HCD in Bond Head in their 2013 budget deliberations. As a result, a public meeting was held on June 25, 2014 at the Bond Head Memorial Community Hall to discuss the purpose of HCDs and the process that leads to their designation. There was a growing recognition of, and interest in, the cultural heritage value in the Town as a whole and in particular in Bond Head and acknowledgement that a HCD could be beneficial to guide alteration of existing buildings and new development. This interest was expressed by the Town's Heritage Committee and was recognized by Council through the allocation of funds to complete a HCD Study in the 2016 budget, which was ultimately carried forward in the 2017 budget and became actionable through the release of Request for Proposal No. P-17-34, *Professional Consulting Services to Assist in the Completion of a Bond Head Heritage Conservation District Study*, which closed on October 11, 2017. This report represents Stage 2 as outlined in the RFP.

To gain a better understanding of the historic and current development context in the village, the following resources were consulted:

- *Town of Bradford West Gwillimbury Official Plan*
 - Cultural heritage policies (existing (2002) and new additions from the current OP update (2018a));
- *Official Plan Amendment No. 16 – Bond Head Settlement Area Secondary Plan* (2009);
- *Official Plan Amendment No. 25 – Growth and Population* (2017);
- *Envisioning the Village Core*, Bond Head, Town of West Gwillimbury (December 2006);
 - Community Working Group organized to study the village core and develop a vision for its revitalization;
 - Determined that the village core is to be the central focus for community activity and should provide a mix of civic, retail, residential and community uses, particularly focusing on infill on the west side of County Road 27 from the park north to 7th Line;
 - Desire for improved services noted for the core, specifically wider sidewalks, on street parking, municipal sewage services and diversion of traffic off County Road 27 to ensure pedestrian safety;
- *Architectural Design Guidelines*, Bond Head Community, Watchorn Architect Inc. (July 2009);
 - Guidelines to apply to all developments within the Bond Head community to establish a common vision and level of quality and provide builders and designers with the architectural guidance necessary to achieve that goal (Watchorn 2009);
 - Community vision for Bond Head is to maintain and enhance its village character within the undeveloped, agricultural setting, noting specifically that “Bond Head should be a tight knit, walkable village in the midst of farmland” (Watchorn 2009: 4)
 - These guidelines provide concepts and standards to guide development and address issues concerning site planning, architectural and landscape designs and the maintenance of a “sense of place” (Watchorn 2009);
- Town of Bradford West Gwillimbury Municipal Heritage Register;
- Part IV designation research reports (2875 County Road 27, 4240 County Road 88);
- Bond Head 175th Anniversary Heritage Buildings Walking Tour (July 2012); and
- Mapping of the study area.

7.0 POLICY FRAMEWORK

The policy framework was examined in the Stage 1 *Background and Issues Identification Report* and has been provided here for reference. The policy framework that has guided this study is provided by provincial planning legislation and policies as well as regional and local municipal Official Plans and guidelines. These policies broadly protect cultural heritage resources. Provincial policies may also work to protect areas rich with cultural heritage resources. This section details the review of the policy framework within the Town of Bradford West Gwillimbury, including reviewing the current and draft Official Plan (OP) policies and alternative forms of protection. It also provides recommendations for policies/provisions to conserve areas of cultural heritage resources and HCDs.

7.1 Provincial Policy Context

Section 2 of the *Planning Act* indicates that a council of a Municipality have regard for matters of provincial interest to ensure: “(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.” Section 3 of the *Planning Act* directs a municipal Council’s decisions to be consistent with the *Provincial Policy Statement* (PPS 2014). Relevant policies state that:

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been 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 (PPS 2014:29).

Within section 6.0 Definitions (PPS 2014:40), a cultural heritage landscape is defined in detail and within the definition it states: “Examples [of cultural heritage landscape] may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*.”

The *Ontario Heritage Act* (OHA) is provincial legislation that is the primary mechanism for protecting cultural heritage resources in Ontario. There are several ways for municipalities to utilize the OHA to aid in the conservation of cultural heritage resources, such as the designation of individual properties (Part IV), and the designation of heritage conservation districts (Part V) (MCL 2006a). Under Subsection 41. (1) in Part V of the *Ontario Heritage Act*, the council of a municipality is able to designate the entire municipality or any defined area or areas of the municipality as a Heritage Conservation District (MCL 2006a).

District designation enables the council of a municipality to manage and guide future change in the district, through adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area’s special character. A HCD may comprise an area with a group or complex of buildings, or a larger area with many buildings and properties. It may also comprise an entire

municipality with a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings (MCL 2006:5).

In Ontario, there are currently 129 approved Heritage Conservation District by-laws (MTCS 2018). The process for implementing a HCD includes the completion of a HCD Study, followed by a HCD Plan and Guidelines. A HCD Plan provides a municipality and the community with a clear set of policies and guidelines that respond to the unique historic qualities and attributes of a neighbourhood and help to guide appropriate change (City of Toronto 2012).

In order to put any of these forms of protection in place, they must be incorporated into a region, county, city or town's Official Plan (OP). An OP is the “road map” for how land in a community is to be used (MMAH 2010). An OP provides guidance and long-term goals for planning and heritage conservation. The OP provides a municipality with the legal authority to plan and protect its resources, including cultural heritage resources (OHT 2018b). Municipalities may also create guidance documents, regulations, terms of reference for heritage studies as well as guidelines, all which may serve to direct the conservation of heritage in their communities.

7.2 The County of Simcoe Official Plan

The regional official plan, the *County of Simcoe Official Plan*, addresses cultural heritage resources, with one of its goals being to: “protect, conserve, and enhance the County's natural and cultural heritage” (County of Simcoe OP 2007:2). In section 4.6 Cultural Heritage Resource Conservation, the OP broadly states: “Significant built heritage resources, archaeological resources, and cultural heritage landscapes, collectively termed cultural heritage resources, will be conserved” (County of Simcoe 2007: Policy 4.6.1).

Detailed policies continue in section 4.6 that support local municipalities following the same goals and directives, and states that: “Local Municipalities are encouraged to: a) Establish policies within their Official Plans that promote and encourage the designation of heritage properties under the *Ontario Heritage Act*” (County of Simcoe OP 2007:49).

7.3 Town of Bradford West Gwillimbury Official Plan (2002)

Prior to discussing the newly proposed heritage policies in the Town's 2018 draft OP (BWG Draft OP 2018a), the historical land use planning and OP plan policies for cultural heritage resources will be reviewed. The current Town of Bradford West Gwillimbury Official Plan (BWG OP 2002) has numerous policies for the identification, conservation and management of cultural heritage resources.

At the outset, under section 2.2 “Basis of the Plan,” the BWG OP 2002 states policies to improve the “level of protection offered to...heritage sites...are an important part of ...this Plan” (BWG 2002:5). Section 5.2 entitled “Urban Design Guidelines within the Commercial Core” has policies that are “designed to protect the viability of the commercial core and to enhance its appeal” including encouraging “the preservation and re-use of historic buildings and features” (section 5.2.2.1:19). Additionally, sections within the OP addressing Residential Intensification, Community Plans and Development Policies all contain provisions for the preservation of the historic downtown core/cultural heritage resources/features (BWG 2002: 31-33).

Section 8.2 provides policies that specifically address cultural heritage resources (BWG 2002:68-69). The first policy of the section (Policy 8.2.1: 68) states: “The cultural and heritage resources

of the Town are a most important element in planning for the future development of the entire community.” The current OP Policy 8.2.3 refers to the Town working towards the creation and maintenance of an inventory of cultural heritage resources that will include “heritage resources designated under the *Ontario Heritage Act*.” Heritage designation is referenced in the BWG OP 2002, and there is a policy (Policy 6.1.11.2 c) that addresses the establishment of HCDs.

In addition to the above-mentioned management tools for cultural heritage resources, a person or public body may request that an Official Plan be amended (MMAH 2010:7). When this occurs an Official Plan amendment (OPA) is created.

7.4 Official Plan Amendment No. 16 – Bond Head Settlement Area

Amendment No. 16 to the Official Plan of the Town of Bradford West Gwillimbury: Bond Head Settlement Area Secondary Plan was put in place to:

...establish detailed land use, transportation, servicing and design policies for Bond Head in order to guide the future development of the lands in the Settlement Area with a new standard of design, environmental and open space management (OPA #16 - Bond Head Settlement Area 2009: 2).

The settlement area has within its borders an area considered a “heritage precinct” that measures 55 hectares (OPA 16 2009:2-3). The settlement area has “historic and heritage buildings and structures generally located along County Roads 27 and 88, and 7th Line” (OPA 16 2009:4). Section 6.1.4, the Community Design Strategy policies stress how development is to enhance and to protect the Bond Head area’s “special built form character” and this shall occur through the creation of design guidelines (section 6.1.4.3) and architectural guidelines (section 6.1.4.4.).

Adaptive reuse is a strategy for conserving heritage structures, in that older buildings are retained and restored, and their new use often differs from their original function. The OPA promotes this strategy in sections 6.1.7.1 and 6.1.7.3 and suggests retaining existing heritage buildings and houses and where appropriate, converting them “into shops and boutiques or converted dwellings” (OPA 16 2009:12).

The discussed policies all promote heritage conservation, however section 6.1.11 has policies specifically pertaining to cultural heritage resource protection in the Bond Head Settlement Area. Cultural heritage resource assessments may be requested when development is to occur, archaeological assessments are required in areas of archaeological potential and municipal public works are to have regard for cultural heritage resources (OPA 16 2009:18-19). Policy 6.1.11.2 states that: “Pursuant to the *Ontario Heritage Act* and in consultation with the Town Heritage Committee, the Town may: c) designate portions of Bond Head as a heritage conservation district” (OPA 16 2009:18). Therefore, OPA 16 provides the necessary language to allow for a HCD.

7.5 Official Plan Amendment No. 25 – Growth and Population Review

In 2017, OPA 25 was established to:

- (a) to implement the recommendations of the Growth and Population component of the Official Plan Review;*
- (b) to bring the Official Plan into conformity with the Growth Plan for the Greater Golden Horseshoe, as amended by Amendments 1 and 2, and the 2016 County of Simcoe*

Official Plan, as they relate to growth management (OPA #25 - Growth and Population Review 2017:3).

This OPA contains policies pertaining to built heritage resources, and these update the current 2002 OP. Updated policy 5.4.5.1 (BWG 2017a:12) addresses designated heritage resources and that their preservation is to be achieved. Updated Section 10.16 outlines the items that may be required for *Planning Act* approval including: an archaeological assessment and built heritage impact assessment (BWG 2017a:15).

7.6 Town of Bradford West Gwillimbury Official Plan (Draft 2018)

The following section outlines the proposed changes to the OP that will enhance cultural heritage resource conservation as well as possible additional policy changes offering greater protection. The current OP review process reinitiated in 2016 and the production of the 2018 draft OP has provided an opportunity to review current cultural heritage resource policies. As presented in the “2016-18 Official Plan Review Heritage Committee Meeting, May 7, 2018,” the newly proposed OP expands and updates policies addressing cultural heritage resource conservation (Town of Bradford West Gwillimbury 2018b). The Town’s high-level vision speaks to the importance of Bradford West Gwillimbury’s history (BWG 2018a:25). One of five main goals and objectives of the proposed OP (2.2.4) is to “conserve and enhance natural and cultural resources.”

Section 3.3 Built and Cultural Heritage is the section of the draft OP specifically addressing cultural heritage resource conservation. This section contains newer and updated cultural heritage policies and language (i.e., a section on the heritage committee and information from the PPS 2014). As stated in the “2016-18 Official Plan Review Heritage Committee Meeting in May 7, 2018,” section 3.3.1 of the new OP contains policies similar to Bond Head OPA No.16 but these are now expanded to apply to the entire Town. Section 5 of the draft OP, covering Secondary Plans, has incorporated OPA No. 16 to afford cultural heritage resource protection to the Bond Head Settlement Area. The architectural design guidelines have also been carried into the 2018 OP. However, it should be noted that although architectural guidelines provide guidance on new development and some types of changes to existing buildings, they do not provide for the physical protection of existing resources or provide a mechanism to manage change.

Section 7 Implementing the Plan and within it, Section 7.1.5 Community Improvement Plans, Section 7.1.7 Property Standards, and Section 7.1.8 Demolition Control, all address cultural resource conservation. Section 7.1.6 Community Planning Permit System specifically speaks to HCDs, however it states that a community planning permit by-law may be adopted in place of a heritage conservation district (BWG Draft OP 2018a:97). Additionally, road widenings, policies to encourage the Town’s acquisition or easements for heritage preservation, the need for Heritage Impact Assessments and updated definitions are all contained within the new OP.

The above-mentioned policies for the conservation of cultural heritage resources do provide greater protection to BWG’s cultural heritage and do address some of the *PPS 2014* changes, however, changes made to the *Ontario Heritage Act* in 2005 and current industry best practices are not addressed. It should also be noted that during the time of report drafting, changes to the *Ontario Heritage Act* as outlined in Bill 108 received Royal Assent on June 6, 2019 (LOA 2019).

7.7 Potential Official Plan Policy Revisions

The following discussion will outline possible future policy directions that BWG may wish to take to address heritage conservation for areas with a concentration of cultural heritage resources. These suggestions are mainly focused on areas or districts containing heritage resources.

Putting in place policies that capture alternative forms of protection is an option when updating an OP. One alternative form of protection currently proposed in the 2018 draft OP is heritage conservation easements (BWG OP 2018a:224). It may prove beneficial to put in place one or more additional alternative protection mechanism in the new OP as they could provide greater conservation for all BWG cultural heritage resources, in addition to those within the Bond Head study area.

BWG may choose to include additional HCD policies in the new OP to better accommodate districts. The following suggestions are derived from the expanded heritage conservation district policies within the 2005 OHA, a high-level survey of OP policies in place in other municipalities with HCDs, and a review of the MCL (2006) guide *Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act*:

- Provisions could be made for HCDs to contain natural heritage features or important views or vistas in addition to cultural heritage features (Town of Ajax 2012);
- Reference may be made to the evaluation of buildings based on their vernacular design or incorporating landscapes and open spaces (MCL 2006:21; 23);
- Policies can indicate that new development is to be compatible with as well as “complement the character of the Heritage Conservation Districts” and could incorporate recommendations from Watchorn Architect Inc.’s 2009 *Architectural Design Guidelines* prepared for the village of Bond Head (Town of Goderich 2017:12; Watchorn 2009); and
- Other policies may include requirements for conducting cultural heritage surveys when redevelopment is proposed nearby to cultural heritage resources; recommendations to pass a by-law for areas to be examined for a HCD could be inserted in the OP (Town of Caledon 2018:3-32; Township of Centre Wellington 2013:6).

The incorporation of the additional policies for HCDs in the new OP are particularly relevant if BWG chooses to proceed with the designation of a HCD in Bond Head.

7.8 Interim Control By-Law

Of particular interest to BWG is Subsection 40.1(2) of the OHA, which provides a municipal council with the option to establish interim control measures within an HCD study area while the potential district is being studied. The interim control by-law prohibits or sets limitations with respect to alterations to property situated in the HCD study area, as well as to the new construction, demolition or removal of buildings or structures. *Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act* details the specifics:

The purpose of interim controls is to protect the integrity of the area while a study is underway. Interim control measures are in effect for a maximum period of one year. The municipality will not be able to extend study area interim controls beyond the one-year period. The controls are also subject to appeal which can delay the completion of the study. Also, the municipality cannot pass another by-law to designate another study area which includes a previously designated study area for a three-year period if an appeal is upheld. Interim control measures should,

therefore, only be considered where there is a clear and immediate threat to the integrity of the area.

The municipality is required publish notice of the by-law in a local newspaper and notify every property owner in the area individually. If there are objections to the by-law, it can be appealed to the Ontario Municipal Board, by filing a notice with the municipal clerk. The Board will hold a public hearing to hear the objections and will decide on the acceptability of the study area by-law or any interim controls adopted under the by-law (MCL 2006a;19-20).

Given the amount of development pressure being observed and anticipated in the village of Bond Head, the establishment of an interim control by-law during the HCD Plan phase may mitigate the effects of unmanaged and unsympathetic development, as well as the alteration and demolition of older buildings. Following the submission of this HCD Study report and Council's decision as to whether to proceed with an HCD Plan and Guidelines, the need for the establishment of an interim control by-law should be considered, taking into account that protection of the study area is only in place for up to one year.

8.0 RESEARCH

The objective of this research is to provide an understanding of the history and evolution of the revised study area, including an examination and discussion of the historic development of the residential and commercial areas, the evolution of the built environment, and the economic and cultural conditions that have affected the development and character of the area. High-level research was completed in Stage 1 of this project to gain a general understanding of the study area's historic significance and appropriateness for consideration as a HCD. The research completed in Stage 2 builds on the Stage 1 research and delves deeper to focus on the design of the village's built heritage attributes, its contextual value as well as the identification of contributing heritage resources. ARA has included information to provide an overview of the area's Indigenous history, however no Pre-Contact archaeological sites have been identified locally. Historic maps, photographs and archives research have also been included to present a history of the study area. An illustrated timeline was developed to depict significant points in the history of Simcoe County, the Town Bradford West Gwillimbury and the village of Bond Head from Pre-Contact occupation through to present day (see Figure 2).

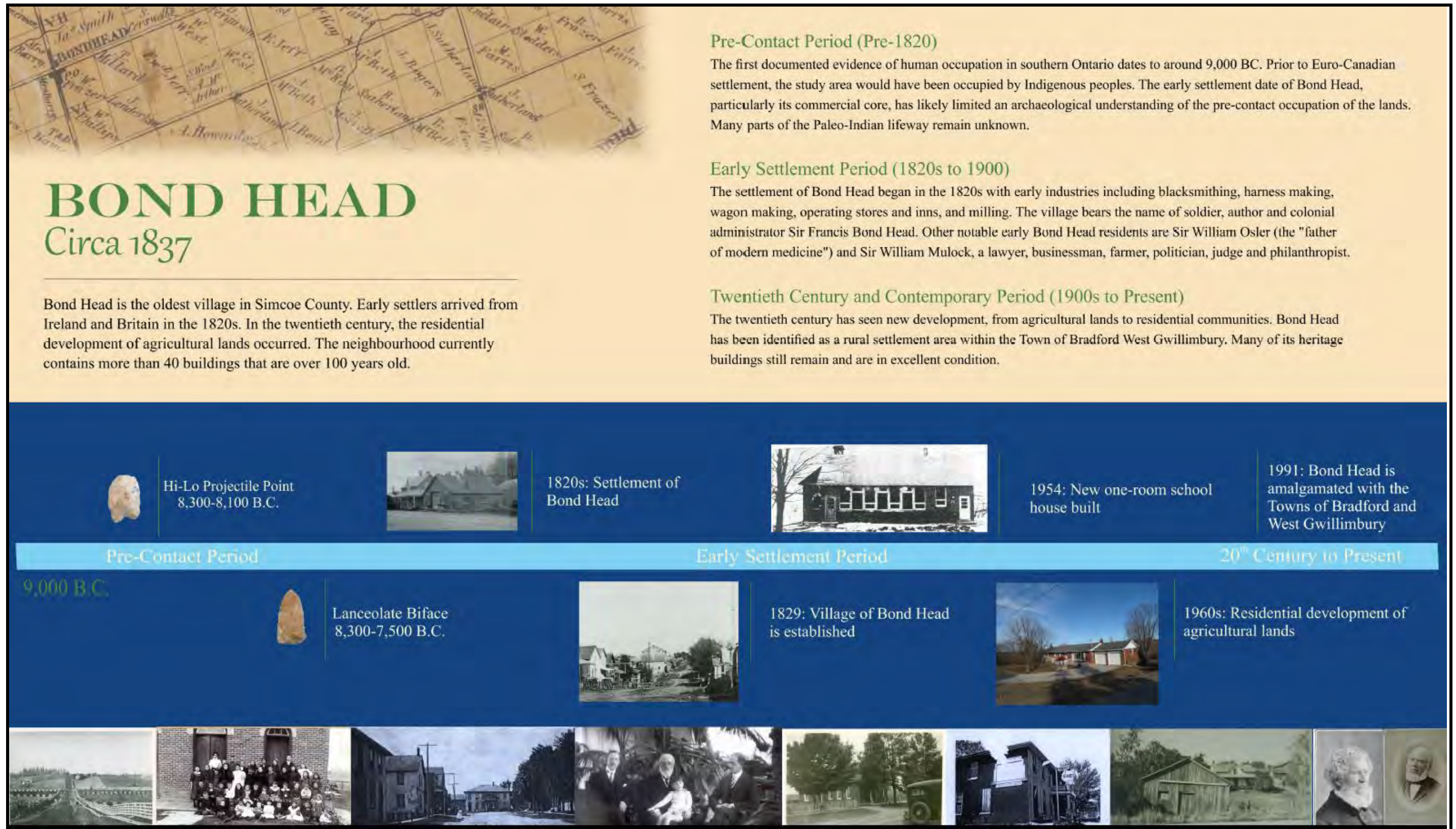


Figure 2: Illustrated Timeline of the Village of Bond Head

8.1 Archaeological Context

A summary of the six registered archaeological sites within Bond Head and associated Cultural Heritage Value or Interest (CHVI) are summarized in Table 1. The archaeological sites within the study area include: three homesteads, one farmstead, a historic water servicing feature related to the Bond Head tannery and the tannery itself. To date, there have been no Pre-Contact Indigenous sites identified in Bond Head.

The apparent lack of registered archaeological sites does not imply that Bond Head does not have Pre-Contact archaeological resources, but rather that few assessments have been conducted in the area. The early settlement date of the village, particularly in the commercial core, has likely limited our archaeological understanding of the pre-contact occupation of the lands to date, with the archaeological potential of the area remaining to be tested.

**Table 1: Registered Archaeological Sites in Bond Head
(MTCS 2018 OASD)**

Borden Number	Site Name	Time Period	Site Type	Description
BaGw-61	Bond Head Site 3	Post-Contact	Farmstead	Mid-late 19 th century frame residence destroyed by fire; fully mitigated 2009, no further CHVI.
BaGw-60	Bond Head Site 2	Post-Contact	Homestead	19 th century homestead; further CHVI.
BaGw-59	Bond Head Site 1	Post-Contact	Homestead	Mid 19 th century homestead; further CHVI.
BaGw-421	Gourlay Site	Post-Contact	Historic water servicing feature	Water servicing features for the former tannery; fully mitigated, no further CHVI.
BaGw-68	Bond Head Tannery	Post-Contact	Tannery	Early-mid 19 th century industrial site; fully mitigated, no further CHVI.
BaGw-67	Bond Head Site 9	Post-Contact	Homestead	Early-mid 19 th century homestead with a stone foundation; fully mitigated 2009, no further CHVI.

8.2 Historical Context

The Township of West Gwillimbury and the village of Bond Head have a long history of Indigenous land use and settlement including Pre-Contact and Post-Contact campsites and villages. It should be noted that the written historical record regarding Indigenous use of the landscape in southern Ontario draws on accounts by European explorers and settlers. As such, this record details only a small period of time in the overall human presence in Ontario. Oral histories and the archaeological record show that Indigenous communities were mobile across great distances, which transcend modern understandings of geographical boundaries and transportation routes.

Based on current knowledge, the cultural heritage resources located within the study area are tied to the history of the initial settlement and growth of Euro-Canadian populations in the village of Bond Head and Township of West Gwillimbury. Accordingly, this historical context section spans the early Euro-Canadian settlement history through to the present.

8.2.1 Pre-Contact and Indigenous Settlement

The history of land use and settlement in Bond Head and the general vicinity of the study area is extensive. The general settlement history of the area prior to Contact is surveyed in Table 2 and Section 8.2.1.

Table 2: Pre-Contact Settlement History
(Wright 1972; Ellis and Ferris 1990; Warrick 2000; Munson and Jamieson 2013)

Sub-Period	Timeframe	Characteristics
<i>Early Palaeo-Indian</i>	9000–8400 BC	Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted projectiles.
<i>Late Palaeo-Indian</i>	8400–7500 BC	Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted projectiles.
<i>Early Archaic</i>	7500–6000 BC	Side-notched, Corner-notched (Nettling, Thebes) and Bifurcate traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels).
<i>Middle Archaic</i>	6000–2500 BC	Stemmed (Kirk, Stanly/Neville), Brewerton side- and corner-notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools.
<i>Late Archaic</i>	2500–900 BC	Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-distance trade (marine shells and galena).
<i>Early Woodland</i>	900–400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people.
<i>Middle Woodland</i>	400 BC–AD 600	Point Peninsula tradition; Vinette 2 ceramics appear; Small camp sites and seasonal village sites; Influences from northern Ontario and Hopewell area to the south; Hopewellian influence can be seen in continued use of burial mounds.
<i>Middle/Late Woodland Transition</i>	AD 600–900	Gradual transition between Point Peninsula and Iroquoian lifeways; Princess Point tradition emerges elsewhere (i.e., near the Grand and Credit Rivers).
<i>Late Woodland (Early Iroquoian)</i>	AD 900–1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements.
<i>Late Woodland (Middle Iroquoian)</i>	AD 1300–1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years).
<i>Late Woodland (Late Iroquoian)</i>	AD 1400–1600	Huron-Petun tradition; Globular-shaped ceramic vessels, ceramic pipes, bone/antler awls and beads, ground stone celts and adzes, chipped stone tools, and even rare copper objects; Large villages (often with palisades), temporary hunting and fishing camps, cabin sites and small hamlets; Territorial contraction in early 16 th century; Fur trade begins c. 1580; European trade goods appear.

8.2.2 Palaeo-Indian Period

The first documented evidence of human occupation in southern Ontario dates to around 9000 BC, after the retreat of the Wisconsin glaciers and the formation of Lake Algonquin, Early Lake

Erie and Early Lake Ontario (Karrow and Warner 1990; Jackson et al. 2000:416–419). An Early Palaeo-Indian period (c. 9000–8400 BC) and a Late Palaeo-Indian period (c. 8400–7500 BC) are discernable amongst the lithic spear and dart points. All types would have been used to hunt caribou and other large game. Many parts of the Palaeo-Indian lifeway remain unknown due to the paucity of archaeological sites and remains from this period, coupled with the short-term occupation of campsites and long-distance travelling.

8.2.3 Archaic Period

Beginning circa 900 BC, ancient peoples began to develop new forms of tools and alternate hunting practices to better exploit both animal and plant-based food sources newly available as the environment warmed. These new archaeological cultures are referred to as ‘Archaic.’ Thousands of years of gradual change in stone tool styles allows for the recognition of Early (7500–6000 BC), Middle (6000–2500 BC) and Late Archaic periods (2500–900 BC) (MCL 1997:34).

From the tools unearthed at Archaic period archaeological sites, it is clear that the people had an encyclopaedic understanding of the environment that they inhabited. The number and density of the sites that have been found suggest that the environment was exploited in a successful and sustainable manner over a considerable period of time. The success of Archaic lifeways is attested by clear evidence of steady population increases over time. Eventually, these increases set the stage for the final period of Pre-Contact occupation—the Woodland Period (Ellis et al. 1990:120).

8.2.4 Early and Middle Woodland Periods

The beginning of the Woodland period is primarily distinguished from the earlier Archaic by the widespread appearance of pottery. In addition to adopting ceramics, communities also grew in size during this period and participated in developed and widespread trade relations (Spence et al. 1990; MCL 1997:34).

During the Middle to Late Woodland transition (AD 600–900), the first rudimentary evidence of maize (corn) horticulture appears in southern Ontario. Based on the available archaeological evidence, which comes primarily from the vicinity of the Grand and Credit Rivers, this pivotal development was not particularly widespread (Fox 1990:171).

8.2.5 Late Woodland Period

In the Late Woodland period (c. AD 900–1600), the practice of maize horticulture spread beyond the western end of Lake Ontario, allowing for population increases, which in turn led to larger settlement sizes, higher settlement density and increased social complexity. These developments are believed to be linked to the spread of Iroquoian-speaking populations in the area; ancestors of the historically-documented Huron, Neutral and Haudenosaunee Nations.

Late Woodland archaeological remains from the greater vicinity of the study area show three major stages of cultural development prior to European contact: ‘Early Iroquoian’, ‘Middle Iroquoian’ and ‘Late Iroquoian’ (Dodd et al. 1990; Lennox and Fitzgerald 1990; Williamson 1990).

Early Iroquoians (AD 900–1300) lived in small villages (approximately 0.4 ha) of between 75 and 200 people, and each settlement consisted of four or five longhouses up to 15 m in length. Over the next century (AD 1300–1400), Middle Iroquoian culture became dominant in southern Ontario, and distinct ‘Uren’ and ‘Middleport’ stages of development have been identified. Both houses and villages dramatically increased in size during this time: longhouses grew to as much as 33 m in length, settlements expanded to upwards of 1.2 ha in size and village populations swelled to as many as 600 people. (Dodd et al. 1990:356–359; Warrick 2000:439–446). During the Late Iroquoian period (AD 1400–1600), the phase just prior to widespread European contact, it becomes possible to differentiate between the archaeologically-represented groups that would become the Huron, Petun and the Neutral Nations.

The end of the Late Woodland period can be conveniently linked to the arrival and spread of European fur traders in southern Ontario, and a terminus of AD 1600 effectively serves to demarcate some substantial changes in Indigenous material culture. With the onset of the fur trade circa AD 1580, European trade goods such as kettles, iron axes and knives, and glass beads become much more plentiful.

8.2.6 Euro-Canadian (Post-Contact) Settlement

The area’s Post-Contact settlement history is explored in Table 3 below.

Table 3: Post-Contact Settlement History

(Coyne 1895; Lajeunesse 1960; Ellis and Ferris 1990; Surtees 1994 Hunter 1909a-b; Cumming 1970; BWG 2017a)

Historical Event	Timeframe	Characteristics
Early Contact	Early 17 th century	Brûlé explores the area in 1610; Champlain visits in 1613 and 1615/1616; Iroquoian-speakers (Huron, Petun and Neutral) and Algonkian-speakers (Anishinabeg) encountered; European goods begin to replace traditional tools.
Five Nations Invasion	Mid-17 th century	Haudenosaunee (Five Nations) invade c. 1650; Neutral, Huron and Petun Nations are defeated/removed; vast Iroquoian hunting territory established in the second half of the 17 th century; Explorers continue to document the area.
Anishinabeg Influx	Late 17 th and early 18 th century	Ojibway, Odawa and Potawatomi expand into Haudenosaunee lands in the late 17 th century; Nanfan Treaty between Haudenosaunee and British in 1701; Anishinabeg occupy the area and trade directly with the French and English.
Fur Trade Development	Early and mid-18 th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years’ War in 1754; French surrender in 1760.
British Control	Mid-18 th century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764.
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; John Collins acquires the northern part of the Toronto Carrying Place in 1785; <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada.

Historical Event	Timeframe	Characteristics
County Development	Late 18 th and early 19 th century	Became part of the expansive Kent County in 1792; Penetanguishene Peninsula Purchase completed in 1798; Nominally became part of Simcoe County in 1798; Lake Simcoe Purchase completed in 1815; Lake Simcoe-Nottawasaga Purchase completed in 1818; All townships fully surveyed by the mid-1830s; Townships ceded to Waterloo County in 1837 and York County 1838; Simcoe County independent after the abolition of the district system in 1849.
Township Formation	Early 19 th century	First settlers included Scottish refugees from the Red River Colony beginning c. 1816; Scotch Settlement established in the southwest; West Gwillimbury surveyed by G. and S. Lount in 1819; First settlers to cross the Holland River included J. Wallace, L. Algeo and R. Armstrong in 1819; Other early arrivals included groups of Irish Palantines in 1826 and 1831; A corduroy road was completed across the Holland Marsh in 1825.
Township Development	Mid-19 th and early 20 th century	Population of West Gwillimbury reached 2,702 by 1842; 16,278 ha taken up by 1846, with 5,774 ha under cultivation; Traversed by the Northern Railway (1853); Prominent communities at Bond Head, Middletown and Bradford; Smaller communities at Newtown Robinson, Coulson's Corners, Deerhurst, Cookstown, Browns Corners/Fennell and Gilford.
Village Formation	1829	The village of Bond Head is established, and a post office followed in 1837.
Town of Bradford West Gwillimbury Amalgamation	January 1, 1991	Bond Head is amalgamated with the Towns of Bradford and West Gwillimbury.

8.3 History of the Township of West Gwillimbury

8.3.1 Early Settlement (1820s to 1900)

In 1815, a party of “Scotch Highlanders” were the first pioneer settlers of Simcoe County, selecting lands in West Gwillimbury east of the future Town of Bond Head for permanent settlement. These early settlers included Donald Sutherland, James Wallace and John Armstrong, who were soon followed by Haman and William Sutherland, and James and Roderick McKay. The following year, additional settlers joined their predecessors (Cumming 1975:12; BWG 2017a).

In 1819, there was an influx of Scottish settlers who had abandoned their homes in the Red River Settlement of Manitoba due to disillusionment with the conflict under Lord Selkirk (TBWG n.d.b). As the southern portion of West Gwillimbury Township was settled almost exclusively by Scottish immigrants, it became known as the “Scotch Settlement”.

The Auld Kirk Church’s original log building was in constructed in 1823 at the Scotch Settlement west of the Town of Bradford and held services in Gaelic. The log building was replaced by a frame structure in 1827, then by a brick structure in 1869. The 1869 brick church building remains extant onsite at 3380 Sixth Line (southwest of the Town of Bradford), though it has been largely unused since ceasing operation as a church in 1887 (TBWG n.d.a; Riedner 2017). The first resident minister was Rev. Peter Ferguson (Cumming 1975:12).

The Township of West Gwillimbury was first surveyed by Gabriel Lount in 1819 (Hunter 1909a:41; Map 3 and Map 4). Early industries included saw milling, the lumber industry and mattress-

making, using hay from the Holland Marsh (TBWG n.d.a). Six sawmills were operating on Scanlon Creek, in the Irish settlement north of Bradford, in 1824 (TBWG n.d.a).

By 1833, a daily stage service between Holland Landing and York (Toronto) had been established and was extended to Bradford in 1850. Steamboats also were used to transport passengers, mail and freight around Lake Simcoe (TBWG n.d.a).

A municipal government was established in 1842 with William Armson chosen as the District Councillor for West Gwillimbury. With the passing of the Municipal Act of 1850, the following residents were elected to Council: William Armson (Reeve), Joseph Fennell, James Stodders, Zenis Rogers and John Thorpe. In addition, Adam Goodfellow was appointed to the role of Clerk and Thomas Drifill as Treasurer (Cumming 1975:12). The Township was incorporated at this time.

By 1880, the Township of West Gwillimbury contained amenities such as postal facilities (including Bond Head), post villages, many churches, saw mills and the Northern Railway (Cumming 1975:12,30; Map 5-Map 7).

8.3.2 1900s to Present

In 1923, plans were underway to drain the Holland Marsh and prepare the land for cultivation. This drainage reclamation scheme was conceived by Professor William H. Day, the former head of the Physics Department of the Ontario Agricultural College. In 1927, the first crop on the drained marsh land was grown and the Holland Marsh was to become the heart of Canada's vegetable industry. Unfortunately, Professor Day did not live to see this occurrence, as he died while working on the gardens on July 5, 1938 (Bradford Witness 1956; TBWG n.d.a). The Holland Marsh's first year-round settlement was built as a row of houses in 1934, which formed the Village of Ansnorveldt. The entire Marsh was flooded in 1954, when Hurricane Hazel struck the area, and 3,000 residents became homeless (TBWG n.d.a).

In 1991, the Town of Bradford West Gwillimbury was formed through the amalgamation of the former Town of Bradford with parts of the former Townships of West Gwillimbury and Tecumseth (TBWG n.d.b).

8.4 Thematic History of Bond Head

The settlement at Bond Head, in the Townships of West Gwillimbury and Tecumseth, now the Town of Bradford West Gwillimbury, can be viewed in terms of residential, commercial, industrial and agricultural developments. These developments within the hamlet helped the population to grow over time while also offering reasons for the later population decline. Through time, the built environment evolved and changed, from early log residences to planned residential subdivisions. Economic and cultural conditions at Bond Head both prompted and slowed development throughout its history.

8.4.1 Historic Residential, Commercial, Agricultural and Industrial Development in Bond Head

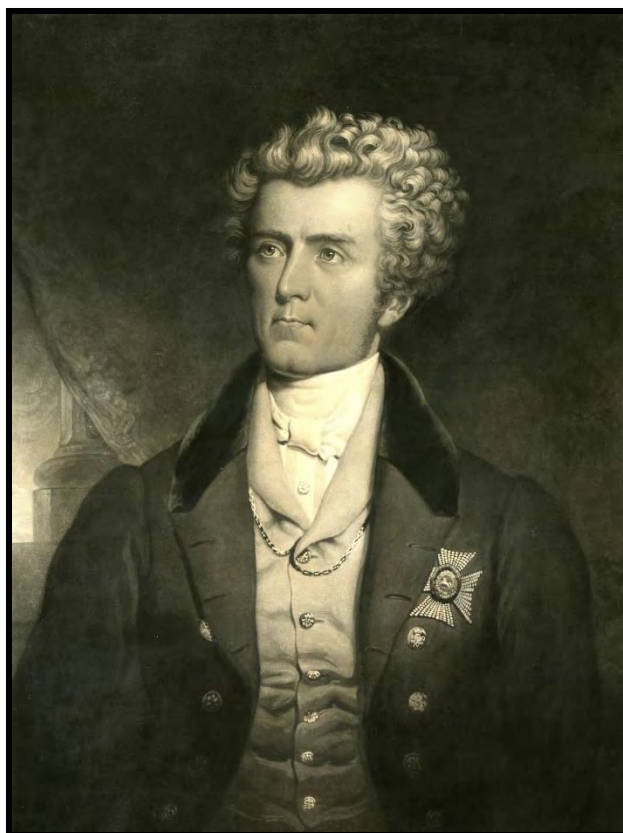
Many early settlers at Bond Head immigrated to Upper Canada from Ireland; escaping crippling famine (TBWG n.d.b.). Following the survey of the Townships of West Gwillimbury and Tecumseth in 1818 and 1819 by George and Samuel Lount, Bond Head's earliest settlers arrived

by 1820 (BHHS 2012:4,14). Drawn to the area by fertile soils and vast timber stands, settlers had an abundance of building materials for their first homes at Bond Head resulting from the clearing of land for farming.

Residential and commercial development at Bond Head began at the crossroads of Highway 88 and County Road 27 in the early 19th century (see Image 1). Originally known as Wraggs Corners after retired military pensioner and early settler Major Wraggs, the settlement was renamed Bond Head in 1837 in commemoration of Sir Francis Bond Head, Lieutenant Governor of Upper Canada in 1835 (Image 2). Bond Head was also known as “Half Way Stopping Place,” as it functioned as a half-way point for travellers heading eastward from Tecumseth and West Gwillimbury Townships to Holland Landing along what is now County Road 88, where log and frame residences were interspersed with commercial operations and hotels offering weary travellers a place to stop and rest (BHFC 2012:14). Various commercial operations were established to serve this transient population. Blacksmiths helped with shoeing travellers’ horses and general jobbing, while the post office established in 1837 secured Bond Head as an important stop in Simcoe County. As such, Bond Head is considered one of the earliest settlements in the Township of West Gwillimbury.



Image 1: Main Street Bond Head, circa 1860
(BWG n.d.b.)



**Image 2: Sir Francis Bond Head, 1837
(Cook 1837)**

Various hotels serviced travellers to Bond Head, with the former Brazill House Hotel on the southeast corner of the commercial crossroads, still extant today. The first hotel constructed at the cross-roads was the Robinson Hotel in the early 1820s, followed by the John Sutherland Inn in 1834, the Simcoe House Hotel ca. 1840, the Manning Hotel ca. 1844 and the Brazill House Hotel ca. 1860 (BHHS 2012:43–44). Today, only the Simcoe House Hotel (4325 County Road 88) and Brazill House Hotel (2930 County Road 27) remain in the village.

Highway 88, originally a dirt road cut by settlers along the 7th Concession line, was planked in October 1851 from Holland Landing to Bond Head, further securing Bond Head as a prominent settlement in Simcoe County (Hunter1909a:117–121). This was the first surfaced road in the County (TBWG n.d.b). In 1840, the Government of Canada began granting funding for plank roads across Canada, as the utility of this type of road became widely understood (Hunter 1909a:118). The County Council purchased the West Gwillimbury Turnpike Trust Road in 1850 with the goal of planking it. County Warden William Armson, and his colleague Thomas Maconchy, both of West Gwillimbury, oversaw the work (Hunter 1909a:118). Although the plank road was financially prosperous through tolls for some time, it required repairs in October 1857. In October 1858, a by-law was passed that repealed the road and the County Surveyor removed the planking (Hunter 1909a:121). A plaque commemorating the history of the plank road is located in Audrey Wychopen Memorial Park.

While farming and agricultural operations were important to Bond Head, the commercial core of the village helped to support the surrounding area. Blacksmiths, harness makers and general stores supplied necessary provisions for operating farmsteads that surrounded Bond Head, while

mills offered farmers a local option for processing their grain. Richard McCracken established the first blacksmith shop at Bond Head in 1838 on the north side of Highway 88, which was followed by various others over time along the east side of County Road 27 (BHHS 2012:114; Image 4). The first mill, erected 10 years prior to the first blacksmith shop, was established by Asher Miller Foster in 1828 on the southeast corner of Lot 22, Concession 7 in the Township of Tecumseth. Foster sold his mill operation in 1829 to John Cerswell, which was doubtless instrumental in providing sawn logs for Bond Head's earliest residences. Another sawmill was constructed and operated by Isaac Rogers on his farm from 1846–1856 (BHHS 2012:134).

In 1837, William Nelson established a foundry for the production of agricultural implements. This foundry remained in operation until 1886 and was known as the Nelson Bond Head Foundry. Products created at the foundry included sugar kettles, cultivator castings, hand irons and ploughs (BHHS 2012:136). A tannery operated at Bond Head from ca. 1845–1870 on the farm of Isaac Rogers, providing processed leather goods for local consumption. Grist milling at Bond Head began in 1860, when James Sykes constructed a mill near Highway 88 (Image 3). This grist mill was operated by James and Robert Sproule from 1860–1880 (BHHS 2012:135).



**Image 3: Main Street Bond Head, 1860 Looking East to the Mill
(IHS 2018b)**

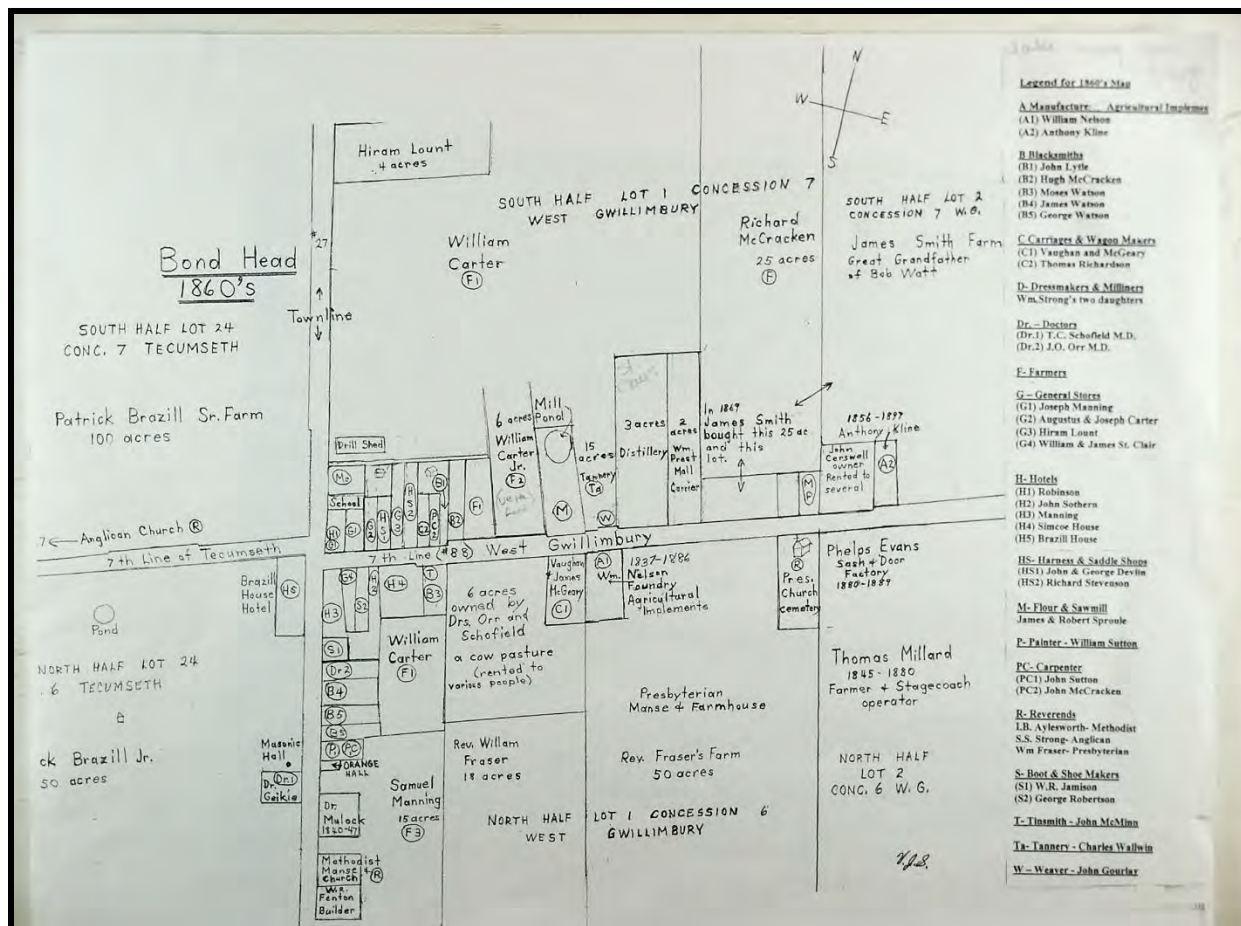


Image 4: Sketch Map of Bond Head in the 1860s (BWGPL n.d.a)

By 1860, the population at Bond Head had reached approximately 400 people, and commercial development had largely occurred on the east side of County Road 27 with agricultural uses on the west side. On the northwest side of County Road 27 and 7th Line was the Patrick Brazill Sr. farm (100 acres in the south half of Lot 24, Concession 7) and on the southwest was the Patrick Brazill Jr. farm (50 acres in the north half of Lot 24, Concession 6). The southwest corner of the intersection of County Road 27 and 7th Line was the location of the Brazill House Hotel (still extant), with the Masonic Hall and office of Dr. T.C. Schofield situated south of the hotel, fronting on County Road 27 (BWGPL n.d.a; Image 4). The Masonic Hall was moved to Dixon Road in 1870 and remains there today at the southwest corner of the intersection of 7th Line and Dixon Road (1 Dixon Road) (BHHS 2012:42). Schofield's office was demolished prior to the construction of the Bond Head Memorial Community Hall (2892 County Road 27) on the property in the 1950s.

In the later 19th century a cheese factory and distillery joined the ranks of Bond Head's industry. Much of the commercial development throughout the 19th century was situated along the east side of County Road 27.

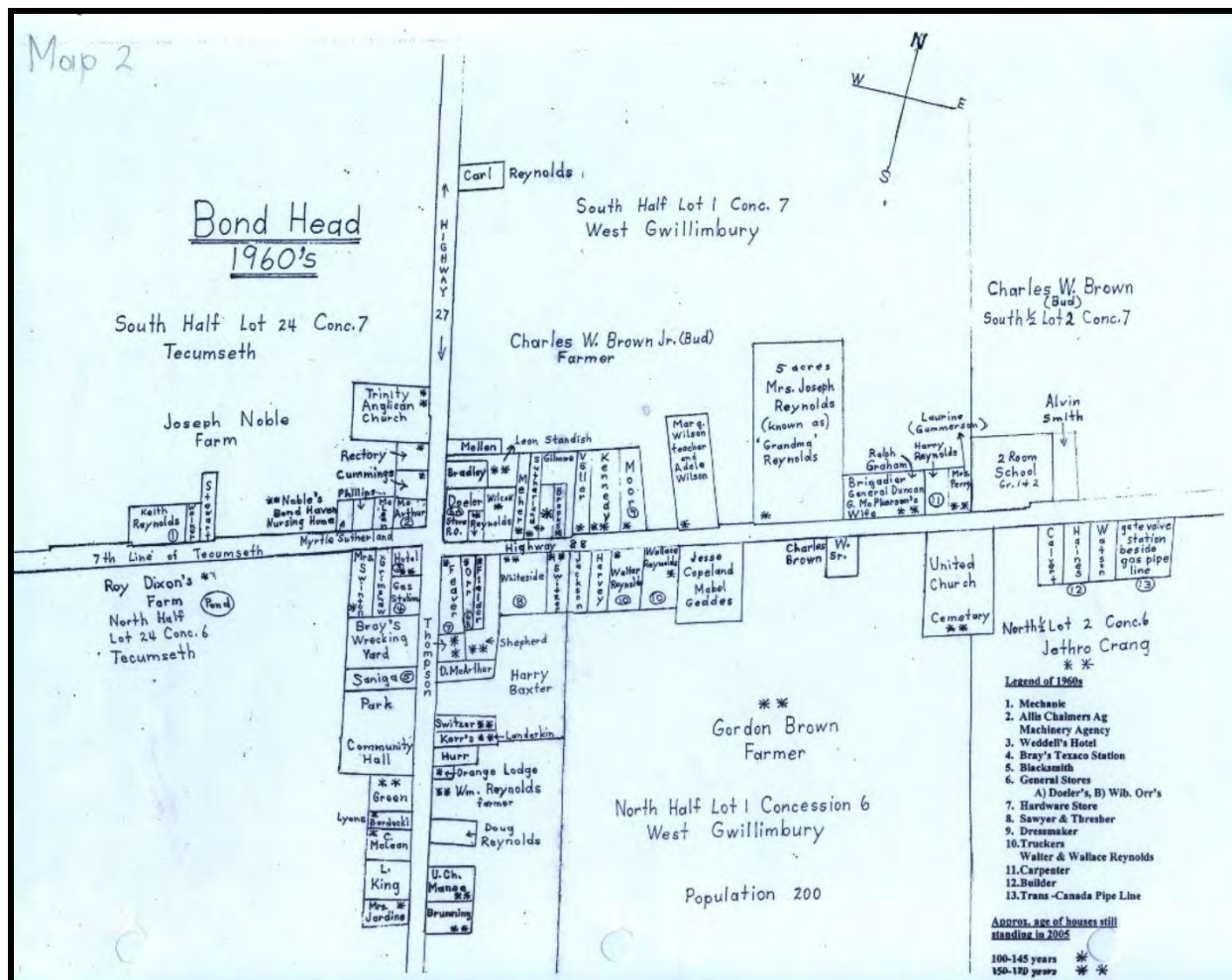


Image 5: Sketch Map of Bond Head in the 1960s (BWGPL n.d.b.)

During the 19th century, much as it is today, the village of Bond Head was surrounded by agricultural operations and farmsteads. By the middle of the 20th century, commercial development along the west side of County Road 27 began to displace former farmland in that area, mirroring the development on the east side of the road. Despite the developments within the commercial core of Bond Head, it remains as a rural settlement within the Town of Bradford West Gwillimbury.

8.4.2 Evolution of the Built Environment

The earliest buildings in Bond Head were constructed of logs, as is the case with many early settlements in Ontario. These log structures were often intended for short-term use, being replaced by larger frame structures within a decade of their construction. An interesting building style at Bond Head was the mud-brick house. As the name suggests, these residences were constructed of brick created from Bond Head clay and straw. The bricks were often produced on the property where they would be sun-dried before curing. These bricks generally measured six inches thick, 18 inches long, 12 inches wide and weighed approximately 100 pounds when they were dry (BHHS 2012:41). The Armson/Wood House (ca. 1843) and the Bateman House (ca. 1845, demolished), both located outside of the study area to the east, were noted as examples of

mud-brick construction near Bond Head. Within Bond Head, local residents report that the Austin Richardson House (ca. 1880) at 4320 County Road 88 is constructed of mud-brick (Personal Correspondence, D. Chambers 2019).

Historically, the intersection of County Road 27 and County Road 88/Line 7 was the core of Bond Head, containing hotels, stores and other commercial uses. Prior to 1892, many of the buildings and residences in Bond Head were of frame construction. In 1880 and 1892, fires occurred at the cross-roads, which destroyed the business section on the north and south sides of County Road 88 respectively (Fayle 2007:15; Bond Head Historical Society 2012; Bond Head 2012:189). While these were not the first fires in Bond Head, nor were they the last, the fires of 1880 and 1892 had a significant impact on the commercial core of the village, destroying or damaging many buildings. A second fire in 1892 that also occurred on the south side of Line 7 caused the destruction of two industrial operations, namely the McGeary Factory and the Nelson Foundry (BHHS 2012:189). The Carter Hardware Store (4335 County Road 88) was constructed following the first 1892 fire, while other buildings at the intersection survived, including the hotel once operated by Henry Manning at 4325 County Road 88 (Bond Head 2012). Following this devastating fire, building construction methods favoured brick and brick veneer to alleviate fire related concerns. Including the commercial buildings mentioned, there are currently more than 40 buildings in Bond Head that survived the fire and are over 100 years old and several that are over 150 years old (TBWG n.d.b).

Much of the settlement at Bond Head was focussed around the commercial core at the cross-roads of Highway 88 and County Road 27 until the middle of the 20th century. By 1960, agricultural lands were being sold by farmers for residential subdivisions including the Foster's Forest Subdivision (BHHS 2012:17). Further development during this time included the Trinity Anglican Church and Rectory, Allis Chalmers Machinery Agency, a nursing home, a mechanic's garage, a gas station, Bray's Wrecking Yard, a blacksmith shop and other structures (Image 6 and Image 5; Map 8). The Brown Subdivision was established in 1987 and is named for the farmer, Gord Brown, that owned the land prior to its sale for the new development. The subdivision includes Mulock Drive and Brown Line, as well as 21 residences (BHHS 2010:17). These relatively recent developments in the historic village contrast with the commercial core, where many buildings are more than 100 years old.

8.4.3 Economic and Cultural Conditions Affecting Growth and Development

Much of Bond Head's early growth was a result of entrepreneurial settlers taking advantage of its proximity to other urban areas. Religion played an important role in the village, with some of the earliest settlers being Presbyterian and Anglican ministers (Image 7). Reverend Featherstone Osler, credited with establishing many congregations within Simcoe County, settled at Bond Head and directed the construction of an Anglican church in 1839. Known colloquially as the Osler Church, this church was named Trinity Anglican (Image 6). It was moved to its present location at 56 Hearn Street in 1885 and currently functions as a Catholic Church (Hunter 1909a:306; Bond Head 2012). Following the move, the stuccoed, timber-framed building was renovated and clad in brick. Other churches at Bond Head historically include a Methodist Church, Christian Church and later a United Church (4221 County Road 88) in the 20th century (BHHS 2012:47–54).



**Image 6: Trinity Anglican Church in Distance at Right, 1880
(Blackwell 1880)**

Sir William Osler, son of Rev. F. Osler, was a physician and resident at Bond Head and is considered the “Father of Modern Medicine” and is a National Historic Person (Roland 1998; TBWG n.d.b; Parks Canada). His birthplace is commemorated with a cairn on the original location of the Trinity Anglican Church, which was erected by the Toronto Medical Historical Club in 1961 and constructed with stones from a former barn on the property located east of Bond Head (Bond Head 2012). Osler was not the first physician and educator at Bond Head, with Dr. Thomas Homan Mulock practicing medicine for some of the earliest village inhabitants (Hunter 1909b:27; TBWG n.d.b.). His son, Sir William Mulock, was Chief Justice of the Exchequer Division as well as a lawyer, businessman, farmer, politician, judge and philanthropist (Hunter 1909b:27; TBWG n.d.b.).

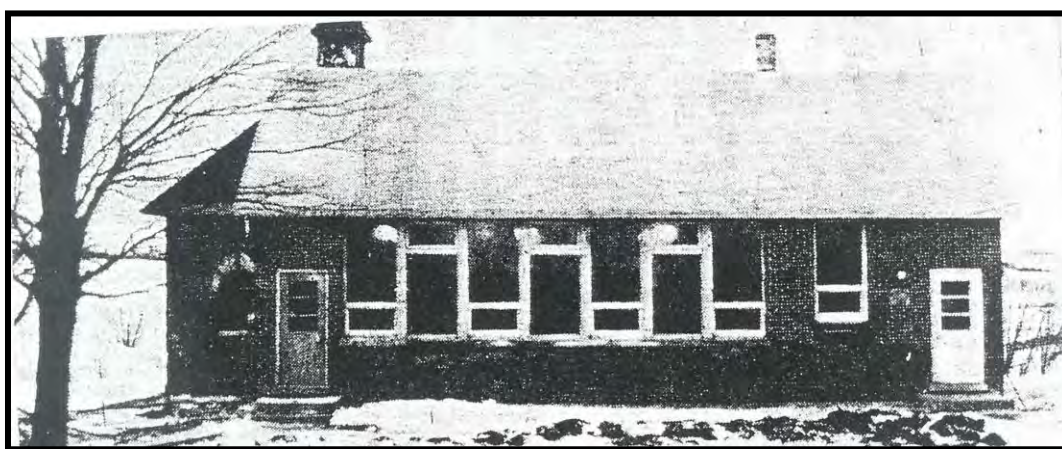
Education was an early concern for Bond Head residents, with the first log schoolhouse being established prior to 1830 on Lot 2, Concession 6 in the Township of West Gwillimbury. Another log schoolhouse was established on the Tecumseth Township side of Bond Head and was known as the McBurney School, named for land-owner David McBurney. By 1852, a grammar school had been established at the behest of Reverend Featherstone Osler and Reverend William Fraser. Dwindling student attendance by 1859 saw the two-room school moved by sleigh to Bradford to attract a larger student population (BHHS 2012:64). In 1874, a new school was constructed on the north side of County Road 88, immediately opposite the United Church, which operated continuously for 80 years as U.S.S. #5. The 1874 school building was replaced in 1954 with a new one-classroom school, constructed by contractor Wilfred Halbert of Thornton. The

building was officially opened by public school instructor D.A. Lapp (BWG n.d.). The former schoolhouse currently functions as a private residence at 4208 County Road 88 (Image 8).

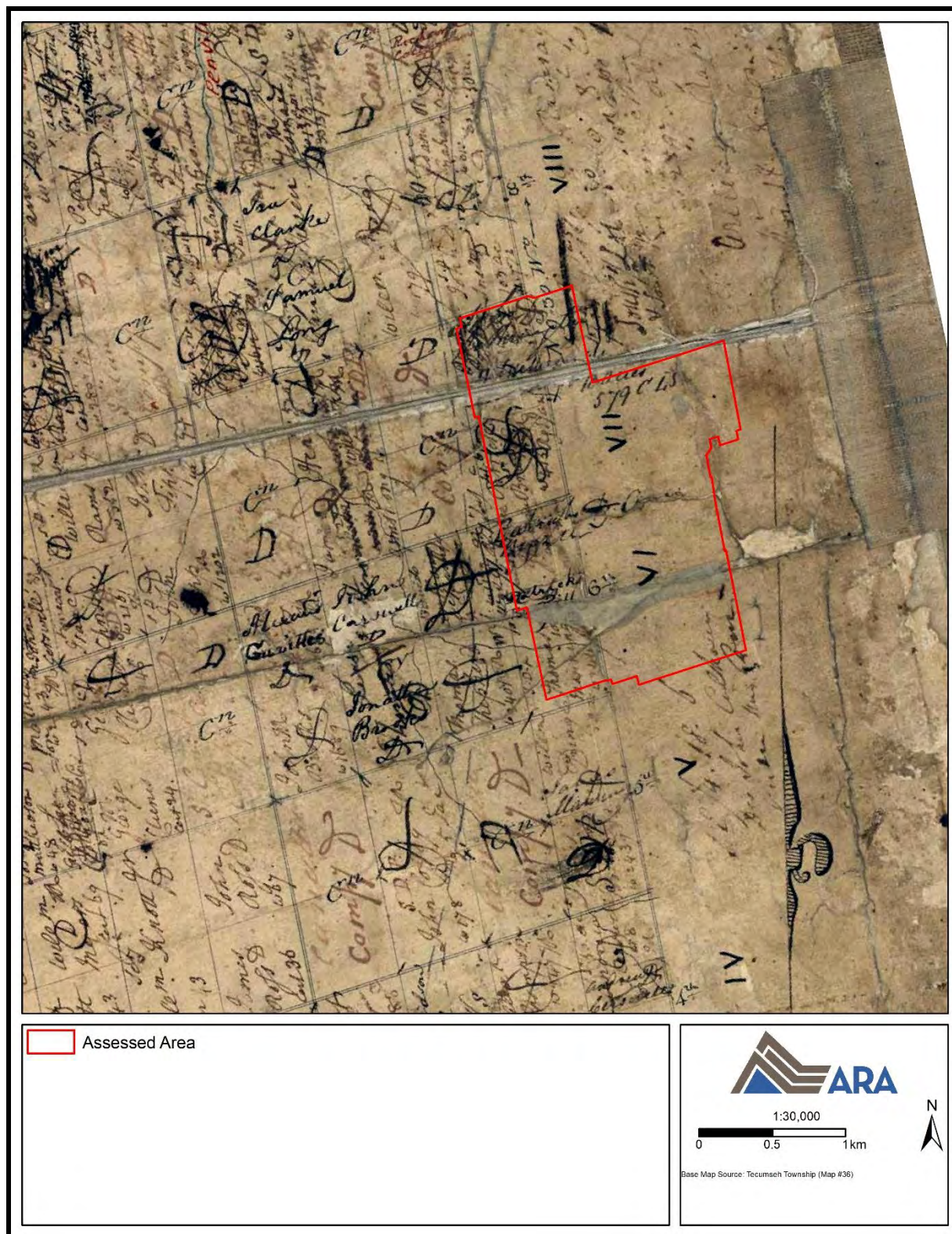
The population of Bond Head was approximately 400 people in 1870, though less than 100 years later in 1960 that number had dropped to approximately 200 (BHHS 216, 219). While the population waned, Bond Head was still considered a “busy hamlet” in the 1970s with various local sports teams, a local newspaper and other community organizations (BHHS 224). In the late 20th century and into the 21st century, Bond Head has seen population growth as a “bedroom community” for the City of Toronto.

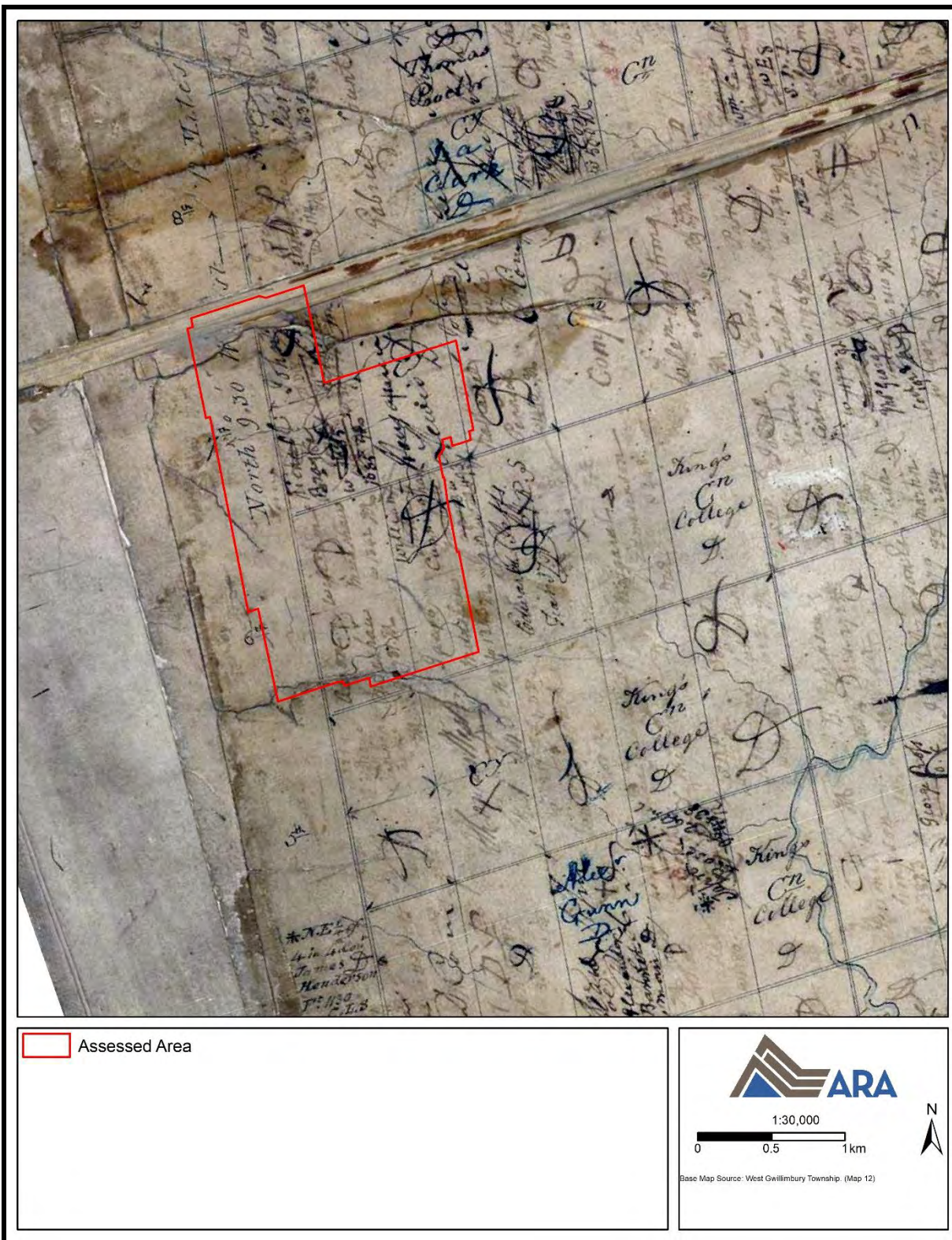


**Image 7: Presbyterian Church Constructed in 1872
(IHS 2018a)**

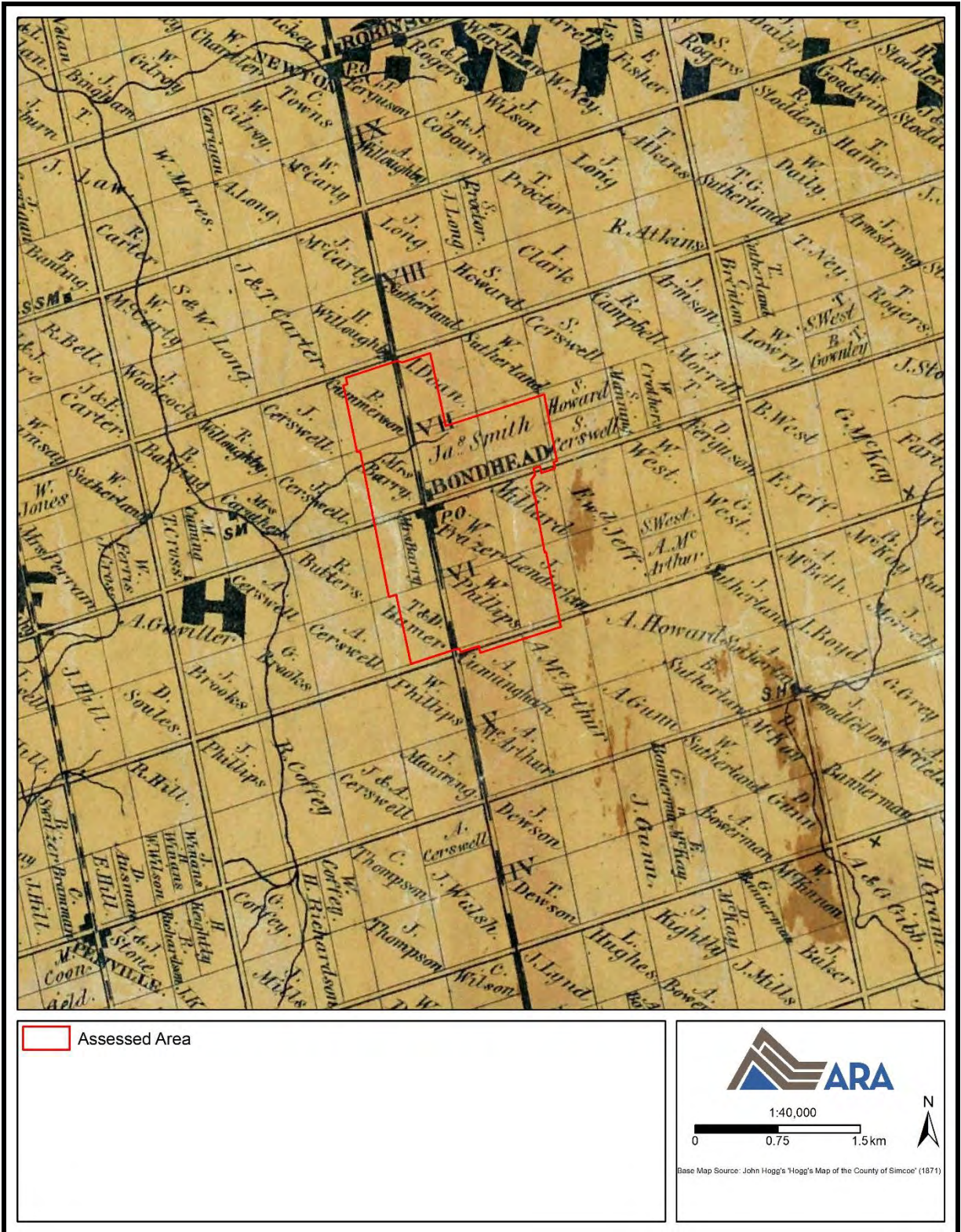


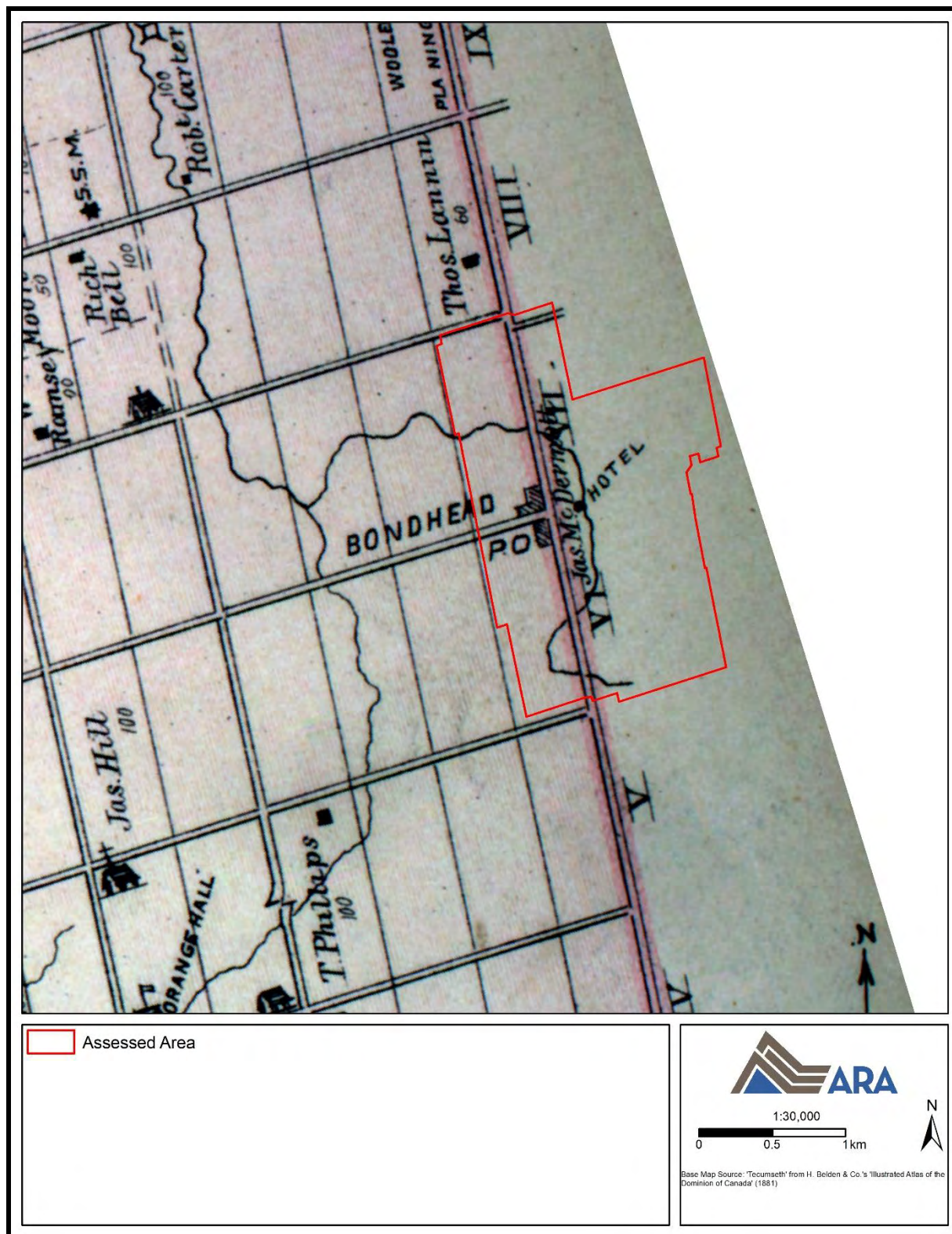
**Image 8: Bond Head Two-Room School House Constructed in 1954
(IHS 2018c)**



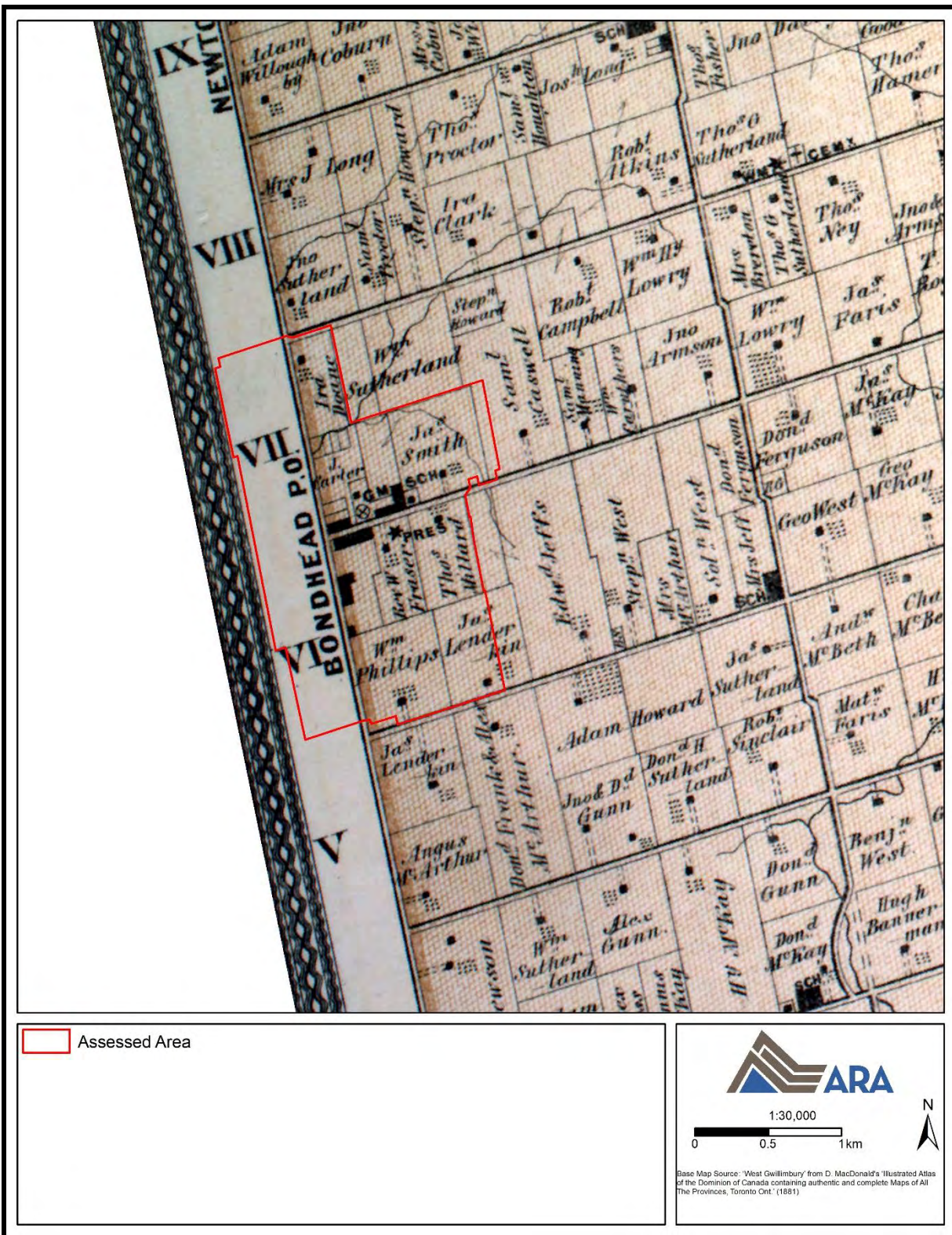


Map 4: Assessed Area on West Gwillimbury Township Patent Plan (No date)
(Produced under licence using ArcGIS® software by Esri, © Esri; Map #12)

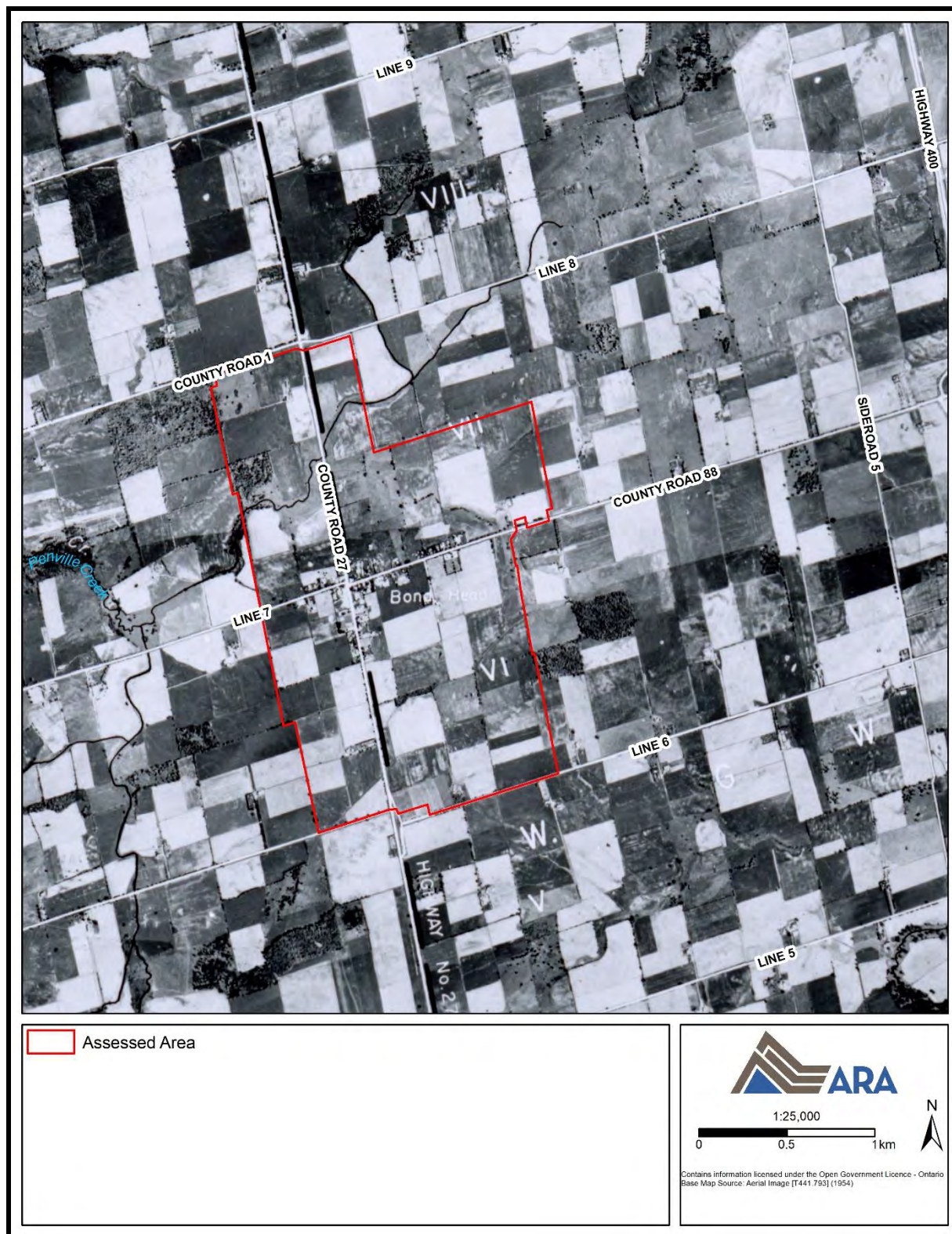




**Map 6: Assessed Area Illustrated on 1881 Historic Map of Tecumseth Township
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill 2001)**



**Map 7: Assessed Area Shown on 1881 Historic Map of West Gwillimbury Township
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill 2001)**



Map 8: Assessed Area on 1954 Aerial Image
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto)

9.0 PROPERTY INFORMATION DATABASE

A Property Information Database was compiled for properties located within the Bond Head study area in Stage 1 of the project, the *Background & Issues Identification Report* (approximately 240 properties, including 38 listed on the Town's Heritage Register and one property designated under Part IV of the *Ontario Heritage Act*). The database presented the results of background research and field review including photographs of the buildings' façade and street context. The database aided in the identification of historic themes that characterize the study area. The use of an Excel database ensured that consistent information was collected for each property and that this information could be easily extracted for use in data analysis and mapping for this Stage 2 of the study, the *Heritage Conservation District Study*.

The Property Information Database compiled the following information for each property in the study area:

- 1) Common Name;
- 2) Municipal Address;
- 3) Approximate date of construction;
- 4) Photograph (building façade showing street context);
- 5) Architectural style;
- 6) If information was available, a cursory description of the Cultural Heritage Value or Interest (CHVI) of each property according to the criterion in Ontario Regulation (O. Reg.) 9/06, including pertinent historic information;
- 7) Any details on community value of the property gathered from the public meetings and other research;
- 8) Existing recognition (i.e., Part IV designation, listed, plaque, etc.); and
- 9) Sources.

The inventory of properties captured the construction date of each structure in the village as accurately as possible, either to a known date or date range estimated by the architectural style and background research. The plaque program adopted by many historic properties in the village that notes construction dates and names and occupations of original owners contributed significantly to the verification of information presented in this database.

A more detailed inventory of properties was prepared for this HCD Study (Stage 2) for each property within the smaller refined study area and included evaluative information to identify those that possess CHVI according to *O. Reg. 9/06*. Additional details such as building heights and cladding materials were added to this database to aid in the analysis of properties within the refined study area and further evaluated in this stage of study.

Both the Stage 1 and Stage 2 Property Information Databases are stand-alone documents submitted to the Town of Bradford West Gwillimbury in accompaniment to the report for each Stage of study.

10.0 REFINED STUDY AREA CHARACTER ANALYSIS

A field review of properties and landscape elements within the refined study area was undertaken by ARA staff on March 23, 2018; May 9, 2018; May 8, 2019 and August 1, 2019. A visual survey confirmed the location, current condition and appearance of properties (buildings, structures, other property features) as well as assessed the character and social patterns of the area. All assessments were conducted from public property.

10.1 Existing Recognition

The following list (see Figure 3) and map (see Figure 4) identifies properties that are presently listed (38) on the Town of Bradford West Gwillimbury's Municipal Heritage Register or are designated under Part IV (1) of the *Ontario Heritage Act*. Note, the property located at 2843 County Road 27 is also listed on the Register, added June 16, 2015, and should be included in both this and Figure 4.

<i>Status</i>	<i>Street #</i>	<i>Street Name</i>	<i>Date Added</i>
Listed	2848	County Road 27	June 16, 2015
Listed	2853	County Road 27	June 16, 2015
Listed	2864	County Road 27	June 16, 2015
Listed	2870	County Road 27	June 16, 2015
Listed	2875	County Road 27	June 16, 2015
Listed	2876	County Road 27	February 24, 2014
Listed	2887	County Road 27	June 16, 2015
Listed	2891	County Road 27	June 16, 2015
Listed	2901	County Road 27	June 16, 2015
Listed	2907	County Road 27	June 16, 2015
Listed	2930	County Road 27	June 20, 2011
Listed	4208	County Road 88	June 16, 2015
Listed	4222	County Road 88	June 16, 2015
Listed	4228	County Road 88	June 16, 2015
Listed	4240	County Road 88	May 19, 2015
Listed	4252	County Road 88	June 16, 2015
Listed	4280	County Road 88	June 16, 2015
Listed	4289	County Road 88	June 16, 2015
Listed	4296	County Road 88	June 16, 2015
Listed	4297	County Road 88	June 16, 2015
Listed	4302	County Road 88	June 16, 2015
Listed	4308	County Road 88	June 16, 2015
Listed	4313	County Road 88	June 16, 2015
Listed	4314	County Road 88	June 16, 2015
Listed	4318	County Road 88	September 1, 2014
Listed	4320	County Road 88	June 16, 2015
Listed	4324	County Road 88	June 16, 2015
Listed	4325	County Road 88	June 30, 2011
Listed	4330	County Road 88	June 16, 2015
Listed	4331	County Road 88	June 16, 2015
Listed	4334	County Road 88	June 16, 2015
Listed	4335	County Road 88	June 16, 2015
Listed	56	Hearn Street	June 30, 2011
Listed	62	Hearn Street	June 16, 2015
Listed	70	Hearn Street	June 16, 2015
Listed	4359	Line 7	June 16, 2015
Designated	4370	Line 7	June 16, 2015
Listed	4396	Line 7	June 16, 2015

Figure 3: Listed and Designated Properties in the Village of Bond Head (BWG 2017b:44)

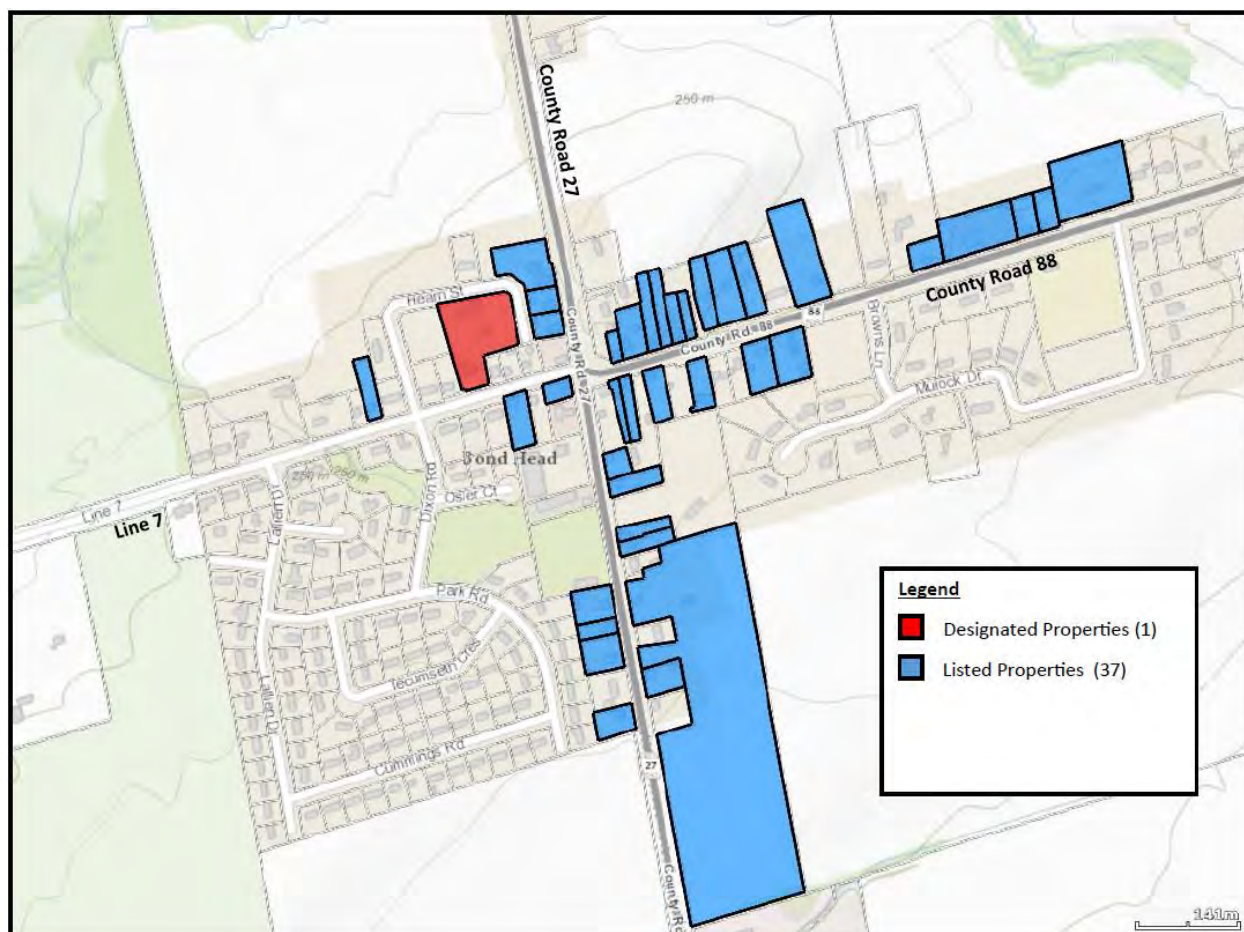


Figure 4: Map of Listed and Designated Properties in the Village of Bond Head (BWG 2017b:45)

10.2 Built Form

Key elements of the refined study area's built form, notably architectural styles, building heights, cladding materials and land use, were analyzed to assess the physical characteristics of the landscape. Assessment mapping is included in Appendix A.

10.2.1 Design and Architectural Analysis

Given Bond Head's past as an historic crossroads village dating from the mid-19th century, the refined study area reflects a variety of architectural styles and materials that contribute to the varied, yet cohesive streetscapes. The economic and cultural conditions at Bond Head that both prompted and slowed development throughout its history are reflected in the intact nature of the architectural forms. The collection of heritage buildings and architectural styles represent 50 years of Ontario architectural traditions. A notable combination of residential and commercial historic buildings remain in the refined study area. Individually, they are representative examples of their architectural styles; collectively, they create a varied streetscape of residential, commercial, institutional and mixed-use buildings reflective of 19th century development.

The building styles observed in Bond Head were analyzed and grouped into 11 architectural categories. A map illustrating the location of each style is provided in Appendix A (see Map 10).

In addition, descriptions that illustrate an example of each is provided to assist in the explanation of the style within the Bond Head context. It should be noted that these architectural descriptions have been tailored to depict styles specifically as they appear within the refined study area. In most cases, the built heritage resources found in Bond Head are modest, vernacular interpretations of a style designed by local builders.

A number of sources were consulted to develop and adapt this list of architectural styles found in the refined study area including *Well-Preserved* (2003) by Mark Fram, *A Guide to Canadian Architectural Styles* (1992) by Leslie Maitland, et al., the *Ontario Architectural Style Guide* prepared by the Heritage Resources Centre at the University of Waterloo (2009), and the Ontario Heritage Trust's *Places of Worship Database* (2019).

Georgian
(1780s-1860s)



Commonly used for residential as well as commercial buildings, the façade of Georgian structures are box-like and balanced with an equal number of windows on either side of the front door. Five bays are common and most structures are from one to three storeys, most commonly two. Paneled front doors with rectangular transoms and small-paned double-hung windows are typical. Cladding was initially clapboard and the style adapted to stone and brick.

Regency
(1820s-1870s)



The Regency style is primarily residential in Ontario. It exhibits symmetrical plans and elevations and is primarily one or one-and-a-half storeys with hipped or gable roofs and broad eaves. Large windows are typical, and cladding can vary but was historically most often brick or stucco.

Gothic Revival
(1840s-1870s)



The Gothic Revival style is often one-and-a-half storeys and is most commonly clad in brick, board and batten or stone. Plans can be L-shaped, square or rectangular and roofs are steeply pitched with one or more front gables that often exhibit decorative vergeboard. The windows are arched under the peaked gables, and bay windows are occasionally seen on the first storey. Entrances are typically centred and may include sidelights and transom. Verandas are common to the style and may include decorative vergeboard.

**Gothic Revival
Cottage**
(1864-1900s)



The composition of the Gothic Revival Cottage is generally symmetrical with steep gable and roof pitches and wall continuity that may be broken up by projecting or recessed bays. Verticality is emphasized in the gables and round arches for windows and doors. Porches supported by posts with shallow roofs that extend the length of the façade are common. Typical of the style, a great deal of carved and turned woodwork such as finials, decorative vergeboard and verandahs are observed. Cladding includes board and batten and brick, with dichromatic brickwork adding to the decorative effect.

**Gothic Revival
(Church)**
(1840s-1870s)



Common features of the Gothic Revival style in religious buildings include pointed arch windows, rib vaulted ceilings, steeply pitched roofs, towers and an emphasis on height. Gothic Revival architecture was popular in Ontario and was the most common style for religious buildings in the mid- to late-19th century, just as many of Ontario's towns and cities began to boom.

**Italianate
(Commercial)**
(1840-1885)



Commercial Italianate structures are predominantly two to three storeys with a flat roof with decorative elements along the roof line, often brick corbelling in the form of brackets. Windows are commonly arched or curved at their top and may exhibit decorative crowns or voussoir.

Queen Anne
(1880s-1910s)



The Queen Anne style features irregular plans and elevations with both hipped and gabled roofs as well as projecting polygonal bays. The style is characterized by a variety and complexity of detail, such as intricate woodwork in porch supports and gable ends. Primarily a residential style, it is most often constructed with brick, masonry or wood-cladding.

Georgian Revival
(1890s-1940s)



The Georgian Revival style utilizes simple rectangular plans with shallow gabled or hipped roofs with wide cornices. Often in three or five bays, the style features symmetrical window and door arrangements. These structures are often clad in brick, clapboard or stucco and are primarily a residential style.

Edwardian
(1900-1920)



The Edwardian style is simple, classical and balanced. It can be two storeys or more, often clad in brick and organized in two bays with two symmetrically placed windows on each storey. Roofs are hip or gable with heavy cornices. Windows can be sash or paned and are usually one-over-one. They typically feature a verandah along the full length of the façade.

Vernacular
(Multiple time periods)



Vernacular architecture is typically not designed by a professional architect and is influenced but not defined by a particular style. The form and/or materials used are usually derived from local or inherited tradition and exhibit local design characteristics. Vernacular buildings were commonly constructed using easily available materials.

Contemporary
(Post-1960)



Houses in this style are generally one to one-and-a-half storeys and compact and low to the ground. They exhibit simple construction, primarily with rectangular or square plans and often with side gable roofs. This style displays a lack of ornamentation and is commonly clad in brick, vinyl siding or a combination or both.

Map 11, provided in Appendix A, illustrates the concentration of historic properties in the core. Properties are shaded based on the construction date, which is also indicative of the architectural styles found in the refined study area.

10.2.2 Building Heights

All of the buildings in the refined study area are two storeys or less in height, resulting in a consistent, low-rise density in the village that maintains cohesive and harmonious rooflines with gentle transitions (see Map 12 in Appendix A) (Watchorn Architect Inc. 2009:16). Churches are the tallest buildings in the refined study area; the tallest being the St. Catherine of Alexandria Catholic Church, followed by the Bond Head United Church. Many of the properties located along the crossroads vary between one-and-a-half and two-storey structures. This corresponds with research and architectural evidence that suggests that many historic structures, built in a grander variety of styles, remain along the historically settled village crossroads while 1970s and 1980s era suburban contemporary style houses are found as infill in the historic streetscapes.

10.2.3 Cladding

The structures included in the refined study area exhibit a variety of exterior construction materials (see Map 13 in Appendix A). A majority of the contemporary residential structures are clad in brick, most often red, or a combination of brick and vinyl siding.

The historic properties in the refined study area are also predominantly clad in red brick. Some exhibit a combination of brick and vinyl siding, stucco or board and batten. There are a few occurrences of stuccoed or wood buildings and one half-timbered commercial structure, the Brazill House Hotel. Due to field review and assessment being completed from public property, one structure on the east side of County Road 27 (2897 County Road 27) could not be assessed due to its significant setback and vegetative cover.

Given the historic era of development around the village crossroads in the refined study area, it is likely that many of the vinyl clad older buildings are constructed of brick or wood beneath the contemporary layer. Fire insurance plans that may provide insight into the construction materials were not completed for rural villages such as Bond Head.

As noted in section 8.4.2, mud-brick was once used as a building material in Bond Head, created from local clay and straw. Within the village, local residents report that the Austin Richardson House (ca. 1880) at 4320 County Road 88 is perhaps one of the last remaining structures constructed of mud-brick (Personal Correspondence, D. Chambers 2019).

The contemporary commercial and industrial structures in the refined study area were constructed of a combination of materials including brick veneer, stucco and aluminum siding.

10.2.4 Land Use Type

Of the 76 properties within the refined study area, 59 are residential (78%). These are primarily focused along the extents of the village crossroads. All of the commercial (5), mixed-use (commercial/residential) (3), and industrial (1) properties are concentrated in the village core and the institutional land uses (4), including churches, a cemetery and former school building are located at the north and east extents of the study area. The recreational uses (4) include the Bond Head Memorial Community Hall, located south of the village core, flanked by a large public park, Bud Brown Memorial Park, as well as Audrey Wychopen Memorial Park. The properties in the refined study area are mapped by land use category in Map 14 below.

10.3 Landscape Analysis

There are a number of landscape elements located within the refined study area that contribute to its unique character as a historic crossroads community. The features that define the landscape include street layouts, property setbacks, sidewalks, open spaces, vegetation patterns and tree canopies, views and visual terminus sites, landmarks and topography.

10.3.1 Spatial Arrangement of Study Area

The alignment and grouping of buildings in the refined study area contributes to the village of Bond Head's unique character and sense of place as an evolved landscape. The properties along Country Road 27, Line 7 and County Road 88 nearer to the village crossroads have a limited setback on smaller lots, while the properties on Country Road 88 moving east of the village have larger setbacks on significantly larger lots. The concentration of structures on the north and south sides of County Road 88 at County Road 27, former commercial structures, have very limited setbacks and abut the sidewalk. The properties along Line 7 represent the most consistent

setbacks along the village core, averaging 15 m. The distance from structures to the front property line varies throughout the study area but generally increases from the west to east side of the village crossroads. This variation in building setbacks within the streetscape provides visual and spatial rhythm through gradual transitions of the building facades, as well as visual interest (Watchorn Architect Inc. 2009:15).

The properties in the core of the refined study area, primarily along the east side of County Road 27 and both sides of County Road 88, continue to follow the historical lot proportions of the village as documented in historic mapping from the 1860s (BWGPL n.d.a). The position of buildings close to the road creates a dense streetscape, while the greater distance between buildings and the road allows for broader views and a more open streetscape, most notably observed in the east side of the village.

A majority of the buildings along the village crossroads are two-storeys and represent a variety of building forms, massing and styles, with no two neighbouring properties looking alike.

There are some gaps in the streetscape along County Road 27 due to the presence of two public parks, Bud Brown Memorial Park and Audrey Wychopen Memorial Park, and along County Road 88 as a result of vacant lots on the north and south side of the road and the presence of the Bond Head Presbyterian Cemetery.

Commercial and institutional structures are exclusively located along the village crossroads, with a concentration of contemporary commercial structures located on the west side of County Road 27, south of County Road 88. As a result of modern infill, these structures represent the greatest alteration to the village core's traditional arrangement of structures and create an incongruence with the surrounding historic built form.

10.3.2 Streetscape Typologies

The refined study area located in the core of the village of Bond Head contains a mixture of street configurations, including both urban and rural cross-sections (see Map 15 in Appendix A). Streetscape typologies represent a useful analytical tool for identifying unique characteristics and cohesive qualities of the study area.

The core of the village crossroads, radiating a short distance to the east on County Road 88, west on Line 7 and slightly further south on County Road 27 exhibits a urban cross-section with a curb and gutter two-lane paved arterial road configuration. The remainder of the study area at the furthest north, south, east and west extents, represent a rural cross-section with no curb and gutter or sidewalks, and again a two-lane paved road configuration. Due to the more significant setback of properties along County Road 88, the road feels much wider than the other arterial roads in the study area. On-street parking is available via a roll-over curb and road shoulder on the east side of County Road 27.

10.3.2.1 Sidewalks and Driveways

Formal and informal sidewalks are present in the refined study area and both types are quite narrow. Formal sidewalks are present on both sides of Line 7 for approximately 100 m west of County Road 27 and on both sides of County Road 27 to approximately 130 m from the refined study area boundary, at which point it transitions into an informal gravel sidewalk. A formal sidewalk is present on the south side of County Road 88 and spans approximately 360 m from

County Road 88 as well as on the north side for approximately 180 m at which point it transitions into an informal gravel sidewalk. A paved sidewalk is also located on the rise of land on the west side of County Road 27 and runs from the corner of Line 7 to the St. Catherine of Alexandria Catholic Church.

The design and width of driveways impacts the appearance and function of streetscapes. Most of the properties in the refined study area include paved or gravel driveway access from the front of the lots to the road, and they vary considerably in length and width. The only properties that do not have driveways are the historic commercial properties that have very limited setbacks on the southeast corner of the village crossroads.

10.3.2.2 Utilities and Street Furniture

Wooden hydro poles and street lights are present on either one or both sides of the streets in the refined study area and hydro wires are highly visible. Concrete stoplight posts are located around the intersection of the village's commercial crossroads and four of them include decorative scrolled metal lights at their top. Decorative flower planters are located at the base of each stop light at the crossroads. No street furniture was observed in the study area with the exception of the public parks.

10.3.3 Vegetation and Mature Trees

Mature trees represent a defining element in established communities, distinguishing historic landscapes from more contemporary developments as well as providing visual interest, sense of place and relief from the elements. Many of the residential properties in the refined study area feature mature vegetation, notably a collection of large coniferous and deciduous trees. This landscape element is important in providing cohesion and identity to a district. It should be noted, however, that many of the mature ash trees in the village have been removed as a result of the emerald ash borer, leaving the remaining mature trees all the more vital in their contribution to the village's character.

Many of the streets in the refined study area are lined with mature trees, located both on lawns and grassed boulevards as well as on both private and public lands. Significant tree cover has formed a canopy at the south extent of County Road 27 near the refined study area boundary, further contributed to by the presence of a row of mature trees growing from the boulevard on the east side of County Road 27 nearer to the southern boundary of the village. Buffers of mature trees and vegetation are commonly found along lot lines between residential properties. An intentional row of mature deciduous trees appears to have planted around the border of the property at 21 Hearn Street. Many of the vacant lots in the study area are covered with dense brush and mature vegetation. Audrey Wychopen Memorial Park also contains mature trees that shade the park. The Bond Head Presbyterian Cemetery is bordered by a row of intentionally planted coniferous trees, shielding the landscape from County Road 88 and Mulock Drive.

With the exception of the concentration of contemporary commercial structures on the west side of County Road 27, south of County Road 88, all of the streets in the refined study area are bordered by grass boulevards or lawns. Many of the residential properties in the refined study area contain well manicured and landscaped gardens that further contribute to the sense of place and visual character of the district.

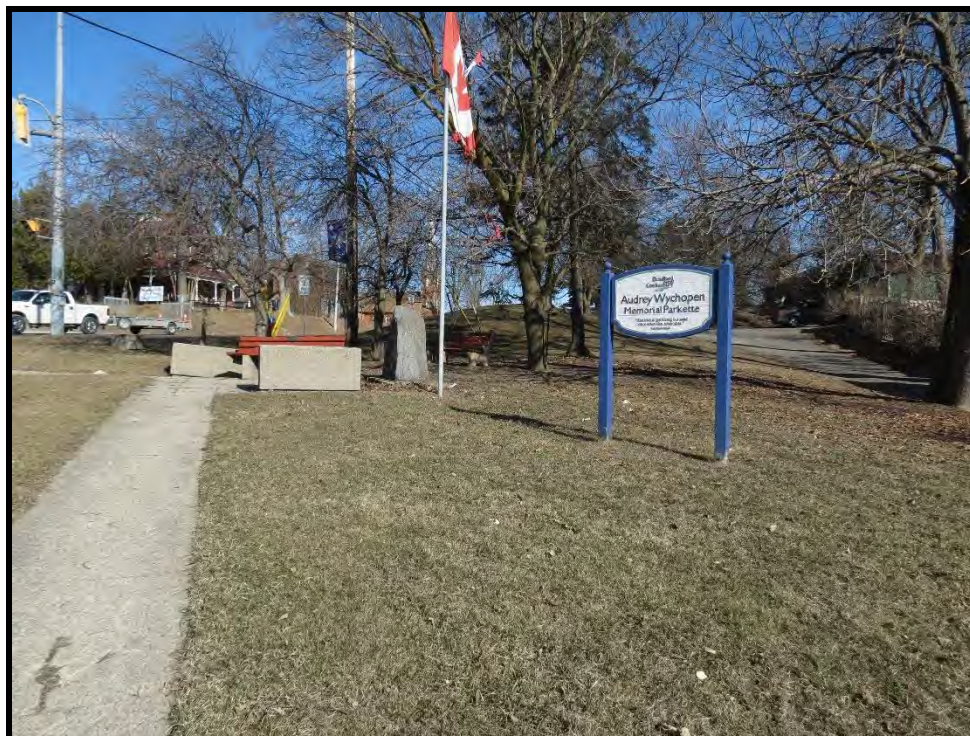
10.3.4 Parks and Open Space

The village contains a number of open green spaces in the core (see Map 14 in Appendix A). These primarily take the form of public parks. The largest open green space in the refined study area is Bud Brown Memorial Park, located on municipal lands on County Road 27, north and west of the Bond Head Memorial Community Hall. The park includes an expanse of manicured lawns, two basketball courts, and green space dedicated to soccer fields and a baseball diamond. The stone gates that demark the entrance to the park from County Road 27 are embedded with plaques memorializing fallen soldiers from the First and Second World Wars. Two Ontario Heritage Trust plaques, one for Sir William Osler and another for Sir William Mulock are found beside the gates.

Audrey Wychopen Memorial Park, a small public park, is located on the northeast corner of County Roads 88 and 27 and features a plaque entitled “The Old Plank Road 1851-1858” erected by the Simcoe County Historical Association in 1980. The park contains a paved path leading to benches, plaque and a flag pole, as well as decorative concrete flower planters and mature trees that shade the landscape (see Image 9).

The Bond Head Presbyterian Cemetery on the eastern edge of the refined study area on the south side of County Road 88 also reads as an open space. Grassed and treed vacant properties located throughout the refined study area as well as the large open spaces between most properties visually articulate as open green space although they are not technically within the public realm.

Penville Creek is the only waterbody present in the refined study area. It emerges within a mix of hills (drumlins) and clay plains in Bond Head, flowing northward through agricultural lands before entering Innisfil Creek north of Newton Robinson (NVCA 2013:1). Within Bond Head, the creek loops around the lower topography of the village core, flowing through residential properties to the east, crossing County Road 88, then going below ground through the centre of the village and emerging in the west at Dixon Road and flowing north through a wood lot and under Line 7, then crosses another residential property before flowing northwest out of the village.



**Image 9: Audrey Wychopen Memorial Park
(March 23, 2018; View Facing Northwest)**

10.3.5 Viewscapes

Viewscapes or views, the term is used interchangeably, can be understood as the visual relationship between an observer and a landscape or landscape feature and can include scenes, panoramas, vistas, visual axes and sight lines (Parks Canada 2010:67). Views are often identified as heritage attributes of a cultural heritage resource if they are significant to or define the character of a landscape. They can be long or short, as well as open or closed, and depending on the combination of forms, contribute differently to the visual interpretation of a place.

Views that have been frequently documented from specific vantage points in historic photographs, publications, described in the feedback received from the public or observed during field review have been selected. Many of these views focus on landmark buildings and their settings.

The significant views observed in the village of Bond Head (see Map 16 in Appendix A) include:

- Iconic terminating long-view from the east extent of the village beginning at the former Bond Head U.S.S.#5 and United Church looking west down Country Road 88 to the terminus Brazill House Hotel (View 1, see Image 10);
- Iconic terminating short-view form the east beginning where the historic properties began to have a narrower set back, looking west down Country Road 88 to the terminus Brazill House Hotel. See historic Image 1: Main Street Bond Head, circa 1860 (View 2, see Image 11);
- View from the south extent of the village looking north up County Road 27 to the St. Catherine of Alexandria Byzantine Church located on a rise at the north extent of the village (View 3, see Image 12);
- View to the southern boundary of the village on County Road 27 including the dense tree canopy and historic residential properties with limited setbacks (View 4, see Image 13);

- View to the Brazel-Chambers House from Line 7 looking north (View 5, see Image 14); and,
- Terminating view looking east down Hearn Avenue to St. Catherine of Alexandria Catholic Church, flanked by a row of mature trees to the south (View 6, see Image 15).



Image 10: View 1 – Terminating Long-View to Brazill House (Hotel) West Down CR 88 (August 1, 2019; View Facing West)



Image 11: View 2 – Terminating Short-View to Brazill House (Hotel) West Down CR 88 (August 1, 2019; View Facing West)



**Image 12: View 3 – Looking North Up County Road 27 to St. Catherine of Alexandria Byzantine Church
(August 1, 2019; View Facing North)**



**Image 13: View 4 – View to Southern Boundary of Village on CR 27
(August 1, 2019; View Facing South)**



**Image 14: View 5 – View to Brazel-Chambers House from Line 7
(March 23, 2018; View Facing North)**



**Image 15: View 6 – Terminating View East Down Hearn Avenue to St. Catherine of
Alexandria Catholic Church
(May 8, 2019; View Facing East)**

10.3.6 Landmarks

A landmark is often represented by a building, structure or landscape that forms an integral part of a distinctive area of a community and can act as the focal point of significant views (MCL 2006a:22). The refined study area possesses a concentration of buildings and landscape elements that can be considered landmarks in the village of Bond Head. They are clustered along the crossroads and include:

- Brazill House Hotel, 2930 County Road 27 (see Image 16);
- Brazel-Chambers House, 4370 Line 7 (By-law 1983-65) (see Image 17);
- Bond Head Memorial Community Hall, 2892 County Road 27 (see Image 18);
- Bud Brown Memorial Park and stone gates with plaques, 2892 County Road 27/7 Dixon Road (see Image 19);
- St. Catherine of Alexandria Byzantine Church, 56 Hearn Street (see Image 20);
- Bond Head United Church (see Image 21) and Bond Head Presbyterian Cemetery, 4221 County Road 88;
- Former Bond Head U.S.S. #5, 4208 County Road 88 (see Image 22); and,
- Quaint House, 4240 County Road 88 (see Image 23).



**Image 16: Brazill House Hotel, 2930 County Road 27, Landmark
(March 23, 2018; View Facing West)**



**Image 17: Brazel-Chambers House, 4370 Line 7, Landmark
(May 8, 2019; View Facing North)**



**Image 18: Bond Head Memorial Community Hall, 2892 County Road 27, Landmark
(May 9, 2018; View Facing West)**



Image 19: Bud Brown Memorial Park and Stone Gates, 2892 County Road 27/7 Dixon Road, Landmark (March 23, 2018; View Facing Southwest)



Image 20: St. Catherine of Alexandria Byzantine Church, 56 Hearn Street, Landmark (March 23, 2018; View Facing West)



**Image 21: Bond Head United Church and Presbyterian Cemetery, Landmark
(March 23, 2018; View Facing South)**



**Image 22: Former Bond Head U.S.S. #5, 4208 County Road 88, Landmark
(March 23, 2018; View Facing Northwest)**



**Image 23: Quaint House, 4240 County Road 88, Landmark
(March 23, 2018; View Facing North)**

11.0 SUMMARY OF COMMUNITY AND STAKEHOLDER CONSULTATION

To ensure that the information collected through both Stage 1 and Stage 2 of the project was reflective of the needs and opinions of the public, stakeholders were identified, and consultation was undertaken through a public engagement process. This process was facilitated to determine community expectations and obtain public input on issues and feedback related to the potential for a HCD, discuss potential district boundaries and cultural heritage resources considered for inclusion, as well as to describe the HCD concept and other potential methods of protection.

Key stakeholders identified included:

- Property owners in Bond Head;
- Business, community and resident associations;
- Town of Bradford West Gwillimbury Heritage Committee (municipal advisory committee);
- Elected officials;
- BWG staff from key departments; and
- General public.

A number of initiatives were undertaken to promote the study and seek input from specific stakeholders and the general public (samples of promotional material are included in Appendix B). Initiatives undertaken Stage 1 included:

- A web-page dedicated to the HCD study was added to the BWG website and included: background information related to Bond Head and the project; the HCD designation process; a description of the study area; ways the public could get involved; links to the Village Character Assessment survey as well as to related documents and sources of information (see Image 29);

- Project update emails sent to members of the general public who signed up to receive notifications about the project (see Image 30);
- A banner was placed on the Town's website homepage promoting the study and public meeting;
- Posts promoting the public meeting were added to the "News & Notices" page of the Town's website;
- Regular social media posts on the Town's Twitter and Facebook platforms, which were reposted by ARA;
- Three newspaper ads were placed on Simcoe.ca on April 19 and 26, 2018 and May 3, 2018 promoting the first public meeting that was held on May 9, 2018 at the Bond Head Memorial Community Hall;
- Posters were placed in public venues across BWG (i.e., Post Office and Library) (see Image 31);
- ARA made a presentation to the Bradford West Gwillimbury Heritage Committee on April 5, 2018 to explain the study approach and process and to seek contacts or archival research to aid in the historic research of the village;
- BWG staff sent an email to Members of Council on April 19, 2018 to inform them that the web-page dedicated to the study had gone live, to promote the public meeting and encourage Councillors to discuss the study with all interested parties;
- BWG staff also sent an email to members of the Bradford West Gwillimbury Heritage Committee on April 18, 2018 sharing the weblink for the study and encouraging them to promote involvement in the study within their networks; and
- An article was written for the *Bradford West Gwillimbury Topic* by Lynda Usher on April 26, 2018 entitled, "Bond Head worthy of consideration for heritage conservation district status" (see Image 36).

Initiatives undertaken to promote the study in Stage 2 included:

- The web-page dedicated to the HCD study was maintained on the BWG website and included: background information related to Bond Head and the project; the HCD designation process; a description of the study area; ways the public could get involved; links to previous studies, related documents and sources of information (see Image 29);
- A banner was placed on the homepage, Planning page and the Bond Head HCD Study page of the Town's website promoting the study and public meeting;
- Regular social media posts on the Town's Twitter and Facebook platforms (reposted by ARA);
- An initial email (one month before) and reminder email (week prior) was sent to stakeholders and interested parties (attendees of the first public meeting, those who attended ARA's presentation to Council following Stage 1, parties who signed up for information on the website or requested to be informed, current and past Heritage Committee members, both historical societies, and Council Members);
- Hardcopy posters promoting the second public meeting were mailed out to all property owners within the Bond Head study area;
- Two, two-sided Curbex Event Notification Signs were installed at the entrances into Bond Head, located at approximately the southern and eastern boundaries of the village, two weeks prior to the public meeting (see Image 35);
- Weekly newspaper advertisements were placed by the Town;
- A newspaper article was written for *Bradford Today* on April 24, 2019 to promote the second public meeting on May 8, 2019 (see Image 37):

- www.bradfordtoday.ca/local-news/take-an-interactive-walking-tour-for-bond-head-heritage-study-1387315?utm_source=Email&utm_medium=Email&utm_campaign=Email;
- A Media Advisory was disseminated on April 23, 2019 (see Image 33);
- Digital sign outside the Library and Cultural Centre in Bradford was programmed with study promotions;
- Promotional posters were placed inside buses in snap frames approximately one month prior to the second public meeting to promote it (see Image 32);
- Posters were placed in municipal building windows/doors/poster boards, at Coffee Culture, No Frills, and assorted downtown Bradford businesses and key Bond Head locations, such as the post office, gas station and restaurants approximately one month prior to the second public meeting; and,
- An article was published in *Bradford Today* on May 10, 2018 that covered the May 8, 2019 public meeting and included a link to the Town's HCD website (see Image 38):
 - www.bradfordtoday.ca/local-news/heritage-conservation-district-considered-for-bond-head-920614.

11.1 Public Meeting #1

The first public meeting was facilitated to introduce the project to local residents and property owners and to obtain initial feedback. The meeting was held on May 9, 2018 from 6:00 to 9:00 p.m. at the Bond Head Memorial Community Hall (2892 County Road 27) in the village of Bond Head. As noted above, information regarding the public meeting was distributed in a number of ways (i.e., email, posters, newspaper ads, websites, social media, etc.). Town staff and members of the ARA consultation team facilitated the meeting. Twenty-three people were in attendance, including local Councillors. The format was a 20-minute presentation facilitated by ARA staff that discussed:

- What a HCD is;
- How a HCD Study and Plan are prepared;
- Details of the Bond Head HCD Study; and
- How the public could get involved and provide feedback.

The presentation was followed by a question period. Questions were solicited from attendees through cue cards rather than an open floor to ensure that all in attendance felt comfortable participating and were provided a chance to have their questions addressed.

The attendees were then split into two groups to participate in breakout activities. One exercise was mind mapping. Participants were asked to draw the village of Bond Head, including the boundaries of the area as well as the heritage spaces and places that were important to them, and which they felt were also valued by the community and which make their area unique. Twelve attendees participated in the mind mapping activity. Selected mind maps created by attendees of the public meeting can be found in Appendix E. The results of their drawings were consistent and perceived the following elements of the village to be significant:

- Crossroads of the village and associated historic buildings on County Road 27 and County Road 88/Line 7 within the village limits;
- Audrey Wychopen Memorial Park;
- Bud Brown Memorial Park;

- Bond Head Memorial Community Hall;
- Brazill House Hotel;
- Brazel-Chambers House;
- Quaint House;
- St. Catherine of Alexandria Catholic Church;
- United Church;
- Bond Head U.S.S. #5;
- “Welcome to Bond Head” signs;
- Penville Creek; and,
- Mature trees.



**Image 24: Breakout Activities at the First Public Meeting
(May 9, 2018)**

The second exercise that participants engaged in was the Village Character Assessment survey. Completed surveys were later analyzed by ARA staff as part of the survey results presented in Section 11.2 below (full results are presented in Appendix C).

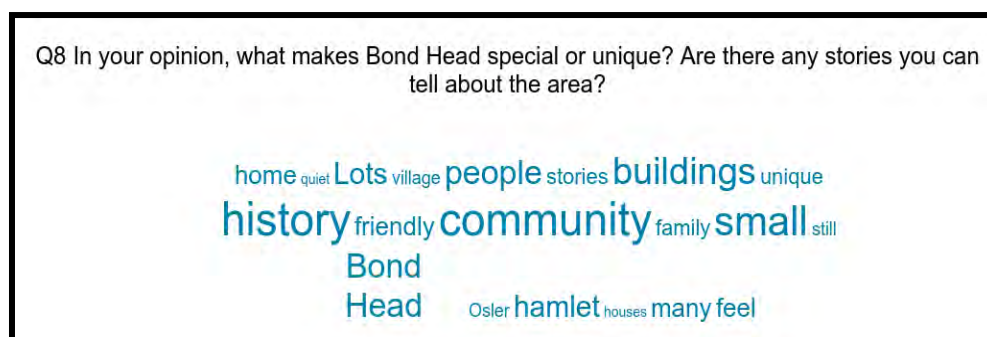
11.2 Village Character Assessment Survey

A Village Character Assessment survey was created to obtain input from the immediate community under study and allow property owners and residents the opportunity to highlight the significant attributes of Bond Head that they value. The Village Character Assessment has taken inspiration from the approach to community consultation used in the British Village Design Statement (VDS). The Village Character Assessment is a two-page, 13-question survey that was administered to local residents through a direct mailout as well as online (via Survey Monkey). It asked residents to describe the qualities and characteristics that they valued in their community and its surroundings. Residents were asked about local landmarks, historical knowledge of their property and the area, and to describe the boundaries of their community. The Village Character Assessment offered an opportunity for local residents to get involved in the planning process at an early stage and also allowed for feedback from all residents, not just those able to attend the

public meeting. The Village Character Assessment was distributed at the first public meeting, presented as an online survey through the Town’s website and mailed to all property owners within the study area using Canada Post. It is estimated that 185 surveys were mailed out to the 240 households in the study area, reaching 77% of all Bond Head residents. A total of 76 survey responses were received by July 18, 2018, in both hard copy and through Survey Monkey, representing at 41% response rate.

The detailed results of the Village Character Assessment survey can be found in Appendix C. A high-level analysis of the survey results are summarized below:

- 93% of respondents own property or are a tenant in Bond Head;
- 90% of respondents own residential property, 9% own another type of property, and 1% own commercial property;
- In their opinion, 70% of respondents do not think they own or live in a historic property, while 30% believe that they do;
- Most people responded that what made their property special or unique was the age of the structure, the large lots with mature trees and views to the surrounding landscape;
- Respondents reported that they stay in Bond Head due to the small, quiet, rural village atmosphere, the community and neighbours, large properties, low traffic, and because it is a safe place to raise children;
- Residents noted that they would leave the area if too much unsympathetic development took place altering the quiet charm of the village’s character, if traffic increased, if the population raised considerably or if Bond Head became unsafe;
- Bond Head is believed to be special or unique due to its community, history, buildings, small size, and its residents (see Image 25);
- The details of the village most valued include the historic buildings, particularly residential homes, parks, lot sizes and the village layout (see Image 26);
- Respondents noted they would like to see the following changes in Bond Head: improved sidewalks, trails, recreation and greenspace, a bypass around the village core and traffic calming, more places for the community to gather and socialize, the conservation of historic buildings and new uses for vacant buildings;
- Changes that respondents would not like to see in Bond Head include increased traffic and unsympathetic development, demolition of historic buildings, removal of parks and mature trees, and loss of the village’s small town charm; and
- Most respondents defined the boundary of Bond Head to include the properties along the crossroads of County Road 27 and County Road 88/Line 7 to the village limits.



**Image 25: Village Character Assessment Survey Word Cloud Results
(Survey Monkey 2018)**



**Image 26: Village Character Assessment Survey Word Cloud Results
(Survey Monkey 2018)**

11.3 Public Meeting #2

The second public meeting was facilitated in Stage 2 of the project to introduce the findings of Stage 1 to local residents and property owners and to obtain further feedback. Two meetings were held on May 8, 2019, the first from 12:00 p.m. to 2:00 p.m. and the second from 6:00 p.m. to 8:00 p.m. at the Bond Head Memorial Community Hall (2892 County Road 27) in the village of Bond Head. ARA's Researcher was also available from 2:00 p.m. to 4:00 p.m. to receive any additional archival information related to the village's history, to answer any questions and address any concerns related to the history included in the Stage 1 report.

As noted above, information regarding the public meeting was distributed in a number of ways (i.e., email, posters, newspaper ads, websites, social media, etc.). Town staff and members of the ARA consultation team facilitated the meetings. Forty people were in attendance for the first session of the day and 20 people attended the second, including the Mayor and local Councillors. The format of the second public meeting included a one-hour interactive walk tour of the village and a formal presentation followed by two participatory breakout stations.

The walking tour was facilitated by ARA staff and lead participants to each of the four proposed HCD boundary extents in the village. Attendees were invited to share any stories or details of the cultural heritage resources in the village, or stories of the village in general. Three stops took place: at the southern boundary, at the crossroads, and on County Road 88 looking to the east boundary. Participants were asked for feedback related to the village's history, community value, proposed HCD boundary, and significant heritage attributes, public realms and views.

Following the walking tour, attendees gathered at the Memorial Community Hall where ARA facilitated a 15-minute presentation that discussed:

- The project purpose;
- How a HCD works;
- The HCD designation process;
- Bond Head HCD Study Stage 1 findings;
- Stage 2 overview; and
- Next steps.

The attendees were then split into two groups to participate in breakout activities. One exercise focused on reviewing and commenting on mapping of the refined study area boundary as illustrated through the two potential HCD boundaries recommended in Stage 1 (see Image 27). Participants were asked to review the proposed boundaries and provide any suggested revisions, as well as note heritage spaces and places that were important to them and which they felt were also valued by the community and make their area unique. Thirty-three attendees participated in the mapping activity and all 33 were consistent in their desire to see the larger of the two proposed

boundaries (the refined study area) applied to the Bond Head HCD. The results of the boundary review was consistent with the feedback heard during the walking tours where a clear preference for the larger boundary was also voiced. See Appendix F for a detailed account of participant feedback.

The second breakout activity was a “Frequently Asked Questions” station where ARA staff addressed common or specific questions that attendees had about HCDs in general and the implications of an HCD in Bond Head more specifically (see Image 28). The question and answer approach was adopted to ensure that all those in attendance felt comfortable participating and were provided a chance to have their questions addressed in a less formal setting. Both sessions saw a highly engaged group of attendees participating and prepared with many questions and concerns. ARA staff was able to address all questions and valuable participant feedback was heard, recorded and incorporated into the heritage attributes included in the draft Statement of Cultural Heritage Value or Interest for the district (see section 13.0) as well as the recommendations included in the conclusion of this report (see section 15.0).



**Image 27: Boundary Mapping Activity at Second Public Meeting
(May 8, 2019)**



**Image 28: FAQ Station at Second Public Meeting
(May 8, 2019)**

11.4 Public/Stakeholder Input Conclusion

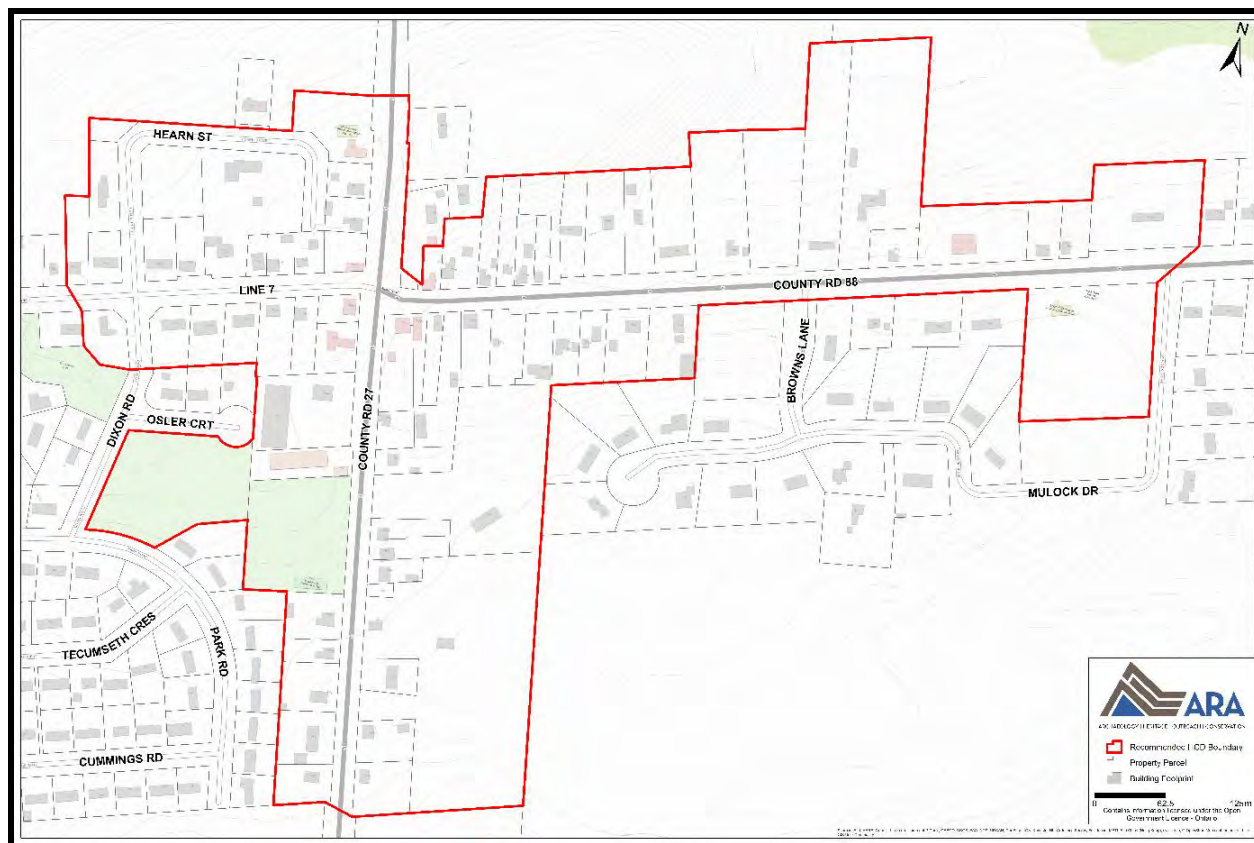
The program of public engagement completed in Stage 1 and Stage 2 of this study met and exceeded the legislative requirements for a Heritage Conservation District Study as prescribed in Part V of the *Ontario Heritage Act*. The public feedback received through this study informed the HCD boundary recommendation, assessment of cultural heritage value or interest and identification of heritage attributes and provided guidance in the formulation of next steps for a proposed HCD Plan and Guidelines.

12.0 HCD BOUNDARY RECOMMENDATION

Guidance provided in the MTC's Ontario Heritage Toolkit Series document, *Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act* (2006:24), suggests that a district boundary can be determined based on the following criteria:

- **Historic Factors** such as the boundary of an original settlement or an early planned community, concentrations of early buildings and sites;
- **Visual Factors** determined by an architectural survey or changes in the visual character or topography of an area;
- **Physical Features** such as man-made transportation corridors (railways and roadways), major open spaces, natural features (rivers, treelines and marshland), existing boundaries (walls, fences, and embankments), gateways, entrances and vistas to and from a potential district;
- **Legal or Planning Factors** which include less visible elements such as property or lot lines, land use designations in Official Plans or boundaries for particular uses or densities in the zoning bylaw, may also influence the delineation of the boundary, especially as they may affect its eventual legal description in the bylaw.

As a result of the two boundary options proposed for exploration in the *Background and Issues Identification Report* and further evaluated through this HCD Study, it is recommended that the larger potential HCD Boundary #2 (referred to as the "refined study area" in this report, see Map 2) be applied to the district (see Map 9).



Map 9: Recommended Bond Head HCD Boundary
(Produced under licence using ArcGIS® software by Esri, © Esri)

The proposed boundary delineation was guided by feedback received from interactive mapping stations and activities at both public meetings, as well as through the Village Character Assessment survey directly mailed to residents of the Village of Bond Head (see Question 12 of the survey results included in Appendix C for detailed boundary suggestions). It was also confirmed through an historic evaluation of the village, observations made during numerous field reviews, and the detailed character analysis discussed in Section 10.0. This boundary differs from the larger study area initially evaluated as it has removed the residential suburban developments in the southeast quadrant of the village dating to 1987 and the southwest quadrant dating to 1969. These areas are almost exclusively characterized by contemporary, low-density residential properties that are not reflective of the periods of development that have been identified as significant within Bond Head.

The proposed boundary focuses on the historic concentration of structures in the village along the crossroads of County Road 27 and County Road 88/Line 7. The boundary, as depicted on Map 9, extends from approximately Hearn Street/Dixon Road in the west, to St. Catherine of Alexandria Byzantine Church on only the west side of County Road 27 in the north, to Mulock Drive in the east, and to the last residential properties on County Road 27 in the south.

Based on the assessed character of the refined study area, it has been proven to meet each of the criteria suggested by the MTC, which are discussed in more detail below.

12.1 Historic Factors

The proposed HCD boundary is centred around the village's historic core composed of the crossroads of County Road 88/Line 7 and County Road 27, historically the economic heart of the village. It was from here that Bond Head has continued to grow and expand in all directions.

The village core is characterized by a largely unaltered late-19th century built-form. The influence of Bond Head as the "Half Way Stopping Place" for travellers heading eastward to Holland Landing along what is now County Road 88 is still evident through the extant commercial buildings and hotels established to serve this transient population. The evolution of the village into a complete community following the turn of the 20th century is demonstrated through the presence of institutional land uses such as churches, cemeteries, and a school as well as recreational uses like the community hall and public parks.

The area includes structures that were constructed both before and after significant fires that destroyed many of the village's buildings in 1880 and 1892, primarily on the north and south side of County Road 88 and along Line 7.

The commercial core, notably the two remaining former hotel structures, provide visual links to the village's past economic significance, both locally and within the county, while the residential structures, specifically the early homes, memorialize the initial agricultural foundations of the region and the perseverance of early pioneers. Two churches have been included to reflect the significance of the community's religious traditions and association with Rev. Featherstone Osler. These churches, along with the prominently placed former Brazill House Hotel, represent landmarks that provide an anchor in the proposed HCD.

12.2 Visual Factors

A variety of architectural styles and materials contribute to the varied, yet cohesive streetscapes in the village core, elements that distinguish this area from the contemporary, post-1970 residential streetscapes found in the southeast and southwest quadrants of Bond Head. The collection of heritage buildings and architectural styles represent 50 years of Ontario architectural traditions and are largely expressed through the Georgian and Gothic styles, some of which exhibit great detail and craftsmanship. A notable combination of residential, commercial and institutional historic buildings remain in the refined study area. The village core is reflective of late-19th century residential and commercial development patterns and includes an exclusively low-density building stock. The commercial properties in the proposed HCD boundary are located on small lots with limited setbacks, while the residential properties tend to have small footprints located on large lots, many with significant setbacks. Institutional and recreation land uses also comprise the district and are indicative of a formerly thriving 19th century community.

The village context is characterized by a rolling topography that increases in elevation to the north. This rise in topography, when viewed from each approach to the village core (north, south, east, and west), affords views of the crossroads and surrounding landscape, the most notable of which is the iconic terminating view down County Road 88 to the Brazill House Hotel. A number of landmark buildings have been identified in the village core, many identified as a result of community value and confirmed through field review and research, such as the former Quaint House, the Brazel-Chambers House and former Bond Head U.S.S. #5. Many of the historic properties feature mature vegetation and a tree canopy provides cover over the south extent of County Road 27 at the boundary limit.

12.3 Physical Factors

The intersection of County Road 88/Line 7 and County Road 27 represents the historic entry into the village and the location around which the village grew to its current extent. The area encompasses the historic commercial core of Bond Head, bordered in all directions by residential development interspersed with some institutional and recreational land uses. The proposed HCD boundary extends almost to the settlement area boundary to the north, east and south to capture the full extent of the village's historic building stock.

Bud Brown Memorial Park and Audrey Wychopen Memorial Park represent the open green spaces in the proposed HCD boundary, both dedicated to honour local residents significant to the community. They each contain commemorative elements, such as gates or plaques, associated with historic events, significant individuals or fallen soldiers from the Great Wars. Bud Brown Memorial Park is used to host events and sporting matches and serves as a community meeting place, further facilitated by the neighbouring Bond Head Memorial Community Hall. The Bond Head Presbyterian Cemetery also reads as an open space and includes interpretive plaques and signage. Grassed and treed vacant properties and the large open spaces between most properties visually articulate as open green space. Penville Creek is the only waterbody present within the boundary and contributes to the scenic quality of properties on the north side of County Road 88/Line 7.

The street network is primarily composed of a rural cross-section, with the exception of an urban-cross section on Country Road 27, and a variety of setbacks ranging from placement at the sidewalk edge to structures obscured by deep, densely treed yards.

12.4 Legal or Planning Factors

All of the properties formally recognized in the village, both listed and designated (Part IV) under the *Ontario Heritage Act*, are located within the proposed HCD boundary (see Figure 4: Map of Listed and Designated Properties in the Village of Bond Head), thus capturing the community value bestowed upon the built heritage resources.

As heritage recognition under the *OHA* is ascribed to real property, the proposed HCD boundary traces formal property lines.

Some vacant properties on County Roads 88 and 27 have been included within the boundary to allow for compatible infill that is in keeping with the character of the historic village.

The Town of Bradford West Gwillimbury's Official Plan (2002) includes policies in *Official Plan Amendment No. 16: Bond Head Settlement Area Secondary Plan* to conserve the historic character of the village, specifically the area considered a "heritage precinct," which is included within the proposed HCD boundary. The boundary also reflects key features determined to characterize the village as outlined in the *Architectural Design Guidelines*.

13.0 DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The proposed Bond Head Heritage Conservation District comprises 76 properties located within an irregularly shaped boundary that centres on and radiates from the crossroads of County Road 88/Line 7 and County Road 27. The central crossroads represents the commercial core of the village comprised of mixed land uses including: residential, commercial, institutional, industrial and recreational. The district boundary expands from approximately Hearn Street/Dixon Road in the west, to St. Catherine of Alexandria Byzantine Church on only the west side of County Road 27 in the north, to Mulock Drive in the east, and to the last residential properties on County Road 27 in the south.

Design/Physical Value

The proposed Bond Head Heritage Conservation District has design/physical value as a representative example of a largely intact historic village community dating from the mid-19th century. The proposed HCD reflects a variety of architectural styles that contribute to a varied, yet cohesive streetscape. The variety of architecture styles and materials found in Bond Head are representative of an intact historic crossroads village that developed in the mid-to-late 19th century. The economic and cultural conditions at Bond Head that both prompted and slowed development throughout its history are reflected in the extant and evolving nature of the land uses as well as the variety of architectural forms, which primarily include Georgian, Regency, Gothic Revival, Edwardian and vernacular expressions. Individually, these structures are representative examples of their architectural styles; collectively, they create a robust and varied streetscape of non-residential and residential buildings. The character of the village's core is further improved by the presence of designed green spaces, such as Bud Brown Memorial Park and Audrey Wychopen Memorial Park.

The prevalence of brick used as a building material post-1892 is visually and historically linked to its surroundings as a testament to the fires that occurred in 1880 and 1892 at the village crossroads. These fires destroyed a significant portion of the heart of the commercial area on the north and south sides of County Road 88 and industrial properties on the south side of Line 7. Following these devastating fires, many of the lost commercial and residential buildings were reconstructed, representing a visually notable building era in Bond Head today. The reconstructed buildings took advantage of brick as an added measure of fire safety over the once more common frame construction.

Historical/Associative Value

The proposed Bond Head Heritage Conservation District possesses cultural heritage value or interest due to its direct association with notable historically significant individuals such as Sir Francis Bond Head, Rev. Featherstone Lake Osler, Sir William Osler and Dr. Thomas Homan Mulock, who have all been memorialized by having the village or village streets named in their honour. Originally known as Wraggs Corners after retired military pensioner and early settler Major Wraggs, the settlement was renamed Bond Head in 1837 in commemoration of Sir Francis Bond Head, Lieutenant Governor of Upper Canada in 1835. Rev. Featherstone Lake Osler, the first permanent Anglican priest of the parish, arrived in 1837 from England and from a sea-faring life as a naval officer. He is associated with the former Trinity Anglican Church, which was moved to its current location on Hearn Street in 1885 and today functions as the St. Catherine of Alexandria Catholic Church. Sir William Osler, son of Rev. Featherstone Osler, was a physician and resident of Bond Head and is considered the "Father of

Modern Medicine.” His birthplace is commemorated with a cairn on the original location of the Trinity Anglican Church, east of Bond Head, which was erected by the Toronto Medical Historical Club in 1961 and constructed with stones from a barn on the property. Osler was not the first physician and educator at Bond Head, however, it was Dr. Thomas Homan Mulock who practiced medicine for some of the earliest village inhabitants. His son, Sir William Mulock, became Chief Justice of the Exchequer Division as well as a lawyer, businessman, farmer, politician, judge and philanthropist. The significance of Sir William Mulock and Sir William Osler’s contributions to the Town of Bradford West Gwillimbury and the province have been recognized with Ontario Heritage Trust plaques erected in the village core.

Contextual Value

The proposed Bond Head Heritage Conservation District has cultural heritage value or interest due to its physical, functional and historical links to its surroundings. Historically, Bond Head was known as the “Half Way Stopping Place.” The railway bypassed the village, and as such, it functioned as a half-way point for travellers heading eastward from Tecumseth and West Gwillimbury Townships to Holland Landing along what is now County Road 88. Along this route log and frame residences were interspersed with commercial operations and hotels offered weary travellers a place to rest. Various commercial operations were established to serve this transient population. Blacksmiths helped with shoeing travellers’ horses and general jobbing, while the post office established in 1837 secured Bond Head as an important stop in Simcoe County. As such, the village is considered one of the earliest settlements in the Township of West Gwillimbury. The commercial core, notably the two remaining former hotel structures, provide visual links to the village’s past economic significance, both locally and within the county, while the residential structures, specifically the early homes, memorialize the initial agricultural foundations of the region and the perseverance of early pioneers. The combination of these landscape elements unite to reveal Bond Head’s significant and storied past and their relationships and contribution to the streetscape define the unique character of this early village.

The village context is characterized by a rolling topography that affords views of the village crossroads and surrounding landscape. Many of the historic properties feature mature vegetation and a tree canopy provides cover over the south extent of County Road 27 at the village limits. Bond Head’s street network is primarily composed of a rural cross-section, with the exception of an urban cross-section radiating from the village crossroads, and a variety of setbacks ranging from the placement of commercial structures at the sidewalk edge to residential structures obscured by deep, densely treed yards.

The proposed Bond Head Heritage Conservation District has cultural heritage value or interest because it is recognized as a landmark. Aside from individual landmark buildings within the proposed HCD, the village of Bond Head itself is a landmark. Significant views include the village approach from the east that terminates on the iconic view to the Brazill House Hotel in the heart of the commercial core, as well as views from the south and west of the tall steeple rising from the St. Catherine of Alexandria Byzantine Church.

Cultural Heritage Attributes

- Landmark properties:
 - Brazill House Hotel (2930 County Road 27);
 - Brazel-Chambers House (By-law 1983-65) (4370 Line 7);
 - Bond Head Memorial Community Hall (2892 County Road 27);

- Bud Brown Memorial Park and stone gates with plaques (2892 County Road 27/7 Dixon Road);
- St. Catherine of Alexandria Byzantine Church (56 Hearn Street);
- Bond Head United Church and Bond Head Presbyterian Cemetery (4221 County Road 88);
- Former Bond Head U.S.S. #5 (4208 County Road 88); and,
- Quaint House (4240 County Road 88).
- Audrey Wychopen Memorial Park:
 - Old Plank Road Plaque;
 - Bench/seating;
 - Flagpole;
 - Gardens/planters;
 - Manicured lawns; and,
 - Mature trees.
- Bud Brown Memorial Park:
 - Memorial stone gateway with plaques;
 - Ontario Heritage Trust plaques (2);
 - Basketball courts;
 - Baseball diamond;
 - Soccer fields;
 - Open green space; and,
 - Mature trees.
- Collection of structures dating from the mid-19th to early-20th century representing different architectural styles and materials expressed in rural Ontario villages during this era;
- Collection of residential structures located along the crossroads of the village's commercial core, primarily constructed of red brick;
- Commercial properties located at the village crossroads, including the two remaining historic hotel buildings;
- Variety of setbacks, shifting from minimal in the village core to more significant setbacks from the road nearer the village limits;
- Public open spaces and small building footprints on large lots located in the east and south portion of the district providing significant amounts of space between buildings;
- Low-density scale and massing of structures exclusively ranging from one to two-storey building heights;
- Views to/from heritage attributes including:
 - Terminating view to the Brazill House Hotel:
 - Iconic terminating long-view from the east extent of the village beginning at the former Bond Head U.S.S.#5 and United Church looking west down Country Road 88 to the terminus Brazill House Hotel;
 - Iconic terminating short-view from the east beginning where the historic properties began to have a narrower set back, looking west down Country Road 88 to the terminus Brazill House Hotel;
 - View from the south extent of the proposed HCD boundary looking north up County Road 27 to the St. Catherine of Alexandria Byzantine Church located on a rise of land;
 - View to the south extent of the proposed HCD on County Road 27 including the dense tree canopy and historic residential properties with limited setbacks;
 - View to the Brazel-Chambers House from Line 7 looking north; and,
 - Terminating view looking east down Hearn Avenue to St. Catherine of Alexandria Catholic Church, flanked by a row of mature trees to the south.

14.0 IDENTIFIED ISSUES AND CHALLENGES

A number of issues and challenges related to the designation of a HCD in Bond head were identified and documented in the Stage 1 *Background and Issues Identification Report* (see section 8.0 of the report). In summary, the identified issues and challenges included:

- Official Plan policies;
- Potential HCD boundary;
- Development pressure;
- Community involvement challenges and the support of property owners;
- Future improvements; and,
- Locating archival sources.

15.0 CONCLUSIONS & RECOMMENDATIONS

15.1 Recommended Conservation Approach

The core of the village of Bond Head characterizes the aspects of a HCD as described in the Ministry of Culture's guidance document *Heritage Conservation Districts: A Guide to District Designation* under the *Ontario Heritage Act*. Specifically, the historic core of the village is largely intact and site visits as well as public consultation demonstrated that the area retains its sense of place. Further, the appetite of residents and input received during the public consultation initiatives, including the opportunity to map portions of the village important to the public, suggests that the community values the historic core.

Given that the historic core of the village of Bond Head is found to be valued by the community and retains its sense of place, it is worthy of conservation. Existing Official Plan policies provide protection for the area's historic character (i.e., architectural design guidelines that may provide an avenue to encourage compatible new development) and support the possibility of an HCD. However, these guidelines do not provide for the physical protection of existing resources or a mechanism to manage change.

As a result, it is recommended that BWG proceed with a HCD Plan and Guidelines in the village of Bond Head.

15.2 Heritage Conservation District Designation Steps

The following section provides information on the steps required to be taken in order to designate an area as a Heritage Conservation District in Ontario under Part V of the *Ontario Heritage Act*. Prior to district designation, a HCD Plan and Guidelines must be prepared that includes the following information as prescribed by section 41.1, Heritage conservation district plans of the *OHA*:

- (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- (b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- (c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
- (d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and,

- (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31 (2009).

The flowchart below outlines the HCD designation phases of work, noting the process being undertaken to complete this phase of work, the *HCD Study for the Village of Bond Head* (Stage 1 and Stage 2), followed by potential future work to be undertaken under a separate contract to complete a HCD Plan and Guidelines. It should be noted that the HCD Study phase does not result in district designation.

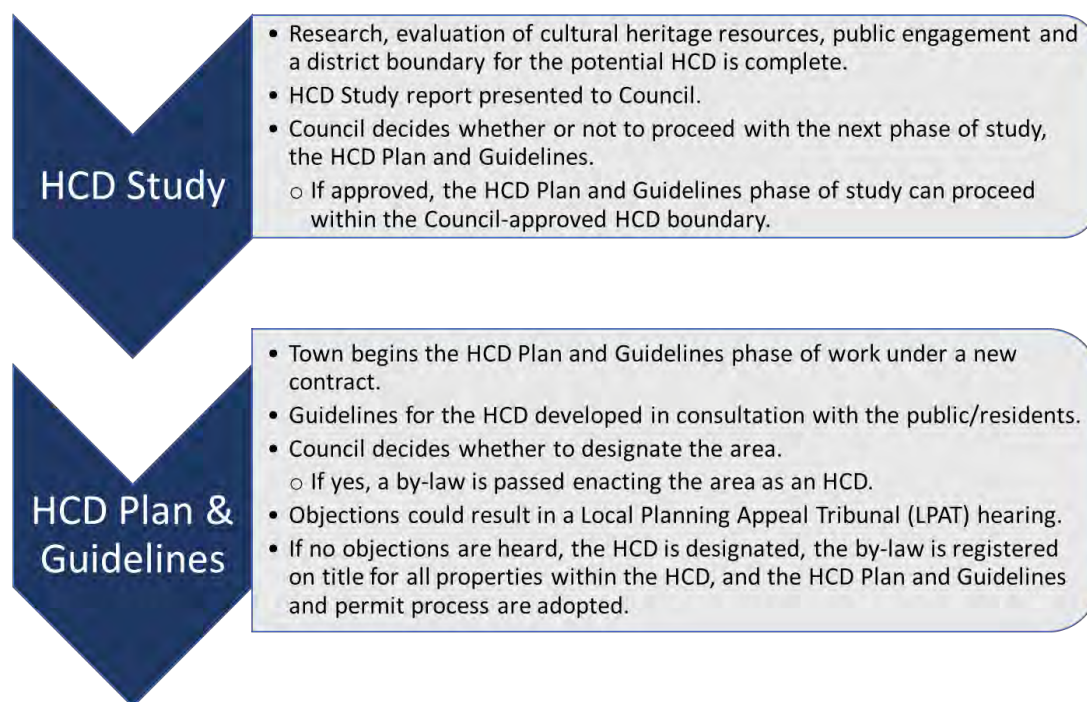


Figure 5: Summary of HCD Designation Process Steps: Study and Plan Phases

15.3 HCD Plan and Guidelines

Following the completion of the review undertaken in Stage 1 and this HCD Study (Stage 2), it is determined that the village of Bond Head warrants designation as a HCD. It is recommended that BWG proceed with future phases of work to complete a HCD Plan and Guidelines.

To ensure that development is undertaken in a manner that conserves the character of the village and is sympathetic to the existing historic building stock, processes and policies need to be proactively established to guide and manage change. Based on the feedback received from the public, field investigations, and archival research, it is recommended that in addition to the HCD steps outlined in section 15.2, that an HCD Plan and Guidelines phase of work include:

- A thorough program of public consultation including: 1) presenting findings of the HCD Study, 2) gathering input on the guidelines, and 3) providing input on the draft HCD Plan and Guidelines (totalling three public meetings);

- Formation of a technical subcommittee consisting of local residents and Municipal Heritage Committee members to guide the project and provide input into the HCD Plan and Guidelines;
- Review the potential/feasibility of creating a Heritage Permitting process;
- Examination of financial incentives for designation and to assist property owners with restoration and maintenance efforts. Incentives established in BWG may include Community Improvement, Façade Improvement and/or Heritage Property Tax Rebate programs;
- Future adoption of policy to address heritage conservation for areas with a concentration of cultural heritage resources, primarily focused on areas or districts containing heritage resources;
- Following the submission of this HCD Study report and Council's decision as to whether to proceed with an HCD Plan and Guidelines, consideration of the adoption of an interim control by-law should be considered, taking into account that protection of the study area is only afforded for up to one year.
- Implementation of an education program regarding how HCDs function and their benefits in an effort to counteract property owner fears about limitations to property control; and,
- Formulation of policies that conserve the current low density village core and guide new construction that is consistent with the existing massing, height, architectural styles and details of the historic buildings.

The preparation of a Heritage Conservation District Plan and Guidelines would constitute a separate project, subject to Council and budget approval.

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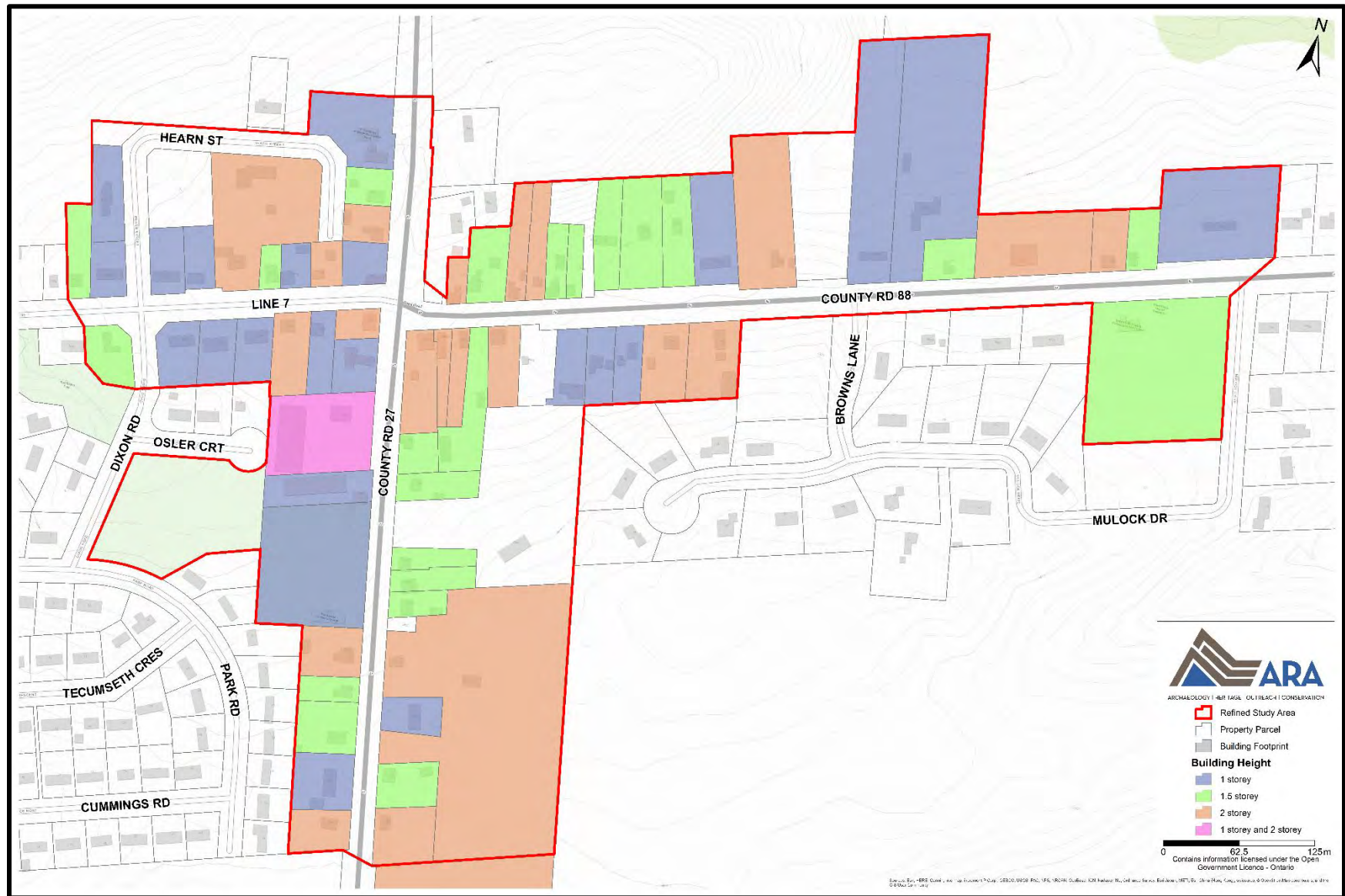
Appendix A: Refined Study Area Character Analysis Mapping



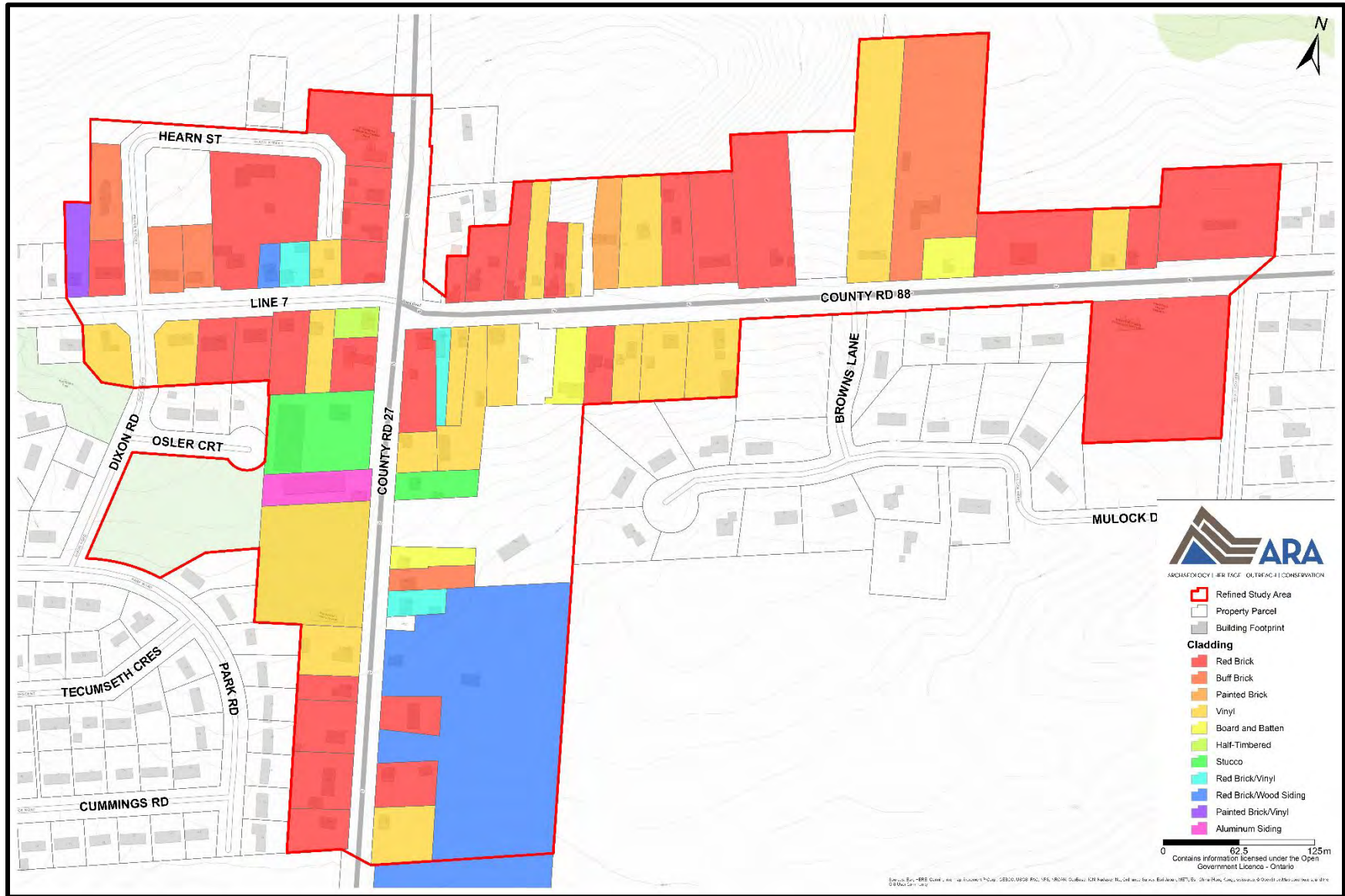
Map 10: Properties Mapped by Architectural Style
(Produced under licence using ArcGIS® software by Esri, © Esri)



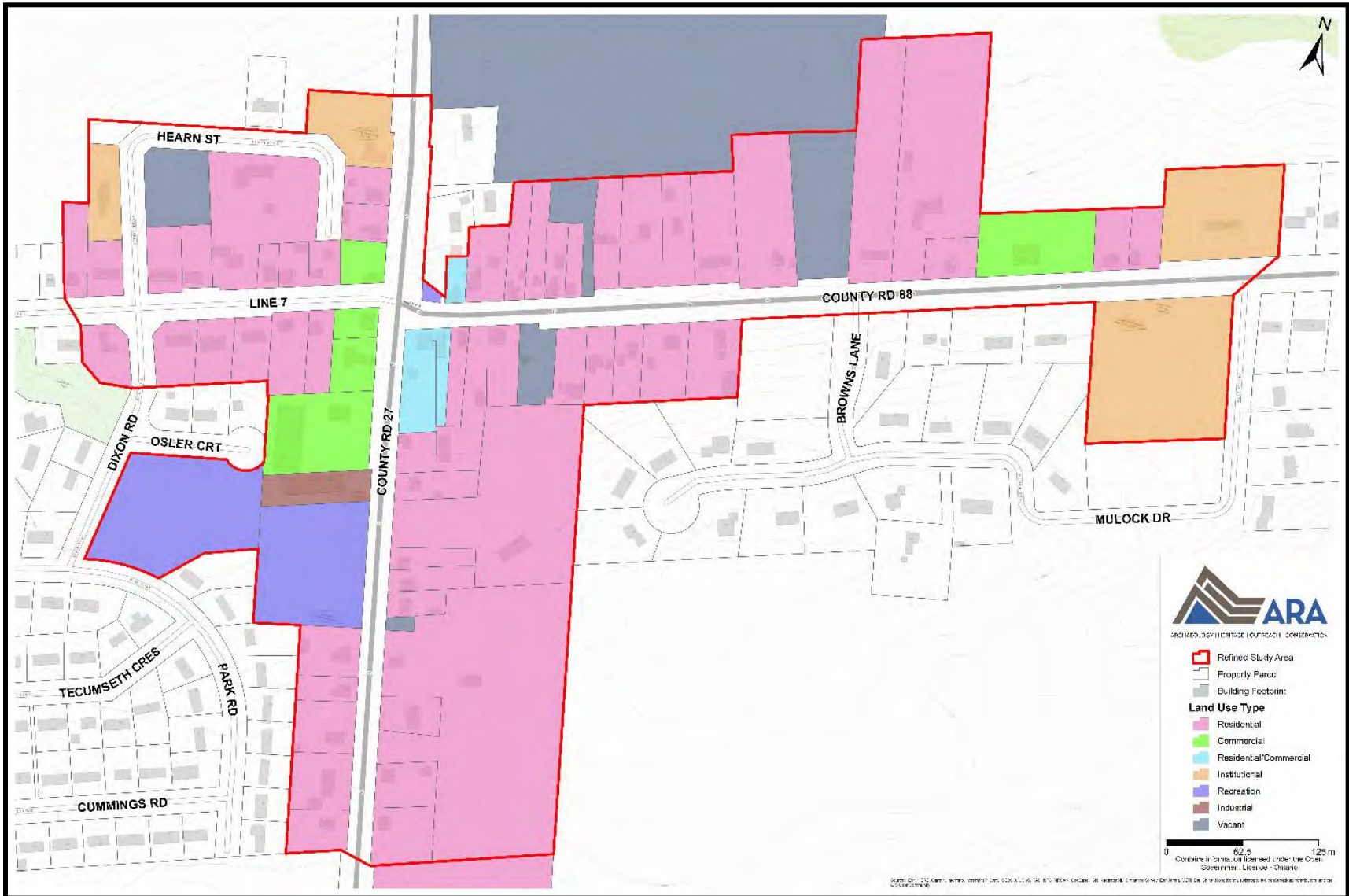
Map 11: Properties Mapped by Age in the Village of Bond Head
(Produced under licence using ArcGIS® software by Esri, © Esri)

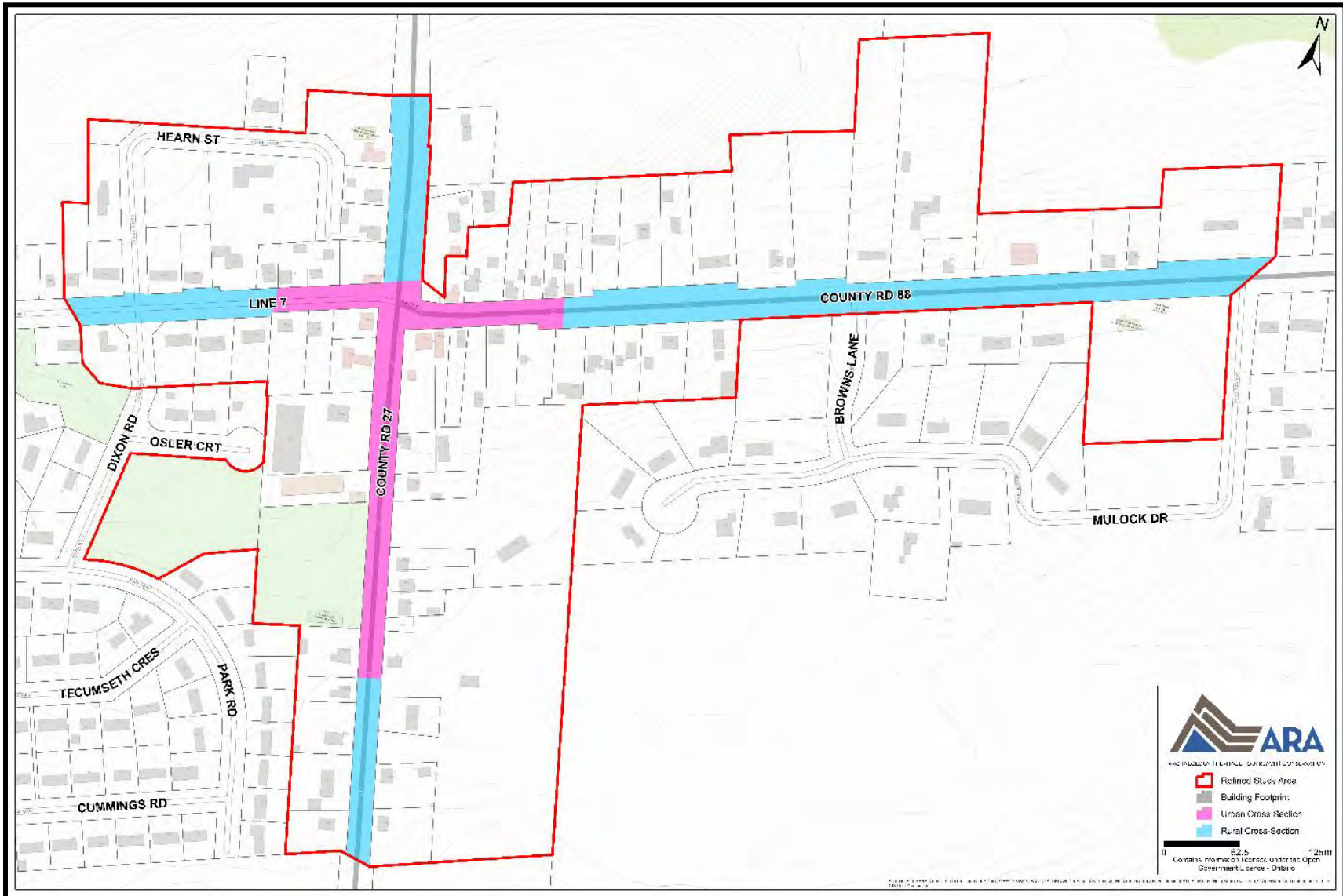


Map 12: Properties Mapped by Building Height
(Produced under licence using ArcGIS® software by Esri, © Esri)

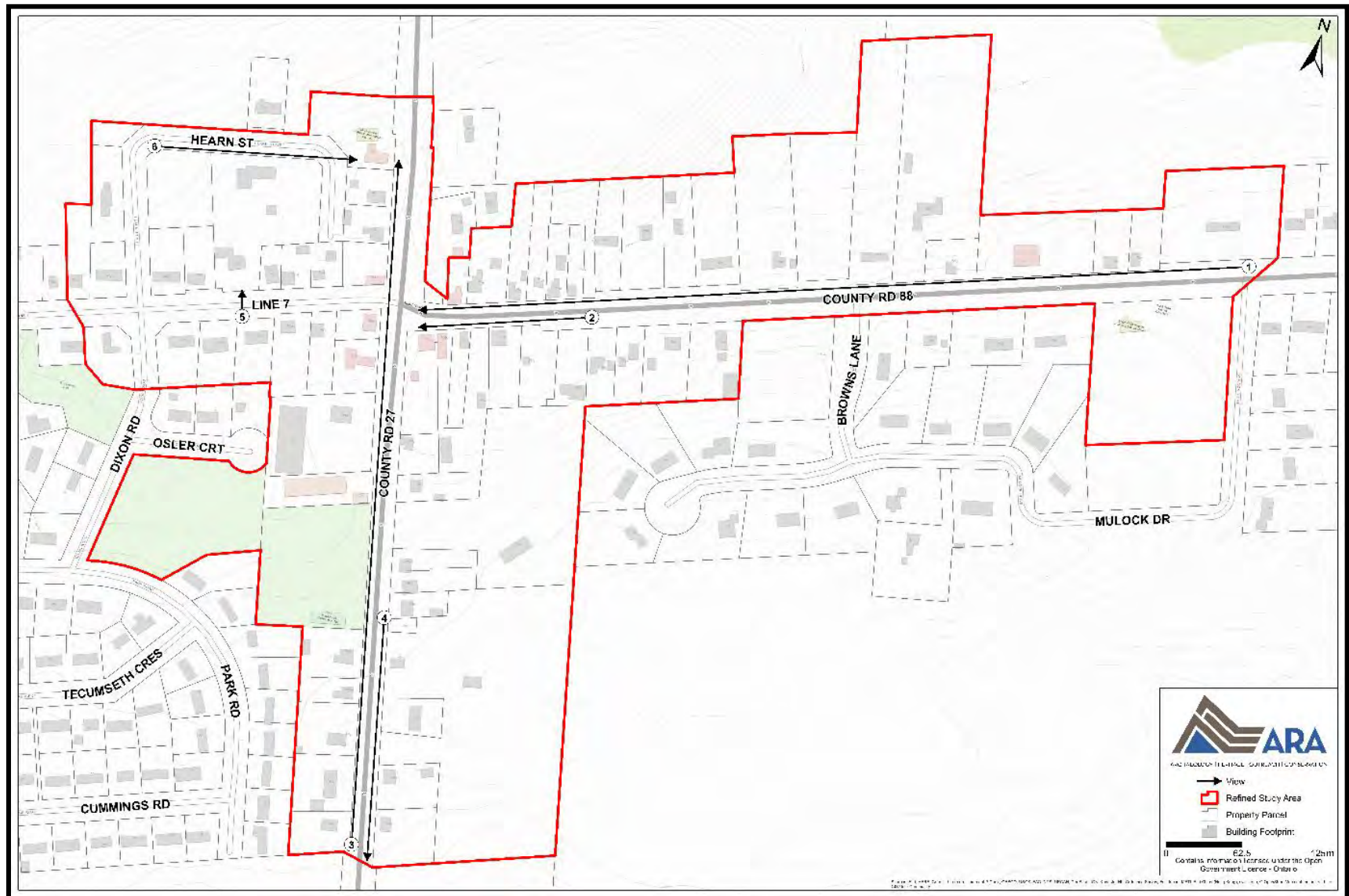


Map 13: Properties Mapped by Cladding Type
(Produced under licence using ArcGIS® software by Esri, © Esri)





Map 15: Streetscape Typologies
(Produced under licence using ArcGIS® software by Esri, © Esri)



Map 16: Map of Significant Viewscapes
(Produced under licence using ArcGIS® software by Esri, © Esri)

Appendix B: Sample HCD Study Promotional Material

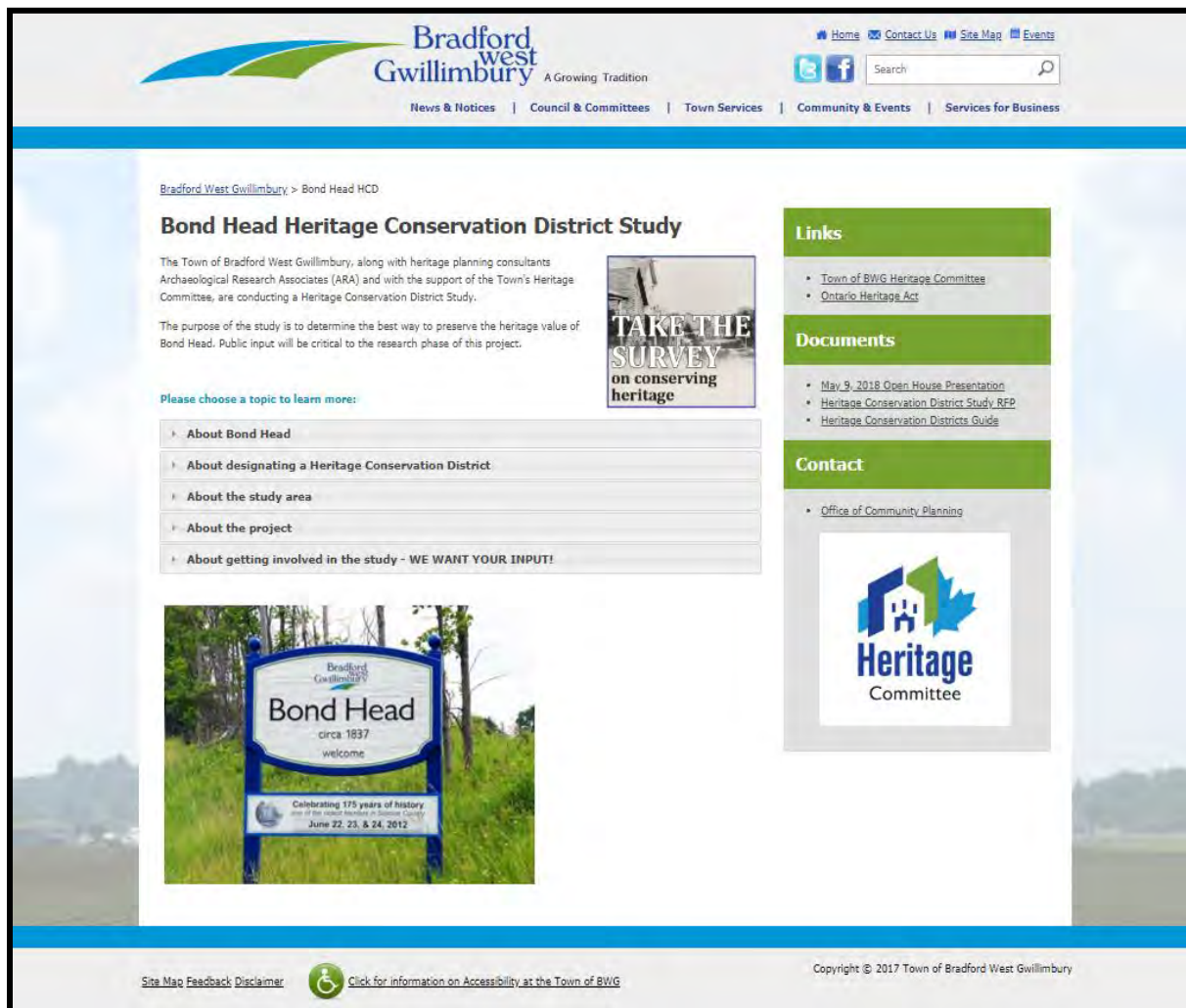


Image 29: Town of Bradford West Gwillimbury HCD Study Web-Page (BWG 2018c)

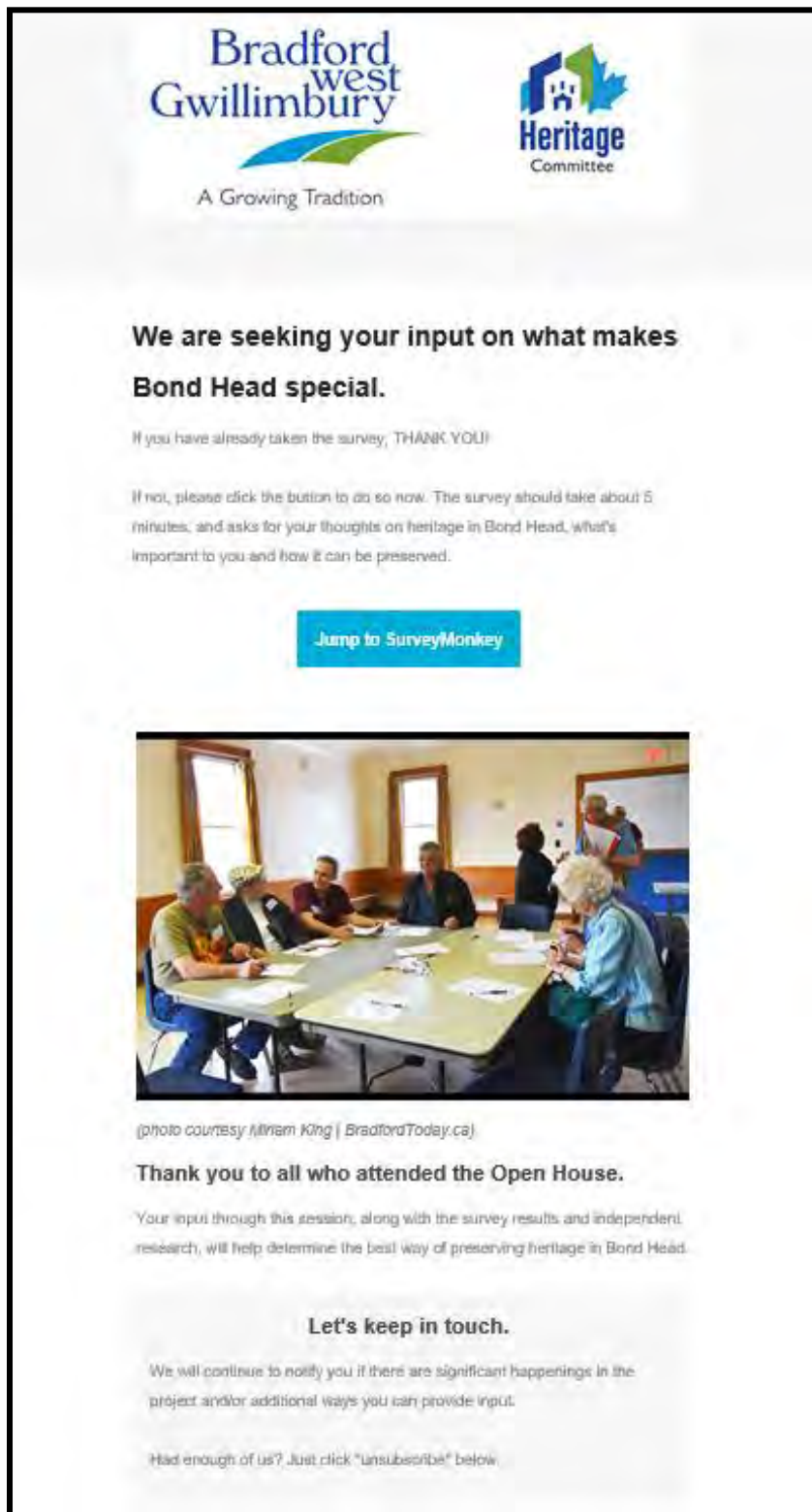


Image 30: Follow-up Email from BWG for Bond Head HCD Study (BWG 2018)

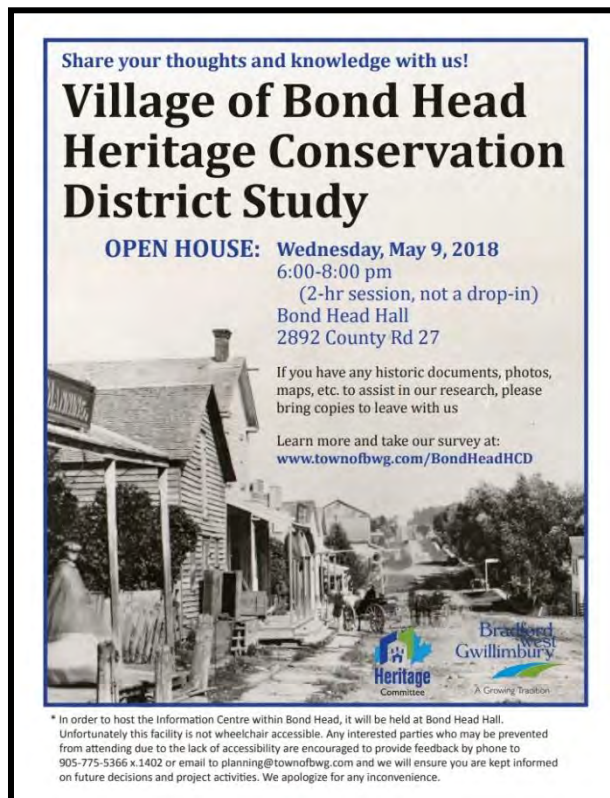


Image 31: Bond Head HCD Study Promotional Poster for First Public Meeting (BWG 2018d)

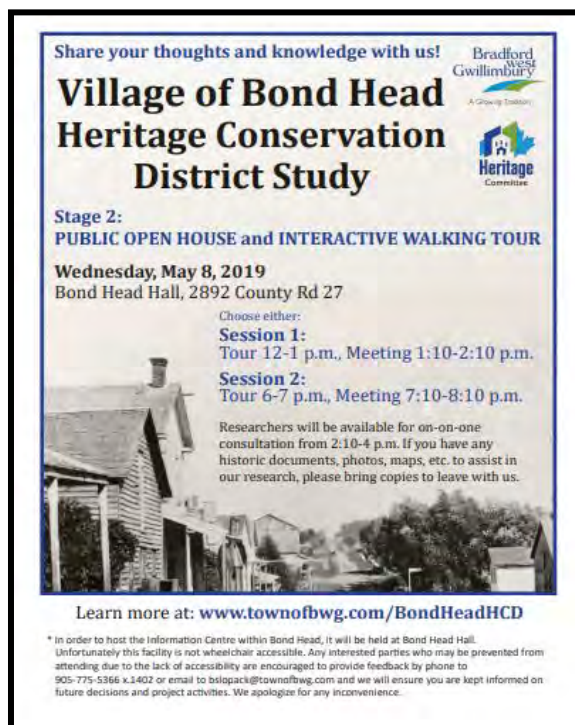
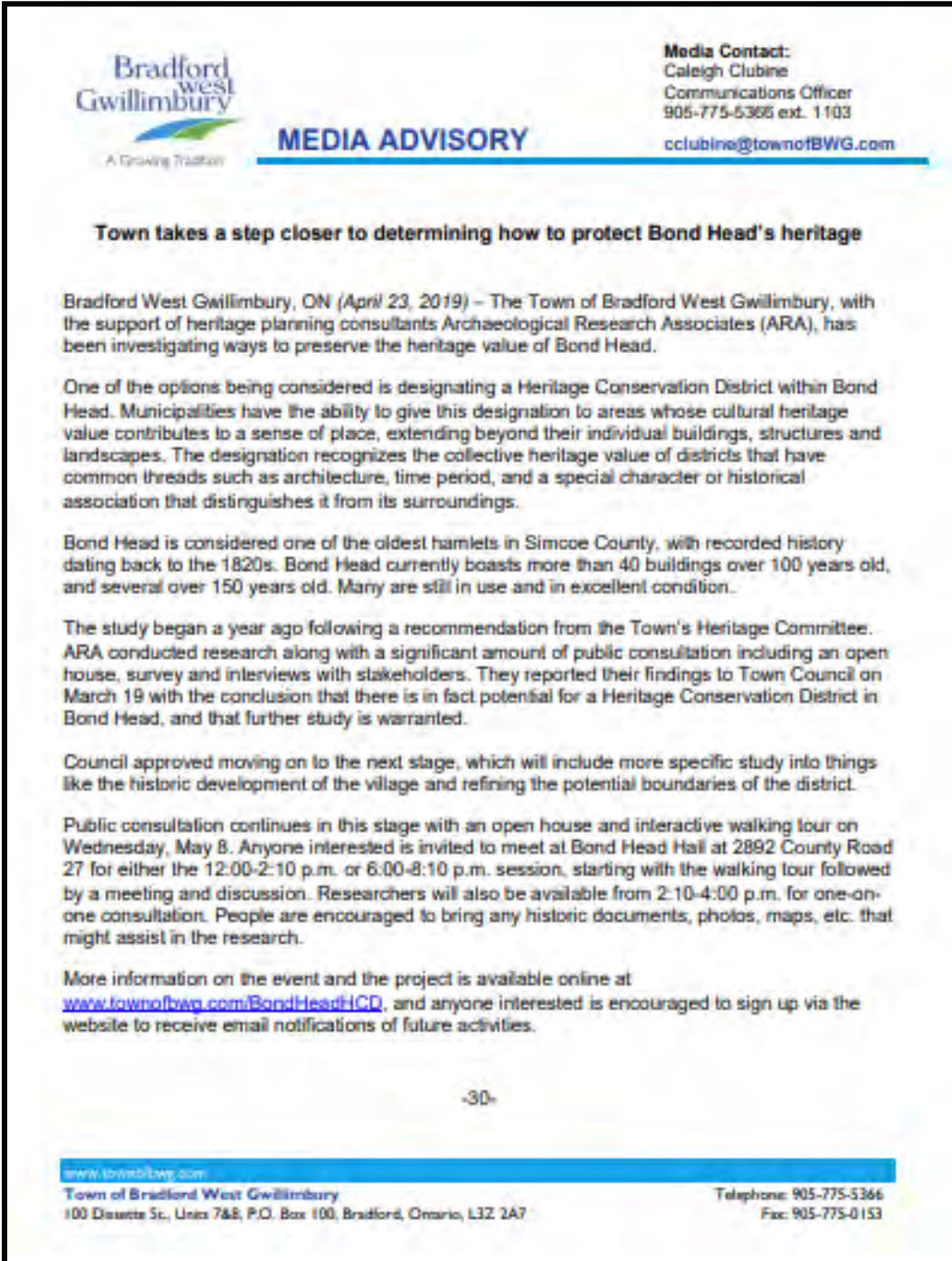


Image 32: Bond Head HCD Study Promotional Poster for Second Public Meeting (BWG 2019a)



Bradford west Gwillimbury
A Growing Tradition

MEDIA ADVISORY

Media Contact:
Caleigh Clubine
Communications Officer
905-775-5366 ext. 1103
cclubine@townofBWG.com

Town takes a step closer to determining how to protect Bond Head's heritage

Bradford West Gwillimbury, ON (April 23, 2019) – The Town of Bradford West Gwillimbury, with the support of heritage planning consultants Archaeological Research Associates (ARA), has been investigating ways to preserve the heritage value of Bond Head.

One of the options being considered is designating a Heritage Conservation District within Bond Head. Municipalities have the ability to give this designation to areas whose cultural heritage value contributes to a sense of place, extending beyond their individual buildings, structures and landscapes. The designation recognizes the collective heritage value of districts that have common threads such as architecture, time period, and a special character or historical association that distinguishes it from its surroundings.

Bond Head is considered one of the oldest hamlets in Simcoe County, with recorded history dating back to the 1820s. Bond Head currently boasts more than 40 buildings over 100 years old, and several over 150 years old. Many are still in use and in excellent condition.

The study began a year ago following a recommendation from the Town's Heritage Committee. ARA conducted research along with a significant amount of public consultation including an open house, survey and interviews with stakeholders. They reported their findings to Town Council on March 19 with the conclusion that there is in fact potential for a Heritage Conservation District in Bond Head, and that further study is warranted.

Council approved moving on to the next stage, which will include more specific study into things like the historic development of the village and refining the potential boundaries of the district.

Public consultation continues in this stage with an open house and interactive walking tour on Wednesday, May 8. Anyone interested is invited to meet at Bond Head Hall at 2892 County Road 27 for either the 12:00-2:10 p.m. or 6:00-8:10 p.m. session, starting with the walking tour followed by a meeting and discussion. Researchers will also be available from 2:10-4:00 p.m. for one-on-one consultation. People are encouraged to bring any historic documents, photos, maps, etc. that might assist in the research.

More information on the event and the project is available online at www.townofbwg.com/BondHeadHCD, and anyone interested is encouraged to sign up via the website to receive email notifications of future activities.

-30-

www.townofbwg.com
Town of Bradford West Gwillimbury
100 Disette St., Unit 7&8, P.O. Box 100, Bradford, Ontario, L3Z 2A7

Telephone: 905-775-5366
Fax: 905-775-0153

Image 33: Bond Head HCD Study Media Advisory for Second Public Meeting (BWG 2019b)

BWG Transit News

Share ideas and knowledge to help conserve the heritage of Bond Head!

**Village of Bond Head
Heritage Conservation District Study**

Stage 2:
PUBLIC OPEN HOUSE and INTERACTIVE WALKING TOUR

Wednesday, May 8, 2019
Bond Head Hall, 2892 County Rd 27

Choose either:

Session 1: Tour 12-1 p.m., Meeting 1:10-2:10 p.m.
Session 2: Tour 6-7 p.m., Meeting 7:10-8:10 p.m.

Researchers will also be available for on-on-one consultation from 2:10-4 p.m. If you have any historic documents, photos, maps, etc. to assist in our research, please bring copies to leave with us.

Learn more at: www.townofbwg.com/BondHeadHCD

* In order to host the Information Centre within Bond Head, it will be held at Bond Head Hall. Unfortunately this facility is not wheelchair accessible. Any interested parties who may be prevented from attending due to the lack of accessibility are encouraged to provide feedback by phone to 905-775-5366 x.2402 or email to bslopack@townofbwg.com and we will ensure you are kept informed on future decisions and project activities. We apologize for any inconvenience.

Heritage Communities
Bradford West Gwillimbury

TownofBWG.com/transit

Image 34: Bond Head HCD Study Second Public Meeting Promotion in BWG Transit News (BWG 2019c)



Image 35: Curbex Sign Promoting Second Public Meeting (BWG 2019d)



Image 36: Lynda Usher's Article on Bond Head HCD Study, April 24, 2018 (Bradford Topic 2018)

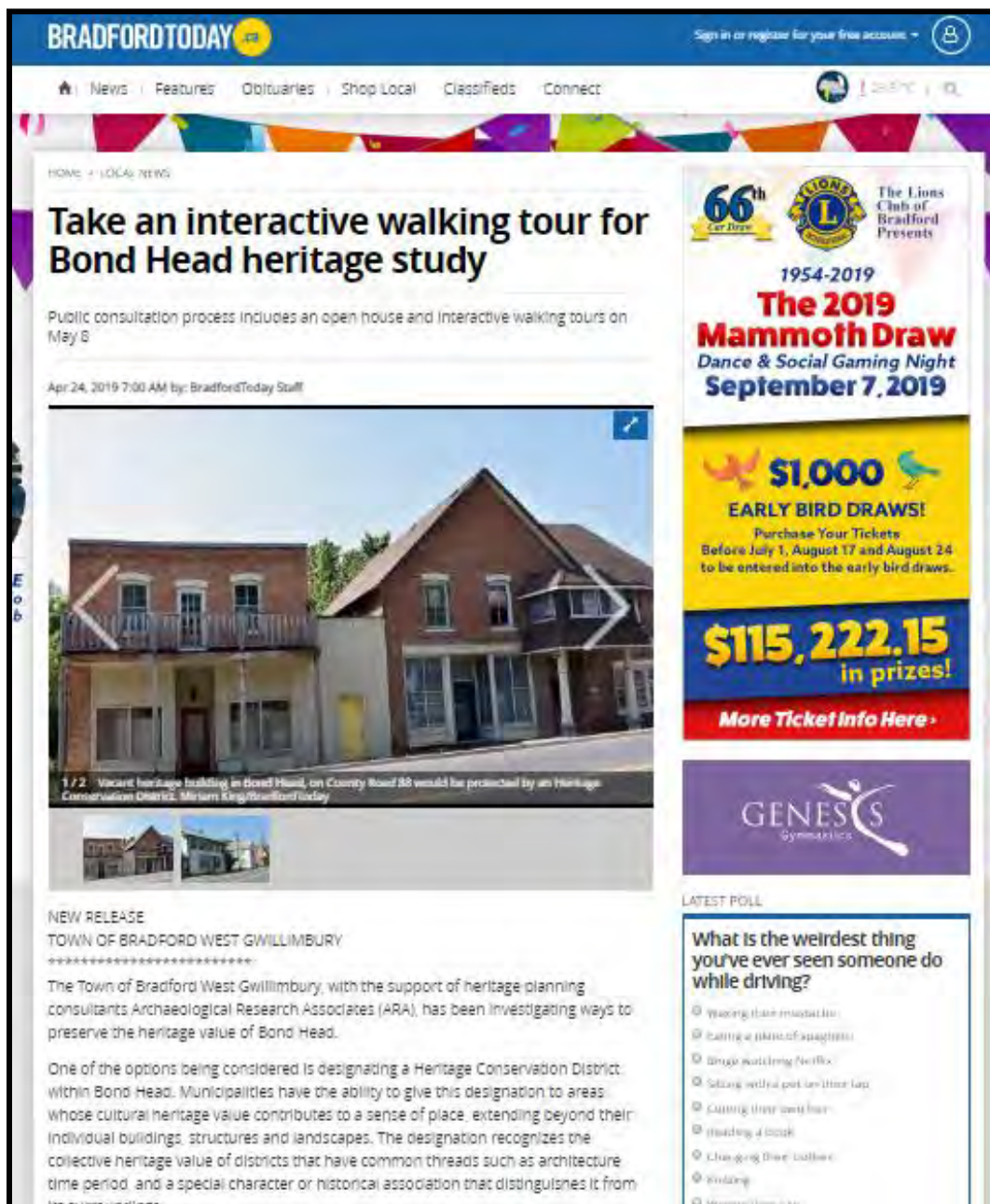



Image 37: Bradford Today Article on Second Bond Head HCD Study Public Meeting, April 24, 2019 (Bradford Today 2019)




Image 38: *Bradford Today* Article Covering the Second Bond Head HCD Study Public Meeting, May 10, 2019 (Bradford Today 2019)

Appendix C: Village Character Assessment Survey



**Bradford
west
Gwillimbury**
A Growing Tradition

**Village of Bond Head
Character Assessment Survey**



**Heritage
Committee**

Please fill out the survey and return it in the enclosed pre-stamped envelope or fill it out online at: www.surveymonkey.com/r/BondHeadHeritage

Why should you help? This survey is part of a study being undertaken by the Town of Bradford West Gwillimbury and the Heritage Committee to identify the historic significance of the village of Bond Head in order to ensure its long-term conservation. Please share with us what you most value about the community.

The survey includes 12 questions and most are open ended. There are no right or wrong answers and all feedback is anonymous unless you choose to provide your contact information. Staff would be appreciative if all surveys could be returned by July 11th, 2018.

For more information on the Bond Head Heritage Conservation District Study please visit: www.townofbwg.com/bondheadhcd

We look forward to hearing your opinions and stories about the village of Bond Head!

1. Are you the owner or tenant of a property in Bond Head?
(If your answer is no, please skip to Question 7 on the back of this page.)
 - Yes No
2. What type of property do you own or rent?
 - Residential
 - Commercial
 - Residential/Commercial
 - Other (please specify) _____
3. In your opinion, is this a historic building?
 - Yes No
4. In your opinion, what makes your property special or unique? Are there any stories you can tell about your property? (Please include the address of your property if you would like the information to be included in the final study.)

5. If you live in Bond Head, what is it that makes you stay in this area?

6. What would make you leave this area?

7. In your opinion, what makes Bond Head special or unique? Are there any stories you can tell about the area?

8. List 3-5 details about the village that you like (i.e. building materials, landscape features, monuments, environmental elements, village layout, etc.).

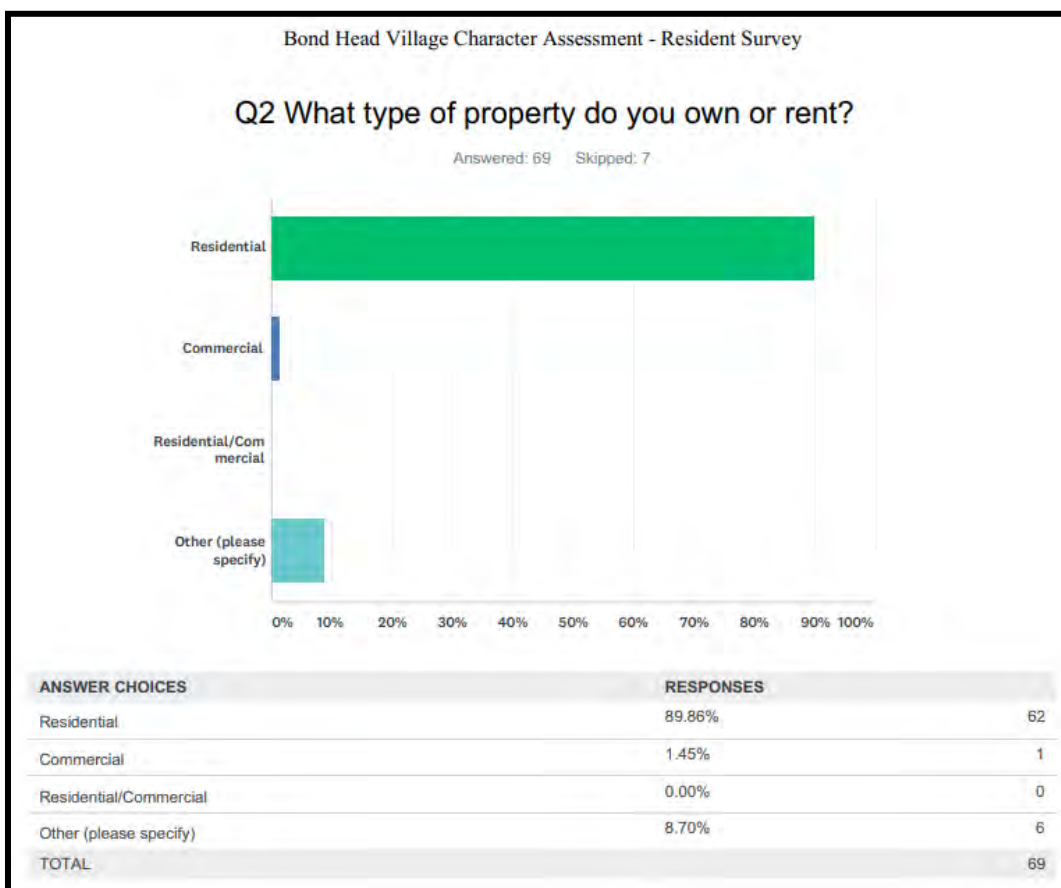
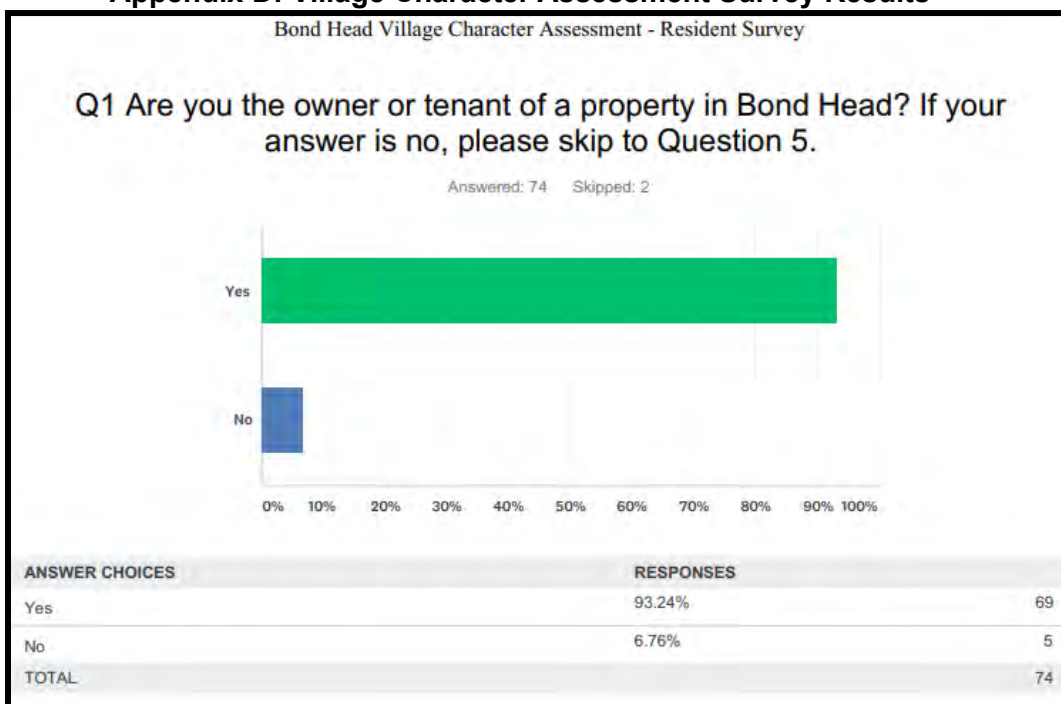
9. What changes would you like to see happen to the village?

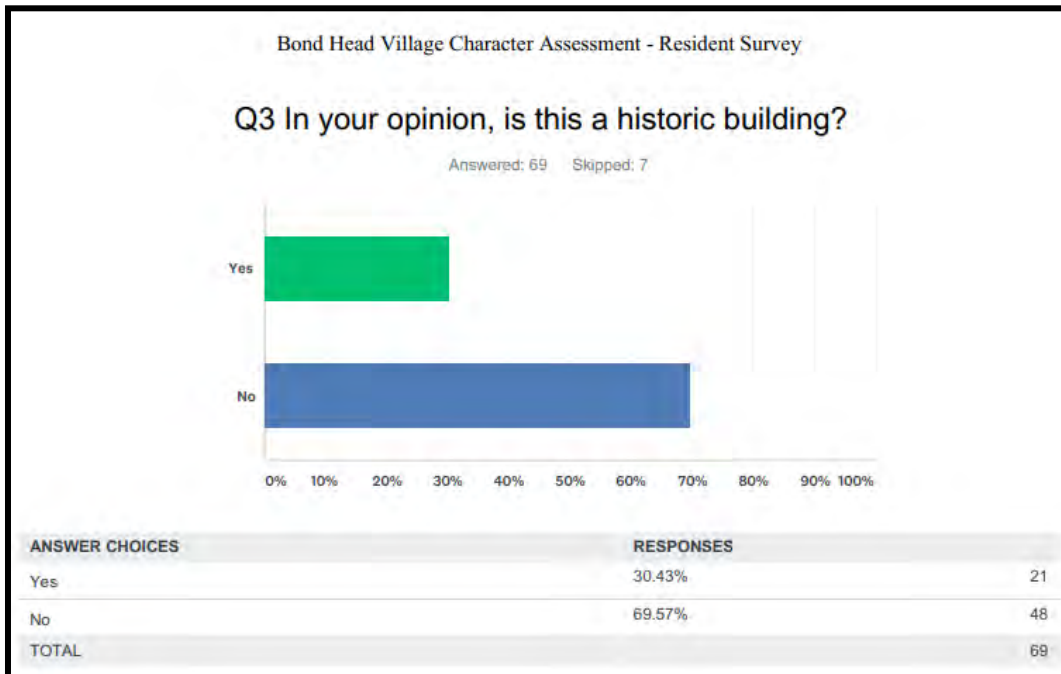
10. What changes would you not like to see happen to the village?

11. How would you define the boundary of the village of Bond Head (i.e. list streets/highways, properties, landmarks)?

12. If you could choose one photo to send to a relative in another country that would best represent Bond Head, what would that picture look like?

Appendix D: Village Character Assessment Survey Results





Bond Head Village Character Assessment - Resident Survey

Q4 In your opinion, what makes your property special or unique? Are there any stories you can tell about your property? Please include the address of your property if you would like the information to be included in the final study.

Answered: 52 Skipped: 24

#	RESPONSES	DATE
1	4426 7th Line. Large lot - backs onto fields and woods (at least it did until the developers came in!)	7/18/2018 8:29 AM
2	50 years old (Question 3)	7/16/2018 12:25 PM
3	Nothing to tell. It is newer property.	7/16/2018 12:21 PM
4	It is unique because it is in a village outside of town. Quiet and peaceful. 28 Mulock Dr. Bond Head.	7/10/2018 6:25 PM
5	4324 County Rd 88, the only thing special about our house is that it is old, not historical, old.	7/10/2018 6:22 PM
6	Large lot with big trees and space between homes.	7/10/2018 6:19 PM
7	The view to the west and the Club at Bond Head G.C. and Cerswell farm.	7/10/2018 6:13 PM
8	Church built in 1839 and connected to the OSLER family. Church located at: 56 Hearn St., Bond Head, L0G 1B0. (For mailing address see top of this page.) ST CATHERINE OF ALEXANDRIA CATHOLIC CHURCH. Mailing address: 16 Hearn St., P.O. Box 28, Bond Head, ON L0G 1B0 905-775-8282	7/10/2018 6:08 PM
9	It is a gorgeous 3 1/2 acre property IN town! Love the space, the nature - foxes, birds, bunnies... & loads of trees/privacy.	7/10/2018 6:02 PM
10	We are 1 of only 3 homes on this street which faces the park. I have the joy of watching games, and families playing sports and also running their dogs. It is a quiet place to live. 3 Osler Crt, Bond Head.	7/10/2018 5:59 PM
11	Special to us as we built.	7/10/2018 5:51 PM
12	I've placed many garden beds around the property which had been sparse. Improved the appeal/appearance inside & out. Larger property in terms of land.	7/10/2018 1:30 PM
13	0	7/9/2018 10:00 AM
14	Our first home, in ground pool, nice neighbours & raised bungalow style home.	7/9/2018 9:57 AM
15	Though not historic, our home is on an acre of land, surrounded by many more acres. People love the landscape of this village - that's the most common observation made by visitors.	7/9/2018 9:54 AM
16	We like it because we're part of a community (subdivision) but we still have large properties with mature trees.	7/9/2018 9:49 AM
17	The view of the fields, golf course, Lalliam Dr.	7/9/2018 9:45 AM
18	Our house was built in 1905 and we feel it maintains the history of the town. 2870 County Rd 27.	7/9/2018 9:42 AM
19	Original owners since 1969. Special to us, raised our family there.	6/29/2018 9:38 AM
20	We live in the original subdivision - our home is not unique. I think it is unique that I have lived my whole life here.	6/29/2018 9:33 AM
21	4370 7th Line Bradford. Lots of stories.	6/29/2018 9:26 AM
22	This is a special community with history that needs preserving.	6/29/2018 9:23 AM
23	Still country living after 46 years same house. Changes are coming very quietly Bond Head Lot 1 - 7th Line.	6/29/2018 9:20 AM
24	Large property size, mature trees, history of the house, 4308 County Road 88	6/29/2018 9:16 AM

Bond Head Village Character Assessment - Resident Survey

25	Not a historic building but it's very pretty! Site of original grist mill, original pocket doors, original wainscotting, original pine floors and mouldings	6/29/2018 9:10 AM
26	Size of the property - large lot. In a cul-de-sac - great for kids.	6/29/2018 9:07 AM
27	One of a kind architecture, i.e. not a standard "subdivision" home.	6/29/2018 9:03 AM
28	There is nothing special or unique about my property.	6/29/2018 8:57 AM
29	It was simply an affordable small home in a quiet subdivision in a small hamlet. Now being surrounded by monster homes on little lots. More homes more infrastructure, higher taxes. 1 Osler Crt. Box 150, Bond Head L0L 1B0	6/29/2018 8:50 AM
30	Large private lot, 4192 County Rd 88	6/29/2018 8:41 AM
31	Home dates to 1868.	6/26/2018 4:38 PM
32	lived here since 1995	6/25/2018 7:56 PM
33	Our property does not but the core has special/unique qualities - important people, heritage properties, lots of history.	6/15/2018 3:51 PM
34	Built in 1854 - former doctor's house, Presbyterian manse, unique architecture.	6/15/2018 3:38 PM
35	We are the white house next door. The style of the building, the old barn out back. The history of the people that lived there... Built in 1854.	6/15/2018 3:35 PM
36	It was part of an 1840 brick farm house.	6/15/2018 3:29 PM
37	We own and have restored the United Church Manse circa 1852. 2853 Hwy 27 historical house 1852 manse. 1/2 acre historical barn. Church held service in the house with building the church itself.	6/15/2018 3:28 PM
38	We love our historical hamlet! We own and have restored the United Church Manse 1852. 2853 County Rd 27. United Church Manse circa 1852 1/2 acre with historical barn. Bond Head residents have found memories of being in our home when the Minister and their families lived in the manse.	6/15/2018 3:24 PM
39	Samuel Manning home at 1870. 1 km outside of town. Farmhouse - two stories Gothic Revival with rare plaster crown molding.	6/15/2018 3:19 PM
40	1 mile north of Bond Head.	6/15/2018 3:12 PM
41	C-1845. One of first designated buildings in Simcoe County. Very early and excellent example of pre-Victorian architecture with much original detail. Lots of property history. 4370 7th Line.	6/15/2018 2:38 PM
42	A beautiful home built in 1885 with unique brickwork, wainscotting and gingerbread trim around the roofline.	6/1/2018 11:32 AM
43	It was built in the late 1800s. It is a large property with big, old trees. The backyard was overgrown and unuseable when we moved in, and we've worked hard to restore it.	5/30/2018 10:51 AM
44	It is special and a very valuable heritage bldg because of its rarity and age and function, and original condition. The original owners and builders of the property, aquired the property in 1825. it is one of the most architecturally and historically significant buildings in Simcoe county and serves as a key heritage building in the Hamlets collection of 19th century buildings. 4370 7th line Bond Head.	5/28/2018 11:21 PM
45	4370 7th line	5/28/2018 10:45 PM
46	Well preserved home built in 1878 and has had only a handful of owners. 4318 county Rd 88	5/27/2018 12:16 PM
47	The large sprawling nature of all of the homes and properties on Mulock Drive as well as mature trees make it a park like setting. It would be a shame to negatively effect the town of Bond Head with semis and towns and rows of houses with no space or parking.	5/24/2018 7:18 PM
48	24 Mulock drive. Former home of William Fraser first presbetyrian minister	5/24/2018 10:11 AM
49	Gothic revival farmhouse just outside town. Built by Samuel Manning the proprietor of one of Bond Heads earliest hotels	5/24/2018 7:19 AM
50	Small town average home	5/14/2018 2:08 PM
51	N/A	5/11/2018 2:04 PM

Bond Head Village Character Assessment - Resident Survey

Q5 If you live in Bond Head, what is it that makes you stay in this area?

Answered: 68 Skipped: 8

#	RESPONSES	DATE
1	Small village atmosphere, quiet, safe - almost country living but close to things!	7/18/2018 8:29 AM
2	Small town feel, great neighbours, safe place to raise kids, quiet and quaint town.	7/17/2018 4:25 PM
3	Family home and lot size. Small community.	7/16/2018 12:25 PM
4	Very good neighbours, rural setting.	7/16/2018 12:23 PM
5	Nothing particular beside big lot I have. Have to live someplace..	7/16/2018 12:21 PM
6	Because it is classed as a village.	7/10/2018 6:25 PM
7	It's home, our children were raised here, we have a lot of friends here.	7/10/2018 6:22 PM
8	It's far from the city but yet has amenities close by such as a shopping centre in Bradford.	7/10/2018 6:19 PM
9	Was very quiet and peaceful, construction to the north is noisy now.	7/10/2018 6:13 PM
10	Small town, community, know many of the families in town, feel safe letting our children play around town.	7/10/2018 6:10 PM
11	Proximity to family (Bradford) and work (Newmarket/Aurora) - also enjoy S. W. Osler P.S..	7/10/2018 6:02 PM
12	It is a small community that is safe for the kids to enjoy the outdoors as all families look out for each other here.	7/10/2018 5:59 PM
13	Rural property that is close to everything we need.	7/10/2018 5:51 PM
14	Wonderful neighbours. Familiarity. Reasonable (used to be) commute to work. Now with building behind me it really changes everything. Moving to somewhere less densely populated appeals. Not looking forward to more light pollution and traffic congestion.	7/10/2018 1:30 PM
15	Feel safe, family oriented.	7/9/2018 10:08 AM
16	Great community, people	7/9/2018 10:06 AM
17	I love the hamlet.	7/9/2018 10:00 AM
18	Location, large property, bungalow home, quiet, safe, peaceful, small town feel and not over crowded.	7/9/2018 9:57 AM
19	It's a quiet, friendly, safe community with all your needs (shopping/dr. etc) within a 5 min drive.	7/9/2018 9:54 AM
20	We like being in a small town. Yet we are close to major highways and stores.	7/9/2018 9:49 AM
21	It's a nice quiet neighbourhood. Nice neighbours. Low traffic volume. I feel safe raising my family here.	7/9/2018 9:45 AM
22	We have lived in Bond Head for 20 years and love the small town!! Hoping the new development does not RUIN this for us.	7/9/2018 9:42 AM
23	Lots of space, good air, close to shopping, sports, etc.	6/29/2018 9:38 AM
24	Good neighbours, close to everything I need and far enough away from the big city.	6/29/2018 9:35 AM
25	Just had new baby, safe/support, quiet, safe, distance to 400, lot size, small, close to family, community feeling, knowing your neighbours/friendly, everyone knows everyone.	6/29/2018 9:33 AM
26	The charm and history of an 19th century hamlet in Simcoe County.	6/29/2018 9:26 AM
27	Quiet country setting, farm land.	6/29/2018 9:23 AM
28	We have always enjoyed the country. Fresh air. Small community.	6/29/2018 9:20 AM
29	Great location, close to Bradford and Hwy 400, close to family, Bond Head is awesome! It's a great sense of community.	6/29/2018 9:16 AM

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Bond Head Village Character Assessment - Resident Survey		
30	The people	6/29/2018 9:10 AM
31	Wonderful friends and neighbours, been here 29 years.	6/29/2018 9:07 AM
32	Quiet, safe	6/29/2018 9:03 AM
33	We have been here a very long time but Bond Head has changed drastically in the last two years. And it continues to change.	6/29/2018 8:57 AM
34	We chose to move here 35 years ago because it was a small quiet hamlet with low taxes and part of Tecumseh. Forced amalgamation with Bradford and look what we end up with. Being 75 years old it is not easy to move at this stage of life.	6/29/2018 8:50 AM
35	Peaceful - large lot	6/29/2018 8:41 AM
36	Small town feeling	6/29/2018 8:40 AM
37	It's a nice town with still (until recent) a quiet semi country atmosphere	6/26/2018 4:38 PM
38	safe, clean, friendly	6/25/2018 7:56 PM
39	This is where I was raised.	6/18/2018 9:20 AM
40	Was a quiet hamlet but it is growing too fast, history, heritage properties, quaint hamlet.	6/15/2018 3:51 PM
41	The small community feeling. The way everyone helps everyone.	6/15/2018 3:44 PM
42	Beautiful village, parks, countryside.	6/15/2018 3:38 PM
43	The beautiful old homes. The park. The hope that the downtown will be revitalized.	6/15/2018 3:35 PM
44	I grew up down the road. I enjoy the history, the people, the architecture.	6/15/2018 3:28 PM
45	Country living, historical hamlet, close to Toronto and Barrie, small town community. <3 <3 <3	6/15/2018 3:24 PM
46	Unique concentration of beautiful houses and association with Osler, Mulock. Very pretty town.	6/15/2018 3:19 PM
47	I like the area.	6/15/2018 3:02 PM
48	My restored heritage house and historic Bond Head.	6/15/2018 2:38 PM
49	I don't live there now but did for many years	6/4/2018 3:51 PM
50	N/A	6/1/2018 11:32 AM
51	The small quaint feel of our village	5/30/2018 10:05 PM
52	Fantastic and friendly people	5/30/2018 5:40 PM
53	The size - we like it small. The community - everyone knows each other and we all help each other out when we need it. Proximity to Hwy 400 and Toronto - it's easy to travel and we often go to the city.	5/30/2018 10:51 AM
54	My heritage property and the restored Orangemans meeting hall and the restored SS#6 Middletown School and the central geographic location	5/28/2018 11:21 PM
55	Feel I have finally put down roots.	5/28/2018 10:45 PM
56	I love my home although I don't like the traffic/speeding issues we must contend with on "highway" 88 within the hamlet.	5/27/2018 12:16 PM
57	The quiet, streets with well spread out properties. The mature trees and large lawns, the park, the country feel.	5/24/2018 7:18 PM
58	Lovely small community surrounded by farmland yet close to Bradford and highway 400	5/24/2018 10:11 AM
59	It is a truly unique hamlet to live in, with a very active population base and strong heritage with many historical buildings and history	5/24/2018 9:56 AM
60	Love the small hamlet with its high proportion of old buildings and its association with historically significant people such as Osler and Mulock	5/24/2018 7:19 AM
61	We moved here recently to be closer to work.	5/18/2018 10:22 PM
62	Quaint Village	5/14/2018 2:08 PM
63	The history of the area, it's quaint, lot sizes, ease to the highways	5/11/2018 2:04 PM

2 / 3

Bond Head Village Character Assessment - Resident Survey		
64	Everyone knows their neighbor here!	5/10/2018 5:34 PM
65	The old style village concept.	4/28/2018 9:50 AM
66	My home	4/26/2018 11:31 AM
67	Quaintness	4/23/2018 12:52 PM
68	My neighbours, quiet neighbourhood, accessibility	4/22/2018 6:41 PM

Q6 What would make you leave this area?

Answered: 67 Skipped: 9

#	RESPONSES	DATE
1	Thinking about it, as developers are spoiling the quiet atmosphere! Traffic is increasing too. 7th Line very busy now and speeding!	7/18/2018 8:29 AM
2	Change of ethnic diversity, overpopulation, traffic gridlock.	7/17/2018 4:25 PM
3	Downsize (retire).	7/16/2018 12:25 PM
4	Too much traffic.	7/16/2018 12:23 PM
5	Not be able to drive.	7/16/2018 12:21 PM
6	Big subdivisions - poorly designed - that keeps the village that way it is now.	7/10/2018 6:25 PM
7	Maybe the new developments, traffic, historical designation.	7/10/2018 6:22 PM
8	Too much commercial development and apartment buildings.	7/10/2018 6:19 PM
9	Construction being allowed to the west (old plan C).	7/10/2018 6:13 PM
10	The development --> unfortunately we will likely be moving out of town in the near future.	7/10/2018 6:10 PM
11	Development of our property (we rent).	7/10/2018 6:02 PM
12	If it starts to grow and become the same as most towns "unfriendly"	7/10/2018 5:59 PM
13	Nothing.	7/10/2018 5:51 PM
14	Current changes are discouraging. Increased traffic. I know most people don't like change. However the changes in Bond Head means that it has lost the quaint village spirit. I am no longer to safely walk up the hill (to golf course) for exercise. I have done so to the concern of friends & neighbours. Living rurally should be healthier. It shouldn't require feeding my car to find safe ways to exercise.	7/10/2018 1:30 PM
15	Retirement, not enough to do, no transit system, taxes too high for no services	7/9/2018 10:08 AM
16	Hwy 88 - dangerous to cross at lights. TRAFFIC including Lack of Enforcement on SPEEDING - no bypass, it is a danger to walk to corner.	7/9/2018 10:06 AM
17	Taxes going up too high.	7/9/2018 10:00 AM
18	Overpopulation, noise pollution & unsafe.	7/9/2018 9:57 AM
19	High density development.	7/9/2018 9:54 AM
20	If it became too populated and busy.	7/9/2018 9:49 AM
21	Developing subdivision. Development.	7/9/2018 9:45 AM
22	1. Development adding more houses than our small town can handle 2. Traffic --> Hwy 27 needs more Police Presence & Bypass should be looked at around the main part of town & enforce speed limit.	7/9/2018 9:42 AM
23	Too old to maintain.	6/29/2018 9:38 AM
24	Poor health.	6/29/2018 9:35 AM
25	Area got too busy, concerns that new subdivision traffic will be on our roads, losing the "Bond Head feel".	6/29/2018 9:33 AM
26	N/A.	6/29/2018 9:26 AM
27	The development of Bond Head!	6/29/2018 9:23 AM
28	Retirement. Downsizing.	6/29/2018 9:20 AM
29	Over development (uncontrolled). Lack of Hwy 27 bypass.	6/29/2018 9:16 AM

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30	Family in other places.	6/29/2018 9:12 AM
31	Traffic congestion, SPEED and noise.	6/29/2018 9:10 AM
32	Downsizing, find inexpensive housing (we are retired).	6/29/2018 9:07 AM
33	Too much development.	6/29/2018 9:03 AM
34	We would DEFINITELY leave if you make Bond Head "Historical".	6/29/2018 8:57 AM
35	At our age - health or property taxes seniors are unable to pay. Maybe a million dollar offer for our home of 35 years.	6/29/2018 8:50 AM
36	Age	6/29/2018 8:41 AM
37	Traffic; new, senseless development	6/29/2018 8:40 AM
38	It's come up a lot lately...the traffic on 88. It will only get worst.	6/26/2018 4:38 PM
39	lottery	6/25/2018 7:56 PM
40	Congestion, heavy traffic, lived here for/over 40 years. It is a unique hamlet that needs preservation.	6/15/2018 3:51 PM
41	The new subdivisions being built.	6/15/2018 3:44 PM
42	Over-development, loss of heritage homes.	6/15/2018 3:38 PM
43	Too much development, losing the history of the area.	6/15/2018 3:35 PM
44	Overdevelopment, increase in through traffic.	6/15/2018 3:28 PM
45	Too much growth/development.	6/15/2018 3:24 PM
46	Too much unsympathetic development. Esp. at the core.	6/15/2018 3:19 PM
47	Death.	6/15/2018 3:02 PM
48	Death.	6/15/2018 2:38 PM
49	Bond Head becoming just like Bradford and other big box areas	6/4/2018 3:51 PM
50	N/A	6/1/2018 11:32 AM
51	Too many new homes/development and traffic	5/30/2018 10:05 PM
52	Overdevelopment, bad people and crime rate jump as well as cost of services I don't need.	5/30/2018 5:40 PM
53	Too much traffic, if it gets too big, if there is no separation between Bradford and Bond Head because of development	5/30/2018 10:51 AM
54	Insufferable local traffic and the loss of our 19th century core and disrespect for our heritage architecture.	5/28/2018 11:21 PM
55	The town needs a bypass. If development continues without a bypass it will become unbearable to live here.	5/27/2018 12:16 PM
56	Filling the fields with hundreds and hundreds of homes all crammed together with inadequate green space.	5/24/2018 7:18 PM
57	Development!	5/24/2018 10:11 AM
58	Turning it into a typical newly developed area, along with all of the noise, crime and congestion that comes with it!	5/24/2018 9:56 AM
59	If commercial traffic builds up and when development completely takes over the farms	5/24/2018 7:19 AM
60	Besides the typical reasons for migration I would think that if there was no investment into Bond Head in terms of infrastructure and services that adequately met and addressed the needs of the residents I would start thinking of moving.	5/18/2018 10:22 PM
61	Growth	5/14/2018 2:08 PM
62	Over development	5/11/2018 2:04 PM
63	If crime starts up because of all the development here	5/10/2018 5:34 PM
64	Modernization of the town core	4/28/2018 9:50 AM

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Q7 If you don't live in Bond Head, what brings you to the area to visit?

Answered: 15 Skipped: 61

#	RESPONSES	DATE
1	The Community Hall. Visit long time residences.	6/18/2018 9:20 AM
2	Community Hall - visit friends - passing through town.	6/18/2018 9:17 AM
3	Surrounding farm setting.	6/15/2018 3:51 PM
4	I used to live nearby in the rural area - to visit friends, husband buried here, functions at Memorial Community Hall.	6/15/2018 3:47 PM
5	I work in the village.	6/15/2018 3:29 PM
6	N/A	6/15/2018 3:24 PM
7	- Meetings at the old school (2 room) - Yoga sessions - Plant sales - Pancake breakfast - Visit friends - Euchre at United Church - Xmas craft sales - Ewaste collections - Music in the park - Eat in restaurant	6/15/2018 3:12 PM
8	I stop in to see old friends	6/4/2018 3:51 PM
9	To visit friends and for events, house tours	6/1/2018 11:32 AM
10	nothing	5/30/2018 12:32 PM
11	casual travel	5/25/2018 9:12 AM
12	Na	5/24/2018 10:11 AM
13	Not applicable	5/24/2018 7:19 AM
14	N/A	5/11/2018 2:04 PM
15	Live here	4/28/2018 9:50 AM

Q8 In your opinion, what makes Bond Head special or unique? Are there any stories you can tell about the area?

Answered: 65 Skipped: 11

#	RESPONSES	DATE
1	The history is interesting, and many old buildings still remind us of this.	7/18/2018 8:29 AM
2	It's the forgotten town! Bond Head is a town that has years of history with just as many original owners to still tell the stories of the past. It is a safe area where your kids can wander all around and everyone will keep an eye on them.	7/17/2018 4:25 PM
3	Part of the old town is very neglected. Need lot of improvements.	7/16/2018 12:21 PM
4	You don't need stories - you need to live here to accept its own character. Friendly environment.	7/10/2018 6:25 PM
5	A small subdivision with older homes, large lots that is close to amenities which make it quaint & convenient at the same time.	7/10/2018 6:19 PM
6	It is a hamlet community with good people. Little traffic.	7/10/2018 6:13 PM
7	It is but unfortunately will not remain that way as it gets surrounded by jammed-in cookie-cutter homes.	7/10/2018 6:10 PM
8	What makes Bond Head unique is that it still has the country feeling and you still can let your kids be kids.	7/10/2018 5:59 PM
9	Born and raised in Bond Head. Hall built by the community.	7/10/2018 5:51 PM
10	Small, friendly village. Lots of history and tradition.	7/10/2018 1:30 PM
11	Heritage, community.	7/9/2018 10:08 AM
12	Grew up here, love sense of community.	7/9/2018 10:06 AM
13	We are a small & intimate community. We help each other.	7/9/2018 10:00 AM
14	Small town feel, mature, historic homes.	7/9/2018 9:57 AM
15	How families have remained here over generations.	7/9/2018 9:54 AM
16	The history and the community of people.	7/9/2018 9:49 AM
17	Small village.	7/9/2018 9:45 AM
18	Just memories of raising kids in small town	7/9/2018 9:42 AM
19	Enjoy the history around us. The celebration picnics and friendly atmosphere.	6/29/2018 9:38 AM
20	After over 48 years and my children grow up lots of good memories.	6/29/2018 9:35 AM
21	I have lived here my entire life. Grew up here and bought a home approx. 300 metres from my parents' childhood home. I love Bond Head... You walk down the street and you know everyone. I am choosing to raise my son/family here. I know lots of people here and feel supported.	6/29/2018 9:33 AM
22	The history and architecture. Lots of stories!	6/29/2018 9:26 AM
23	The hamlet of Bond Head is special because of its historic buildings, quiet atmosphere.	6/29/2018 9:23 AM
24	Has to be about small hamlet living and of course the people.	6/29/2018 9:20 AM
25	The Bond Head Family Restaurant, Christmas lights, community, everyone is very friendly.	6/29/2018 9:16 AM
26	Great place to bring up children.	6/29/2018 9:12 AM
27	The people - friendly and like-minded.	6/29/2018 9:10 AM
28	History, residents who have lived here most of their life	6/29/2018 9:07 AM
29	Balance between caring neighbours who also respect privacy.	6/29/2018 9:03 AM

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30	The residents (people) in Bond Head are what makes it unique. There have already been so many changes to the landscape that it is no longer the rural setting it was.	6/29/2018 8:57 AM
31	It was special and unique because it was a small quiet hamlet once clear of the maniac manner of building houses on everything in Town of Bradford. It is now being lost.	6/29/2018 8:50 AM
32	History	6/29/2018 8:40 AM
33	It's always been a small community. I think it's nice that we have neighbors that we have known for 25 years.	6/26/2018 4:38 PM
34	rural, but close to Bradford and Newmarket	6/25/2018 7:56 PM
35	The age of many of the buildings. The story of many of these buildings.	6/18/2018 9:20 AM
36	Birthplace of Sir Wm. Mulock, Sir Wm. Osler, Sir Francis Bond Head.	6/18/2018 9:17 AM
37	Its history and importance. Osler most important.	6/15/2018 3:51 PM
38	The age of many homes that feel "village", knowing neighbours, 180 years of history. There is a mud brick house remaining in BH. They are rare and these are unique to this general area.	6/15/2018 3:47 PM
39	The small community feeling.	6/15/2018 3:44 PM
40	History and building. We are new and want to hear the stories.	6/15/2018 3:35 PM
41	The many historic buildings in the village.	6/15/2018 3:29 PM
42	The 175th anniversary - annual picnics - music in the park.	6/15/2018 3:28 PM
43	Historical hamlet, small community, annual picnics, festivals, home heritage tour, parades.	6/15/2018 3:24 PM
44	Osler, Mulock.	6/15/2018 3:19 PM
45	Annual picnics and festivals (eg 175 and Sir William Osler), home and ours, went to 2 room school and then to amalgamated school (Osler), Girl Guides in the BH hall, sheepdog trials behind Craig Farm in 1961, lending library in hall, Strasberg suppers, parades, donkey baseball games.	6/15/2018 3:12 PM
46	Yes, the storm of 1975.	6/15/2018 3:02 PM
47	Lots of stories. National and international significance.	6/15/2018 2:38 PM
48	The landscape and small community feel that still exists	6/4/2018 3:51 PM
49	It's got so much history and buildings that need to be preserved	6/1/2018 11:32 AM
50	It's a beautiful quiet place to bring up your family and interact with responsible people	5/30/2018 5:40 PM
51	nothing	5/30/2018 12:32 PM
52	It's a small community and it feels like you've stepped back in time. It's beautiful with the old buildings and big, beautiful trees.	5/30/2018 10:51 AM
53	Bond Head is special and unique because it boasts a complete 19th century hamlet with a good variety of building styles. The heart of the hamlet is the 19th century core area, or as it is called in the Bond Head secondary plan, the heritage precinct. Here we can still see and touch 2 preconfined hotels the 1839 Osler church, shops and houses in styles ranging from neo-classic to pre-vict, Victorian neogothic regency and picturesque styles We have a complete 19th century hamlet essentially unaltered from the late 1800 Bond Head, unknown to many locals is a world destination by people of the medical community, who come to witness the birthplace of Sir William Osler, the father of modern medicine, and still held in the by t greatest esteemhe world medical community, so	5/28/2018 11:21 PM
54	Bond Head has been an oasis of peace and quiet, of friendly neighbours. It has a long history and some of the early houses, circa 1850-80 still exist.	5/28/2018 10:45 PM
55	It's small town flavour and rural roots.	5/27/2018 12:16 PM
56	personally nothing to tell	5/25/2018 9:12 AM
57	Everything that I have listed in the above questions.	5/24/2018 7:18 PM

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58	We used to arrange all of our own entertainment, in the community built Bond Head Community Hall. Bond Head is a small hamlet of approx. 600 people. We used to have our own Santa Claus Parade; 4 team Hockey League playing out of Schomberg; Soccer Teams, and there are many, many Bond Head Social Groups. People recall the major snow storm from back in the 70's when all roads and highways were close, the Bond Head locals rescued everyone with their snowmobiles and brought them to the hall to stay until the roads were clear. Bond Head is also the birthplace to 2 historical people, Sir William Osler and Sir Francis Mulock.	5/24/2018 9:56 AM
59	Very unique that such a small and earl hamlet is associated with Sir William Osler and Sir William Mulock	5/24/2018 7:19 AM
60	I just recently moved here so I am unaware of any historical stories. However since I moved here I have noticed there is a real sense of community and a lot of young families.	5/18/2018 10:22 PM
61	Small town with a history	5/14/2018 2:08 PM
62	The history behind the village	5/11/2018 2:04 PM
63	We still have many historic buildings and people here are very friendly	5/10/2018 5:34 PM
64	The very history of those that came before us.	4/28/2018 9:50 AM
65	Family History	4/23/2018 12:52 PM

Q9 List 3-5 details about the village that you like (i.e. building materials, landscape features, monuments, environmental elements, village layout, etc.).

Answered: 67 Skipped: 9

#	RESPONSES	DATE
1	The hills and fields, trees are big and old, large lots nicely looked after. Friendly people as we are a small group and help each other out.	7/18/2018 8:29 AM
2	Park (the heart of Bond Head), community centre, historical buildings and tours.	7/17/2018 4:25 PM
3	Older properties. Having a gas station. Bradford shopping close by.	7/16/2018 12:23 PM
4	Peaceful, quiet, great people, village like setting.	7/10/2018 6:25 PM
5	1. Not cookie cutter homes, 2. Has a nice park, 3. Homes are spacious. Not too close to neighbours.	7/10/2018 6:19 PM
6	1) Size of existing lots, 2) minimal traffic, 3) few commercial sites.	7/10/2018 6:13 PM
7	Older homes with larger private lots, layout, was quaint but not anymore with the construction.	7/10/2018 6:10 PM
8	A quaint and well-defined historical hamlet with Ontario brick buildings and green spaces.	7/10/2018 6:08 PM
9	Community centre, basketball/skating/park all walkable!	7/10/2018 6:02 PM
10	It is a quiet and comfortable place to live. It has a small village look. The farmland around the town.	7/10/2018 5:59 PM
11	Park, homes, monument, layout, lot size.	7/10/2018 5:51 PM
12	Historical buildings. The setting in the hills. Lots of greenery. Streams running through.	7/10/2018 1:30 PM
13	Property sizes, historical history, quiet, graveyard, golf course.	7/9/2018 10:08 AM
14	Old houses, park, community events.	7/9/2018 10:06 AM
15	Park and layout of subdivision, floral decor at major intersection.	7/9/2018 9:57 AM
16	The 27/88 parket, the "historic" homes/buildings on 88 east/west of 27, the valley behind the post office - sadly it is being developed.	7/9/2018 9:54 AM
17	Historical houses, park.	7/9/2018 9:49 AM
18	Surrounded by fields and farms, open spaces, low traffic, short commute to shopping.	7/9/2018 9:45 AM
19	1. Park 2. Historic homes 3. People	7/9/2018 9:42 AM
20	The old buildings if looked after.	6/29/2018 9:38 AM
21	Everything as is.	6/29/2018 9:35 AM
22	Parks, mature trees, post office.	6/29/2018 9:33 AM
23	All of above.	6/29/2018 9:26 AM
24	We love the landscape features, quaint neighbourhood, no traffic, farmers.	6/29/2018 9:23 AM
25	Bond Head Park a large gazebo with at least 6 picnic tables for family get togethers. Near hall.	6/29/2018 9:20 AM
26	You can walk everywhere (small), century homes, community centre, mature trees.	6/29/2018 9:16 AM
27	Park, quiet, farm fields.	6/29/2018 9:12 AM
28	Banners, flowers, park, parkette at corner.	6/29/2018 9:10 AM
29	Like historical homes, community centre, park, trees. There isn't much to the core - "you blow through Bond Head"	6/29/2018 9:07 AM
30	Landscape, architecture, monuments	6/29/2018 9:03 AM

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31	0	6/29/2018 8:57 AM
32	An old building whether historical or not. Our own community hall.	6/29/2018 8:50 AM
33	The fields surrounding the village, the nice mix of heritage and newer homes, the farmlands	6/26/2018 4:38 PM
34	little industry, limited traffic, farming	6/25/2018 7:56 PM
35	History - Mulock, Osler. Age of former Anglican Church. History of the church.	6/18/2018 9:20 AM
36	Location on a hill, church steeple, cairns.	6/18/2018 9:17 AM
37	Architecture, history, farm setting, Osler monument.	6/15/2018 3:51 PM
38	Cairns - Osler Cairn west on Line 7 & 2 at Community Hall.	6/15/2018 3:47 PM
39	Monuments, village layout, landscape, the park.	6/15/2018 3:44 PM
40	Unique historic homes on the main streets, original downtown commercial buildings (wish they were utilized), community centre.	6/15/2018 3:38 PM
41	The storefronts, park, community centre. Our house. The church at the north end. The corner restaurant. The other historical homes.	6/15/2018 3:36 PM
42	Park and parkette.	6/15/2018 3:29 PM
43	The houses. Brick houses - large lot sizes. The trees - mature trees.	6/15/2018 3:28 PM
44	Old trees, old buildings, town hall, old school house, barns, surrounding fields and forests.	6/15/2018 3:24 PM
45	Architecture, history golf course	6/15/2018 3:19 PM
46	Sir William Osler Cairn, parkette, quaint house, BH Hall, brick homes, clapboard homes, churches	6/15/2018 3:12 PM
47	Old homes.	6/15/2018 3:02 PM
48	Building materials, monuments, village layout.	6/15/2018 2:38 PM
49	The rolling hills, the old buildings and murder hill	6/4/2018 3:51 PM
50	The farmland is so important but quickly disappearing. The historical homes there are great and very diverse.	6/1/2018 11:32 AM
51	Village layout, building materials & environmental elements	5/30/2018 5:40 PM
52	nothing...it is embarrassing	5/30/2018 12:32 PM
53	Old houses. Big trees. Parks.	5/30/2018 10:51 AM
54	General layout, survival of heritage buildings, which if restored and preserved and promoted will be a key element in the restoration of the economy of the downtown core	5/28/2018 11:21 PM
55	red brick houses, verandahs, decent sized lots, mature shade trees, a park	5/28/2018 10:45 PM
56	Typical Ontario Village... looks, layout and architecture	5/25/2018 9:12 AM
57	The William Osler and William Mulock plaques are very interesting, the old buildings have great potential as restaurants, cafes, offices. I realize this will take a lot of money but if they stay in the level of disrepair they are currently in they will be condemned and useless and replaced with something sad like a plaza.	5/24/2018 7:18 PM
58	Old century homes large lots village feel	5/24/2018 10:11 AM
59	The original houses, the strong community spirit. The large community park and Community Hall, our own Post Office, the monuments to Sir William Osler, Sir Francis Mulock. The neighbouring farms surrounding the community.	5/24/2018 9:56 AM
60	Heritage buildings, churches, crossroads, drumlins to north and east	5/24/2018 7:19 AM
61	There is nothing that comes to mind. It is a town that has a lot of potential with the right commitments and investments.	5/18/2018 10:22 PM
62	Historic buildings	5/11/2018 2:04 PM
63	Plaques on the old homes	5/10/2018 5:34 PM

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64	Old Victorian , mudbrick homes, old hotels...	4/28/2018 9:50 AM
65	Not much other than the historic buildings and homes	4/26/2018 11:31 AM
66	Environmental elements, landscape, buildings	4/23/2018 12:52 PM
67	Mature trees lovely park	4/22/2018 6:41 PM

Q10 What changes would you like to see happen to the village?

Answered: 71 Skipped: 5

#	RESPONSES	DATE
1	Go back 10 years - it was quieter!	7/18/2018 8:29 AM
2	Bring the baseball diamonds back. Maintain the park and skating rinks better.	7/17/2018 4:25 PM
3	Better sidewalks everywhere. A better commercial store. Restore historical buildings.	7/16/2018 12:25 PM
4	Traffic calming.	7/16/2018 12:23 PM
5	(Hwy) County Road 27 bypass is a must, dissent sidewalk so we can walk our dogs on winter to.	7/16/2018 12:21 PM
6	Bypass around town for traffic.	7/10/2018 6:25 PM
7	Sewers, low speed limit, more restaurants, bypass, more retail - Mom & Pop type.	7/10/2018 6:22 PM
8	1. More pubs and restaurants, 2. Postal boxes so we don't have to go to a post office to get our mail... it's very inconvenient!! 3. Sewers everywhere.	7/10/2018 6:19 PM
9	Halt to any further expansion. By pass to the east for 27 through traffic.	7/10/2018 6:13 PM
10	None	7/10/2018 6:10 PM
11	A by-pass road to avoid traffic at the intersection of 86 and 27. Greatly increased traffic (due to new housing) will create a bottle-neck in the middle of the hamlet. Already too much traffic.	7/10/2018 6:08 PM
12	Better sidewalk on east side of Hwy 27!	7/10/2018 6:02 PM
13	I would like to see better play ground for kids. No more development - "houses". Slower speed limits in town.	7/10/2018 5:59 PM
14	Nothing. No houses.	7/10/2018 5:51 PM
15	Improving some of the buildings/homes that have fallen into disrepair. More centres for people to meet & socialize. A coffee shop that stays open later. Establish walking paths, trails, park spaces.	7/10/2018 1:30 PM
16	Better sidewalks - repairs, Main Street buildings repaired/cleaned up.	7/9/2018 10:08 AM
17	Empty properties maintained including abandoned homes at corner and grass cut so we could access sidewalks - safer corner. BYPASS!!!	7/9/2018 10:06 AM
18	No development!	7/9/2018 10:00 AM
19	Walking trails, sewer system.	7/9/2018 9:57 AM
20	An update to the community centre, more green space park preserved, more artisan shops, bike lanes.	7/9/2018 9:54 AM
21	Sidewalks on the 7th Line. Walking trails. Tennis courts, bike paths, sewers, huge well to drain all of the water in the area (water table so high).	7/9/2018 9:49 AM
22	None, don't change it.	7/9/2018 9:45 AM
23	Bypass!! Slower traffic - turn Bond Head into small town with character	7/9/2018 9:42 AM
24	Improve monuments, better maintenance of properties, no bonfires! Effects breathing and laundry outdoors.	6/29/2018 9:38 AM
25	Sewers.	6/29/2018 9:35 AM
26	Sidewalks on 7th line -> have to use 7th Line to access post office. Stop sign on 7th line to slow traffic. Splash pad at park. Decrease the speed on 7th Line. More lighting -> street lights. Fire/EMS.	6/29/2018 9:33 AM
27	Preservation and protection and celebration of this historic hamlet with emphasis on Sir W. Osler.	6/29/2018 9:26 AM
28	None.	6/29/2018 9:23 AM
29	Speed bumps on 7th Line to stop speeders coming over hill and entrance up to 100 km over!!	6/29/2018 9:20 AM

30	Hwy 27 bypass, better sidewalks, sewers, fewer transport trucks	6/29/2018 9:16 AM
31	None.	6/29/2018 9:12 AM
32	Everything looks tired - signage at each end of town needs painting - old neglecting buildings for sale and on speculation. Traffic - see above.	6/29/2018 9:10 AM
33	With new homes being built, we need a bypass. We have too much traffic and large transport trucks.	6/29/2018 9:07 AM
34	Safer, quieter intersection at 88/27.	6/29/2018 9:03 AM
35	Does it matter? It's too late for that question. The lands from Bradford to Bond Head are heavily torn up for development which changes "Bond Head."	6/29/2018 8:57 AM
36	Fully stocked convenience store returned to hamlet. All ditches maintained by the Town not residents - especially seniors. Trail to walk down, previous trail now being destroyed by developers. A proper post office maintained by the Town.	6/29/2018 8:50 AM
37	None except sewers	6/29/2018 8:41 AM
38	Downtown bypass	6/29/2018 8:40 AM
39	Better planned roads	6/26/2018 4:38 PM
40	none	6/25/2018 7:56 PM
41	I think the pioneer heritage of this community needs a place to be bold and to shine. Think of Markham.	6/18/2018 9:20 AM
42	More designation, bypass around hamlet to lighten traffic through hamlet, keep our post office, new subdivisions reflect heritage (Kleinberg)	6/15/2018 3:51 PM
43	Establish HCD, roadway bypass.	6/15/2018 3:47 PM
44	Other than getting HCD designation, nothing.	6/15/2018 3:44 PM
45	Preservation of homes. Commercial enterprises in the centre.	6/15/2018 3:38 PM
46	Have the stories become alive again. With places for people to view and enjoy a Sunday afternoon walk. Walking trails. Use the hall and park for more events and culture. Sidewalks.	6/15/2018 3:35 PM
47	Stop some property owners from letting their houses fall down.	6/15/2018 3:29 PM
48	Clean up the motel/apartments - fix the sidewalks, slow traffic on 27 and 88. Houses that reflect existing architecture.	6/15/2018 3:28 PM
49	Little shops at the lights, walking trails please, not too much development --> houses that reflect the existing architecture, keep it a historical hamlet, fix sidewalks, slow traffic down, bypass.	6/15/2018 3:24 PM
50	Core, i.e., bypass 27 & 88 outside of core. Walk only village.	6/15/2018 3:19 PM
51	Cleaned up, revitalizations (a ring road --> promised by Simcoe County to divert traffic from the village), fix sidewalk	6/15/2018 3:12 PM
52	Creation of a HCD.	6/15/2018 2:38 PM
53	I would like to see the old stores and apartments fixed up	6/4/2018 3:51 PM
54	Fix the sidewalk on county road 27 on the northwest side from the restaurant to the other side of the church	5/30/2018 5:40 PM
55	Some of the old buildings torn down	5/30/2018 12:32 PM
56	The old buildings restored. A Hwy 27 bypass so the transport trucks don't have to drive through the middle of the village.	5/30/2018 10:51 AM
57	I would like to see the creation of an HCD thereby preserving our heritage for future generations. Bond Head presents a unique opportunity for the town of BWG to do something very special. Bond Head can and should be the jewel in the crown of BWG, and if we fail to seize this opportunity we all deserve to burn in hell!!!!	5/28/2018 11:21 PM
58	Former shops on the south, east corner have been allowed to decay. Their owner should be responsible for cleaning them up.	5/28/2018 10:45 PM
59	Bypass	5/27/2018 12:16 PM

Bond Head Village Character Assessment - Resident Survey

60	Find a way of having the vacant buildings occupied. A challenge!	5/25/2018 9:12 AM
61	If development comes, the centre of town is going to be a nightmare bottleneck and there needs to be a by pass put in sooner rather than later, one that makes sense.	5/24/2018 7:18 PM
62	Some more small shops to open on the main street	5/24/2018 10:11 AM
63	Idealy clean up the centre of the Hamlet, where investors have purchased the properties, only to turn a profit and don't care what condition the property is in.	5/24/2018 9:56 AM
64	Bypass of highways 27 and 88 to allow for more pedestrian access in village core. Return of commercial ventures to vacant heritage commercial shops at crossroads	5/24/2018 7:19 AM
65	1. Re-engineer the Hwy 27/88 intersection for safety and to reduce blindspots 2. Renovation or tear down of the older buildings along 27/88 so they do not look so dilapidated 3. Attracting small businesses to the area 4. Adding a crosswalk for families to cross the 7th so their children can use the park 5. Consideration given to how to incorporate new res areas within the secondary plans so that the older and newer areas don't appear so distinct from eachother and also to anticipate the needs of those future residents within this plan	5/18/2018 10:22 PM
66	none	5/14/2018 2:08 PM
67	Downscale the development, protect and core or Bond Head	5/11/2018 2:04 PM
68	Restoration of some of the old buildings	5/10/2018 5:34 PM
69	Permanent outdoor ice rink, Elimination of the Esso station, the industrial occupancy, old motel better known as " the projects",	4/28/2018 9:50 AM
70	New construction should have an historic feel. Bypass to stop noisy speeding truck traffic it's currently not a safe walkable area	4/26/2018 11:31 AM
71	The historical buildings being utilized and not looking so run down	4/22/2018 6:41 PM

Q11 What changes would you not like to see happen to the village?

Answered: 66 Skipped: 10

#	RESPONSES	DATE
1	Development - no more houses unless in keeping with our large lots. The new houses will be big with small lots - too dense a population.	7/18/2018 8:29 AM
2	Removal of the park. Too much growth. Not to lose the hamlet feel of the town.	7/17/2018 4:25 PM
3	The demo of historical buildings on corner of Hwy 88 and Hwy 27. SE corner.	7/16/2018 12:25 PM
4	Too many houses.	7/16/2018 12:23 PM
5	Traffic congestion.	7/16/2018 12:21 PM
6	Main corner of 88 and 27 reconstructed if no by pass is slated to happen.	7/10/2018 8:25 PM
7	Houses made historical, subdivisions/new developments.	7/10/2018 8:22 PM
8	1. Apartment buildings, 2. Not putting sewers in this subdivision.	7/10/2018 8:19 PM
9	Further growth after the two approved sub divisions.	7/10/2018 8:13 PM
10	Development, new homes.	7/10/2018 8:10 PM
11	Destruction of its quaint feel.	7/10/2018 8:08 PM
12	More development - loss of farmland.	7/10/2018 5:59 PM
13	More growth.	7/10/2018 5:51 PM
14	Too late. The plan is to make it too densely populated. Infrastructures/streetscape that doesn't honour the history & quaint feeling of the village.	7/10/2018 1:30 PM
15	Growth, loss of history/heritage.	7/9/2018 10:08 AM
16	Expansion of 88, 27.	7/9/2018 10:06 AM
17	Overpopulation, construction, more homes being built.	7/9/2018 9:57 AM
18	No more development, no chain restaurants/stores/businesses, don't pave shoulders of roads	7/9/2018 9:54 AM
19	Commercialization	7/9/2018 9:49 AM
20	Too many houses, overpopulation.	7/9/2018 9:45 AM
21	More traffic & other routes feeding onto Hwy 27 or 88 in the hamlet.	7/9/2018 9:42 AM
22	Destruction of downtown buildings.	6/29/2018 9:38 AM
23	Too many more houses.	6/29/2018 9:35 AM
24	Explosion of new houses/increased traffic. We do not want to see changes in lot size/housing size (not lot smaller than 100 ft).	6/29/2018 9:33 AM
25	Development.	6/29/2018 9:23 AM
26	This is happening already hundreds of homes and hundreds of vehicles 2 per household.	6/29/2018 9:20 AM
27	Overdevelopment so community is lost, traffic and traffic lights as far as the eye can see.	6/29/2018 9:16 AM
28	New homes that are not in keeping.	6/29/2018 9:10 AM
29	It's already happening.	6/29/2018 9:07 AM
30	Preserve core of hamlet	6/29/2018 9:03 AM
31	I would NOT like to see it become "historical". I have consulted my real estate agent and that would have a negative effect on my real estate value!!!	6/29/2018 8:57 AM
32	Any further development of residential homes without developers being required to pay the cost of sewer system for residents that already live here.	6/29/2018 8:50 AM

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Bond Head Village Character Assessment - Resident Survey		
33	Congestion, crime	6/29/2018 8:40 AM
34	The development especially without employment land	6/28/2018 4:38 PM
35	two storey homes, town houses	6/25/2018 7:56 PM
36	So many of the homes lining the main streets are well past 100 years old. I would like to see none disappear.	6/18/2018 9:20 AM
37	No widening H. 27, demolition of listed homes.	6/15/2018 3:51 PM
38	Take down heritage homes and put modern buildings in the core area.	6/15/2018 3:47 PM
39	The new subdivisions being built.	6/15/2018 3:44 PM
40	Elimination of park, community centre, historic buildings.	6/15/2018 3:38 PM
41	Development.	6/15/2018 3:35 PM
42	Cookie cutter buildings in town - stucco.	6/15/2018 3:28 PM
43	Cookie cutter houses, overcrowding of houses, lot beside our house remain vacant, DO NOT PUT HOUSES ON IT PLEASE	6/15/2018 3:24 PM
44	Village core levelled and more Tim Hortons, gas stations, strip mall (see Bond Head market history). Need to occupy the deserted stores with viable shops. But maintain architecture.	6/15/2018 3:19 PM
45	More traffic, sardine housing, lack of green space, complete disregard for the "touch/feel" of the hamlet, actions without consultation	6/15/2018 3:12 PM
46	More buildings and forest being cut down.	6/15/2018 3:02 PM
47	Would not like the status quo.	6/15/2018 2:38 PM
48	No big box stores and mass development	6/4/2018 3:51 PM
49	Not widening Hwy.27 so people who do not even live there can get home faster and speed thru Bond Head	6/1/2018 11:32 AM
50	No further housing development and maintain the existing roads etc.	5/30/2018 5:40 PM
51	changed to a heritage area	5/30/2018 12:32 PM
52	No more development!!!!	5/30/2018 10:51 AM
53	Insensitive infilling in the heritage Pecinct This can be avoided by an HCD whereby the town has complete control over inappropriate dev.	5/28/2018 11:21 PM
54	Large grey houses on tiny lots.	5/28/2018 10:45 PM
55	Excessive development	5/27/2018 12:16 PM
56	Keep or integrate the main street buildings in any plans for re-development.	5/25/2018 9:12 AM
57	Towns, semis, row housing, small lots, no parking on those small lots,	5/24/2018 7:18 PM
58	Massive development	5/24/2018 10:11 AM
59	Large Houses built on small lots, and close to the roads, let's keep the new developments that are going to happen to be consistent with what we have now.	5/24/2018 9:56 AM
60	Destruction of heitage properties by developers to replace with modern Tim Horton style franchises	5/24/2018 7:19 AM
61	Turn in to a large bedroom community	5/14/2018 2:08 PM
62	Clean it up further, bylaws to be put in place for designated historic villages	5/11/2018 2:04 PM
63	Developers not caring about the historic value	5/10/2018 5:34 PM
64	Removal of mature trees, demolition of existing residences, entrances into new development, etc	4/28/2018 9:50 AM
65	Condos large new development in the core	4/26/2018 11:31 AM
66	Losing the small town charm	4/23/2018 12:52 PM

Q12 How would you define the boundary of the village of Bond Head (i.e. list streets/highways, properties, landmarks)?

Answered: 60 Skipped: 16

#	RESPONSES	DATE
1	Where the present houses stop.	7/18/2018 8:29 AM
2	8th line, Hwy 400, 6th line, Club of Bond Head, Hwy 400.	7/17/2018 4:25 PM
3	Line 6-8 on 27 Doll turf to the south. Line 7 start of golf course. 88. Church.	7/16/2018 12:23 PM
4	Option "B" settlement area of Bond Head is ok.	7/16/2018 12:21 PM
5	Farm lands and rolling hills. Development you can't stop - but can be managed properly to stay within the roots of the village.	7/10/2018 6:25 PM
6	Where the current signs are.	7/10/2018 6:22 PM
7	Hwy 400 & 88.	7/10/2018 6:19 PM
8	Lallien Drive to west, Sir William Osler school (east), Doll Turf (south), (north) end of new subdivision.	7/10/2018 6:13 PM
9	Hillcrest (north), white house (south), church (east), club at BH (west).	7/10/2018 6:02 PM
10	The boundaries of Bond Head are the farm fields on all 4 sides of town.	7/10/2018 5:59 PM
11	Line 6 to Line 8. 20th Sideroad to gas station.	7/10/2018 5:51 PM
12	Hwy 88 to where the houses begin through to Line 7 & signage for the village. Bottom of the hill on Hwy 27 north to signage at south end of Hwy 27.	7/10/2018 1:30 PM
13	Bond Head Restaurant, golf course, heritage sign and designations.	7/9/2018 10:08 AM
14	Hwy 88, Hwy 27 and 7th Line.	7/9/2018 10:06 AM
15	7th (Line Bond Head Golf Club) to 400 Hwy, 8th Line to 8th Line.	7/9/2018 9:57 AM
16	From Osler School to Golf Course (E→West), from north (road to Beeton), from south (1812 Grill house restaurant)	7/9/2018 9:54 AM
17	Club at Bond Head to the west, 8th Line & 27 to the south, 3055 Hwy 27 to the north,	7/9/2018 9:49 AM
18	Golf course to Hwy 400, 8th Line to 8th Line.	7/9/2018 9:45 AM
19	Hwy 88 (near gas lines), Hwy 88 (near club of Bond Head), Hwy 27 (8th Line), Hwy 27 (8th Line)	7/9/2018 9:42 AM
20	Existing limits are fine.	6/29/2018 9:38 AM
21	New subdivision (Mulock) - all the way to old subdivision - (Allen), down 21 south to last house and George's Restaurant to the north.	6/29/2018 9:33 AM
22	Intersection of County Roads 27 and 88. The oldest hamlet in Simcoe County.	6/29/2018 9:23 AM
23	Our signs for Bond Head are rather pitiful.	6/29/2018 9:20 AM
24	Brown Lane, Catholic Church, Durabody, just past Lallien.	6/29/2018 9:16 AM
25	Both subdivisions and 88 (just past church) and 27 between church and last house.	6/29/2018 9:12 AM
26	At this point, the edge of the existing housing.	6/29/2018 9:10 AM
27	Boundary is changing due to new residential being built.	6/29/2018 9:07 AM
28	8th → 6th, golf course → Osler P.S.	6/29/2018 9:03 AM
29	Bond Head is part of BWG and we will soon look like Woodbridge.	6/29/2018 8:57 AM
30	List streets/highways	6/29/2018 8:50 AM
31	Mulock to 15th, 6th line to 8th line	6/25/2018 7:56 PM

Bond Head Village Character Assessment - Resident Survey		
32	United Church on the east. North - former Anglican Church. South - 2848 Hwy. 27. Carswell property and Carin West.	6/18/2018 9:20 AM
33	7th line Chambers house (W). Church on H. 27 (N). H. 88 to BH United Church (E). H. 27 - last house (S).	6/15/2018 3:51 PM
34	Bond Head United Church - east. South - 848 Hwy. 27. West - Carswell property. North -	6/15/2018 3:44 PM
35	Encompass all old buildings along Main St.	6/15/2018 3:38 PM
36	Hwy 88 and 27 crossroads.	6/15/2018 3:35 PM
37	North - Penville Creek. South - Dol Turf. West - the hill on the 7th line. East - the big steel barn.	6/15/2018 3:28 PM
38	Catholic Church north on 27, last houses going west on the 7th line, Bond Head School on 88 (east), Dol Turf south on 27.	6/15/2018 3:24 PM
39	West on 88 to include Brazil House, east on 88 to Church and Market, north on 27 till Church and south on 27 until end of residential homes.	6/15/2018 3:19 PM
40	North - Penville Creek. South - Dol Turf. East - Calder property. West - hill (just after Usher's home)	6/15/2018 3:12 PM
41	Properties and landmark.	6/15/2018 3:02 PM
42	sir william osler (east), golf course(west), newton robinson(north), 5th con south	6/4/2018 3:51 PM
43	6th line to Beeton Rd and Tottenham Rd to Hwy 400 on 7th line	5/30/2018 5:40 PM
44	general hwy 88 and hwy 27 (2-3 k)	5/30/2018 12:32 PM
45	Intersection of Hwy 27 and 88 - north to the bottom of the hill, east to just past Mulock Dr, south to just before Dol Turf, west to just past Lalien Dr.	5/30/2018 10:51 AM
46	The HCD boundry should extend along 88East to the United church and to Hearn st to the west. South on Hwy 27 to last house and north on 27 to village boundry.	5/28/2018 11:21 PM
47	Starting with the United Church on the South side of Hwy 88 travelling west, crossing county Rd. 27 to the Town limits. On the north side travelling east along the 7th. line crossing county Rd. #27 to the house opposite the United Church. Then going South on County Rd. 27 to the last houses on both sides of this highway. Finally starting the intersection of Count Rd. 27 and 88 going north to the eighth line.	5/28/2018 10:45 PM
48	Penville creek to the east and the golf course to the west and the 8th to the north and 6th to the south.	5/27/2018 12:16 PM
49	Mainly the four corners of highway 27 and 88.	5/25/2018 9:12 AM
50	The east side would be the gas line area heading towards Bradford, the west would be the top of the hill heading out to the golf course, north would be the bottom of the hill heading out of town just passed the Church on the west side, south would be the businesses on the east side of 27 just on the edge of town as you head towards Schomberg.	5/24/2018 7:18 PM
51	Mulock drive in the east thru to golf club and hwy 27	5/24/2018 10:11 AM
52	As defined in OPA 16	5/24/2018 9:56 AM
53	West after Brazil house (chambers residence), North on 88 to church, south on 27 to the end of residential properties and west until church church	5/24/2018 7:19 AM
54	Highway 27/88	5/18/2018 10:22 PM
55	6th line, 20th sideroad, County Road 1	5/14/2018 2:08 PM
56	Immediate area around Hwy 27 and Hwy 88.	5/11/2018 2:04 PM
57	From sir William osler public school to just past the club at bond head	5/10/2018 5:34 PM
58	From West...county road 88, from United Church, Line 7 East of Golf course, County Road 27 south of Beeton Road, County Road 88 north of Line 6	4/28/2018 9:50 AM
59	As it is now	4/26/2018 11:31 AM
60	I still think of it as West Gwillimbury or Tecumseith; depending on what side of Town you live.	4/23/2018 12:52 PM

Q13 If you could choose one photo to send to a relative in another country that would best represent Bond Head, what would that picture look like?

Answered: 63 Skipped: 13

#	RESPONSES	DATE
1	Scenic old buildings, hills and fields.	7/18/2018 8:29 AM
2	The park full of kids of Hwy 88 from Hwy 27 looking towards Bradford. (The main intersection.) Or the historical home on Hwy 88 (the Chambers).	7/17/2018 4:25 PM
3	My house.	7/16/2018 12:23 PM
4	Bond Head welcome sign.	7/16/2018 12:21 PM
5	It would be of a village that is quiet setting.	7/10/2018 6:25 PM
6	88 looking west from the Lukes.	7/10/2018 6:22 PM
7	Picture of the old hotel on the corner of Hwy 27 & 7th Line.	7/10/2018 6:19 PM
8	Sunset to the west.	7/10/2018 6:13 PM
9	An aerial photo.	7/10/2018 6:08 PM
10	Shot of BH with bball court & park behind.	7/10/2018 6:02 PM
11	A picture of the 4 corners showing the old hotel and the Bond Head garage.	7/10/2018 5:59 PM
12	Historical picture.	7/10/2018 5:51 PM
13	Hwy 88 with older home. Or east facing on 7th Line from hill leading to golf club - scene of the village, the church & green fields.	7/10/2018 1:30 PM
14	Chambers home with the classic car out front. Heritage homes with plaque designation.	7/9/2018 10:08 AM
15	Old homes & park on 88 Hwy.	7/9/2018 10:06 AM
16	Aerial view shot of our little town surrounded by lush farmers fields & bush.	7/9/2018 10:00 AM
17	Historic homes at intersection of Hwy 27 & Hwy 88.	7/9/2018 9:57 AM
18	Home (century structure) on north side of 88 west of 27. Red & white; by old post office.	7/9/2018 9:54 AM
19	-	7/9/2018 9:49 AM
20	Picture of my backyard with the fields overlooking the golf course.	7/9/2018 9:45 AM
21	Century homes	7/9/2018 9:42 AM
22	The old one looking from east to west on 88.	6/29/2018 9:38 AM
23	The Bond Head Park when we had the 175 year picnic.	6/29/2018 9:35 AM
24	Friends hanging out in your yard watching the sun set over the club at Bond Head.	6/29/2018 9:33 AM
25	One of our historic buildings.	6/29/2018 9:26 AM
26	It would be a picture of my home with the open fields in the background.	6/29/2018 9:23 AM
27	Probably of my house and large property.	6/29/2018 9:20 AM
28	An old brick century home with a 100 year old silver maple in the yard with the community centre in the background.	6/29/2018 9:16 AM
29	My house.	6/29/2018 9:10 AM
30	Picture of house on 88 next to open area (north side of 88 west of open area). P.S. I have noticed on my walks that the house(s) on the SE corner of 88 and 27, the bricks at the corner are deteriorating. If this house was to be designated, who would cover repair	6/29/2018 9:07 AM

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31	It was the meadow/fields north of church	6/29/2018 9:03 AM
32	It would look like torn up agricultural land and heavy equipment.	6/29/2018 8:57 AM
33	Bud Brown Park with the community hall in the background.	6/29/2018 8:50 AM
34	My backyard	6/29/2018 8:41 AM
35	Old hardware store	6/29/2018 8:40 AM
36	I would send them a picture of our home and property	6/26/2018 4:38 PM
37	trees and birds	6/25/2018 7:56 PM
38	Osler Cairn. Steeple of former Anglican Church.	6/18/2018 9:20 AM
39	Old pic of old hamlet - all the hotels, businesses	6/15/2018 3:51 PM
40	My house.	6/15/2018 3:38 PM
41	The old downtown picture.	6/15/2018 3:35 PM
42	My house from the street - the park or old hardware store at the four corners.	6/15/2018 3:28 PM
43	A picture of one of the historic homes in spring with flowers blooming and lots of trees, maybe a barn in the background. Thank you <3 <3	6/15/2018 3:24 PM
44	Corner of 88 & 27 --> nice century storefronts now deserted.	6/15/2018 3:19 PM
45	Any photo of 1850-1900s still applicable today!	6/15/2018 3:12 PM
46	The photo of BH used in 175 anniversary.	6/15/2018 3:02 PM
47	Photo of Sir W. Osler Cairn on 7th Line.	6/15/2018 2:38 PM
48	Kids catching chub in the perville creek	6/4/2018 3:51 PM
49	A photo of the homes	6/1/2018 11:32 AM
50	The smiling faces of the existing residents in the Bud Brown park	5/30/2018 5:40 PM
51	Nothing.	5/30/2018 12:32 PM
52	If the buildings at the main intersection were fixed up, it would be of there	5/30/2018 10:51 AM
53	Photo of the Brazel-Chambers House	5/28/2018 11:21 PM
54	Our own house 4370 7th. line.	5/28/2018 10:45 PM
55	I suppose any of the preserved historic homes in the hamlet.	5/27/2018 12:16 PM
56	Snow covered buildings of main street with Christmas lights. ...	5/25/2018 9:12 AM
57	Cute old century homes in the summer surrounded by farmers fields	5/24/2018 10:11 AM
58	A small local historical hamlet, with a view down CR88 taken from the corner of from CR 27. and CR 88.	5/24/2018 9:56 AM
59	Trail walks and sunsets	5/18/2018 10:22 PM
60	Four corners	5/14/2018 2:08 PM
61	View east from 27 and 88, the century homes and curve of the road, sunrise in the background	5/11/2018 2:04 PM
62	From County road 88, facing West, around United Church..	4/28/2018 9:50 AM
63	Four corners before the lights	4/23/2018 12:52 PM

Appendix E: Selected Mind Maps (Public Meeting #1)

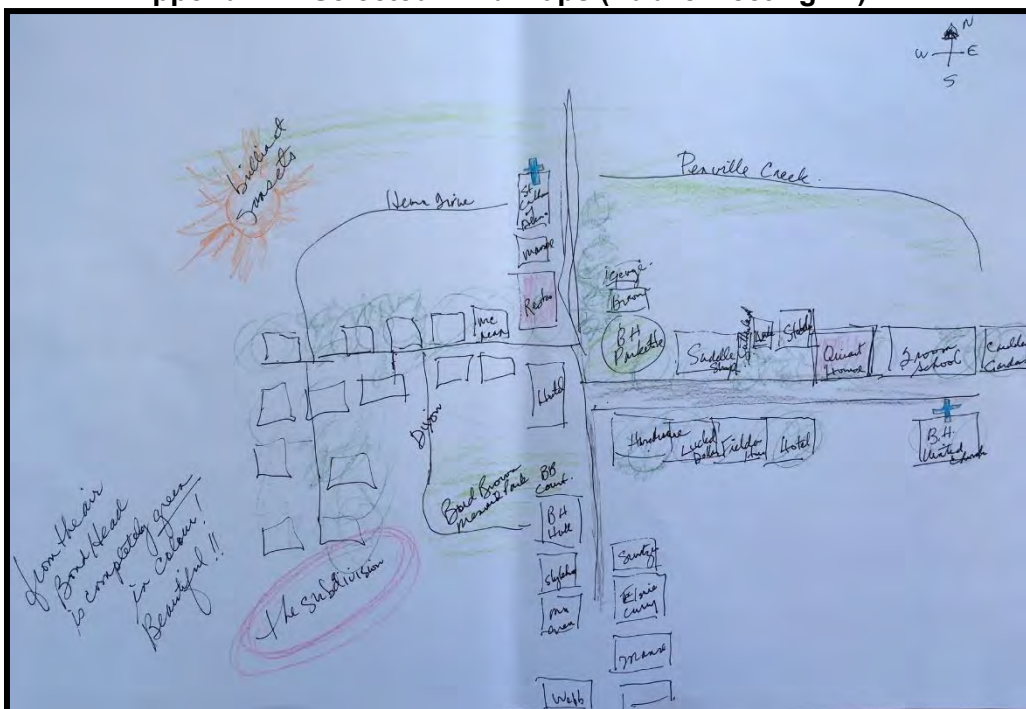


Image 39: Mind Mapping Result from Bond Head HCD Study Public Meeting #1 (May 9, 2018)



Image 40: Mind Mapping Result from Bond Head HCD Study Public Meeting #1 (May 9, 2018)

Appendix F: Boundary Mapping Activity Notes (Public Meeting #2)

Notes from attendees:

- the mid-century subdivision might be worthy of study in the future
- Views from the east extent looking west to the terminus Brazil Hotel and from the south extent looking north were noted as important “sight lines/streetscapes”
- one attendee believes “it would be prudent to cover all homes with heritage value”
- one attendee notes “make the decision to include all necessary properties while keeping in mind future development”
- four participants mention the Scott house and the longwell farm (further west) one of which is designated
- one participant was not in favour of the heritage district, but “if it must, (boundary 2) will apply”
- 1969 subdivision remains very much as built-no one has torn down a house and rebuilt a large two storey home
- **a lady named Alice Green who lived in one of the houses to the east of the Hall was a historian** maybe research into anything she wrote?
- The house with the Mansard roof (vacant?) was slated to potentially be a museum?
- Walter Geikie House at 2876 CR 27 was constructed in 1854 and Victorian attributes added in 1870s, surrounding the 1854 build (as per D. Chambers)
- D. Chambers shared photos he has that were taken by the Gaveller family; first family in Bond Head to own a camera (saved in the research folder)
- The Orange Hall (constructed 1852) and SS#6 (constructed 1850) were taken down and reconstructed on the property of D. Chambers in his backyard at his expense
 - Prior to the move, the schoolhouse had been put on a foundation and was used as a barn
- 4320 CR 88 Line is not in its original orientation on the property
 - Noted by D. Chambers that this is a mud-brick house

Important qualities noted:

- quaint feel
- want better street lamps
- better sidewalks
- benches in parkette
- remaining a village
- mature trees
- parks and recreation
- historical homes, heritage buildings contribute to the unique identity
- open spaces
- wide road
- “good setback” of homes
- all homes are consistent elevation, would like to see nothing new built over 2 storeys
- different architecture styles representing different time periods
- large lot size
- Century homes
- single family dwellings

Map highlights:

- Church, Quaint house, and school as forming a gateway to the village, they are landmarks
- the rise in the road near the church/just east of the church more accurately reflects the “feel” of entering the hamlet
- Boundary 2 more accurately reflects the entire hamlet by including not only all the important and relevant historic buildings, but also the geography of the area including the small rises coming from each entrance (north, south east and west) into the town
- three attendees suggested cutting out a portion of the boundary at the northwest extent to eliminate some parcels on and to the west of Hearn Street (see three maps) because they lack historical value
 - note two “twin” houses were moved to this location from the Holland Marsh in the 1940s
- a log house (now otherwise clad was noted)
- a mud-brick house was noted (4320 County Road 88)

Appendix G: Key Team Member Two-Page Curriculum Vitae

Paul J. Racher, M.A., CAHP

Principal - Management and Senior Review (MSR) Team

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Email: pracher@arch-research.comWeb: www.arch-research.com**Biography**

Paul Racher is a Principal of ARA. He has a BA in Prehistoric Archaeology from WLU and an MA in anthropology from McMaster University. He began his career as a heritage professional in 1986. Over the three decades since, he has overseen the completion of several hundred archaeological and cultural heritage contracts. Paul has years of experience related to linear transportation and rail projects, notably through the ongoing work to complete a Cultural Heritage Inventory for the Region of Waterloo's Stage 2 LRT from Kitchener to Cambridge, Ontario. He holds professional license #P007 with the MTCS. Paul is a former lecturer in Cultural Resource Management at WLU. He is a professional member of the Canadian Association of Heritage Professionals (CAHP) and the President of the Ontario Archaeological Association (OAS).

Education

- 1992-1997 PhD Programme, Department of Anthropology, University of Toronto.
Supervisors: E.B. Banning and B. Schroeder. Withdrawn.
- 1989-1992 M.A., Department of Anthropology, McMaster University, Hamilton, Ontario. Thesis titled: "The Archaeologist's 'Indian': Narrativity and Representation in Archaeological Discourse."
- 1985-1989 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario.
Major: Prehistoric Archaeology.

Professional Memberships and Accreditations

- Current Ministry of Tourism Culture and Sport Professional Licence (#P007).
Professional Member of the Canadian Association of Heritage Professionals (CAHP), Volunteer on the ethics committee.
Member of the Ontario Archaeological Society (OAS), Volunteer on the Professional Committee.
Associate of the Heritage Resources Centre, University of Waterloo.
RAQS registered with MTO.

Work Experience

- Current **Vice-President, Operations, Archaeological Research Associates Ltd.**
Responsible for winning contracts, client liaison, project excellence, and setting the policies and priorities for a multi-million dollar heritage consulting firm.
- 2000-2011 **Project Manager/Principal Investigator, Archaeological Research Associates Ltd.**
Managed projects for a heritage consulting firm. In 10 field seasons, managed hundreds of projects of varying size.
- 2008-2011 **Part-Time Faculty, Wilfrid Laurier University.**
Lecturer for Cultural Resource Management course (AR 336). In charge of all teaching, coursework, and student evaluations.

- 1995 **Field Archaeologist, University of Toronto.**
Served as a supervisor on a multinational archaeological project in northern Jordan.
- 1992-1995 **Teaching Assistant, University of Toronto.**
Responsible for teaching and organizing weekly tutorials for a number of courses.
- 1991-1994 **Part-Time Faculty, Wilfrid Laurier University.**
Lectured for several courses in anthropology. Held complete responsibility for all teaching, coursework, and student evaluations.
- 1992-1996 **Partner in Consulting Company, Cultural Management Associates Incorporated.**
Supervised several archaeological contracts in Southern Ontario. Participated in a major (now published) archaeological potential modeling project for MTO.
- 1989-1991 **Partner in Consulting Company, Cultural Resource Consultants.**
Managed the financial affairs of a consulting firm whilst supervising the completion of several contracts performed for heritage parks in central Ontario.
- 1988-1991 **Principal Investigator/Project Director, Archaeological Research Associates Ltd.**
Oversaw the completion of large contracts, wrote reports, and was responsible for ensuring that contracts were completed within budget.
- 1988 **Assistant Director of Excavations, St. Marie among the Hurons, Midland, Ontario.**
Duties included crew supervision, mapping, report writing and photography.
- 1986-1987 **Archaeological Crew Person, Archaeological Research Associates Ltd., Waterloo, Ontario.**
Participated in background research, survey, and excavation on a number of Archaeological sites across Ontario.

Kayla Jonas Galvin, M.A., CAHP
Heritage Operations Manager
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Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a professional member of the Canadian Association of Heritage Professionals and sits on the board of the Ontario Association of Heritage Professionals. Kayla is a candidate member of the Ontario Professionals Planners Institute.

Education

2016 MA in Planning, University of Waterloo. Thesis Topic: *Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster*

2003-2008 Honours BES University of Waterloo, Waterloo, Ontario
Joint Major: Environment and Resource Studies and Anthropology

Professional Memberships and Accreditations

Current Candidate Member, Ontario Professional Planners Institute (OPPI)
Professional Member, Canadian Association of Heritage Professionals (CAHP)
Board Member, Ontario Association of Heritage Professionals

Work Experience

Current **Team Lead – Heritage, Archaeological Research Associates Ltd.**
Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.

2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**
Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.

2008-2009, 2012 **Project Coordinator–Heritage Conservation District Study, ACO**
Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.

- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**
Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
2019 Information Session: Proposed Amendments to the OHA, by MTCS
2018 Indigenous Canada Course, University of Alberta
2018 Volunteer Dig, Mohawk Institute
2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
2018 Cultural Heritage, Archaeology and Planning Symposium
2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
2018 How to Plan for Communities: Listen to the Them, Webinar, Canadian Institute of Planners
2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
2017 Cultural Heritage, Archaeology and Planning Symposium
2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
2016 Cultural Heritage, Archaeology and Planning Symposium
2016 Heritage Rising, National Trust Conference, Hamilton
2016 Ontario Heritage Conference St. Marys and Stratford, ON.
2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
2015 Cultural Heritage, Archaeology and Planning Symposium
2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, September 2015.
2015 City of Hamilton: Review of Existing Heritage Permit and Heritage Designation Process Workshop.
2015 Introduction to Blacksmithing, One-Day
2015 Leadership Training for Managers Course, Dale Carnegie Training

Selected Publications

- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." Ontario Association of Heritage Professionals Newsletter, Winter 2018.
2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018. *In print*.
2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, September 2015.
2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
2014 "Mad about Modernism." *Municipal World*, September 2014.
2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.
2014 "Veevers Estate Hamilton: From Historic Farmhouse to Environmental Showpiece." *ACORN*, Spring 2014.

Lindsay Benjamin, MAES, CAHP
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Biography

Lindsay Benjamin is practiced at providing professional planning recommendations and expertise on complex studies, research projects, cultural heritage impact and archaeological assessments. Through her work as a Cultural Heritage Planner, Lindsay researched, drafted and implemented policies for the Regional Official Plan and other planning documents regarding the recognition, review and conservation of cultural heritage resources, including archaeological resources, heritage bridges, cultural heritage landscapes and scenic roads. She served as a Team Lead on the MTCS Historic Places Initiative that drafted over 850 Statements of Significance, was Series Editor for Phase 2 of *Heritage Districts Work!* a study of 32 heritage districts, and was the Primary Author of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory*. Lindsay has developed heritage property tax relief programs, worked on Municipal Heritage Registers and drafted designation by-laws in several municipalities. She holds a Master of Applied Environmental Studies degree from the University of Waterloo School of Planning and is a Professional Member of the Canadian Association of Heritage Professionals (CAHP). Lindsay is a candidate member of the Ontario Professionals Planners Institute (OPPI).

Education

2013 MAES, University of Waterloo, Waterloo, ON
 Focus: Planning
 2009 Post-Graduate Diploma, Centennial College, Toronto, ON
 Publishing & Professional Writing
 2007 Honours BES, University of Waterloo, Waterloo, ON
 Major: Urban Planning, Co-op. Distinction: Dean's Honours List

Professional Memberships and Accreditations

Current Ontario Professional Planners Institute (OPPI), Candidate Member
 Current Canadian Association of Heritage Professionals (CAHP), Professional Membership

Work Experience

2017-Present **Project Manager - Heritage, Archaeological Research Associates Ltd.**
 Coordinate the completion of heritage projects, including the evaluation of the cultural heritage value or interest of a variety of cultural heritage resources.
 2013-2017 **Cultural Heritage Planner, Region of Waterloo**
 Planned and implemented Arts, Culture and Heritage initiatives that support creativity and quality of life in the Region of Waterloo. Researched, developed and implemented Regional cultural heritage policies and programs. Fulfilled Regional and Provincial cultural heritage and archaeological review responsibilities under the Planning Act and Ontario Heritage Act.
 2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**
 Facilitate the completion of various cultural heritage contracts by undertaking archival research, site visits, report writing, liaising with municipal staff and stakeholders and coordinating project scheduling and budgetary responsibilities.
 2006-2007 **Project Manager, Heritage Resources Centre, University of Waterloo**

Established the process of nominating heritage properties to the National Register of Historic Places. Primary liaison between all stakeholder groups, responsible for motivating each group to participate and provide funding. Drafted over 130 Statements of Significance for properties to be nominated to the National Register. Managed a team of five employees.

2005-2006 **Heritage Conservation Easement Planning Assistant,
Ontario Heritage Trust**

Supported easement acquisitions through researching the historical and architectural value of potential acquisitions and extensive photo documentation. Screened and processed activity requests from property owners and stakeholders relating to the easement program. Conducted site visits to monitor conservation easement sites and prepared condition assessment reports.

Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, by MTCS
- 2018 Indigenous Canada Course, University of Alberta
- 2018 Volunteer Dig, Mohawk Institute
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2017 Cultural Heritage, Archaeology and Planning Symposium
- 2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
- 2017 Ontario Heritage Planners Network Workshops (2013-2017)
- 2016 Cultural Heritage, Archaeology and Planning Symposium
- 2016 Heritage Rising, National Trust Conference, Hamilton
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects

Publications

- 2019 “A Journey Through German Mills.” *Waterloo Historical Society Annual Volume 106*.
- 2018 “Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach.” Ontario Association of Heritage Professionals Newsletter, Winter 2018.
- 2017 Historic Interpretive Plaque, Village of German Mills
- 2016 Historic Interpretive Plaque, Huron Road Bridge
- 2015 Region of Waterloo Public Building Inventory
- 2015 Cultivating Heritage Gardens & Landscapes Workshop
- 2014 Historic Interpretive Plaque, West Montrose Covered Bridge
- 2014 Series of 17 Practical Conservation Guides for Heritage Properties

Awards

- 2014 Heritage River Award, Watershed Awards & Canadian Heritage River Celebration, Grand River Conservation Authority
- 2009 A. K. (Alice King) Sculthorpe Award for Advocacy - Architectural Conservancy of Ontario

Volunteer Experience

- 2017 Lieutenant Governor’s Ontario Heritage Awards Jury Member

Penny M. Young, M.A., CAHP (#P092)
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Biography

Penny Young has 27 years of cultural heritage management experience, 21 years working in government, as a Heritage Planner, Heritage Coordinator, Regional Archaeologist and Archaeological Database Coordinator where she managed and coordinated the impacts to cultural heritage resources including built heritage, archaeological sites and cultural heritage landscapes for compliance with municipal, provincial and federal legislation and policy. She has conducted results-driven and collaborative management of complex cultural heritage resource projects within the public sector involving developing project terms of reference, defining scope of work, preparation of budgets and conducting sites visits to monitor and provide heritage/archaeological and environmental advice and direction. At the Ministry of Transportation Penny revised, updated and developed policy, as part of a team, for the *Ontario Heritage Bridge Guidelines for Provincially Owned Bridge Guidelines for Provincially Owned Bridges*. She received the MTO Central Region Employee Recognition Award in 2001 and 2002. While at MTO she provided technical advice and input into the development of the *MTO Environmental Reference for Highway Design - Section 3.7 Built Heritage and Cultural Heritage Landscapes* and the *MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes*. She is a professional member of the Canadian Association of Heritage Planners (CAHP) and holds Professional License #P092 from MTCS. She also holds memberships in the Ontario Professional Planners Institute (OPPI) and the Ontario Archaeological Society (OAS).

Education

1990-1993 Master of Arts, Department of Anthropology McMaster University, Hamilton Ontario. Specializing in Mesoamerican and Ontario archaeology.
 1983-1987 Honours Bachelor of Arts (English and Anthropology), McMaster University, Hamilton, Ontario.

Professional Memberships and Accreditations

Current Canadian Association of Heritage Professionals (CAHP), Professional Member
 Member of Ontario Archaeological Society
 Pre-Candidate Member of the Ontario Professional Planners Institute (OPPI)
 Current Ministry of Tourism Culture and Sport Professional Licence (#P092)

Work Experience

Current **Project Manager, Archaeological Research Associates Ltd.**
 Coordinates ARA project teams and conducts heritage assessment projects including Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations. Additional responsibilities include the completion of designation by-laws and heritage inventories. Liaises with municipal staff, provincial ministries and Indigenous communities to solicit relevant project information and to build relationships.

2008-2016 **Heritage Planner, Culture Services Unit, Ministry of Tourism, Culture & Sport (MTCS)**
 Responsible for advising and providing technical review for management of cultural heritage resources in environmental assessment undertakings and

- planning projects affecting provincial ministries, municipalities, private sector proponents and Indigenous communities. Advised on municipalities' Official Plan (OP) policies cultural heritage conservation policies. Provided guidance on compliance with the Public Work Class EA, other Class EA legislation and 2010 *Standards and Guidelines for Provincial Heritage Properties*.
- 2014 **Senior Heritage Planner, Planning and Building Department, City of Burlington** (temporary assignment)
Project manager of the study for a potential Heritage Conservation District. Provided guidance to a multiple company consultant team and reported to municipal staff and the public. Liaised with Municipal Heritage Committee and municipal heritage property owners approved heritage permits and provided direction on Indigenous engagement, archaeological site assessments and proposed development projects.
- 2011 **Heritage Coordinator, Building, Planning and Design Department, City of Brampton** (temporary assignment)
Project lead for new Heritage Conservation District Study. The assignment included directing consultants, managing budgets, organizing a Public Information Session, and reporting to Senior Management and Council. Reviewed development/planning documents for impacts to heritage including OP policies, OP Amendments, Plans of subdivision and Committee of Adjustment applications and Municipal Class EA undertakings.
- 2010-2011 **Senior Heritage Coordinator, Culture Division, City of Mississauga** (temporary assignment)
Provided advice to Senior Management and Municipal Council on heritage conservation of built heritage, archaeological sites and cultural heritage landscapes. Liaised with multiple municipal staff including the Clerks' office, Parks and development planners and the public. Supervised and directed project work for junior heritage planner.
- 1999-2008 **Regional Archaeologist, Planning and Environmental Section, Ministry of Transportation (MTO)**
Responsibilities included: project management and coordination of MTO archaeology and heritage program, managed multiple consultants, conducted and coordinated field assessments, surveys and excavations, liaised with First Nations' communities and Band Councils, estimated budgets including \$200,000 retainer contracts.

Sarah Clarke, B.A.
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Biography

Sarah Clarke is Archaeological Research Associates Ltd.'s Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As Team Lead of Research, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment site visits, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MTCS (#R446).

Education

Current	MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.
1999–2010	Honours BA, Wilfrid Laurier University, Waterloo, Ontario Major: North American Archaeology, Historical/Industrial Option

Professional Memberships and Accreditations

Current	Member of the Ontario Archaeological Society
Current	Member of the Society for Industrial Archaeology
Current	Member of the Brant Historical Society
Current	Member of the Ontario Genealogical Society
Current	Member of the Canadian Archaeological Association
Current	Member of the Archives Association of Ontario

Work Experience

Current	Team Lead – Research; Team Lead – Archaeology, Archaeological Research Associates Ltd. Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.
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- 2013-2015 **Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd.**
Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.
- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Grand River Watershed 21st Annual Heritage Day Workshop and Celebration (One day)
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Education Conference (One day)
- 2017 Ontario Genealogical Society Conference. (Two days)
- 2016 Ontario Archaeological Society Symposium (One day)
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society (One day)
- 2015 Applied Research License Workshop, MTCS (One day)
- 2014 Applied Research License Workshop, MTCS (One day)
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks

Presentations

- 2018 *The Early Black History of Brantford.* Brant Historical Society, City of Brantford.
- 2017 *Mush Hole Archaeology.* Ontario Archaeological Society Symposium, City of Brantford.
- 2017 *Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario.* Canadian Archaeological Association Conference, Gatineau, QC.

Volunteer Experience

Current Council-appointed citizen volunteer for the Brantford Municipal Heritage Committee.

Jacqueline McDermid, B.A.
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Biography

Jacqueline recently finished a six-month contract with the Ministry of Transportation as a Heritage Specialist for Central Region, returning to her permanent position at ARA in the fall of 2018 where she had been the acting Heritage Team Lead for the year previous. As the lead, she directed the preparation and oversaw the submission of deliverables to clients. Currently, she is the Heritage Team Technical Writer and Researcher, where she continues to research and evaluate the significance of cultural heritage resources using *Ontario Regulation 9/06* and *10/06*, most recently completing designation reports for the City of Burlington, City of Kingston, Town of Newmarket and the Town of Whitchurch-Stouffville. Further, Jacqueline has overseen the completion of many Built Heritage and Cultural Heritage Landscape Studies as well as Heritage Impact Assessments including reports for a proposed aggregate pit, road widening, the LRT in the Region of Waterloo and a National Historic Site in St. Catharines. As well as being a proficient technical writer, Jacqueline is skilled at writing in approachable language demonstrated by my crafting of 30 property's stories and 35 thematic stories for Heritage Burlington's website. She holds an Honours Bachelor of Arts in Near Eastern Archaeology from Wilfrid Laurier University. In addition to heritage experience, Jacqueline also has archaeological experience working as field crew, as an Assistant Lab Technician and archaeological technical writer.

Education

2000-2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario
 Major: Near Eastern Archaeology

Selected Professional Development

2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
 2019 Information Session: Proposed Amendments to the OHA, by MTCS
 2018 Indigenous Canada Course, University of Alberta
 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
 2018 Cultural Heritage, Archaeology and Planning Symposium
 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
 2015 Introduction to Blacksmithing, One-Day
 2015 Leadership Training for Managers Course, Dale Carnegie Training

Work Experience

Current **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON**
 Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.

2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region**
 – Six-month contract.
 Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field

- assessments and surveys, estimated budgets including \$750,000 retainer contracts. Provided advice on heritage-related MTO policy to Environmental Policy Office (EPO) and the bridge office.
- 2017-2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd.**
Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products
- 2014-2015 **Technical Writer – Archaeology, Archaeological Research Associates Ltd.**
Report preparation; correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).
- 2012-2013 **Lab Assistant, Archaeological Research Associates Ltd.**
Receive, process and register artifacts.
- 2011-2012 **Field Technician, Archaeological Research Associates Ltd.**
Participated in field excavation and artifact processing.
- 2005-2009 **Teaching Assistant, Wilfrid Laurier University, Waterloo, ON**
Responsible for teaching and evaluating first, second, third and fourth year student lab work, papers and exams.
- 2005-2007 **Lab Assistant, Wilfrid Laurier University – Near Eastern Lab, Waterloo, ON**
Clean, Process, Draw and Research artifacts from various sites in Jordan.