

CAIVAN COMMUNITIES  
PROJECT NUMBER: 211-13564-00

# HERITAGE IMPACT ASSESSMENT PERTH GOLF COURSE

MARCH 23, 2022

FINAL





# HERITAGE IMPACT ASSESSMENT PERTH GOLF COURSE CAIVAN COMMUNITIES

FINAL REPORT

PROJECT NO.: 211-13564-00

DATE: MARCH 23, 2022

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# EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by Caivan Communities (the Client) to complete a Heritage Impact Assessment (HIA) for the property located at 141 Peter Street in the Town of Perth, also known as the Perth Golf Course. This report was undertaken to accompany a development application for a residential subdivision proposed to replace the back nine holes of the golf course at the request of the Town of Perth.

The subject property is currently not listed on the Town of Perth's Municipal Heritage Register under section 27 (1.2) of the *Ontario Heritage Act* (OHA), nor is it designated under Part IV or Part V of the OHA. This report evaluated the property using the criteria of Ontario Regulation 9/06 and determined that it does possess cultural heritage value or interest as it is one of Canada's oldest golf courses, was an important institution in the local community and supports the context of the area. As such, a Statement of Cultural Heritage Value or Interest (SCHVI) and List of Heritage Attributes have been drafted.

An assessment of the proposed development using the SCHVI and List of Heritage Attributes demonstrated that the development would have minor impacts to the Perth Golf Course's identified heritage attributes. Given the identified impact is minor, it can be effectively managed through appropriate mitigation measures, as outlined in the Summary of Key Recommendations.

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## SUMMARY OF KEY RECOMMENDATIONS

- 1 That the existing trees and foliage between the front nine holes of the golf course and the subdivision be maintained as much as possible and in areas where maintenance is not possible, that the trees and foliage be replaced with the same or similar species.
- 2 That a plaque outlining the history of the Perth Golf Course be placed in an area of high pedestrian traffic and that plaques be placed at holes #1, #8 and #9 identifying them to be the original holes that date back to 1890 and providing appropriate historical information and/or photographs, where available.
- 3 Should the golf course not be a viable long-term use, any revised development proposal for the lands should be assessed by a new HIA to evaluate the impact of the proposed development and to explore appropriate alternatives, mitigation and solutions (as appropriate) to allow the landscape to evolve while preserving the assessed cultural heritage value or interest.



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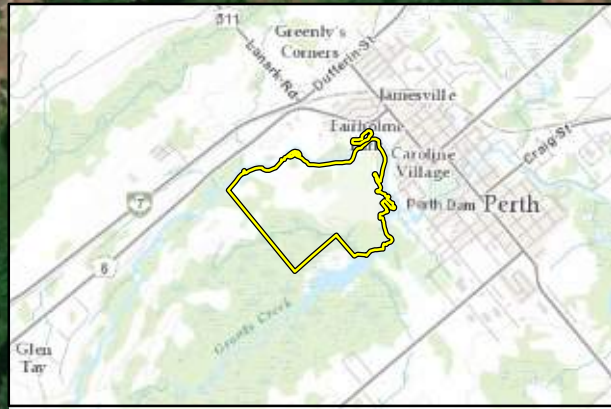
# 1 INTRODUCTION

WSP Canada Inc. (WSP) was retained by Caivan Communities (the client) in December 2021 to conduct a Heritage Impact Assessment (HIA) for the property at 141 Peter Street in the Town of Perth, Ontario, also known as the Perth Golf Course and historically known as the Links O'Tay Golf Course (Figure 1). The property is not listed on the Town of Perth's Municipal Heritage Register pursuant to Section 27 (1.2) of the *Ontario Heritage Act* (OHA) (2006) nor is it designated under Part IV or Part V of the OHA. The Perth Golf Course consists of an eighteen-hole course, a driving range, a Clubhouse, and five accessory buildings.

The client intends to submit a development application for a residential subdivision that will include a total of approximately 875 dwellings. The development will replace the back nine holes of the existing golf course, but the front nine holes will be maintained allowing for continued use as a golf course. The Clubhouse will be repurposed and renewed. An HIA is required by the Town of Perth to determine the value of the property and assess the impact of the proposed development on the cultural heritage value or interest (CHVI).

This HIA has been structured to adhere to the guidance provided in the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2006), the OHA, Section 2(d) of the *Planning Act*, Section 2.6.3 of the *Provincial Policy Statement* (2020), Lanark County's Sustainable Communities Official Plan (2012), and the Town of Perth's *Official Plan* (2019). This document will provide:

- A background on the project and introduction to the development site;
- A description of the methodology used to investigate and evaluate the subject property;
- A summary of background research and analysis related to the subject property;
- A description of existing conditions;
- An evaluation of the subject property for CHVI and a Statement of Cultural Heritage Value or Interest and List of Heritage Attributes, if applicable;
- A description of the proposed development and a summary of potentially adverse impacts;
- An assessment of alternative options, mitigation measures and conservation methods to be considered to avoid or limit negative impacts to the CHVI of the subject property, if required; and,
- Conservation methods and proposed strategies, as required.



**LEGEND**

Study Area

TITLE: <b>FIGURE 1: PROJECT LOCATION</b>	SCALE: 1:10,000	PROJECT NO: 211-13564-00	DATE: FEBRUARY 2022
	DRAWN BY: TP	CLIENT: CAIVAN	
PROJECT: <b>PERTH GOLF COURSE          HERITAGE IMPACT ASSESMENT</b>		CREDITS: Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Sources: Esri, HERE, Garmin, Intermap,	

# 2 POLICY FRAMEWORK

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## 2.1 PLANNING ACT AND PROVINCIAL POLICY STATEMENT

The *Planning Act* (1990) and the *Provincial Policy Statement* (PPS) (Ministry of Municipal Affairs and Housing (MMAH), 2020) issued under Section 3 of the *Planning Act*, provide Ontario-wide policy direction on land use planning. All decisions affecting land use planning “shall be consistent with” the PPS, which identifies that properties and features demonstrating significant architectural, cultural, historical, archaeological, technical or scientific interest are of provincial interest and should be conserved.

The importance of identifying, evaluating and conserving built heritage resources and cultural heritage landscapes is noted in two sections of the PPS 2020:

- Section 2.6.1 – “Significant built heritage resources and significant heritage landscapes shall be conserved”; and,
- Section 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.”

The following concepts, as defined in the PPS, are fundamental to an understanding of the conservation of cultural heritage resources in Ontario:

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

**Conserved** is defined as “the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

**Cultural heritage landscapes** (CHL) “means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.”

**Heritage attributes** “means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).”

**Significant** means “in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

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## 2.2 ONTARIO HERITAGE ACT

The OHA gives municipalities and the provincial government powers to preserve the heritage of Ontario, with a primary focus on protecting heritage properties and archaeological sites. The OHA grants authority to municipalities and the province to identify and designate properties of heritage significance, provide standards and guidelines for the preservation of heritage properties and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the OHA). Designation offers protection for the properties under Sections 33 and 34 of the OHA, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

In addition to designated properties, the OHA allows municipalities to list properties that are considered to have CHVI on their Register, which provides interim protection against demolition in the form of a 60-day delay in issuing a demolition permit. Under Part IV, Section 27, municipalities must maintain a Register of properties situated in the municipality that are of CHVI. Section 27 (1.1) states that the Register shall be kept by the Clerk and that it must list all designated properties (Part IV and V). Under Section 27 (1.2), the Register may include a property that has not been designated, but that the municipal council believes to possess CHVI. Listed properties, although recognized as having CHVI, are not protected under the OHA as designated properties, but are acknowledged under Section 2 of the *PPS* (MMAH, 2020).

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## 2.3 ONTARIO REGULATION 9/06

The evaluation of cultural heritage resources is guided by *Ontario Regulation 9/06* (O. Reg 9/06), which provides three principal criteria with nine sub-criteria for determining CHVI. The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include: design or physical value, historical or associative value and contextual value.

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or,
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or,
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or,
  - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

If a potential cultural heritage resources is found to meet any one of these criteria, it can then be considered an identified resource.

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## 2.4 MHSTCI HERITAGE RESOURCES IN LAND USE PLANNING

The MHSTCI's *Heritage Resources in Land Use Planning Process* (2006) identifies HIAs as an important tool to evaluate cultural heritage resources and to determine appropriate conservation options. The document identifies what an HIA should contain and any specific municipal requirements.

To determine the effect that a proposed development or site alteration may have on a significant cultural heritage resource, the MHSTCI's *Heritage Resources in Land Use Planning Process* outlines seven potential negative or indirect impacts:

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

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## 2.5 SUSTAINABLE COMMUNITIES OFFICIAL PLAN

Lanark County adopted its first Official Plan, Sustainable Communities Official Plan (SCOP) on June 26, 2021. Section 8.2.11, Heritage Conservation, addresses heritage resource conservation. Relevant policies include:

### 8.2.11 Heritage Conservation

The heritage resources policies of this plan shall apply when:

1. Conserving built heritage resources, cultural heritage landscapes and archaeological resources that are under municipal ownership and/or stewardship;
2. Conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;
3. Respecting heritage resources identified, recognized or designated by federal and provincial agencies.

Local Official Plans may permit development and site alteration on adjacent lands 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.

A heritage impact assessment may be required if there are any adverse impacts to any significant cultural heritage resources resulting from development proposals. Mitigative measures and/or alternative development approaches may be required for the conservation of heritage attributes of a protected heritage property. The Ontario Heritage Act may be utilized to conserve, protect and enhance any significant cultural heritage resources located in a municipality.

Areas of archaeological potential are determined through the use of provincial screening criteria, or criteria developed based on the known archaeological record. Local Official plans shall include policies to ensure that archaeological features and resources are conserved.

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## 2.6 TOWN OF PERTH OFFICIAL PLAN

The Town of Perth's *Official Plan* was amended and consolidated April 16, 2019. Heritage Conservation policies are addressed in Section 6.6 and 6.7. The following policies provide guidance for development proposals that may impact cultural heritage resources.

### **6.6.1 Identification and Recognition of Heritage Resources**

- a. Council shall manage the following types of cultural heritage resources including buildings, sites, and landscapes which give Perth its special character and that can ensure its future well-being. (For the purposes of this Plan, HP AP's list of heritage buildings was and will be used as an inventory for built heritage resources while other heritage resources were identified in the Community Profile in 1999):
  2. Cultural Heritage Landscapes include: • Designed Landscapes- Stewart Park, Conlon Farm, Tay River corridor, Rideau Trail, cemeteries (Old Burying Ground, Methodist Cemetery and Elmwood Cemetery), and the classic grid layout of the Town with buildings to the street line; • Evolved Landscapes- Perth's downtown core and basin and canal lands; • Associated Landscapes- Perth Fairgrounds;

### **6.6.2 Conservation of Heritage Resources**

- a. It is a policy of Council:
  2. To encourage the identification, research, documentation, conservation, restoration, protection, maintenance and enhancement of heritage resources.
  3. To have regard for built heritage resources and cultural heritage landscapes and shall, wherever possible, incorporate and encourage measures for their conservation when considering development approvals or public works.
  6. To conserve cultural heritage resources in accordance with the most current protocols and best management practices including but not limited to: • the Standards and Guidelines for the Conservation of Historic Places in Canada; and • the Guiding Principles for Conservation of built heritage properties as developed and revised from time to time by the Ontario Ministry of Tourism, Culture and Sport. Federal and Provincial Heritage Guidelines.
  7. To ensure that development within the Town is adequately and harmoniously integrated and blended with built heritage resources and cultural heritage landscapes in such a manner as to respect, preserve, and enhance the heritage resources.
  8. To protect and enhance the distinguishing qualities, features, and character of cultural heritage landscapes, as defined in the Heritage Character Statement of this Plan.
  9. To encourage the retention of yards, gardens, trees, and landscaped grounds of heritage sites.

### **6.6.3 Protection and Improvement of Heritage Resources**

- a. It is a policy of Council:
  1. To encourage owners who wish to protect their property in perpetuity to place a covenant to that effect on the property's title (the Heritage Easement Agreement of the Ontario Heritage Trust is one example of such a covenant).
  9. To require applicants wishing to demolish properties designated under the Ontario Heritage Act to prepare a heritage impact statement that demonstrates to Town Council's satisfaction the rationale for the proposal and shows the ways in which the new construction will not adversely impact the character of its surroundings.

### **6.6.6 Development and Redevelopment of Built Heritage Resources (6.6.5)**

- a. It is a policy of Council:

1. To ensure that development and redevelopment is undertaken in accordance with other policies in this Plan and will be permitted in and adjacent to built heritage resources provided that it is compatible with the conservation or enhancement of the character of the town, as described in the Heritage Character Statement of this Plan and described in design guidelines established by Council from time to time and either attached as an appendix to this Plan or associated with a Heritage Conservation District Plan.
4. To promote new infill construction that blends harmoniously with existing built heritage resources.
6. To require, prior to approving a development application which would result in destruction of the built heritage resource, that the applicant provide measured drawings, photographs, and other available documentation of the resources in its surrounding context. Demolition is a last resort and should only occur if Council is satisfied that it is not feasible to remove the built heritage resource to a location in which it can be conserved.

### **6. 7.1.3 Heritage Character**

The heritage character of the Town has many components which collectively create a distinctive visual image and unique sense of place. The architectural styles of buildings, the layout of roads and placement of bridges together with the mix of land uses have been blended into a landscape dominated by the Tay River and the Tay Canal. Despite the passage of time and changes in both land use and the use of the waterway, the relationship between the landscape and building form has not changed. The heritage character has been retained through conserving key components of the natural landscape in the public domain, by retaining the gridiron street pattern, by conserving architectural styles and by the respect for building form and height that has remained consistent throughout the Town's history.

The Ontario Heritage Act and the application of Parts IV and V provide an opportunity to identify those building and landscapes which together make up the heritage character of Perth and to conserve those elements while responding to changes in land use and land use activities. The heritage character attributes described in subsection 6.4.2 and in Appendix 9 reflect the diversity of the elements contributing to and comprising the Town's heritage and may serve as the basis for establishing one or more Heritage Conservation Districts within the Town.

# 3 PROJECT METHODOLOGY

An HIA evaluates the impacts of a proposed development on the heritage attributes of a designated, listed or potential heritage property. This HIA is guided by the MHSTCI's *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2006).

To address the requirements of a HIA, this report provides the following information:

- A summary of the history of the immediate context informed by a review of archival sources and historical maps;
- Photographic documentation of the subject property and context;
- A written description of the existing conditions and context of the subject property;
- An evaluation of the subject property using O. Reg. 9/06;
- Preparation of a Statement of Cultural Heritage Value or Interest and List of Heritage Attributes, if applicable;
- A review of the proposed development;
- Identification of impacts;
- The identification and analysis of mitigation opportunities, as required;
- The preferred strategy recommended to best protect and enhance the CHVI and heritage attributes of the cultural heritage resource; and,
- Conservation and implementation recommendations.



# 4 HISTORICAL CONTEXT

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## 4.1 PRE-EUROPEAN CONTACT PERIOD

The pre-contact period in Ontario has been reconstructed, primarily, from the archaeological record and interpretations made by archaeologists through an examination of material culture and site settlement patterns. Technological and temporal divisions of the pre-contact period have been defined by archaeologists based on changes to natural, cultural, and political environments that are observable in the archaeological record. It is pertinent to state that although these divisions provide a generalized framework for understanding the broader events of the pre-contact period, they are not an accurate reflection of the fluidity and intricacies of cultural practices that spanned thousands of years. The following presents a sequence of Indigenous land-use from the earliest human occupation following deglaciation to the more recent past based on the following periods as defined by archaeologists:

- The Paleo Period
- The Archaic Period
- The Woodland Period
- The Post-Contact Period

### PALEO PERIOD

Paleo period populations were the first to occupy what is now southern Ontario, moving into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years before present (BP). The first Paleo period populations to occupy southern Ontario are referred to by archaeologists as Early Paleo (Ellis & Deller, 1990).

Early Paleo period groups are identified by their distinctive projectile point morphological types, exhibiting long grooves, or 'flutes', that likely functioned as a hafting mechanism (method of attaching the point to a wooden shaft). These Early Paleo group projectile point types include Gainey (ca. 10,900 BP), Barnes (ca. 10,700), and Crowfield (ca. 10,500) (Ellis & Deller, 1990). By approximately 10,400 BP, Paleo projectile points transitioned to various unfluted varieties, such as Holcombe (ca. 10,300 BP), Hi Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These tool types were used by Late Paleo period groups (Ellis & Deller, 1990). Both Early and Late Paleo period populations were highly mobile, participating in the hunting of large game animals. Paleo period sites often functioned as small campsites where stone tool production and maintenance occurred (Ellis & Deller, 1990).

### ARCHAIC PERIOD

By approximately 8,000 BP, climatic warming supported the growth of deciduous forests in southern Ontario. These forests introduced new flora and faunal resources, which resulted in subsistence shifts and a number of cultural adaptations. This change is reflected in the archaeological record by new tool-kits that are reflective of a shift in subsistence strategies and has been categorized as the Archaic period.

The Archaic period in southern Ontario is sub-divided into the Early Archaic (ca. 10,000 to 8,000 BP), Middle Archaic (ca. 8,000 to 4,500 BP), and the Late Archaic (ca. 4,500 to 2,800 BP) periods. Generally, in North America, the Archaic period represents a transition from big game hunting to broader, more generalized subsistence strategies based on local resource availability. This period is characterized by the following traits:

- An increase in stone tool variation and reliance on local stone sources,
- The emergence of notched and stemmed projectile point types,
- A reduction in extensively flaked tools,
- The use of native copper,
- The use of bone tools for hooks, gorges, and harpoons,

- An increase in extensive trade networks, and
- The production of ground stone tools and an increase in larger, less portable tools

The Archaic period is also marked by population growth with archaeological evidence suggesting that, by the end of the Middle Archaic period (ca. 4,500 BP), populations had steadily increased in size (Ellis, et al., 1990).

Over the course of the Archaic period, populations began to rely on more localized hunting and gathering territories and were shifting to more seasonal encampments. From the spring into the fall, settlements were focused on lakeshore/riverine locations where a variety of different resources could be exploited. Settlement in the late fall and winter months moved to interior sites where the focus shifted to deer hunting and the foraging of wild plants (Ellis et al., 1990, p. 114). The steady increase in population size and the adoption of a more localized seasonal subsistence strategy led to the transition into the Woodland period.

## EARLY AND MIDDLE WOODLAND PERIODS

The beginning of the Woodland period is defined by the emergence of ceramic technology. Similar to the Archaic period, the Woodland period is separated into three timeframes: the Early Woodland (ca. 2,800 to 2,000 BP), the Middle Woodland (ca. 2,000 to 1,200 BP), and the Late Woodland (ca. 1,200 to 350 BP) (Spence et al., 1990; Fox, 1990).

The Early Woodland period is represented in southern Ontario by two cultural complexes: the Meadowood Complex (ca. 2,900 to 2,500 BP), and the Middlesex Complex (ca. 2,500 to 2,000 BP). During this period, the life ways of Early Woodland populations differed little from that of the Late Archaic with hunting and gathering representing the primary subsistence strategies. The pottery of this period is characterized by its relatively crude construction and lack of decoration. These early ceramics exhibit cord impressions, which are likely the result of the techniques used during manufacture rather than decoration (Spence et al., 1990).

The Middle Woodland period has been differentiated from the Early Woodland period by changes in lithic tool forms (e.g., projectile points, expedient tools), and the increased decorative elaboration of ceramic vessels (Spence et al., 1990). Additionally, archaeological evidence suggests the rudimentary use of maize (corn) horticulture by the end of the Middle Woodland Period (Warrick, 2000).

In southern Ontario, the Middle Woodland has been divided into three different complexes based on regional cultural traditions: the Point Peninsula Complex, the Couture Complex, and the Saugeen Complex. These groups are differentiated by sets of characteristics that are unique to regions within the province, specifically regarding ceramic decorations.

The Point Peninsula Complex extends from south-central and eastern Ontario into southern Quebec. The northernmost borders of the complex can be found along the Mattawa and French Rivers. Ceramics are coil constructed with conical bases, outflaring rims, and flat, rounded, or pointed lips. The interior surfaces of vessels are often channelled with a comb-like implement, creating horizontal striations throughout. The exterior is smoothed, or brushed, and decoration generally includes pseudo-scallop stamps or dentate impressions. Occasionally, ceramics will have been treated with a red ochre wash (Spence et al., 1990).

The Saugeen Complex is found generally in south-central Ontario and along the eastern shores of Lake Huron. The Saugeen Complex ceramics are similar in style to Point Peninsula Complex; however, the vessels tended to be cruder than their Point Peninsula counterparts. They were characterized by coil construction with thick walls, wide necks, and poorly defined shoulders. Usually, the majority of the vessel was decorated with pseudo-scallop stamps or dentate impressions, with the latter occurring more frequently at later dates (Spence et al., 1990).

## LATE WOODLAND PERIOD

There is much debate as to whether a transitional phase between the Middle and Late Woodland Periods is present in Ontario, but it is generally agreed that the Late Woodland period of occupation begins around 1,100 BP. The Late Woodland period in southern Ontario can be divided into three cultural sub-phases: The early, middle, and late Late Woodland periods. The early Late Woodland is characterized by the Glen Meyer and Pickering cultures and the middle Late Woodland is characterized by the Uren and Middleport cultures. These groups are ancestral to the Iroquoian-speaking Neutral-Erie (Neutral), the Huron-Wendat (Huron), and Petun Nations that inhabited southern Ontario during the late Late Woodland period (Smith, 1990, p. 285).

The Pickering and Glen Meyer cultures co-existed within southern Ontario during the early Late Woodland period (ca. 1250-700 BP). Pickering territory is understood to encompass the area north of Lake Ontario to Georgian Bay and Lake Nipissing (Williamson, 1990). Glen Meyer is centred around Oxford and Norfolk counties, but also includes the southeastern Huron basin and the western extent is demarcated by the Ekfrid Clay Plain southwest of London, Ontario (Noble, 1975). Villages of either tradition were generally smaller in size (~1 ha) and composed of smaller oval structures, which were later replaced by larger structures in the Late Woodland period. Archaeological evidence suggested a mixed economy where hunting and gathering played an important role, but small-scale horticulture was present, indicating a gradual shift from hunting-gathering to a horticultural economy (Williamson, 1990).

The first half of the middle Late Woodland period is represented by the Uren culture (700-650 BP) and the second half by the Middleport (650-600 BP). Uren and Middleport sites of the middle Late Woodland share a similar distribution pattern across much of southwestern and south-central Ontario. (Dodd et al., 1990). Significant changes in material culture and settlement-subsistence patterns are noted during this short time. Iroquois Linear, Ontario Horizontal, and Ontario Oblique pottery types are the most well-represented ceramic assemblages of the middle Late Woodland period (Dodd et al., 1990). At Middleport sites, material culture changes included an increase in the manufacture and use of clay pipes as well as bone tools and adornments (Dodd et al., 1990; Ferris & Spence, 1995).

The appearance of evidence of small year-round villages, secondary ossuary burials, and what are thought to be semi-subterranean sweat lodges suggest a marked increase in sedentism in southern Ontario during the Uren and Middleport cultures (Ferris & Spence, 1995). The increasing permanency of settlements resulted in the development of small-scale cultivation and a subsequent increased reliance on staple crops such as maize, beans, and squash (Dodd et al., 1990; Warrick, 2000; Ferris & Spence, 1995).

Archaeological evidence from the middle Late Woodland sites also documents increases in population size, community organization and village fissioning, and the expansion of trade networks. The development of trade networks with northern Algonquian peoples has also been inferred from findings at Middleport sites along the northern parts of southwestern and south-central Ontario. These changes resulted in the more organized and complex social structures observed in the late Late Woodland period.

During the late Late Woodland period, village size significantly increased as did the complexity of community and political systems. Villages were often fortified with palisade walls and ranged in size from a few longhouses to over 100 longhouses observed in large villages. Larger longhouses oriented differently than others in the village have been associated with primary familial groups and it has been suggested that longhouses that were located outside of palisade walls may have been for visiting groups for the purposes of trade or social gatherings (Ramsden, 1990). More recent research has indicated that smaller, temporary camp or cabin sites were often used seasonally for the tending of agricultural fields or as fishing camps (Ramsden, 1990). By this time, large-scale agriculture had taken hold, making year-round villages even more practical as a result of the ability to store large crop yields over winter.

The villages in the vicinity of the study area were typically associated with the Huron-Wendat Nations who occupied areas as far east as the Trent River and as far west as the Niagara Escarpment. They typically inhabited each village for several decades until the agricultural land was exhausted, and communities moved to more fertile areas. Throughout the fifteenth and sixteenth century, community movement often included northern migrations and the incorporation of multiple smaller villages into larger coalescent villages.

The Huron-Wendat eventually dispersed from the Toronto area in the seventeenth century, during the period of French contact, to settle in their historic homeland of Wendake, which included territory in present-day Simcoe and Grey Counties. Today, "Wendake" is the name of the Huron-Wendat reserve located in Quebec, Ontario, which was formerly known as the village of Huronia. This coalescence and subsequent movement northward were thought to be the result of a number of socio-political factors, including increased conflict with the Haudenosaunee, an increased complexity in political organization, stronger trade relations with northern Algonquian groups, and interactions with early European traders (Ramsden, 1990; Birch, 2012; Ferris & Spence, 1995).

Oral histories of the Michi Saagiig (Mississauga Anishinaabeg) reflect increasing levels of inter-community relationships, integration, and trade between different groups. For example, these oral histories speak to the arrival of, and relationships with, the Huron "corn growers" (Migizi & Kapyrka, 2015, pp. 127-136). In addition

to archaeological interpretations, oral histories also provide a valuable contribution to our understanding of the occupation and movement of Indigenous peoples in Ontario.

Early contact with European settlers at the end of the Late Woodland period resulted in extensive changes to the traditional lifestyles of most populations inhabiting Ontario including settlement size, population distribution, and material culture. The introduction of European-borne diseases significantly increased mortality rates, resulting in a drastic drop in population size (Warrick, 2000).

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## 4.2 LANARK COUNTY

Lanark County was part of the Crawford Purchase of 1783. Captain William Crawford was assigned to conduct negotiations with the Mississaugas (Anishinaabe) and met with them in October 1783 on Carleton Island in the St. Lawrence River. In his report dated October 9, 1783, he noted that he bought “all the lands from the Toniata or Onagara River [Jones Creek near Brockville] to a river [Trent River] in the Bay of Quinte...including all the Islands,” and extending back from the lake “as far as a man can travel in a day.” (Boileau, 2020). With this imprecise description he purchased the land in exchange for goods. No copies of the deed for this transfer have survived, nor was a formal treaty agreement signed. Notwithstanding that Lanark County was included in the Crawford Purchase of 1783, it is the traditional territory of the Omàmiwinini (Algonquin).

After the Toronto Purchase of 1787, present-day southern Ontario was included in the old Province of Quebec which was divided into four political districts: Lunenburg, Mecklenburg, Nassau and Hesse. These became part of the Province of Upper Canada in 1791 and were respectively renamed Eastern, Midland, Home and Western Districts. The study area is located within the former Lunenburg, which later became the East District. In 1800 the district was further divided into Eastern District and Johnstown District. The study is located in the Johnstown District, in the Carleton District later renamed the Bathurst District which was further divided into the Carleton County and Lanark County in 1824.

In 1812, the British government demarcated all of Lanark County as a landing point for European settlers. Perth was established as a military town in 1816 and the townships of Lanark, Dalhousie and North Sherbrooke were opened for settlement in 1820. Lanark Village was the chief local administrative base for Northern Lanark. In 1824 Lanark County included the townships of Bathurst, Beckwith, Dalhousie, Darling, Drummond, North Elmsley, North Burgess, Levant, Lanark, Montague, Ramsay, North Sherbrooke and South Sherbrooke.

Early settlers largely immigrated from Scotland’s Glasgow and Lanarkshire areas following the Napoleonic Wars. In 1820, approximately 400 families arrived in Lanark Village (Lanark Highlands, n.d.).

In 1838, part of Lanark County was severed to create Renfrew County, but the two counties remained united for electoral purposes. In 1850, the Bathurst District was abolished and replaced with the United Counties of Lanark and Renfrew. The separation of Renfrew from Lanark began in 1861 and the united counties were dissolved in 1866. Lanark County remains an upper-tier municipal government to date.

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## 4.3 TOWN OF PERTH

The Town of Perth in Lanark County was established in 1816 by 1,500 Scottish settlers, most of which were families of disbanded officers and foot soldiers after the War of 1812 (Rayburn, 1997: 269). The first post office established in 1816 was named ‘Perth-on-Tay’ after a town and river in Scotland but was shortened to simply ‘Perth’ in 1820. In 1816, Captain Joshua Adams, a veteran of the War of 1812 was the first to draw a town lot of an acre and shortly thereafter he established a tavern (Toronto Mail, 1887). In 1823 Perth became the district town of Bathurst District and the county town of Lanark in 1850.

A circa 1820 map of the *Military Settlements of Upper Canada* shows the extent of the area subject to the military settlement scheme and highlights settlement of Perth and the Tay River (Figure 2). Perth became an anchor for the Rideau military settlements and was also attractive as an industrial and commercial centre.



**Figure 2: Military Settlements of Upper Canada, showing Perth and Tay River (Map Collection Archives of Canada NMC 15712).**

Construction of the Rideau Canal in 1825 opened up a direct line of communication and means of conveying items to Ottawa along the river. During construction, the town prospered as a large number of men were employed and their wages bolstered the local economy. Around this time the River Tay Navigation Company

was formed for the purpose of deepening the Tay River and making it navigable to the Rideau River (Toronto Mail, 1887).

The railway arrived in Perth c.1859 when the Brockville and Ottawa Railway was constructed and a branch from Smith Falls to Perth. In 1882 the Ontario and Quebec Railway was constructed from Perth to Toronto.

While the first Tay Canal was never a commercial success, the Government of Canada took over from the Tay Navigation Company and in 1881, they started another investigation into making the Tay River navigable to Perth. Two routes were explored, but the route involving a canal cut from Beveridge Bay of Lower Rideau Lake to the Tay River was chosen. Construction began in 1885 and was completed in 1891.

In 1850 the population of the town had reached 1,581 and in 1891 the recorded population was 3,136 (Beautiful Perth, 2022). Perth became the first site that the telephone was installed other than Alexander Graham Bell's experimental installations and by 1887 there were 19 telephones and a switchboard. Population growth has been slow in Perth, with a population of approximately 5000 in 1953, 6003 in 2003 and 5,930 in 2016 (Beautiful Perth, 2022; Stats Can, 2016).

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## 4.4 SITE HISTORY: 141 PETER STREET

Euro-Canadian land use for the subject property at 141 Peter Street, also known as the Perth Golf Course, was produced using census returns, land registry records, and other primary and secondary sources, where available. This report was completed during the COVID-19 pandemic. While local area archives were closed to the public, David Taylor of the Perth & District Historical Society did provide historical information for the property. Otherwise, research was limited to mostly online resources.

To determine the presence of historical features within the subject property, nineteenth century historical county maps and twentieth century topographic maps were reviewed. It should also be noted that the absence of structures or other features shown on the historical maps does not preclude their presence on the property. Illustrating all homesteads on the historic atlas maps would have been beyond the intended scope of the atlas and, often, homes were only illustrated for those landowners who purchased a subscription. The subject property is part of Lots 26 and 27, Concession 1 and part of Lots 25, 26 and 27, Concession 2 in the Geographic Township of Bathurst (TOB) and part of Lot 1, Concession 2 in the Geographic Township of Drummond (TOD).

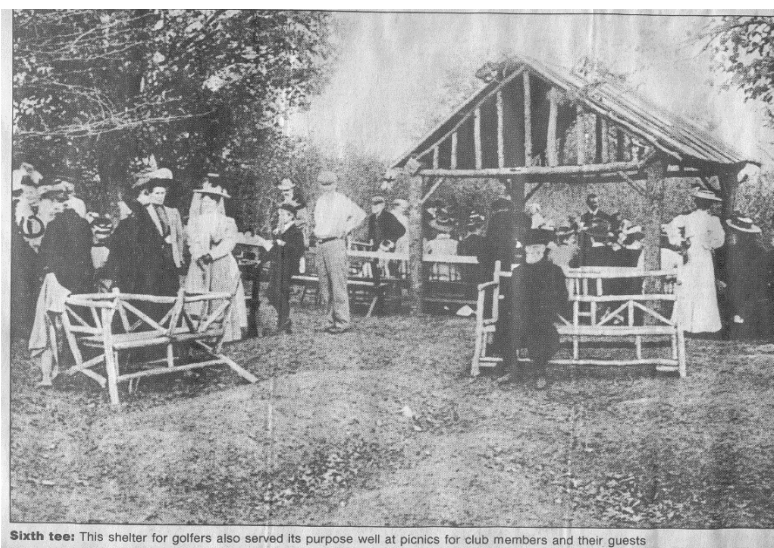
According to the abstract index, the patent grant for the west half of Lot 1, Concession 2, TOD was granted to William J. Craig (LLRO). The patent grant for Lot 27, Concession 1, TOB was granted to Henry Graham on October 31, 1821 and the patent grant for the south half Lot 25, Concession 1, TOB was granted to John Hay (LLRO). On September 8, 1826 the patent grant for Lot 27, Concession 2, TOB was given to Reverend Michael Harris and on December 16, 1838 the patent grant for Lot 26, Concession 2, TOB was given to John Richardson (LLRO).

Roderick Matheson acquired parts of Lot 1, Concession 2, TOD in two separate transactions on September 14, 1825 and December 9, 1826 (LLRO Instrument No. A-204 and A-285, respectively). Lot 27, Concession 2, TOB was sold to Roderick Matheson on June 8, 1839 (LLRO Instrument E-275). Matheson was a merchant, militia officer and politician (Mainer, 1972). He was born in Lochcarron, Ross-shire, Scotland in 1793 and immigrated to Lower Canada with his brother at the age of 12. He was a sergeant in the Canadian Fencibles when in February of 1812 he joined the Glengarry Light Infantry Fencibles (Mainer, 1972). Following the war, he was granted land in the military settlement of Perth. After moving to Perth, he went on to receive a promotion to the rank of Captain. In Perth he farmed his land grant, established a general store and became a director in William Morris' Tay Navigation Company (Mainer, 1972). The 1851 Census Returns identify the Honorable Roderick Matheson's (primary) profession as merchant (Personal Census, Enumeration District 2). In 1847 he was appointed to Legislative Council as a conservative until 1867 when he was named a senator. The *1863 Lanark and Renfrew Map* by H. F. Walling does not identify any building footprints on the portion of the subject property that currently comprises of the golf course, but does include a footprint at the north end of Lot 25, Concession 2, TOB (Figure 3). Matheson also acquired part of Lot 26, Concession 1, TOB on May 16, 1872. When he died, his portion of Lot 27, Concession 2, TOB, part of Lot 27, Concession 1, TOB and part of Lot 1, Concession 2, TOD were passed to his children through his will on January 18, 1873 (LLRO Instrument

2E-719). The 1880 *Illustrated Historical Atlas of Lanark County* does not identify ownership of the lots in the study area, nor any building footprints (Figure 3). The lack of identified ownership on the lot suggests the family did not subscribe to the map.

The opening of cheese factories in Lanark brought many homesteaders out of poverty as it allowed the families to receive cash for their excess milk (Smith, 2010). The Riverside Cheese Factory's 1884 close of season annual report lists Charles Matheson as Secretary-Treasurer. Located on the Matheson farm, the Riverside Cheese Factory was one of 12 factories involved in the area's Mammoth Cheese production of 1892, which was pressed in the nearby Canadian Pacific Railway shed in Perth (Taylor, 2021; MacCabe, 1990).

The golf course on the subject property is said to have been established in 1890 with three holes. The three holes still exist today much the way they've always been and are numbered #1, #8 and #9 (Roderick, 2003). Within a few years the course was expanded to five holes and again to 9 holes Image 1: View of the shelter and gathering at the sixth tee c. 1900 (Reproduced in MacCabe, 1990). A c.1900-1920 photo of a golfer playing at the ninth hole suggests the course was expanded to nine holes in a timely manner (Image 1). Notwithstanding this, there was likely reconfiguration of many of the holes, as the current third hole is known to have been created in 1922 (Roderick, 2003). The original three holes are reportedly largely unchanged in configuration (MacCabe, 1990; Roderick, 2003). The golf course's claim that the course is Canada's oldest golf course in continued play is very specifically worded. The course is not the site of the first golf *game* in Canada, nor the oldest golf *club* (the Montreal Golf Club is the oldest known club in Canada, founded in 1873) (MacCabe, 1990; Roderick, 2003). Upon further research, it was determined that this golf course is tied for second place as Canada's oldest golf course in continued play (see Section 5.6). The term continued play describes that the golf course has been used as such since it was created in 1890 and remains open for golf.



**Sixth tee:** This shelter for golfers also served its purpose well at picnics for club members and their guests

**Image 1: View of the shelter and gathering at the sixth tee c. 1900 (Reproduced in MacCabe, 1990)**



**Image 2: A golfer playing the ninth hole c.1900-1920 (Reproduced in Perth Courier, 2011)**

The original players on the course were Captain Matheson, C.F. Stone, John Code, Judge Scott, W.P. McEwan and Senator McLaren (Perth Courier, 2011). The first female member, Gladys Code Ferguson, joined in 1898 (Perth Courier, 2011). Fees for a men's membership in 1904 were \$5 for the year, for women it was \$2, and caddies earned five cents for nine holes. Fred McEwan scored the first recorded hole-in-one in 1910 on the 230-yard fifth hole (Perth Courier, 2011).

In 1898 the family leased Lot 27, Concession 2 to the Perth Water Works Company Limited (LLRO Instrument 2M-4101), but it did not interrupt the golfing. On May 9, 1921 the family sold the approximately 87 ½ acres of Lot 27, Concession 1, TOB, Lot 27, Concession 2, TOB and Lot 1, Concession 2, TOD to Links O'Tay Golf and Country Club for \$3000 (LLRO Instrument 2R07199). The change in ownership brought improvements such as electricity and connection to the waterworks system and the added bonus of no longer sharing the greens with cattle and sheep (Perth Courier, 2011). The current (not original) third hole was built in 1922 and measures 160 yards from tee box to cup, with the Tay River running through the middle of it (Roderick, 2003). The 1928 National Defence's *Topographic Map* identifies the Water Works and Transmission Station on the east side of Tay River across from the subject property (Figure 4). On the subject property itself, the Tay River meanders in a generally west-east direction and to the south the Grant Creek runs parallel. There are bridges in several places along the Tay River, including along Peter Street which leads to two building footprints on the subject property. One of these footprints must have been the former cheese factory used as the clubhouse until it was demolished in 1975 to make way for the existing clubhouse. The cheese factory itself was of acclaim as it was the site of the world's largest cheese at 11 tons shown at the Chicago World's Fair in 1893 (MacCabe, 1990; Image 3).





**Image 3: Post card of the Link O'Tay Golf Course, c.1900. Note the partial view of the former clubhouse. (Courtesy of the Perth & District Historical Society)**

A poem written by Alice Kathryn Gould c. 1930 describes the course as follows (reproduced in MacCabe, 1990):

*I know a stream where lilies gleam  
In cool, sequestered bowers,  
On whose still ponds, white, graceful swans  
Idle the summer hours;*

*Its water like a ribbon winds  
Past hazard and fairway,  
And in its mazy path defines  
The bonnie Links O'Tay*

*Off o'er the undulating greens  
I've driven with steadfast aim –  
Amid the sweet, pastoral scenes  
Essayed the ancient game.*

*Have paused beside the shady tees  
To view the landscape o'er –  
the clubhouse 'neath o'erhanging trees  
With hospitable door.*

*The rustic bridge, the burn below,  
The inlet lying fair,  
Where fringing maples crimson glow  
in the crisp autumn air.*

*And when in scenes remote away,  
'Mid cities' din and grind,  
When skies are overcast and gray  
Bright visions come to mind;*

*Of a still stream where lilies gleam,  
Where swans angelic play –  
So like a happy dream they seem,  
Those blithesome Links O'Tay.*

By 1933, the men's membership fees were \$25, women's were \$7.50 and juniors \$5 (MacCabe, 1990). From 1926 to at least 1990 with the exception of three years during World War II, the club was one of 10 clubs that joined to form the St. Lawrence and District Association and held a yearly tournament. Over the years the members contributed to the ongoing improvement and expansion of the course by means of both their own time, effort and money. The long wooden bridge over the Tay River had deteriorated badly and in 1941 member, Lawrence James donated an iron bridge which was replaced by the current bridge in 1972 (MacCabe, 1990).

The Links O'Tay Golf and Country Club purchased additional land including approximately 12 acres of part of Lot 26, Concession 2, TOB on June 19, 1958 (LLRO Instrument 9969; MacCabe, 1990) and approximately 160 acres on August 31, 1988 (LLRO Instrument 115868; MacCabe, 1990).

The Links O'Tay Golf & Country Club Ltd. was sold to a numbered company (1178577 Ontario Ltd.), under Jim Baxter on August 1, 1997 (LLRO Instrument 185748). Baxter added the back nine holes in 2000, to increase its competitiveness, and changed the name of the course to Perth Golf Course. In keeping with the evolution of the game, the back nine holes are noticeably longer with steep rises and drops (Roderick, 2003). In 2006 Baxter purchased additional land from John Herbert Alexander Cuthbertson (LLRO Instrument LC30361). Lastly, the subject property was sold to its current owners on January 14, 2022 (LLRO Instrument LC233318).

# 5 EXISTING CONDITIONS

The subject property at 141 Peter Street, also known as the Perth Golf Course, consists of an approximately 260-acre golf course with a Clubhouse, five accessory buildings, 18 holes and a driving range (Figure 1). The property is located at the west end of Peter Street and includes a portion of the Tay River at the north end of the property and Grant Creek to the south. The area west, south and north of the subject property is dominated by wooded and agricultural fields. To the east is the historical settlement of the Town of Perth dominated by late nineteenth to mid-twentieth century single detached dwellings.

The following descriptions of the subject property are based on a site visit conducted on January 7, 2022, by Joel Konrad, Senior Cultural Heritage Specialist. Access to the entire property, including the exterior of all the buildings was provided. As the site visit was conducted during the winter, recent satellite imagery was also reviewed to provide a fulsome understanding of the topography and landscape features of the property.

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## 5.1 CLUBHOUSE

The Clubhouse consists of a two-storey structure with an irregular footprint and a flat roof with mansard styling (Image 4-Image 7). A covered drop-off area is located on the west side of the building. All sides of the building are clad in a cream-coloured tile and windows consist of rectangular aluminum frame windows.



**Image 4: View of the east elevation of the Clubhouse.**



**Image 5: View of the north elevation of the Clubhouse.**



**Image 6: View of the west elevation of the Clubhouse.**



**Image 7: View of the west and south elevations of the Clubhouse.**

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## 5.2 ACCESSORY BUILDINGS

There are a total of five accessory buildings on the subject property which support the golf course use. Three accessory buildings are grouped west of the Clubhouse and two are grouped east of the Clubhouse.

The accessory buildings west of the Clubhouse consist of single storey utilitarian style buildings (Image 8-Image 9). Two of the buildings have gable roofs with horizontal and vertical siding. The third accessory building is a Quonset hut style building, a prefabricated structure of galvanized steel with a semi-cylindrical cross-section.



**Image 8: View of the three accessory structures west of the Clubhouse, looking north.**



**Image 9: View of the three accessory structures west of the Clubhouse, looking south.**

The two accessory buildings east of the Clubhouse have rectangular footprints and gable roofs (Image 10-Image 15). The one-and-a-half storey accessory building is located closer to the Tay River and further from the Clubhouse and it is a frame structure clad in aluminum siding with a shed roof addition on the north side of the building. The south side of the building has a six-over-six paned window which may be a reproduction or reused from an older building, as neither the exterior nor interior of the building demonstrates nineteenth century construction techniques. The other accessory building east of the Clubhouse is a single storey utilitarian style building clad in aluminum siding.



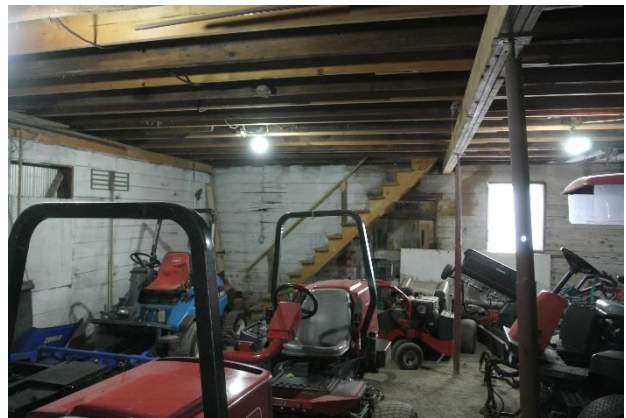
**Image 10: View of the west elevation of the one-and-a-half storey accessory building.**



**Image 11: View of the north addition to the one-and-a-half storey accessory building.**



**Image 12: View of the six-over-six window on the south elevation of the one-and-a-half storey accessory building.**



**Image 13: View inside the first floor of the one-and-a-half storey accessory building.**



**Image 14: View inside the second storey of the one-and-a-half storey accessory building.**



**Image 15: View of the one-storey accessory building east of the Clubhouse.**

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## 5.3 18 HOLES AND THE DRIVING RANGE

The Perth Golf Course consists of 18 holes and a driving range (Image 16-Image 25). The driving range is located north of the Clubhouse, northeast of an existing pond on the property. The front nine holes are located on the east side of the property and the back nine on the west side of the property. Each hole consists of a teeing ground, a fairway, the rough and the cup. Mature deciduous and coniferous trees separate holes and are concentrated along the banks of the Tay River. A paved cart path allows for travel to each hole and each hole's teeing ground is demarcated by a sign with a map of the hole, the PAR, Handicap and yardage.



**Image 16: View of the sign at the ninth hole (one of the three original holes).**



**Image 17: View of the tee ground at the ninth hole.**



**Image 18: View at the ninth hole looking south towards the Clubhouse.**



**Image 19: View of a bench at the second hole.**



**Image 20: View from the tee ground of the first hole.**



**Image 21: View of the sign at the seventh hole.**



**Image 22: View of the bridge across the Tay River at the third hole.**



**Image 23: View of the snow-covered Tay River looking west near the third hole.**



**Image 24: View looking west from around the west edge of the fifth hole.**



**Image 25: View looking west from the west edge of the sixth hole.**

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## 5.4 ADJACENT HERITAGE RESOURCES

There are no adjacent properties included on the Town of Perth's Municipal Heritage Register (Town of Perth, n.d.).

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## 5.5 SITE HISTORY & ANALYSIS

Three development phases could be identified from the property's physical and historical evidence. Each phase is described below with an analysis of the development included in each phase.

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### 5.5.1 PHASE 1: MATHESON FARMSTEAD AND CHEESE FACTORY, 1839-1890

This phase includes the use of the property for farming, the cheese factory and the establishment of the first nine holes.

The first three holes were created in 1890 and shortly after an additional two holes were created and then four more which consists of the front nine holes. The original three holes are now numbered number #, #8 and #9. The order of construction and exact construction dates of the rest of the front nine holes is unknown, except for the hole currently number #3 which was constructed in 1922. The extent to which the front nine holes (except for the original three; Roderick, 2003) are original in their configuration and design is unknown.

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### 5.5.2 PHASE 2: LINKS O'TAY GOLF COURSE, 1921-1997

When the Links O'Tay Golf Course purchased the property in 1921 for \$3000, the members became involved in the regular upkeep of the grounds, donating both time and money. The cheese factory was adaptively reused as the Clubhouse and additions were added over the years (MacCabe, 1990). In 1975 the former cheese factory was raised to make way for the current Clubhouse. Most of the accessory buildings probably date to this development phase as well.

The Links O'Tay Golf Course purchased 12 acres of Lot 26, Concession 2, TOB in 1958 and about 160 acres of Lot 26, Concession 2, TOB in 1988, but did not develop this additional land.

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### 5.5.3 PHASE 3: PERTH GOLF COURSE, 1997-PRESENT

The Links O'Tay Golf Course was purchased in 1997 by a numbered company under Jim Baxter. Under Baxter's ownership, the back nine holes were created in 2000 and the Golf Club and overall course were updated and maintained.

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## 5.6 COMPARATIVE ANALYSIS

To substantiate the Perth Golf Course's claim to be Canada's oldest golf course in continued use, meaning it remains in use to this day, Golf Canada's list of the *150 Oldest Active Golf Clubs in Canada* was consulted (Golf Canada, 2017). The Royal Montreal Golf Club is the oldest Canadian golf club in Canada, having started in 1873. According to this list, the Perth Golf Course is tied along with Yarmouth Links and Fort MacLeod Golf Club for seventh place on the list of oldest golf clubs in Canada. While the terms golf club and golf course are often used interchangeably there is a distinction. Golf club refers specifically to the people who comprise a membership, not the course, therefore a Golf Club does not technically require a course, although often is associated with one.

In completing further research, it was determined that the Perth Golf Course is not the oldest golf course in Canada and rather that that distinction belongs to the Niagara-On-The-Lake Golf Club whose course was



established before the club c.1875 (Table 1). The Toronto Golf Club and the Fort MacLeod Golf Club also established courses in 1890. Notwithstanding these findings, the Perth Golf Course is still one of the oldest golf courses in continued play in Canada and Ontario.

**Table 1: Canada's Oldest Golf Clubs and Courses.**

OLDEST ACTIVE GOLF CLUBS IN CANADA	FOUNDED	ESTABLISHMENT OF THE CURRENT COURSE
Royal Montreal Golf Club	1873	1959
Royal Quebec Golf Club	1874	1925
The Toronto Golf Club	1876	c.1890
Brantford Golf & Country Club	1879	1906
Niagara-On-The-Lake Golf Club	1881	c. 1875
London Hunt and Country Club	1885	1904
Yarmouth Links	1890	Unknown
Fort MacLeod Golf Club	1890	1890

# 6 CULTURAL HERITAGE EVALUATION

## 6.1 EVALUATION USING ONTARIO REGULATION 9/06

The property is not municipally designated under the OHA; nor is it included as a non-designated property on the Town of Perth's Municipal Heritage Register.

O. Reg. 9/06 provides criteria for determining whether a property has CHVI. If a property meets one or more of the criteria in O. Reg. 9/06, a property is eligible for designation under the OHA (Table 2).

**Table 2: Evaluation of 141 Peter Street as per O. Reg. 9/06 Criteria**

O. REG. 9/06 CRITERIA	CRITERIA MET (Y/N)	JUSTIFICATION
<b>1. The property has design value or physical value because it,</b>		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The original three holes of the Perth Golf Course date back to 1890 and as demonstrated by the comparative analysis (Section 5.6), it is one of the oldest golf courses in Canada that remains in continued use and has been used as a golf course since its inception.
ii. displays a high degree of craftsmanship or artistic merit, or	N	The holes themselves as well as the landscape elements such as the tree lines, benches and signs are typical of golf course design and do not represent a high degree of craftsmanship or artistic merit. Furthermore, the Clubhouse and accessory buildings are not of a high degree or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	N	Neither the buildings on the property nor the landscape is considered to demonstrate a high degree of technical or scientific achievement.
<b>2. The property has historical value or associative value because it,</b>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	The Perth Golf Course, formerly known as the Links O'Tay Golf Course was in-and-of-itself a significant institution to the local golfing community. Members of the course were actively involved in the regular upkeep of the grounds, donating both time and money.
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	N	The property does not appear to have the potential to yield information about a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The design of the golf course took shape over time with the first three holes, then first five and then the first nine dating from the late nineteenth to early twentieth century and finally the back nine in 2000. Neither the original, nor subsequent designers are known.
<b>3. The property has contextual value because it,</b>		
i. is important in defining, maintaining or supporting the character of an area,	Y	The Perth Golf Course is important in defining, maintaining and supporting the character of the area west of the historical settlement of the Town of Perth as its mature trees surrounding the front nine holes and its placement around the Tay River contribute to the rural character.

O. REG. 9/06 CRITERIA	CRITERIA MET (Y/N)	JUSTIFICATION
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	The Perth Golf Course is not physically or historically linked to its surroundings. However, it is visually and functionally linked to the Tay River. In particular the third hole built in 1922 uses the Tay River to provide a competitive edge to the hole, and scenic views.
iii. is a landmark.	N	The Perth Golf Course is tucked away to the west of the historical settlement of the Town of Perth, physically divided by the Tay River and largely obscured from views by trees. As such, it is not considered a landmark.

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## 6.2 RESULTS OF THE CULTURAL HERITAGE EVALUATION

Based on the evaluation of the property at 141 Peter Street, known as Perth Golf Course, against the criteria outlined in O. Reg. 9/06, the subject property does possess CHVI as one of Canada's earliest golf course and because the golf course was a significant institution in the local community. The course also defines the character of this area and is a recognizable landmark.

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## 6.3 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### 6.3.1 DESCRIPTION OF HISTORIC PLACE

Located at the west end of Peter Street, west of the historical settlement of the Town of Perth, Perth Golf Course, formerly known as the Links O'Tay Golf Course at 141 Peter Street sits on part of Lot 26, Concession 1, part of Lots 26 and 27, Concession 2 in the former Bathurst Township and part of Lot 1, Concession 2 in the Township of Drummond. The portion of the property of cultural heritage value or interest consists of the front nine holes, mature trees and the Tay River.

### 6.3.2 HERITAGE VALUE

The golf course was established in 1890 on the Matheson Farm with three holes that are now numbered #1, #8, and #9. It is currently tied for second place as the oldest golf course in continuous play in Canada, making it an early example of a golf course. The first golf club members were Captain Matheson, C.F. Stone, John Code, Judge Scott, W.P. McEwan and Senator McLaren. The first female member was Gladys Code Ferguson who joined in 1898. The Matheson's expanded their golf course to five holes and eventually to nine holes in the early twentieth century. In 1904 the cost of yearly membership for men was \$5 and \$2 for women; caddies were paid a nickel for nine holes.

The Matheson family sold the golf course property to Links O'Tay Golf Course for which the course was subsequently named in May of 1921. The property has cultural heritage value because the Links O'Tay Golf Course was an important institution to the community. From the very beginning the golf course was a community affair, with members contributing both their time and money to maintain and improve upon the grounds.

With its mature trees and placement along the meandering Tay River, the Perth Golf Course, as it was renamed in c.2000, defines, maintains and supports the character of the area west of the historical Town of Perth settlement that is largely rural. In particular the early portion of the golf course has a pastoral quality with beautiful views of the Tay River from the holes #2, #3 and #4.

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### 6.3.3 LIST OF HERITAGE ATTRIBUTES

The cultural heritage attributes that reflect the CHVI of the Perth Golf Course as one of Canada's first golf courses and therefore an early example of its kind:

- The configuration of the original three-holes, currently named #1, #8 and #9.

The cultural heritage attributes that reflect the CHVI of the Perth Golf Course as an important institution to the local community include:

- The historic use and ongoing ability for the property's front nine holes to be used for recreational golf.

The cultural heritage attributes that reflect the contextual CHVI of the Perth Golf Course include:

- The mature trees around the front nine holes.
- Densely treed areas around the outer edges of the front nine holes and the Tay River
- The picturesque views of the Tay River from holes #2, #3, and #4

# 7 PROPOSED UNDERTAKING AND IMPACTS

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## 7.1 DESCRIPTION OF PROPOSED UNDERTAKING

The proposed development concept for the subject property includes the development of the back nine holes with a residential subdivision that will include approximately 875 units (Appendix B). The subdivision will be accessed from Peter Street as well as from an unmarked road and a future bridge that would be near the Lanark County Administration Building property.

The development will include preservation of the front nine holes (including the original three holes, #1, #8 and #9), repurposing and renewing the Clubhouse, preservation of wetlands and the natural environment around the subdivision as well as creating connections to the Tay River.

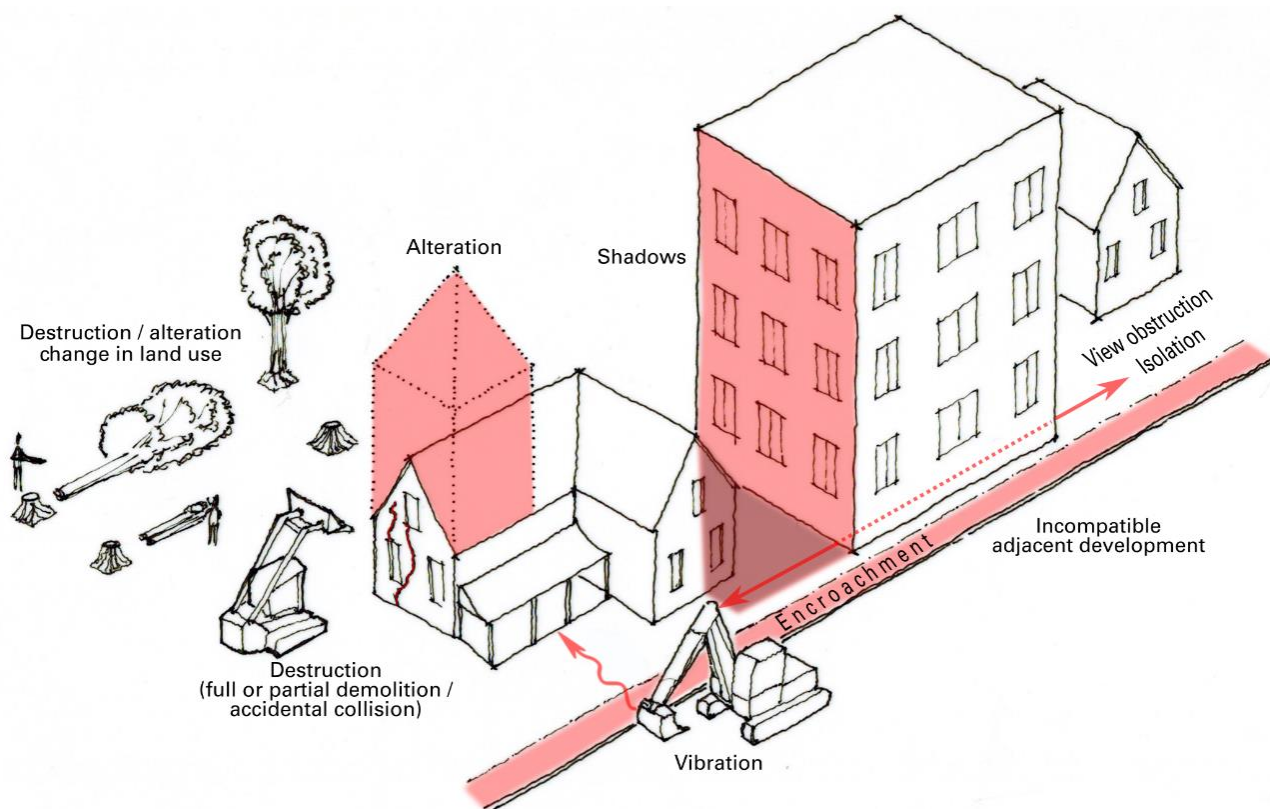
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## 7.2 POTENTIAL IMPACTS

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MHSTCI *Heritage Resources in the Land Use Planning Process* advises that the following “negative impacts” be considered:

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

Other potential impacts may also be considered such as encroachment or construction vibration (Figure 9). Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery, subsidence from utility line failures, or excessive dust (Randl 2001:3-6).



**Figure 6: Examples of negative impacts**

As neither MHSTCI nor any other Canadian agency provides guidance on evaluating the magnitude of impact, this report uses guides published by the *International Council on Monuments and Sites (ICOMOS)* of United Nations Educational, Scientific and Cultural Organization (UNESCO) from the World Heritage Convention of January of 2011. The grading of impact is based on the “Guide to Assessing Magnitude of Impact” summarized in Table 3.

**Table 3: Impact Grading**

IMPACT GRADING	DESCRIPTION
<b>Major</b>	Change to heritage attributes that contribute to the CHVI such that the resource is totally altered. Comprehensive changes to the setting.
<b>Moderate</b>	Change to many heritage attributes, such that the resource is significantly modified. Changes to the setting of a heritage property, such that it is significantly modified.
<b>Minor</b>	Change to heritage attributes, such that the asset is slightly different. Change to the setting of a heritage property, such that it is noticeably changed.
<b>Negligible/Potential</b>	Slight changes to heritage attributes or the setting that hardly affects it.
<b>None</b>	No change to heritage attributes or setting.

## 7.3 EVALUATION OF IMPACTS

Table 4 evaluates the impacts of the proposed development in accordance with MHSTCI's "negative impacts" outlined in *Heritage Resources in the Land Use Planning Process*.

**Table 4: Evaluation of Impacts**

CRITERIA	EVALUATION
<b>Destruction</b> of any, or part of any, significant heritage attributes or features;	<p><b>Subject Property</b></p> <p><b>Impact:</b> None</p> <p><b>Analysis:</b> The cultural heritage value or interest of the subject property lies in the front nine holes of the Perth Golf Course and as such, no heritage attributes will be destroyed by the proposed subdivision.</p>
<b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance;	<p><b>Subject Property</b></p> <p><b>Impact:</b> Minor</p> <p><b>Rationale:</b> The identified heritage attributes may be indirectly impacted by the proposed subdivision as there may be an impact to the rural character of the front nine holes.</p>
<b>Shadows</b> created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	<p><b>Subject Property</b></p> <p><b>Impact:</b> None</p> <p><b>Rationale:</b> The proposed residential subdivision will not add any shadows to the front nine holes and therefore will not alter the appearance or change the viability of any heritage attributes.</p>
<b>Isolation</b> of a heritage attribute from its surrounding environment, context or a significant relationship;	<p><b>Subject Property</b></p> <p><b>Impact:</b> None</p> <p><b>Rationale:</b> The proposed development will be located west of the front nine holes and will not isolate any identified heritage attributes from an important contextual relationship.</p>
<b>Direct or indirect obstruction</b> of significant views or vistas within, from, or to built and natural features;	<p><b>Subject Property</b></p> <p><b>Impact:</b> None</p> <p><b>Rationale:</b> The proposed development will not obstruct any of the identified significant views to the Tay River.</p>
<b>A change in land use</b> such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;	<p><b>Impact:</b> None</p> <p><b>Rationale:</b> The change in land use to residential over part of the property will not hamper the continued use of the front nine holes as a golf course.</p>
<b>Land disturbances</b> such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	<p><b>Impact:</b> Potential</p> <p><b>Rationale:</b> If required, the subject property should be subject to an Archaeological Assessment.</p>

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## 7.4 RESULTS OF IMPACT ASSESSMENT

The preceding impact assessment has determined that without conservation or mitigation measures, the proposed development will result in minor impacts to the identified heritage attributes of the subject property.

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## 7.5 MITIGATION MEASURES

The evaluation of impacts has determined that the proposed development has the potential to have a minor impact on the setting and character of the identified heritage attributes which are limited to the first nine holes. The preliminary rendered plans for the subdivision suggest the existing trees around the holes, the Tay River and the perimeter of the first nine holes will be maintained. Maintenance of the existing mature foliage will be a key mitigation measure to maintain the pastoral character of the Perth Golf Course. Where the existing mature trees cannot be maintained, it is recommended that they be replaced with similar varieties of trees.



# 8 RECOMMENDATIONS

Based on the results of the historical research, field review, site analysis and evaluation of the identified cultural heritage resources against the criteria for heritage designation under O. Reg. 9/06 of the OHA, The Perth Golf Course was confirmed to possess design, historical and contextual value and as such, is worthy of designation under Part IV of the OHA and/or a Heritage Conservation Easement Agreement. The proposed development consists of a residential subdivision with a total of approximately 875 dwellings poses minor impacts to the identified heritage attributes of the subject property. Given the impacts identified were minor, these can be effectively managed with appropriate mitigation instead of alternative development concepts.

In addition to the recommended mitigation measure, there is also an opportunity to increase awareness about the history of the Perth Golf Course and its value and contribution to the local community. As such, WSP also recommends a plaque with a brief history of the golf course be placed on the golf course in a place of high pedestrian traffic. Plaques should also be placed at holes #1, #8 and #9 identifying that these are the original holes that date back to 1890 and include appropriate historical information and/or photographs where available.

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## *SUMMARY OF KEY RECOMMENDATIONS*

- 1** That the existing trees and foliage between the front nine holes of the golf course and the subdivision be maintained as much as possible and in areas where maintenance is not possible, that the trees and foliage be replaced with the same or similar species.
- 2** That a plaque outlining the history of the Perth Golf Course be placed in an area of high pedestrian traffic and that plaques be placed at holes #1, #8 and #9 identifying them to be the original holes that date back to 1890 and providing appropriate historical information and/or photographs, where available.
- 3** Should the golf course not be a viable long-term use, any revised development proposal for the lands should be assessed by a new HIA to evaluate the impact of the proposed development and to explore appropriate alternatives, mitigation and solutions (as appropriate) to allow the landscape to evolve while preserving the assessed cultural heritage value or interest.

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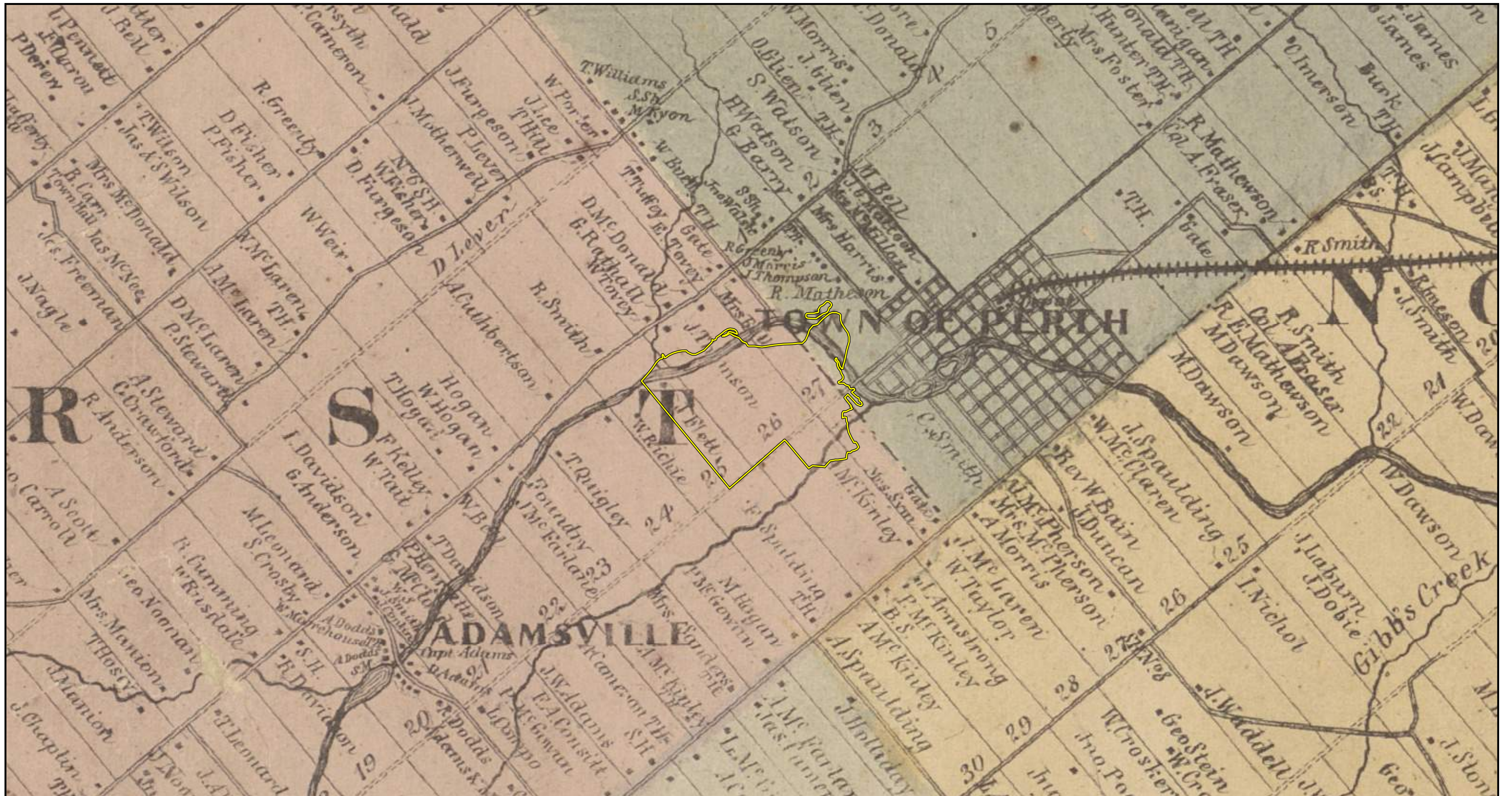
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# APPENDIX

## A FIGURES 3-5






**LEGEND**


 Study Area

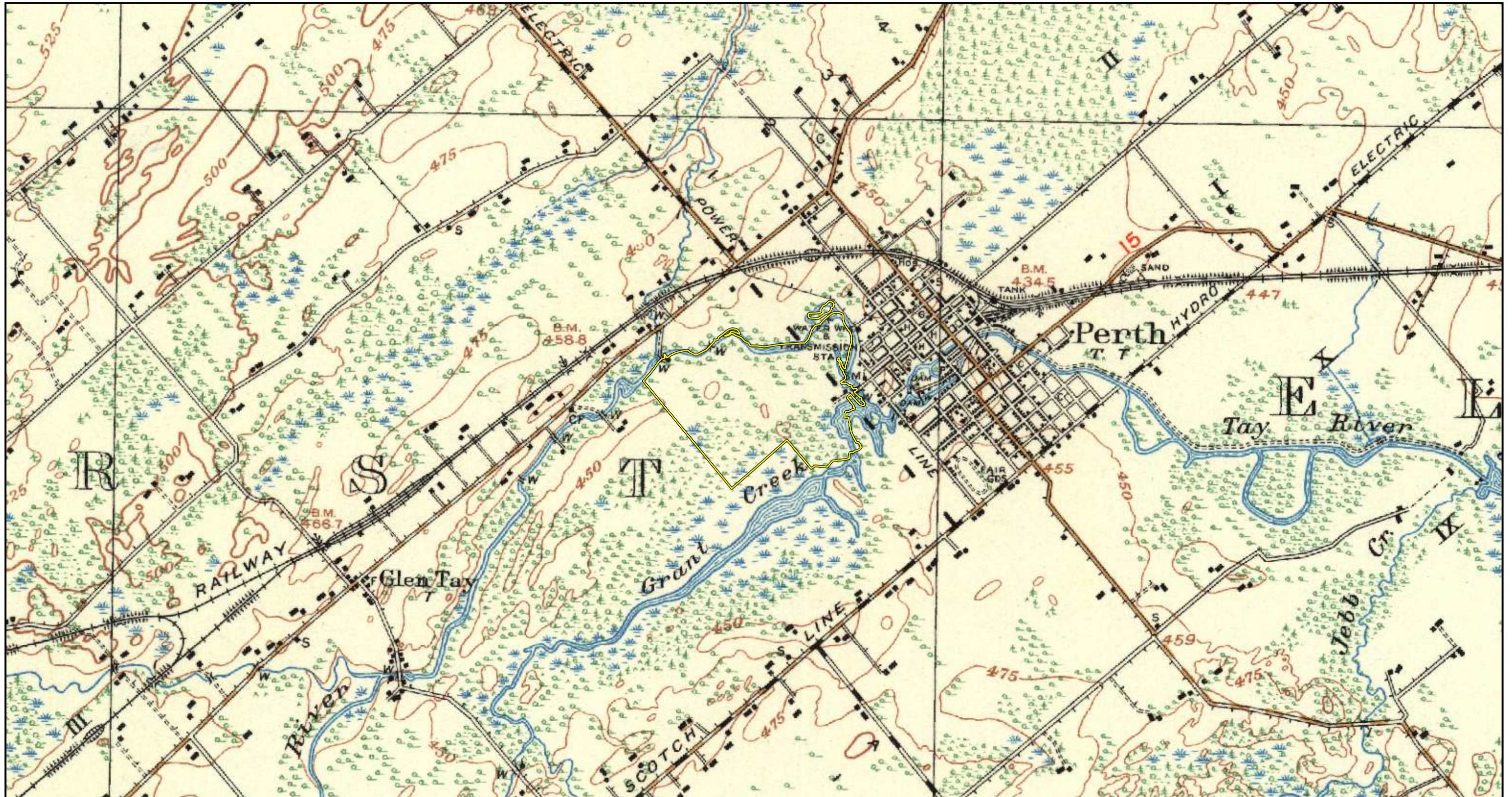
TITLE: FIGURE 3: 1863 MAP OF THE COUNTY OF LANARK	SCALE: 1:30,000	PROJECT NO: 211-13564-00	DATE: FEBRUARY 2022
PROJECT: PERTH GOLF COURSE HERITAGE IMPACT ASSESSMENT	DRAWN BY: TP	CLIENT: CAIVAN	CREDITS: 1863 MAP OF THE COUNTY OF LANARK
0 600 1,200 m		N	



**LEGEND**

 Study Area

TITLE: FIGURE 4: 1880 ILLUSTRATED HISTORICAL ATLAS OF THE LANARK COUNTY	SCALE: 1:30,000	PROJECT NO: 211-13564-00	DATE: FEBRUARY 2022
	DRAWN BY: TP	CLIENT: CAIVAN	
PROJECT: PERTH GOLF COURSE HERITAGE IMPACT ASSESMENT		CREDITS: 1880 ILLUSTRATED HISTORICAL ATLAS OF THE LANARK COUNTY	
0                      600                      1,200 m			



**LEGEND**

Study Area

TITLE: <b>FIGURE 5: 1928 TOPOGRAPHIC MAP</b>	SCALE: 1:30,000	PROJECT NO: 211-13564-00	DATE: FEBRUARY 2022
	DRAWN BY: TP	CLIENT: CAIVAN	
PROJECT: PERTH GOLF COURSE HERITAGE IMPACT ASSESSMENT		CREDITS: DEPARTMENT OF NATIONAL DEFENCE (SHEET O31C16)	



# APPENDIX

## **B** PRELIMINARY PLAN AND RENDERING



SUNSET BOULEVARD

WILSON STREET

NORTH STREET

GORE STREET

CHRISTIE LAKE ROAD

TAY RIVER

Tayview Development

Connections to the Tay River

Proximity to Historic Downtown Perth

Preservation of 9-Holes (Including the Original 3)

Repurposing and Renewal of Clubhouse

Preservation of Wetlands and Natural Environment

400m (5-minute walk)

800m (10-minute walk)

1200m (15-minute walk)

