

HERITAGE IMPACT ASSESSMENT

53 and 55 Craig Street, Perth, Lanark County, ON



DRAFT REPORT

Date: 10 April 2026

Project #: LHC0562

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review.

Concerning historical research, the purpose of this report is to assess potential impacts to the adjacent McMartin House property, and the character of the area. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to assess potential impacts related to the proposed alterations to the building on the property.

Soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this HIA. A separate archaeological assessment may be required as part of a complete application.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results, as well as limitations.

LHC Heritage Planning & Archaeology Inc. (LHC) was retained on 26 January 2026 by 2B Developments Consultants and Associates on behalf of the Owner to undertake a Heritage Impact Assessment (HIA) for the property at 53/55 Craig Street (the ‘Property’) in the Town of Perth (the ‘Town’), in Lanark County (the ‘County’), Ontario.

The Property at 53/55 Craig Street has no heritage status. The adjacent property at 125 Gore Street East - known as the McMartin House - is a designated National Historic Site of Canada under the *Historic Sites and Monuments Act, R.S.C., 1985, c. H-4*. The Owner is proposing to construct a three-storey, 30-unit residential building with surface parking on the Property at 53/55 Craig Street.

In LHC’s professional opinion, the proposed development will not have adverse impacts on the adjacent cultural heritage resource at 125 Gore Street East.

Compliance review of the concept drawings in relation to the cultural heritage policies and guidance from the Town’s Official Plan was conducted. The proposed development, as a whole, is compliant with local cultural heritage policies. Cultural heritage policies in the Town OP encourage infill designs that reflect the heritage character of the area and, therefore, LHC encourages traditional styles of windows and a front door area be considered for the project for compatibility and harmoniousness with the surrounding area.

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1 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (**LHC**) was retained on 26 January 2026 by 2B Developments Consultants and Associates on behalf of the Owner to undertake a Heritage Impact Assessment (HIA) related to proposed development on the property at 53/55 Craig Street (the '**Property**') in the Town of Perth (the '**Town**') in Lanark County (the '**County**'), Ontario.

The Property at 53/55 Craig Street has no heritage status. However, the adjacent (see definitions in Appendix B) property at 125 Gore Street East (known as McMartin House) is owned by the Ontario Heritage Trust (OHT) and is a National Historic Site of Canada.¹ The Owner is proposing to construct a three-storey, 30-unit residential building with surface parking. A HIA is required to assess impacts that alterations to the Property may have on the adjacent heritage property. The HIA also reviews the proposed development against municipal *Official Plan (OP)* cultural heritage policies and guidance.

This HIA was prepared in accordance with guidance from the *Ontario Heritage Tool Kit (2025)*.

1.1 PROPERTY LOCATION

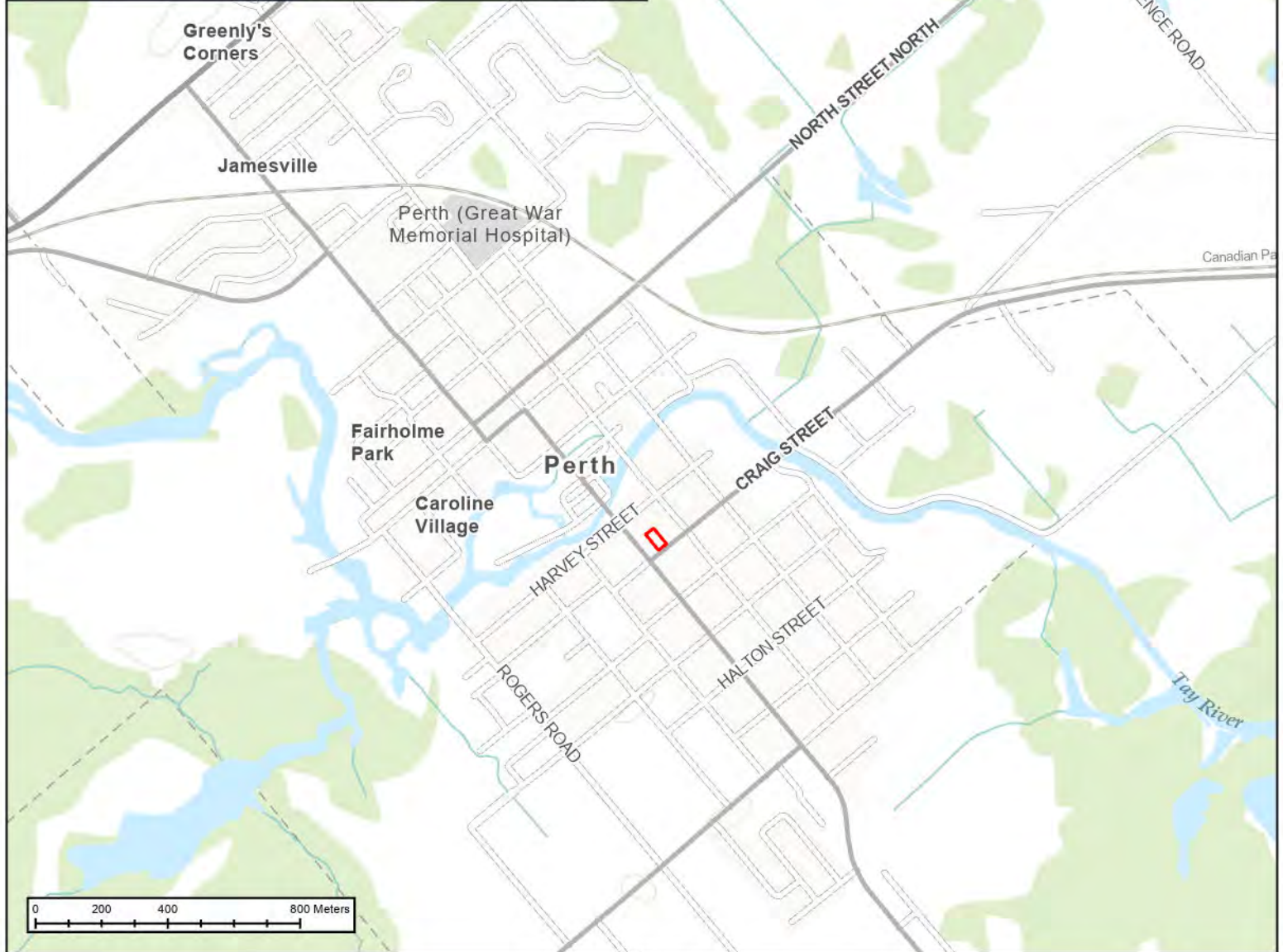
The Property is located on the northeast side of Craig Street between Gore Street East and Drummond Street East (Figure 1 and Figure 2). It is located within Lot 2 Concession 1 in the Township of Drummond, and part of Lot 3 Plan 8828 in the Town of Perth, in the County of Lanark. It is on the southeast side of a block bound by Craig Street, Gore Street East, Harvey Street, and Drummond Street East.

The adjacent property at 125 Gore Street is on the corner of Gore Street East and Harvey Street. It is northwest of the Property. These properties have an approximately 1.2 metre (m) shared boundary.

1.2 PROPERTY DESCRIPTION

The Property at 53/55 Craig Street is a rectangular lot of approximately 30 metres by 60 metres and has an approximate area of 1,800 square metres (m²). The Property is vacant and there is no building on it. The Property is accessed by a short gravel driveway off Craig Street (Figure 2).

¹ Historic Sites and Monuments Board of Canada, "McMartin House National Historic Site of Canada," accessed 26 January 2026, https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=796.



Legend

Property

TITLE
Location of the Property

CLIENT
2B Developments Consultants and Associates

PROJECT
Heritage Impact Assessment, 53 and 55 Craig Street, Perth,
Lanark County, ON

PROJECT NO. LHC0562

NOTE(S) 1. All locations are approximate.
REFERENCE(S) 1. Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, USGS Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.



YYYY-MM-DD
FIGURE #

2/27/2026



Legend

- Property
- Adjacent Heritage Property, 125 Gore Street E

TITLE
Current Conditions of the Property

CLIENT
2B Developments Consultants and Associates

PROJECT
Heritage Impact Assessment, 53 and 55 Craig Street, Perth,
Lanark County, ON

PROJECT NO. LHC0562

NOTE(S) 1. All locations are approximate.
 REFERENCE(S) Land Information Ontario. 2025. Geospatial Ontario Imagery Data Services(Geo Imagery Data Service 2023 to 2027). "Ontario GeoHub". Raster dataset via WMS Server Connection. Accessed 9 June, 2025. <https://geohub.lio.gov.on.ca/maps/lio:geospatial-ontario-imagery-data-services/about>
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YYYY-MM-DD

3/16/2026

FIGURE #

2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the *Standards and Guidelines for the Conservation of Historic Places in Canada (S&Gs)* and the *Ontario Heritage Tool Kit*.² Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation – when necessary.
- Understanding the setting, context, and condition of the cultural heritage resource through research, site visit, and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

Relevant definitions for this HIA are included in Appendix B.

The approach to this HIA was informed by impact assessment guidance from the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process*.

2.1 LEGISLATION AND POLICY REVIEW

This HIA includes a review of relevant federal and provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property. The impact assessment considers the proposed project against this framework.

2.2 HISTORICAL RESEARCH

Historical research for this HIA included local history research. LHC consulted primary and secondary research sources, including:

- Local histories;
- Historic maps;
- Aerial photographs; and,
- Online sources about local history.

² Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada," last modified 2010, accessed 25 November 2025, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>; Ministry of Citizenship and Multiculturalism, "Heritage Property Evaluation," in *Ontario Heritage Tool Kit* (King's Printer or Ontario, 2025), accessed 25 November 2025, <https://www.ontario.ca/document/heritage-property-evaluation>.

A list of sources consulted in the preparation of this HIA can be found in Section 11.

2.3 SITE VISIT

A site visit was conducted on 12 February 2026 by Manager of Heritage Consulting Services, Benjamin Holthof and Student Architect, Lilly Zegeerius. The purpose of the site visit is to confirm, document, and photograph the general existing conditions of the Property, adjacent heritage properties, and the surrounding area. Interiors of the adjacent heritage properties were not accessed during the site visit. Unless otherwise attributed, all photographs in this HIA were taken during the site visit. A selection of photographs that document the Properties are included in Section 5.

2.4 CULTURAL HERITAGE VALUE

The HIA includes a description of the cultural heritage value or interest and heritage significance of 125 Gore Street East based on information from the Historic Sites and Monuments Board of Canada and from the OHT.

This HIA includes a list of heritage attributes for the Town of Perth from Appendix 9 of the *OP*. This list informs understanding of the heritage context around the Property and assessment of the proposed development against municipal cultural heritage policy and guidance.

2.4.1 CHARACTER DEFINING ELEMENTS AND HERITAGE ATTRIBUTES

Information on the cultural heritage value of 125 Gore Street East uses the terms Character-Defining Elements and Heritage Attributes to describe key heritage features of the property. These are similar concepts but are used in different contexts. The term heritage attribute is used by the Province of Ontario and is limited to tangible/physical elements. The *Historic Sites and Monuments Act* and other federal documents use the term Character-Defining Elements, which incorporates cultural associations or meanings and can therefore be tangible or intangible.³

2.4.2 HERITAGE INTEGRITY

Section 6.3 examines the heritage integrity of 125 Gore Street East. The HIA considers if the heritage integrity will be affected by the proposed development.

³ Dan Schneider, "Of attributes and elements," *University of Waterloo Heritage Resources Centre*, last modified 6 July 2022, accessed 17 February 2026, <https://uwaterloo.ca/heritage-resources-centre/blog/attributes-and-elements>.

2.5 IMPACT ASSESSMENT

The impact assessment is based on guidance from *Information Sheet #5: Heritage Impact Assessments and Conservation Plans* prepared by the MCM. *Information Sheet #5* outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **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; and,
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.⁴

This HIA considers these direct and indirect adverse impacts on 125 Gore Street East in Section 8.1.

Section 8.3 examines the proposed development against municipal cultural heritage policies and guidance.

⁴ Ministry of Citizenship and Multiculturalism, “Heritage Impact Assessments and Conservation Plans, Info Sheet #5,” in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement* as part of the *Ontario Heritage Tool Kit* (Queen’s Printer for Ontario, 2006), 3.

3 POLICY AND LEGISLATION CONTEXT

3.1 FEDERAL CONTEXT

3.1.1 HISTORIC SITES AND MONUMENTS ACT, R.S.C., 1985, C. H-4

The Government of Canada's *Historic Sites and Monuments Act, R.S.C., 1985, c. H-4* was consolidated 10 December 2025 and provides legislative powers for the Historic Sites and Monuments Board of Canada to designate and commemorate historic places on a federal level. Section 7 of the *Historic Sites and Monuments Act* details the responsibilities of the Historic Sites and Monuments Board of Canada as follows:

The Board may receive and consider recommendations respecting the marking or commemoration of historic places, the establishment of historic museums and the administration, preservation and maintenance of historic places and historic museums, and shall advise the Minister in carrying out his powers under this Act.⁵

The adjacent heritage property at 125 Gore Street East was designated a National Historic Site of Canada (NHSC) in 1972. A NHSC designation is commemorative. It has no formal protections except those that may be applied by provincial ownership and policy requirements.

3.2 PROVINCIAL CONTEXT

Provincial legislation and policy provide rules, direction, guidance, and authority to the Province and Municipalities to protect and enhance cultural heritage resources. In Ontario, cultural heritage is established as a matter of provincial interest directly through the provisions of the *Planning Act* with direction on addressing matters of provincial interest included in the *Provincial Planning Statement (PPS)*. Cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines including the *Ontario Heritage Act (OHA)*. Other provincial legislation applies to cultural heritage indirectly or in specific cases. These various acts, and the policies and plans under these acts, indicate broad support for the protection of cultural heritage by the Province.

3.2.1 PLANNING ACT, R.S.O. 1990, C.P.13

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario. Those carrying out responsibilities under this Act must do so in a manner that considers matters of provincial interest, including cultural heritage. Direction regarding

⁵ Government of Canada, "Historic Sites and Monuments Act, R.S.C., 1985, c. H-4," current to 10 December 2025, accessed 27 January 2026, <https://laws-lois.justice.gc.ca/PDF/H-4.pdf>.

provincial interest as it relates to land use planning and development in the province are outlined in the *PPS*, which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province.⁶

3.2.2 PROVINCIAL PLANNING STATEMENT, 2024

The *PPS* provides direction for municipalities regarding provincial requirements. It includes cultural heritage in its Vision for shaping how communities grow and prosper, indicating that “cultural heritage and archaeology in Ontario will provide people with a sense of place.”⁷

Section 4.6 of the *PPS* outlines provincial policy regarding cultural heritage and archaeology. Policy 4.6.1 and 4.6.3 are relevant for this HIA. These policies require:

- 4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
- 4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.⁸

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. A HIA may be required by a municipality in response to Section 4.6.1 and 4.6.3 to conserve the heritage attributes of a protected heritage property and can include mitigative measures and/or alternative development approaches.

The *PPS* provides several key definitions in Section 8:

Conserved means 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

⁶ Province of Ontario, “Planning Act, R.S.O. 1990, c. P. 13,” last modified 20 October 2024, accessed 27 January 2026, <https://www.ontario.ca/laws/statute/90p13>.

⁷ Ministry of Municipal Affairs and Housing, “Chapter 1: Introduction” in *Provincial Planning Statement, 2024* (King’s Printer for Ontario, 2024), accessed 25 November 2025, <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>, 1.

⁸ Ministry of Municipal Affairs and Housing, “Chapter 4: Wise Use and Management of Resources” in *Provincial Planning Statement, 2024* (King’s Printer for Ontario, 2024), accessed 25 November 2025, <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>.

should be included in these plans and assessments.⁹

Protected Heritage Property means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites..¹⁰

Other applicable definitions are included in Appendix B.

3.2.3 ONTARIO HERITAGE ACT, R.S.O. 1990, C.O.18

The *OHA* enables the provincial government and municipalities with powers to conserve, protect, and preserve the heritage of Ontario. The *OHA* gives municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.¹¹

Part II of the *OHA* outlines the roles and responsibilities of the OHT, which is charged with managing and supporting the conservation of heritage properties in Ontario. Through the *OHA*, the OHT has the power to create by-laws and own certain properties in Ontario (Part II 7b and 7d, Part II 10(1)a, and 10(1)b). Part III and III(i) of the *OHA* outlines the parameters in which heritage standards and guidelines may be developed.¹² The adjacent heritage property at 125 Gore Street East is owned by the OHT.

3.3 LOCAL FRAMEWORK

3.3.1 LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN (2024)

The *Lanark County Sustainable Communities Official Plan (SCOP)* was adopted by Council in 2012 and was approved by the Minister of Municipal Affairs and Housing. It was consolidated

⁹ Ministry of Municipal Affairs and Housing, *Provincial Planning Statement, 2024* (King's Printer for Ontario, 2024), accessed 17 February 2026, <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>, 41.

¹⁰ Ministry of Municipal Affairs and Housing, *Provincial Planning Statement*, 52.

¹¹ Province of Ontario, "Ontario Heritage Act, R.S.O. 1990, c. O. 18," last modified 4 December 2024, accessed 25 November 2025, <https://www.ontario.ca/laws/statute/90o18>.

¹² Province of Ontario, "Ontario Heritage Act, R.S.O. 1990, c. O. 18."

in 2024. The SCOP provides a decision-making framework for land use planning in the County to 2032.¹³

Section 8.2.11 contains policies pertaining to cultural heritage. The following sections are directly applicable to this HIA:

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.¹⁴

Additional relevant local policies from this plan are included in Appendix C.

3.3.2 TOWN OF PERTH OFFICIAL PLAN (2025)

The *Town of Perth Official Plan (OP)* was consolidated 11 December 2025 with modifications as approved by Lanark County on 5 December 2025. The *OP* provides a policy framework to guide physical changes in the Town and their associated impacts to approximately 2045.¹⁵

Chapter 6 addresses cultural heritage with Section 6.6 specifically addressing heritage conservation policy. The following Section is directly applicable to the project and the management of heritage properties adjacent to proposed developments:

6.6.3. a. 1. Development, lot creation, and site alteration including any public work, private development, consent or zoning by-law amendment or site plan approval, plan of subdivision or condominium, or any development requiring approval from the Committee of Adjustment shall not be permitted on adjacent lands to a protected heritage property except where the proposed development and site alteration has been evaluated in a heritage impact or archaeological assessment completed by a

¹³ Lanark County, “Lanark County Sustainable Communities Official Plan (SCOP),” last modified 2024, accessed 27 January 2026, <https://www.lanarkcounty.ca/wp-content/uploads/2025/06/Official-Plan-Document-2024-Office-Consolidation.pdf>, 6.

¹⁴ Lanark County, “Sustainable Communities Official Plan,” 53.

¹⁵ Town of Perth, “Town of Perth Official Plan,” consolidated 11 December 2025, accessed 27 January 2026, <https://www.perth.ca/media/tmfc1suh/perth-op-consolidation-december-11-2025.pdf>, 5-8.

qualified professional and the evaluation demonstrates that the heritage attributes of the protected property will be conserved.¹⁶

Additional relevant policies to this HIA are included and discussed in Appendix C.

This HIA has been prepared in response to the Town's cultural heritage policies. It outlines and analyses potential adverse impacts to the adjacent heritage property.

¹⁶ Town of Perth, "Official Plan," 56.

4 BACKGROUND RESEARCH AND ANALYSIS

4.1 PRE-CONTACT HISTORY

The pre-European contact (pre-contact) history of this area is long and diverse. Archaeologists generally divide the chronology of pre-European contact land use in Southern Ontario into three primary periods based on characteristics of settlement patterns and material culture: Paleo, Archaic, and Woodland.

Southern Ontario became open to settlement following the final retreat of the Laurentide Ice Sheet, which had covered much of the Great Lakes area until approximately 12,000 B.P. The earliest human occupation of Southern Ontario dates to 11,000 B.P. During this archaeological period, known as the Paleo period (9500 – 8000 BCE), the climate was similar to the modern sub-arctic, and vegetation was dominated by spruce and pine forests. The initial occupants of the province - distinctive in the archaeological record for their stone tool assemblage - were nomadic big game hunters (i.e., caribou, mastodon, and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometers in a single year.¹⁷

During the Archaic period (8000 – 1000 BCE), the occupants of Southern Ontario continued to be migratory by nature but lived in larger groups and occupied smaller territories – possibly remaining within specific watersheds. People refined their stone tools to include polished or ground stone tools at this time.¹⁸

The Woodland period in Southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000 – 400 BCE), Middle Woodland (400 BCE – CE 500), and Late Woodland (500 – 1650 CE). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long-distance trade networks. The Late Woodland period is marked by the establishment of larger village sites, sometimes containing dozens of long houses and fortified with palisade walls. Agriculture increased during this period as did regional warfare.¹⁹

¹⁷ C. Ellis and D.B. Deller, “Paleo-Indians,” in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990).

¹⁸ Toronto Region Conservation Authority, “Chapter 3: First Nations,” in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*, prepared by the Toronto Region Conservation Authority (Toronto, ON, 2001).; G. Watson, “Prehistoric Peoples of the Rideau Waterway,” in *Archaeological Historical Symposium: October 2-3, 1982, Rideau Ferry, Ontario*, edited by F.C.L. Wyght (Lombardy, Ontario), 24–55.

¹⁹ L. Jackson, “Dawson Creek: An Early Woodland Site in South-Central Ontario,” *Ontario Archaeology*

4.2 SEVENTEENTH AND EIGHTEENTH-CENTURY CONTEXT

At the beginning of the 17th century, permanent European settlements were established in northeastern North America. These settlements resulted in dramatic changes in the Indigenous populations influenced by trade, warfare, and disease. The Huron Wendat - who, by the mid-17th century, had occupied areas around Lake Simcoe and along the south end of Georgian Bay - were dispersed by the Iroquois from south of Lake Ontario. The Attawandaron (Neutral) at the west end of Lake Ontario were similarly displaced by 1650 and the St. Lawrence Iroquois, encountered by Jacques Cartier at Hochelaga (Montreal) in 1534²⁰, had completely disappeared by the time of Samuel de Champlain's arrival to the region at the beginning of the 17th century.

Samuel de Champlain documented his numerous interactions with Indigenous peoples in the Ottawa Valley during visits in 1613 and 1615. At the time, an extensive, complex network of trade existed with various culturally distinct peoples around the Ottawa Valley.²¹ Early European documentation reveals three Algonquin cultural groups within the Ottawa Valley region: the Matouweskarini, Onontcharonon, and the Weskarini.²²

European activity in Southern Ontario during the 17th century was principally limited to fur trade. Fort Frontenac was located at the confluence of Lake Ontario and the St. Lawrence River in present day Kingston. By this time, the Iroquois had established seven villages along the north of Lake Ontario including Ganarakas at the present-day site of Port Hope.²³ In the Niagara Peninsula, the Attawandaron were initially succeeded by the Seneca who controlled the Niagara River. Early in the 18th century these were abandoned as the Ojibway successfully pushed south from Georgian Bay, occupying all Southern Ontario.²⁴

Following the defeat of the French in the Seven Years War, the British issued a Royal Proclamation in 1763 to administer the territories that had been won including Canada. The Proclamation established the Appalachian Mountains as the boundary between the

33: 12–32.; L.R.B. Parker, "The Fitzgerald Site: A Non-Meadowood Early Woodland Site in Southwestern Ontario," *Canadian Journal of Archaeology* 21(2): 121–148.; Toronto Region Conservation Authority, "Chapter 3: First Nations."

²⁰ Parks Canada, "The St. Lawrence Iroquoians," *Parks Canada*, last modified 19 November 2022, accessed 17 March 2026, <https://parks.canada.ca/lhn-nhs/qc/cartierbrebeuf/culture/autochtone-indigenus/natcul4>.

²¹ Jean-Luc Pilon, "Ancient History of the Lower Ottawa Valley," in *Ottawa River: A Background Study for Nomination of the Ottawa River Under the Canadian Heritage River System*, accessed 19 February 2026, <https://ottawariver.org/pdf/04-ch2-2.pdf>, 16-20.

²² J. V. Wright and C. E. Heidenreich, "Population and Subsistence: Plate 18, Vol. 1," in *Historical Atlas of Canada: From the Beginning to 1800*, edited by R. Cole Harris (University of Toronto Press, 1987).

²³ Nick Adams, "Iroquois Settlement at Fort Frontenac in the Seventeenth and Early Eighteenth Centuries," *Ontario Archaeology* 46 (1986): 5-20.

²⁴ Peter S. Schmalz, *The Ojibway and Southern Ontario* (Simcoe City Council, 1987).

Indigenous and Colonial lands and in doing so recognized the rights of Indigenous populations to their lands.²⁵ The Royal Proclamation “set the constitutional structure for negotiations of treaties with the Indigenous inhabitants of large sections of Canada.”²⁶ In Eastern Ontario, a succession of often vague agreements were made beginning with the Crawford purchases of 1783; the Gunshot Treaty (1783-87) and provisional surrender of land claims from the Mississauga that included much of Renfrew, Carleton, Lanark, Frontenac and Lennox and Addington counties in 1819²⁷; and the “Simcoe Deed” Lieutenant Governor John Graves Simcoe signed in 1792 with Mohawk families displaced by the American Revolution.

In 1788, the administration of the colony divided what would become southern and eastern Ontario into four political districts: Lunenburg, Mecklenburg, Nassau, and Hesse. The districts were renamed the Eastern, Midland, Home, and Western Districts, respectively, in 1791 when the Province of Upper Canada was formed.²⁸ Lanark County is in part of what was the Mecklenburg District and was renamed the Midland District.

4.3 TREATIES

The County of Lanark falls within Treaty 27 and 27 ¼, or the Rideau purchase, and Crawford Purchase treaty area. The Crawford Purchase refers to a series of land purchases by Captain William Crawford on behalf of the Crown to provide land to Loyalists. These purchases were made in 1783 between several indigenous communities and included land on Lake Ontario and the St. Lawrence River.²⁹

The Town of Perth lies within the Crawford Purchase Treaty area. The Rideau Purchase was entered into on 31 May 1819 and was signed in 1822 by representatives of the Crown and members of the Anishinaabe. This Treaty enabled the construction of the Rideau Canal.³⁰

²⁵ Colin G. Calloway, *The Indian World of George Washington: The First President, The First Americans, and the Birth of a Nation* (Oxford University Press, 2018).

²⁶ Hall, Anthony J., Gretchen Albers, Andrew McIntosh, Royal Proclamation of 1763, *The Canadian Encyclopedia*, August 30, 2019. Accessed 17 March 2026, <https://thecanadianencyclopedia.ca/en/article/royal-proclamation-of-1763>.

²⁷ *Heritage Atlas of Hastings County*, edited by Orland French (County of Hastings, 2006).

²⁸ Archives of Ontario, “The Changing Shape of Ontario, Early Districts and Counties 1788-1899,” *Province of Ontario*, accessed 9 December 2025, <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>.

²⁹ Government of Ontario, “Crawford’s Purchases,” *Map of Ontario Treaties and Reserves*, last modified 23 April 2024, accessed 27 January 2026, <https://www.ontario.ca/page/map-ontario-treaties-and-reserves#t22>.

³⁰ Government of Ontario, “Rideau Purchase,” *Map of Ontario Treaties and Reserves*, last modified 23 April 2024, accessed 27 January 2026, <https://www.ontario.ca/page/map-ontario-treaties-and-reserves#t22>.

4.4 INDIGENOUS CONTEXT

4.4.1 ALGONQUINS OF ONTARIO

The County of Lanark and the Town of Perth are located on the unceded territories of the Algonquins of Ontario. The following text is on the Algonquins of Ontario (**AOO**) website:

The Algonquins lived in present-day Ontario for thousands of years before Europeans arrived. Algonquin territory originally extended from the St. Lawrence River to the French River in the west, south to the Adirondack mountains in New York State, and north above Lake Abitibi. Over the past several hundred years, the description of Algonquin Territory has changed to be the lands and waters on both sides of the Ottawa River watershed from modern Hawkesbury to Lake Nipissing and north past the headwaters of the Ottawa River. Today, ten Algonquin communities comprise the Algonquins of Ontario:

- The Algonquins of Pikwakanagan First Nation
- Antoine
- Kijicho Manito Madaouskarini (Bancroft)
- Bonnechere
- Mattawa/North Bay
- Ottawa
- Shabot Obaadjiwan (Sharbot Lake)
- Snimikobi (Ardoch)
- Whitney and Area

Based on a Protocol signed in 2004; these communities are working together to provide a unified approach to negotiate a modern-day Treaty. The Algonquins of Ontario Settlement Area includes a territory of nine million acres within the watersheds of the Kitchissippi (Ottawa River) and the Mattawa River in Ontario.

This unceded territory, encompasses most of eastern Ontario, including the City of Ottawa, and most of Algonquin Provincial Park. More than 1.2 million people live and work within the unceded AOO Settlement Area. There are 84 municipal jurisdictions fully and partially located within the unceded AOO Settlement Area, including 75 lower and single tier municipalities and nine upper tier municipalities.

On October 18, 2016, the AOO and the Governments of Ontario and Canada reached a major milestone in their journey toward reconciliation and renewed relationships with the signing of the Agreement-in-Principle (AIP). The signing of the AIP is a key step toward a Final Agreement, which will clarify the rights of all concerned. By signing the AIP, the APP and the Crown have expressed, in a formal way, their mutual intention and desire for a lasting partnership. This event signaled the beginning of a new relationship between the AOO and the Crown, one in which the mistakes of the past must be supplanted by a new type of mutual respect and cooperation.³¹

4.5 SURVEY AND EARLY EURO-CANADIAN SETTLEMENT

4.5.1 LANARK COUNTY

Euro-Canadian settlement in the County began in 1815 after the Edinburgh proclamation, which offered free passage, farming tools, and loans for families to travel and settle in the County of Lanark.³² Most initial immigrants to Lanark County were from the Scottish Highlands and began to settle the area in 1816 when Lanark County was officially formed.³³ In 1820, a second wave of immigrants arrived to the County, predominantly from Scotland, and by 1825, the population was 7,928.³⁴ This second immigration wave was influenced by the construction of the Rideau Canal, which began in 1826. Irish and Scottish masons, carpenters, and general laborers answered the call and lived and settled in the surrounding towns after the Canal was completed in 1832.³⁵

The Kingston and Pembroke railway began construction in 1871 with the aim of accessing dense forests and mineral deposits in Counties along its line.³⁶ Its arrival to Lanark County marked the beginning of the mining boom in the County, which lasted until well into the 20th century. Most mines in Lanark County were iron, the most successful of which was Wilbur

³¹ Algonquins of Ontario, "History of the Algonquins," accessed 9 March 2026, <https://www.tanakiwin.com/wp-system/uploads/2013/10/a-History-of-the-Algonquins.pdf>.

³² Ron Shaw, "Key Dates in the Founding of the Perth Military Settlement," *Perth & District Historical Society*, accessed 28 January 2026, <https://www.perthhs.org/documents/perth-settlement-key-dates.pdf>, 1.

³³ H. Belden & Co., *Illustrated Atlas of the Dominion of Canada* (H. Belden & Co., 1880), accessed 19 February 2026, <https://digitalarchive.tpl.ca/objects/305637/illustrated-atlas-of-the-dominion-of-canada-containing-auth?ctx=53787a70af9212bfcc4aef5c0a4cacea8bc8692&idx=0#>, i.

³⁴ H. Belden & Co., *Illustrated Atlas of the Dominion of Canada*, iv.

³⁵ James Marsh, "Colonel By and the Construction of the Rideau Canal," *The Canadian Encyclopedia*, last modified 4 March 2015, accessed 13 February 2026, <https://thecanadianencyclopedia.ca/en/article/building-the-rideau-canal-feature>.

³⁶ Susanna McLeod, "Money, girls and whisky – the K&P story," *The Kingston Whig Standard*, last modified 25 June 2013, accessed 29 January 2026, <https://www.thewhig.com/2013/06/25/money-girls-and-whisky--the-kp-story>.

Mine. The K&P Railway operated between 1880 and 1911.³⁷ In 1913, the railway was incorporated into the Canadian Pacific Railway (CPR), which had reached Lanark County in the early 1880s through tracks connecting Perth and Toronto.³⁸ After the arrival of CPR, the factories building rail cars were started in Perth and supported by local mines.³⁹

4.5.2 TOWN OF PERTH

Perth was initially built as a military settlement between 1815 and 1816 by the British Government and remains the seat of the District. It was settled by veterans from the United States and the United Kingdom with the population reaching 1,500 by October of 1816.⁴⁰ Roads were wide and laid out in regular grids.⁴¹ The heads of families who wanted to become farmers were given 100 acres while those remaining in the village received one acre.⁴² The first documented land owner was Captain Joshua Adams, who later constructed the village's first tavern, sawmill, and grist mill.

In the Village's first years, the economy was supported by the export of wheat, potash, and lumber to Brockville. In 1831, construction began on the Tay Canal. When it was completed in 1834, lumber was sent down the Tay River to the Rideau Canal.⁴³ By 1846, the village had one grist mill and one sawmill, eleven stores (the first of which opened in 1816), seven taverns, three foundries, four tanneries, three distilleries, and seven blacksmiths among other trades and businesses.⁴⁴

³⁷ Bill Tupper, "The Wilbur Mine, Lanark County, Ontario," *Rideau Township Historical Society*, last modified 18 March 2021, accessed 29 January 2026, <https://rideautwphistory.org/the-the-wilbur-mine-lanark-county-ontario/>.

³⁸ McLeod, "Money, girls and whisky.;" Ron Shaw, *The CPR Comes to Town: The Perth Car Shops* (Perth and District Historical Society, 2020), accessed 19 February 2026, <https://www.perthhs.org/documents/CPR-comes-to-town.pdf>, 1.

³⁹ Lanark County, "Economic Development," *Lanark County*, last modified 2026, accessed 9 March 2026, <https://www.lanarkcounty.ca/working/economic-development/>.

⁴⁰ Daniel Francis, "Perth," *The Canadian Encyclopedia*, last modified 4 March 2015, accessed 9 March 2026, <https://thecanadianencyclopedia.ca/en/article/perth>.

⁴¹ Smith, *Canadian Gazetteer*, 144.

⁴² Mary A. B. Campbell, *Early Days of the Perth Settlement*, edited by Charles Dobie and Ron W. Shaw (Perth and District Historical Society, 2023), accessed 19 February 2026, <https://www.perthhs.org/documents/early-days-of-the-perth-settlement.pdf>, 2.

⁴³ Ken W. Watson, "The Tay Canal: Past, Present and 175th," *Perth & District Historical Society*, last modified 2009, accessed 18 February 2026, [https://www.perthhs.org/history/tay-canal-watson.html#history](https://www.perthhs.org/history/tay-canal-watson.html#history;);; Campbell, *Early Days*, 3.; James H. Marsh, "Colonel by and the Construction of the Rideau Canal," last modified 4 March 2015, accessed 30 January 2026, <https://www.thecanadianencyclopedia.ca/en/article/building-the-rideau-canal-feature>.

⁴⁴ Campbell, *Early Days*, 7.; Smith, *Canadian Gazetteer*, 145.

The village of Perth was incorporated as a Town in 1854. The Brockville and Ontario Railway arrived in 1859.⁴⁵ The company merged with the Canada Central Railway in 1878, which was later purchased by the CPR in 1881. Growth of the railway in the area enabled Perth to become a railcar town. The first ‘Car Shop’ was constructed between October 1881 and July 1882 on the northeast side of Chetwynd Street. Its operations were powered by a large steam engine. After one year in production, the factory employed 240 men and produced 15 freight cars per week. At the end of 1904, the factory ceased operations and the plant was deconstructed to reuse materials in other works.⁴⁶

Throughout the 20th century, mining in Lanark County supported Perth’s economy. As the forests were depleted, agriculture –including growing wheat—became an important industry. As the seat of the County, Perth was also the center for administration and service industries as well as political activities. A small population of lawyers were based in the Town.⁴⁷

4.6 PROPERTY HISTORY

4.6.1 PLAN 8828 LOT 3 – NORTH SIDE OF CRAIG STREET

The Crown granted all of Lot 3, Plan 8828 to John Adamson on 23 October 1821.⁴⁸ On 7 November 1828, John Adamson deeded the lot to James Sargeant and William Stewart, who later deeded the lot back to John Adamson on 23 September 1829.⁴⁹

4.6.2 53/55 CRAIG STREET

Upon his death, John Adamson willed part of Lot 3 to Catherine, Sarah, and John Adamson on 23 September 1830.⁵⁰ Catherine Adamson later married - becoming Catherine Fraser - and willed the Property to John, Eveline, Hector, Donald, and Sarah Fraser and John MacDowell on 6 January 1886.⁵¹ On 25 January 1910, Donald, Sarah, Catherine, Mary, Annie, and Annie P. Fraser deeded the Property to Alice McDowell.⁵² Alice and John McDowell later deeded the Property to Fredrick Forrester on 23 March 1923.⁵³ Upon his death, Fredrick Forrester deeded

⁴⁵ Francis, “Perth.”

⁴⁶ Shaw, *The CPR Comes to Town*.

⁴⁷ Campbell, *Early Days*.; Parks Canada, “McMartin House National Historic Site of Canada.”

⁴⁸ County of Lanark Land Registry Office (LRO 27), “PERTH, Book 0, PLAN 8828; HARVEY STREET; CRAIG STREET; BROCK STREET,” accessed 29 January 2026,

<https://www.onland.ca/ui/27/books/54811/viewer/321431858?page=144>, Instrument No. Patent.

⁴⁹ LRO 27, “Book 0,” Instrument No. B-449.; LRO 27, “Book 0,” Instrument No. C-714.

⁵⁰ LRO 27, “Book 0,” Instrument No. H-339.

⁵¹ LRO 27, “Book 0,” Instrument No. GR-442.

⁵² LRO 27, “Book 0,” Instrument No. 3P-5869.

⁵³ LRO 27, “Book 0,” Instrument No. 3T-8103.

the Property to James Orville Forrester on 22 November 1965, who finally transferred the Property to James Albert Forrester on 18 February 1994.⁵⁴

A building was built on the Property in 1816 as a headquarters for the British army during the Town of Perth's early days as a military town (Figure 3). Over its over 200-year history, the building served as an inn, church, school, meeting place, printing office, and a residence. James Forrester, the last owner of the Property, led students from the Algonquin College Perth campus on a documentation and reconstruction project. In 2023, the building was deconstructed and moved to Algonquin's Perth Campus. The Property is now vacant (Figure 4).⁵⁵

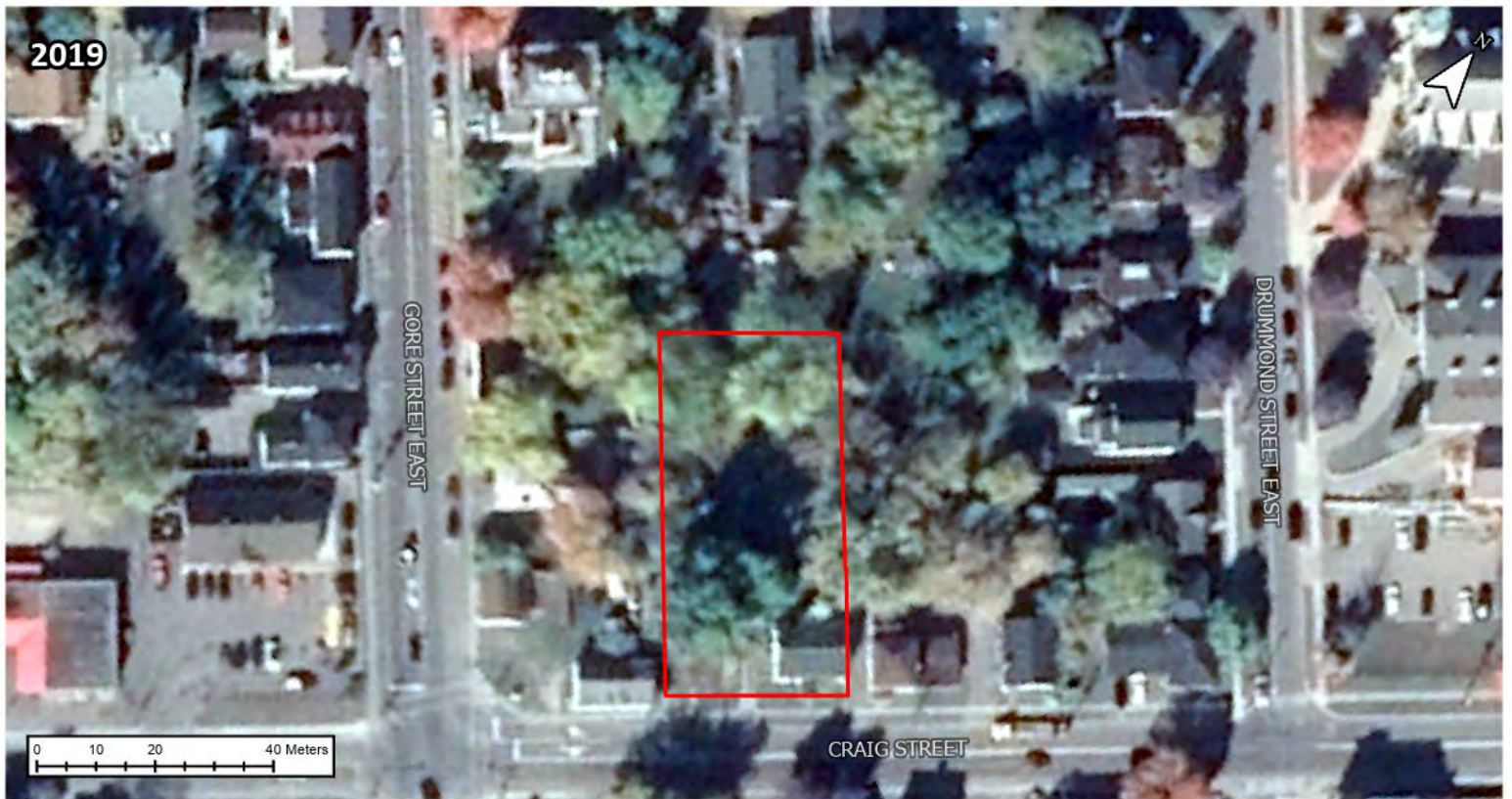


Figure 3. View of the original building on the site, date unknown⁵⁶

⁵⁴ LRO 27, "Book 0," Instrument No. 31645.; LRO 27, "Book 0," Instrument No. 155264.

⁵⁵ Perth Courier, "Perth Historical Society Hosts Talk on the Deconstruction of the 'Old Red House,'" *Inside Ottawa Valley*, last modified 17 October 2023, accessed 6 March 2026, https://www.insideottawavalley.com/opinion/contributors/perth-historical-society-hosts-talk-on-the-deconstruction-of-the-old-red-house/article_63a8aef1-6e6d-534e-bbda-51762899ff77.html.

⁵⁶ Perth Courier, "Perth historical society hosts talk on the deconstruction of the 'Old Red House'"



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

Google Earth.

2019. Imagery Date: 10/10/2019.

2024. Imagery Date: 7/29/2024.

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TITLE
2019 and 2024 Aerial Photographs Showing the Property

CLIENT
 2B Developments Consultants and Associates

PROJECT
 Heritage Impact Assessment, 53 and 55 Craig Street, Perth,
 Lanark County, ON

PROJECT NO. LHC0562



YYYY-MM-DD

3/17/2026

FIGURE #

4

4.7 ADJACENT PROPERTY HISTORY – 125 GORE STREET EAST

The adjacent heritage property at 125 Gore Street East is in part Lot 3 Plan 8828 on the South Side of Harvey Street. The Crown deeded the whole of lot 3 to Reverend Michael Harris James Powell, and George Burke. on 29 March 1827.⁵⁷ Reverend Michael Harris *et al* deeded the lot to Daniel McMartin on 4 June 1828.⁵⁸ It was around this time that the house on the property was constructed. Between 1828 and 1870, the lot passed to James Thompson who deeded it to Charles and Freeman Lane on 17 October 1870.⁵⁹ The lot was subdivided and Charles Lane and his wife later deeded the property to Freeman Lane on 28 December 1870.⁶⁰ On 19 October 1871, Freeman Lane and his wife deeded the Property to William O'Brien, who later deeded it to Mary Jane Grant on 19 March 1883.⁶¹ Mary Grant deeded the property to the Roman Catholic Episcopal Corporation of Kingston for use as St. John's Roman Catholic Church Hall on 28 May 1919.⁶² The property remained with the church until it was deeded to Riv-Lar Limited on 20 January 1972.⁶³ Finally, the deed was transferred to the Ontario Heritage Foundation (now the Ontario Heritage Trust), who owns and operates the property to this day, on 12 April 1972.⁶⁴

4.7.1 DANIEL MCMARTIN

Daniel McMartin was born in 1798 to Loyalists in Williamsburg. In 1823, he became the Town of Perth's first lawyer and established the Town's only law firm at the time. As a member of the Tory Elite, he was a wealthy and influential man with extensive connections to powerful political figures. In 1828, he acquired the property and commissioned the construction of the house in 1830.⁶⁵

⁵⁷LRO 27, "Book 0, HARVEY STREET," Instrument No. Patent.

⁵⁸ LRO 27, "Book 0, HARVEY STREET," Instrument No. B-417.

⁵⁹ LRO 27, "Book 0, HARVEY STREET," Instrument No. 3C-188.

⁶⁰ LRO 27, "Book 0, HARVEY STREET," Instrument No. 3C-212.

⁶¹ LRO 27, "Book 0, HARVEY STREET," Instrument No. 3C-292; LRO 27, "Book 0, HARVEY STREET," Instrument No. 3F-1670.

⁶² LRO 27, "Book 0, HARVEY STREET," Instrument No. 3S-7289; Perth Remembered, "Perth Remembered: Buildings," accessed 18 February 2026, <https://www.perthremembered.com/buildings-of-perth/>.

⁶³ LRO 27, "Book 0, HARVEY STREET," Instrument No. 45948.

⁶⁴ LRO 27, "Book 0, HARVEY STREET," Instrument No. 46275.

⁶⁵ Ontario Heritage Trust, "McMartin House," accessed 18 February 2026, <https://www.heritagetrust.on.ca/properties/mcmartin-house>.

5 EXISTING CONDITIONS

5.1 SURROUNDING CONTEXT

The Property is in Eastern Ontario in the central core of the Town of Perth. It is approximately 200 metres (m) southeast of the Tay River. It is also approximately 135 m southwest of St. James the Apostle Anglican Church and approximately 280 m southeast of Perth Town Hall. The Property is bound by 125 Gore Street East and 26 Harvey Street to the northwest, 49 and 51 Craig Street to the northeast, Craig Street to the southeast, and 59 Craig Street and 131 and 133 Gore Street East to the southwest. The topography of the area is moderately hilly with land sloping up to the northeast. Local vegetation includes deciduous and coniferous trees and shrubs along roads and between properties.

Primary circulation in the region is along Gore Street East and Craig Street. Outside of the Town, Gore Street East up to Craig Street and along Craig Street to the northeast are known as Highway 43. Gore Street is the main arterial road through town providing access between Gore Street West to the northwest and Rideau Ferry Road to the southeast. Near the Property, it has one northwest and one southeast bound lane with an additional turning lane. It has an asphalt driving surface, concrete curbs, street parking on the east side of the road, boulevards with manicured lawns, and concrete sidewalks. Wood utility poles with streetlights are set into the boulevards on the west side of the road (Photo 1 and Photo 2).

Craig Street—at the Property—is an arterial road between Wilson Street East to the southwest and Drummond Concession 1 to the northeast. It has one southwest bound and one northeast bound lane with an additional turning lane. It has an asphalt driving surface, concrete curbs, boulevards with manicured lawn, and concrete sidewalks. Wood utility poles with streetlights are within the boulevards on the north side of the road (Photo 3 and Photo 4).

The character of the area around the Property is urban with a mix of residential, commercial, and institutional buildings. The residential buildings are generally one-and-a-half to two stories, clad in brick or clapboard siding, and have moderate to small front yards with manicured lawn and mature, deciduous trees. Commercial buildings include food service, convenience, and small shops in one to two storey contemporary and historic buildings. Institutional buildings in the area range from one to two storeys in height and are generally stone constructions. Building styles range from Ontario Gothic, Georgian, French Revival, and Edwardian (Photo 5 through Photo 9). The area surrounding the Property lacks a cohesive character. Buildings have a variety of uses, and wide range in age, style, ornamentation, massing, and materials. Properties adjacent and across the street from the Property include a mix of 19th through 21st century residential buildings, including single-detached house forms

and multi-unit residential buildings. A building with a similar scale as the proposed is present at the corner of Drummond Street East and Craig Street (Photo 6).



Photo 1. View southeast of the intersection of Gore Street and Craig Street



Photo 2. View northwest of Gore Street



Photo 3. View southwest of Craig Street near the Property



Photo 4. View northeast of the intersection of Craig Street and Drummond Street East



Photo 5. View east of three residential properties on Craig Street across from the Property



Photo 6. View east of two residential properties at the corner of Drummond Street East and Craig Street



Photo 7. View north of the Ontario Courthouse and St. James the Apostle Church on Drummond Street East near the Property

5.2 53/55 CRAIG STREET

The Property at 53/55 Craig Street is a rectangular lot of approximately 30 metres by 60 metres and has an approximate area of 1,800 square metres (m²). There are no buildings on the Property (Photo 8). It is accessed by a short, gravel driveway off Craig Street. The Property consists of manicured lawn, grasses and shrubs, and has a dense line of mature deciduous and coniferous trees that line the northwestern half of the Property (Photo 9). Views of the adjacent heritage property at 125 Gore Street East are heavily obscured by a line of mature coniferous trees on 125 Gore Street East when viewed from the Property (Photo 10).



Photo 8. View northwest of the Property from the east side of Craig Street



Photo 9. View west of the southwest and northwest property lines of the Property



Photo 10. View northwest of the adjacent heritage property from the Property



Photo 11. Close up view northwest of the adjacent heritage property (125 Gore Street East) from the Property

5.3 ADJACENT HERITAGE PROPERTY – 125 GORE STREET EAST

The Historic Sites and Monuments Board of Canada describes the building on the property at 125 Gore Street East as having been designed in the classical style with elaborate ornamentation (Photo 13 to Photo 14). Parks Canada lists its symmetrical five-bay façade, central entry, high quality workmanship, and use of Federal style detailing as some of its character-defining elements.⁶⁶ The complete statement of significance is included in Section 6.

The building is in the northwest section of the Property. The front and side yards have a white, wood fence around them. The rear yard is open with deciduous and coniferous trees around the edges. Coniferous trees are located around the southeast corner of the lot (Photo 14).



Photo 12. View southeast of the front facade of the main facade of the McMartin House

⁶⁶ Historic Sites and Monuments Board of Canada, “McMartin House National Historic Site of Canada,” *Parks Canada Directory of Federal Heritage Designations*, accessed 29 January 2026, https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=796.



Photo 13. View northeast of the southwest facade of the McMartin House



Photo 14. View east of the rear yard of the adjacent heritage property

6 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

6.1 125 GORE STREET EAST

There are two Statements of Significance for the 125 Gore Street East: one from the Historic Sites and Monuments Board of Canada and the other from the OHT.

6.1.1 NATIONAL HISTORIC SITE STATEMENT OF SIGNIFICANCE

The Historic Sites and Monuments Board of Canada provides the following Statement of Significance for the building at 125 Gore Street East:

Description of Historic Place

McMartin House National Historic Site is a gracious two-storey red brick residence located at 125 Gore St. in the centre of the town of Perth, Ontario. Its classically inspired architecture is particularly elaborate for the time and place and has been preserved as a museum. The designation refers to the interior and exterior of the house and its lot.

Heritage Value

McMartin House was designated a National Historic Site in 1972 because this imposing house symbolizes the wealth and social aspirations of a member of the Tory elite.

McMartin House National Historic Site was built in 1830 for Daniel McMartin (1798-1869), one of the first lawyers in Perth, then capital of Bathurst District. McMartin was a member of Upper Canada's Tory elite, born at Williamsburg of Loyalist stock, educated at John Strachan's Cornwall grammar school and Osgoode Hall in Toronto. The house he built was a sophisticated and elaborate residence that reflects American Federal style. Major renovations were carried out in 1883, and the interior was altered in 1919 to accommodate use as St. John's Roman Catholic Church hall. The house was acquired by the Ontario Heritage Foundation in 1972 which has undertaken restoration over the years.

The heritage value of McMartin House National Historic Site resides in its associations with the governing Tory elite as illustrated by its high style, substantial scale, sophisticated composition and elaborate details.

Character-Defining Elements

Key features contributing to the heritage value of this site include: its two-storey cubic massing under a low pitched hipped roof with lanterns, a cupola and tall

side chimneys; its substantial scale and presence, enhanced by its high basement; its symmetrical five-bay facade with central entry; the Adamesque or Federal style detailing with its regularly spaced multi-pane sash windows, central top- and side-lit entry and elliptically arched tripartite window above, its use of relieving arches over the window bays, pilasters, and corner quoins, its polygonal wooden cupola with side lanterns, decorative capped chimneys, a decorative cornice, and ornate window headers; the contrasting colours and textures of its wall materials comprising red brick walls with stone detailing and basement platform; the high quality workmanship evident in its composition, and particularly in the masonry and wood work; surviving evidence of original interior layout, spacial volumes, materials and detailing; the setting within a garden fenced off from the street.⁶⁷

6.1.2 ONTARIO HERITAGE TRUST STATEMENT OF SIGNIFICANCE

The OHT provides the following statement of significance for 125 Gore Street East:

Description of Historic Place

The building at 125 Gore Street East, known as McMartin House is situated at the corner of Gore and Harvey Streets in downtown Perth. The two-storey building was designed in the American Federal Style and constructed in 1830. The McMartin House was designated a National Historic Site in 1962 [*sic*]⁶⁸ by the Government of Canada. The site was purchased by the Ontario Heritage Foundation, now the Ontario Heritage Trust (OHT), on April 12th, 1972, and has since undergone extensive preservation and restoration work. On June 30th, 1979, the OHF unveiled a provincial plaque commemorating the McMartin House.

Heritage Value

Historic Value:

McMartin House is significant for its association with Daniel McMartin, a historic figure in Perth, who moved there in 1823 to become the town's first lawyer. He was born to Loyalist parents in 1798 and raised in nearby Martintown, then educated at Osgoode Hall in Toronto. He built McMartin House in 1830 with money he inherited from his father. He married Charlotte Mathilda Morgan in 1836, the daughter of wealthy Americans, and the couple had four children. The house was seized by the sheriff in 1868 for non-payment of debts. Daniel McMartin died a year later after a brief illness. McMartin House is also associated with

⁶⁷ Historic Sites and Monuments Board of Canada, "McMartin House."

⁶⁸ McMartin House was designated a National Historic Site of Canada in 1972.

William O'Brien, a wealthy boot and shoe manufacturer with three children, who was elected to town council in 1896 and lived at the house from 1871-1883. McMartin House is also associated with Dr. William Grant and his family, who lived in the house from 1883 to 1919, a prominent family in Perth. The house is associated as well with the Roman Catholic Diocese of Kingston, during the period 1919-1972. They made the most drastic changes to the property, converting it to a parish hall and renaming the building St. John's Memorial Hall. Since 1974 the property has been leased to the Perth and County Senior Craft Fellowship.

Architectural Value:

McMartin house is a significant example of the American Federal style in Canada. This style was popular in the United States between 1780 and 1820 but was very rarely seen in Canada. The house is built of red brick in Flemish bond, with marble trim and quoins. Round and semi-elliptical arches form a layer across the symmetrical façade, and the house has a standing seam tin roof (replicating original fer blanc or sheet iron coated with tin roofing) ornamented with two lanterns and a large central cupola (replicas based on originals). Interior details such as window trim and moldings were inspired by the published architectural renderings of Asher Benjamin, an influential designer in the Greek Revival style. In 1883, mahogany trim was added to the east room on the first floor and in the northeast room on the second floor, as was a coal burning furnace. It was also at this time that the original roof-top lanterns were removed and replaced with boxed skylights and the cupola was shortened in height. In 1890, Dr. Grant built a two-storey kitchen wing in the rear of the residence replacing the original basement kitchen. In December 1906 a furnace fire spread through the air vents, damaged the west side of the house. Joists on the ground floor were replaced as was sub-flooring and flooring. The exterior brick was replaced to halfway up the second storey on the rear elevation. In 1907 a new furnace with hot water radiators was installed and the west side damaged by the fire was repaired. In 1925 the stairs to the third floor were removed and the second-floor walls were removed to convert the building to a parish hall. In 1931 the exterior marble steps were removed and reinstalled at Inge-Va, a few blocks away.

Archaeological Value:

After the acquisition of the house by the Ontario Heritage Foundation in 1972, the basement was excavated by archaeologists. During this excavation a dressed stone floor below the wood flooring and a fifteen-inch oval brick drain trench running away from the east side of the house were discovered. Under an 1890 rear

porch addition, dressed stones were identified as being coping stones from a brick garden wall that once ran along the east side of the building. Further archaeological excavations were carried out in 1987 and uncovered 1,653 artifacts.

Contextual Value:

McMartin House is located at 125 Gore Street East, in downtown Perth near other historic buildings including Inge-Va, also owned by the Ontario Heritage Trust. The house's original white picket fence with finial capped posts was removed in 1884 and subsequently reconstructed in 1976.

Character-Defining Elements

Elements that contribute to the historical value of McMartin House include:

- Association with Daniel McMartin and his family;
- Association with William O'Brien and his family;
- Association with Dr. William Grant and his family;
- Association with the Roman Catholic Diocese of Kingston.

Exterior features that contribute to the architectural value of McMartin House include:

- American Federal Style, rare in Canada;
- Symmetry of the façade and fenestration;
- Red brick and marble trim;
- Marble banding;
- Marble quoins;
- Marble window lintels and keystones;
- Round and semi-elliptical arches that form a raised layer across the symmetrical façade;
- Roof ornamented with two lanterns and a large central cupola;
- Concealed eavestroughs;
- Lead-coated copper shingles replicating original *fer blanc* (thin sheet iron coated with tin) roofing;
- Double chimney with a small oval openings trimmed with marble;

- Flemish bond brick walls;
- Semicircular fanlight over entrance;
- Sidelights on either side of the entrance doorway.

Characteristics that contribute to the contextual value of McMartin include:

- Proximity to other historic buildings in the centre of Perth;
- Location in the city centre near the Tay River;
- Proximity to the Tay River Trail;
- White picket fence with posts and fret detailing.⁶⁹

The OHT Statement of Significance includes interior and archaeological heritage attributes; however, for this HIA, they are not relevant and have been excluded from this report.

6.2 TOWN OF PERTH HERITAGE ATTRIBUTES

In Appendix 9 of its *Official Plan*, the Town of Perth has identified heritage attributes for the Town. The list of heritage attributes is extensive and includes specific properties that contribute to the Town's historic character. Heritage attributes relevant to the Property and its immediate surroundings include:

- Use of Potsdam sandstone or freestone;
- Georgian architectural style;
- Loyalist or Federal style (McMartin House);
- Victorian architectural style (shop-fronts – Shaws, James Bros);
- Queen Anne architectural style (Bank of Montreal);
- Romanesque architectural style (George Thomas Martin(architect));
- Thomas Alfred Code – complex of buildings (City Beautiful Movement);
- Art Moderne (Perkins garage);
- Built form of community as it existed in 1880 when much of the original buildings had been constructed;
- Conservation of “all” stone buildings constructed prior to 1880;

⁶⁹ OHT Statement of Significance was provided to LHC by the OHT.

- All buildings occupied by leading citizens of Perth in the 19th century (Members of Parliament, Lawyers, Clerics, merchants);
- Original Village (1851) and/or Town Boundaries (1854);
- The “Old Red House” oldest surviving building in Perth – Craig Street;
- Heritage trees;
- Buildings designated under the OHA;
- Buildings with documented history;
- Limits of the original Residential neighbourhoods as they existed in 1880;
- Georgian urban ideal;
- Groupings of buildings of mid-nineteenth century construction; and,
- 3-storey buildings.⁷⁰

The Property is the original location of the “Old Red House.” As described in Section 4.6, the house was relocated in 2023. The building still exists; however, it has a new location.

6.3 HERITAGE INTEGRITY

In a heritage conservation and evaluation context, the concept of integrity is associated with the ability of the physical features of a property to represent or support its cultural heritage value or interest or convey its heritage significance.⁷¹ It is understood, measured, and assessed through an iterative process as the ‘wholeness’ or ‘honesty’ of a place⁷² or if the heritage attributes continue to represent or support the cultural heritage value or interest of the property from its original or ‘valued’ subsequent configuration.⁷³ Heritage integrity is not necessarily related to physical condition or structural stability.

⁷⁰ Town of Perth, “Appendix 9 Heritage Character,” in *Town of Perth Official Plan*, last modified 16 April 2019, accessed 6 March 2026, <https://www.perth.ca/media/qtsefagd/consolidated-official-plan-2019-compressed.pdf>.

⁷¹ MCM, “Heritage Property Evaluation,” in *The Ontario Heritage Tool Kit*, (King’s Printer for Ontario, 9 May 2025), accessed 10 December 2025, <https://www.ontario.ca/page/ontario-heritage-tool-kit>, Section 5.3.; National Park Service, “How to Evaluate the Integrity of a Property,” Chapter VIII in National Register Bulletin, How to Apply the National Register Criteria for Evaluation (U.S. Department of the Interior, National Park Service, Cultural Resources, 1997), 44.

⁷² English Heritage, “Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment,” last modified 2008, 45.

⁷³ MCM, “Heritage Property Evaluation,” Section 5.3.; UNESCO, “Operational Guidelines for the Implementation of the World Heritage Convention,” last modified 2024 [PDF], Section 88.; English Heritage, “Conservation Principles,” 45.; Harold Kalman and Marcus R. Létourneau, *Heritage Planning: Principles and Process*, 2nd Ed (New York: Routledge, 2021), 314.

Detailed understanding of heritage integrity is based on understanding the CHVI of the place. The *Ontario Heritage Tool Kit* describes changes or evolution to a place that have become part of its cultural heritage value as part of the heritage integrity; however, if the cultural heritage value has been irreversibly altered, then the heritage integrity is diminished.⁷⁴

The adjacent heritage property at 125 Gore Street East has cultural heritage value or interest and conveys a sense of its history. The house remains in its original location, and it can be easily identified for its original use. The heritage attributes of the house have good heritage integrity. The setting of the area evolved with a variety of building ages and styles from the 19th century to the present. The setting conveys a sense of history and change.

⁷⁴ MCM, “Heritage Property Evaluation,” in *The Ontario Heritage Tool Kit* (Queen’s Printer for Ontario, 2006), 26.; MCM, “Heritage Property Evaluation,” in *The Ontario Heritage Tool Kit* (King’s Printer for Ontario, 9 May 2025), accessed 10 December 2025, Section 5.3.

7 DESCRIPTION OF PROPOSED ALTERATION

The owner is proposing to construct a three-storey residential building with 30 residential units. The proposed apartment building will have 30 parking spaces at the rear of the Property accessible via a driveway off Craig Street immediately southwest of the building. The building will be located along the front property line and oriented towards Craig Street with a 2.2-meter setback. The proposed apartment building will also provide bicycle parking, an outdoor amenity space, and a 1.8 m tall fence along the rear and side property lines (Figure 5).

The proposed design will be three-stories high with rectangular massing. The main façade has a roughly three bay façade created by three columns of windows and a slightly off centered entryway. The front façade has a low gable roof. The northeast and southwest facades have six bays created by six medium cross gable roofs and six columns of off-centered balconies. It is clad in green vertical clapboard siding and warm toned horizontal grain wood panels on the first floor. A canopy is located above the main entrance and the first floor on the southwest façade is set back to allow for covered parking (Figure 6).



Legend

- Property
- Adjacent Heritage Property, 125 Gore Street E

NOTE(S) 1. All locations are approximate.
 REFERENCE(S)
 Land Information Ontario. 2025. Geospatial Ontario Imagery Data Services(Geo Imagery Data Service 2023 to 2027). "Ontario GeoHub". Raster dataset via WMS Server Connection. Accessed 9 June, 2025. <https://geohub.lio.gov.on.ca/maps/lio-geospatial-ontario-imagery-data-services/about>

Raw Design. 6/24/2025. PROPOSED RESIDENTIAL DEVT. 55 CRAIG ST. PERTH, ON. Site Plan.

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TITLE
Site Plan Relationship to Adjacent Heritage Property

CLIENT
 2B Developments Consultants and Associates

PROJECT
 Heritage Impact Assessment, 53 and 55 Craig Street, Perth, Lanark County, ON

PROJECT NO. LHC0562



Figure 6. Design Concept

8 IMPACT OF PROPOSED DEVELOPMENT

8.1 ADJACENT HERITAGE PROPERTY – 125 GORE STREET EAST

As described in Section 1, the adjacent property at 125 Gore Street East is a National Historic Site. The table below addresses potential impacts to the character-defining elements of the adjacent heritage property at 125 Gore Street East from the proposed development on the Property.

Table 1. Impact Assessment for 125 Gore Street East

Potential Impact	Impact (Y/N)	Discussion
Destruction	N	The proposed development on the adjacent property will not result in the destruction of any heritage attributes or character-defining elements. The proposed development will be limited to the property boundaries of 53/55 Craig Street.
Alteration	N	The proposed development will not result in alteration of any heritage attributes or character-defining elements. The proposed development will be limited to the property boundaries of 53/55 Craig Street. The proposed development alters the setting around 125 Gore Street East by introducing a larger building into the setting. Cedar trees on the rear property line of 125 Gore Street East are expected to largely block views between it and the Property. The change to the setting will be minor and largely screened by existing trees.
Shadows	N	The proposed development will not create shadows that will alter the appearance of heritage attributes or character-defining elements or change the viability of a natural feature or planting.
Isolation of a Heritage Attribute	N	The proposed development will not isolate any heritage attributes or character-defining elements from its surrounding environment, context, or significant relationships.

Potential Impact	Impact (Y/N)	Discussion
Direct or Indirect Obstruction of a Significant View or Vista	N	The proposed development will not directly or indirectly obscure significant views or vistas within or from built or natural features. Significant views or vistas were not identified in either Statement of Significance or the Town's heritage attributes. The proposed development alters the setting around 125 Gore Street East by introducing a larger building. Cedar trees on the rear property line of 125 Gore Street East are expected to largely block views between it and the Property. The change to the setting will be minor and largely screened by existing trees.
Change in Land Use	N	The proposed development will not result in a change in land use for 125 Gore Street East. The proposed development will be limited to the property boundaries of 53/55 Craig Street.
Land Disturbances	N	The proposed development will not cause any land disturbances such as a change in grade that alters soil or drainage patterns. The proposed development will be limited to the property boundaries of 53/55 Craig Street.

8.2 TOWN OF PERTH HERITAGE ATTRIBUTES

As described in Section 6.2, the Town of Perth has identified heritage attributes for the whole Town through its *OP*. The table below addresses potential impacts to the heritage attributes of the Town from the proposed development on the Property.

Table 2. Impact Assessment for Town of Perth Heritage Attributes

Potential Impact	Impact (Y/N)	Discussion
Destruction	N	The proposed development on the Property will not result in the destruction of any significant heritage attributes or features. The proposed development will be limited to the property boundaries of 53/55 Craig Street. The historic building that once occupied 55 Craig Street and

Potential Impact	Impact (Y/N)	Discussion
		was considered a heritage attribute of the Town was deconstructed and moved offsite in 2023.
Alteration	N	The proposed development will not result in alteration of any historic fabric. The proposed development will be limited to the property boundaries of 53/55 Craig Street.
Shadows	N	The proposed development will not create shadows that will alter the appearance of a heritage attribute or change the viability of a natural feature or planting.
Isolation of a Heritage Attribute	N	The proposed development will not isolate any heritage attributes from its surrounding environment, context, or significant relationships.
Direct or Indirect Obstruction of a Significant View or Vista	N	<p>The proposed development will not directly or indirectly obscure significant views or vistas within or from built or natural features.</p> <p>Significant views or vistas were not identified in either Statement of Significance or the Town's heritage attributes. The proposed development alters the setting around 125 Gore Street East by introducing a larger building. Cedar trees on the rear property line of 125 Gore Street East are expected to largely block views between it and the Property. The change to the setting will be minor and largely screened by existing trees.</p>
Change in Land Use	N	The proposed development will not result in a change in land use. The proposed development will be limited to the property boundaries of 53/55 Craig Street.
Land Disturbances	N	The proposed development will not cause any land disturbances such as a change in grade that alters soil or drainage patterns. The proposed development will be limited to the property boundaries of 53/55 Craig Street.

8.2.1 HERITAGE INTEGRITY

There are no anticipated impacts to the heritage integrity of the adjacent heritage property at 125 Gore Street East. There will be a minor change to the overall setting through the introduction of a larger building to the area; however, McMartin House will retain its heritage integrity.

8.3 POLICY DISCUSSION

Analysis of the proposed development's compliance with the heritage focused *OP* policies can be found in Appendix C. In summary, the proposed development, as a whole, is compliant with the *OP*'s heritage policies and guidance. The proposed design is compatible with and sympathetic to the heritage character of the area. However, the contemporary style windows and front door area are uncommon and LHC encourages consideration of more traditional styles. Heritage policies in the *OP* encourage designs that reflect the heritage character of the Town

8.4 SUMMARY OF POTENTIAL IMPACTS

The impact assessment considered *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*. The proposed development is compliant with relevant local policies and no direct negative impacts to the adjacent heritage property at 125 Gore Street East are anticipated. Cultural heritage policies in the Town *OP* encourage infill designs that reflect the heritage character of the area and, therefore, LHC encourages traditional styles of windows and a front door area be considered for the project for compatibility and harmoniousness with the surrounding area.

9 CONCLUSION AND RECOMMENDATIONS

LHC was retained on 26 January 2026 by 2B Developments Consultants and Associates to prepare a HIA for the property at 53/55 Craig Street (the 'Property') in the Town of Perth, Lanark County, Ontario.

The Owner is proposing to construct a three-storey apartment building and parking lot on the Property.

An adjacent heritage property was identified at 125 Gore Street East. The property is federally designated as a National Historic Site of Canada under the *Historic Sites and Monuments Act, R.S.C., 1985, c. H-4*. In LHC's professional opinion, the proposed development will not have adverse impacts on the adjacent cultural heritage resource at 125 Gore Street East.

Compliance review of the concept drawings in relation to the cultural heritage policies and guidance from the Town's Official Plan was conducted. The proposed development, as a whole, is compliant with local cultural heritage policies. Cultural heritage policies in the Town *OP* encourage infill designs that reflect the heritage character of the area and, therefore, LHC encourages traditional styles of windows and a front door area be considered for the project for compatibility and harmoniousness with the surrounding area.

10 SIGNATURES

Sincerely,

Benjamin Holthof, MPI MMA RPP MCIP CAHP
Manager of Heritage Consulting Services
LHC Heritage Planning & Archaeology Inc.

Lisa Coles, MPI RPP MCIP CAHP
Intermediate Heritage Planner
LHC Heritage Planning & Archaeology Inc.

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APPENDIX A Project Personnel

Lisa Coles, MPI RPP MCIP CAHP – Intermediate Heritage Planner

Lisa Coles is an Intermediate Heritage Planner with experience working in heritage consulting and the not-for-profit museum sector. She holds a Master of Arts in Planning from the University of Waterloo; a Graduate Certificate in Museum Management & Curatorship from Fleming College; and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has consulting experience in heritage planning, evaluation, heritage impact assessment, cultural heritage policy review, historical research, and interpretive planning. She has been a project manager for several cultural heritage evaluation report and heritage impact assessment projects. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, and review of municipal cultural heritage policy and guidance. Her work has involved a wide range of cultural heritage resources including institutional, industrial, commercial, and residential properties, structures, and areas in urban, suburban, and rural environments.

Lisa is experienced in museum and archive policy development, exhibit development, interpretation, and public programming. She has written museum policy, public programs, and interpretive plans. She is a professional member of the Canadian Association of Heritage Professionals (CAHP), a registered professional planner (RPP) and full member with the Ontario Professional Planning Institute (OPPI), and a full member with the Canadian Institute of Planners (MCIP).

Lilly Zegerius, B.A.S Student - Student Architect

Lilly is an architecture co-op student at the LHC from Carleton University. Having finished their third year in Conservation and Sustainability B.A.S, they have developed a true passion for all things heritage, with emphasis on the human impact of shared history within the built environment. They have honed their technical skills with their previous job experience with the National Capital Commission, which culminated in a new recreational dock on Dow's Lake, and is hoping to learn more about heritage planning and designations from their time with the LHC. Thus far, they have been a part of 15 technical cultural heritage reports with LHC, and has worked on Heritage Impact Assessments, Cultural Heritage Evaluation Reports, and Heritage Conservation District Studies.

In addition to their work with LHC, Lilly is also a student member of the Canadian Association of Heritage Professionals (CAHP). In the future, Lilly hopes to be a prominent voice in the

heritage community, as well as a major advocate for universal access and accessibility within architecture.

Jordan Greene, BA (Hons) – Mapping Technician

Jordan Greene, BA joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

Benjamin Holthof, MPL, MMA, RPP, MCIP, CAHP – Manager of Heritage Consulting Services

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He has a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams.

Ben spent over 7 years working in museums as a curator which included caring for collections and exhibit development. He has experience with museum strategic planning, interpretive planning and policy development. His experience includes caring for historic museum buildings, sites and specialized large artifacts such as ships, boats and railway cars.

Christienne Uchiyama, MA CAHP - Principal LHC

Christienne Uchiyama MA CAHP is a Principal with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with more than two decades of experience working on cultural heritage aspects of planning and development projects. She received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

APPENDIX B

Glossary

Definitions are based upon those provided in the *Provincial Policy Statement (PPS)*, the *Planning Act*, the *Ontario Heritage Act (OHA)*, and the *Town of Perth Official Plan (OP)*. In some instances, documents have different definitions for the same term. All definitions have been included and should be considered.

Adjacent Lands for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (*PPS*).

Adjacent Lands means, with regard to heritage preservation, those lands contiguous to a protected heritage property, an established heritage conservation district, or a site with cultural heritage value, or lands of sufficient proximity as to have potential to negatively impact such a property district or site as determined by a heritage impact assessment (*OP*).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning; (“transformer,” “transformation”) (*OHA*).

Built Heritage Resource means a building, structure, monument, installation, or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on the 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 (*PPS*).

Built Heritage Resource means one or more buildings, structures, monuments, installations, or remains, or any manufactured remnant that contributes to a property's cultural heritage value or interest and identified as being important to a community, including an Aboriginal community. These resources may be identified by being located on property that has been designated under Parts IV or V of the *Ontario Heritage Act* or being subject to a heritage conservation easement under the *Ontario Heritage Act*; or by being listed by local, provincial, or federal registers; or as identified in a heritage impact assessment (*OP*).

Conserve/Conserved means 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 (*PPS*).

Conserve/Conserved means identification, protection, use and/or management of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their heritage values, attributes, and integrity (inclusive of original or like materials) are retained. This may be addressed through implementing the recommendations of a conservation plan, an archeological assessment or heritage impact assessment. Mitigation measures and/or alternative approaches can be set out in such plans and assessments (*OP*).

Cultural Heritage Landscape 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 (*PPS*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activities and is identified as having cultural heritage value or interest by a community, including an aboriginal community. The area may involve heritage features such as structures, spaces, archaeological sites and/ or natural elements that are valued together for their interrelationship, meaning, or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, transportation or natural corridors, and industrial complexes and areas recognized by federal or international designation authorities such as a National Historic Site or a UNESCO World Heritage Site (*OP*).

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.) (*PPS*).

Heritage Attributes means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (*OHA*).

Heritage Attributes means the principal features, that contribute to, or are the basis of, the cultural heritage value or interest of a protected heritage property or that would qualify a property as appropriate for protection and may include the built or manufactured elements on a property as well as natural land forms, vegetation, water features and its visual setting,

including significant views or vistas to or from a heritage property, National Historic site or UNESCO site (*OP*).

Heritage Property means real property and includes all buildings and structures thereon (*OHA*).

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

Protected Heritage Property means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation and UNESCO World Heritage Sites and may include property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving, and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss (*OP*).

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

Significant in regard to built heritage, cultural heritage landscapes and archaeology, resources that have been determined to have value or interest to a community, including an Aboriginal community for the important contribution a given resource or element makes or provides to the understanding of the history of a place, the character of its architecture, a specific event or time period, or a people (*OP*).

APPENDIX C Relevant Local Policies

Table 3. Relevant Lanark County Official Plan Policies

Policy Number	Policy Text	Discussion
Theme 3 Strategic Objectives 3.1	Continue to protect, share and celebrate our history and heritage including our natural, built and archaeological sites that contribute to Lanark's unique identity and character.	This HIA demonstrates that the proposed development will not have an adverse impact on the property at 125 Gore Street East.
1.2 Objectives	The distinct character and heritage of our towns, villages, hamlets and rural and waterfront areas will be maintained.	The proposed development will not have an adverse impact on the distinct character and heritage of the Town of Perth.
8.2.11	The heritage resources of this plan shall apply when: 3. Respecting heritage resources identified, recognized or designated by federal and provincial agencies.	Heritage policies of the County's <i>OP</i> apply since the Property is adjacent to a National Historic Site of Canada.
8.2.11	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.	This HIA was completed in compliance with this policy.
8.2.11	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	This HIA was completed in accordance with this policy. The proposed development will not adversely impact the adjacent heritage property at 125 Gore Street East.

Policy Number	Policy Text	Discussion
	<p>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.</p>	

Table 4. Relevant Town of Perth Official Plan Policies

Policy Number	Policy Text	Discussion
<p>6.2 Goal Statement</p>	<p>To preserve Perth's built, cultural, and natural resources while ensuring its growth and economic prosperity and to establish the conservation of Perth's heritage resources as a primary element in the planned management of change; and</p> <p>To use the protection of Perth's heritage resources as a goal of planning for land use and economic development.</p>	<p>Built heritage resources will be conserved. The proposed development will not result in adverse impacts to the adjacent property at 125 Gore Street East.</p>
<p>6.3 (g) Objectives</p>	<p>To encourage or require the exterior design of new development to reflect the heritage character of Perth</p>	<p>Elements of the proposed design reflect the heritage character of Perth.</p> <p>The overall architectural style is contemporary and does not reflect the historic architectural styles present in the area; however, the rectangular form, three-storey height, and gabled roof with cross</p>

Policy Number	Policy Text	Discussion
		<p>gables are sympathetic to the area’s character. Although not typical for the area, the proposed siding resembles board and batten, which is sympathetic to the heritage character while also differentiating the proposed development as a new construction. The visual division of the side elevations into units gives the appearance of town or row houses, which is compatible.</p> <p>Window and front door designs are not typical for the area. A more traditional style of windows and front door area are encouraged to reflect the heritage character of the surrounding area.</p>
<p>6.4.2 Character Defining Heritage Attributes</p>	<p>The townscape of the downtown core and surrounding neighbourhoods, in which the evolution of Perth is shown in representative examples of buildings and landscapes from all periods of the town's history, is essential to Perth's character. The use of local materials, in a variety of vernacular and imported styles, is also characteristic and establishes a coherent appearance. Consistent building heights, massing and setbacks are also essential.</p> <p>The consistent use of local stone in all types of buildings is a defining characteristic, as is the compatible use of wood and brick. The downtown</p>	<p>The proposed development is a vernacular style building with a form, size, height, and setbacks that fit the urban scale around the downtown.</p> <p>This HIA refers to Appendix 9 in Section 6.2 and considers it throughout.</p>

Policy Number	Policy Text	Discussion
	<p>streetscape is distinctive in that it is a largely intact townscape of urban scale buildings (2 to 3 storeys) built to the street line and representing key periods in the town's history. Much of the town is developed in a grid pattern in which a compact, mixed use downtown core is surrounded by predominantly residential areas.</p> <p>The high level of conservation of heritage resources is distinctive and essential. The integration of the river corridor and public open space with the neighbourhoods and downtown is also distinctive and essential. Specific design features, such as axial vistas along streets, are unusual features that are distinct to Perth and important elements of its character. Also important are the views, within the core, of the Tay River /Canal, the Basin as the terminus of navigation, the Town Hall (a national historic site), streets terminating with views of institutional sites, built heritage resources, and parklands and those, out from the core, of the surrounding rural countryside.</p> <p>The Table in Appendix 9 should be referred to for identification of additional heritage character features and attributes.</p>	

Policy Number	Policy Text	Discussion
<p>6.5.1 Adjacent Lands</p>	<p>For the purposes of evaluating potential impacts of development and site alteration on built heritage resources or cultural heritage landscapes, 'adjacent lands' includes:</p> <ul style="list-style-type: none"> • Contiguous (abutting) land or other properties where the positioning, or design features, or the scale of a development or redevelopment may impact a heritage site; • A property that is separated from a designated heritage property (within the meaning of the Ontario Heritage Act) by a narrow strip of land used as a right-of-way, walkway, green space, park, and/or easement and whose recognized 'cultural heritage value or interest' would be impacted by proposed development and/or site alteration; and/or • Those properties whose 'cultural heritage value or interest' were identified within the following: <ul style="list-style-type: none"> ○ A designation By-law enacted under the Ontario Heritage Act; ○ Within a heritage easement enacted 	<p>The Property is adjacent to one built heritage resource at 125 Gore Street East. The adjacent built heritage resource is contiguous to the Property and is a National Historic Site of Canada.</p>

Policy Number	Policy Text	Discussion
	<p>under the Ontario Heritage Act;</p> <ul style="list-style-type: none"> ○ Within a Heritage Conservation District Plan; ○ Within the Town of Perth's Official Plan; and ○ Who's recognized 'cultural heritage value or interest' would be impacted by proposed development and/or site alteration. 	
<p>6.6.2 (7) Conservation of Heritage Resources</p>	<p>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.</p>	<p>The proposed development will integrate and blend with built heritage resources in a manner that respects, preserves, and enhances heritage resources through its scale and massing.</p>
<p>6.6.2 (9) Conservation of Heritage</p>	<p>To encourage the retention of yards, gardens, trees, and landscaped grounds of heritage sites.</p>	<p>The proposed development will not have an adverse impact on the yard, gardens, trees, and landscaped grounds of the adjacent heritage property at 125 Gore Street East.</p>
<p>6.6.3 (12) Protection and Improvement of Heritage</p>	<p>Development and site alteration including any public work, private development, consent or zoning by-law amendment or site plan approval, shall not be permitted on adjacent to a protected heritage property except where the proposed development</p>	<p>This HIA has been prepared to comply with this policy.</p> <p>The proposed development has been assessed for potential adverse impacts. No direct adverse impacts resulting from the proposed development</p>

Policy Number	Policy Text	Discussion
Resources	and site alteration has been evaluated in a heritage impact or archaeological assessment completed by a qualified professional and the evaluation demonstrates that the heritage attributes of the protected property will be conserved.	<p>were identified.</p> <p>This HIA demonstrates that the heritage attributes of the adjacent property will be conserved.</p> <p>Qualifications of the project personnel can be found in Appendix A.</p>
6.6.6 (1) Development and Redevelopment of Built Heritage Resources	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.	<p>The proposed redevelopment considers other policies in the Official Plan.</p> <p>The proposed redevelopment will not have an adverse impact on the adjacent built heritage resource. It is compatible with the conservation of the character of the town.</p>
6.6.6 (4) Development and Redevelopment of Built Heritage Resources	To promote new infill construction that blends harmoniously with existing built heritage resources.	<p>The proposed development is infill. The proposed design blends with existing built heritage resources through its height, massing, use of gables, and siding that resembles board and batten.</p> <p>However, the windows and front door styles are not typical for the area. Traditional styles of windows and doors are encouraged to blend with the heritage</p>

Policy Number	Policy Text	Discussion
<p>6.9 (L) Implementation (Heritage)</p>	<p>Ensure that any archaeological impact assessment or heritage impact assessment undertaken shall be conducted by a qualified professional in the field of assessing impacts to archaeological and cultural heritage resources. Archaeological assessment reports shall be in compliance with guidelines set out by the Ontario Ministry of Tourism, Culture and Sport and shall comply with licensing requirements under the Ontario Heritage Act</p>	<p>character of the surrounding area.</p> <p>This HIA was completed by qualified professionals in the field of assessing impacts to cultural heritage resources. See Appendix A for the qualifications of the project personnel for this report.</p>

APPENDIX D

Parks Canada National Historic Significance for 125 Gore Street East

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of CanadaGouvernement
du Canada

[Home](#) > [Directory of Federal Heritage Designations](#) > Designations of National Historic Significance

McMartin House National Historic Site of Canada

Perth, Ontario



Side view

© Parks Canada Agency / Agence Parcs Canada, A. Guindon, 2004.



Address : 125 Gore Street, Perth, Ontario

Recognition Statute: Historic Sites and Monuments Act (R.S.C., 1985, c. H-4)

Designation Date: 1972-05-29

Dates: 1830 to 1830 (Construction)

1830 to 1869 (Significant)

Event, Person, Organization: Daniel McMartin (1798-1869) (Person)

Other Name(s): McMartin House (Designation Name)

Plaque(s)

Existing plaque: Next to fence near sidewalk, 10 m in front of house, facing Harvey St. 125 Gore Street, Perth, Ontario

Begun in 1830 for barrister Daniel McMartin (1798-1869), this imposing house symbolizes the wealth and social aspirations of this member of the Tory elite. Born at Williamsburg of Loyalist stock, McMartin attended John Strachan's grammar school at Cornwall. After studying law at Osgoode Hall, Toronto, he became one of the first lawyers in Perth, then capital of Bathurst District. The Loyalist Georgian design of the brick and stone house is unusually elaborate, and with its detailing, cupola and lanterns, it reflects American Federal style influence.

Description of Historic Place

McMartin House National Historic Site is a gracious two-storey red brick residence located at 125 Gore St. in the centre of the town of Perth, Ontario. Its classically inspired architecture is particularly elaborate for the time and place and has been preserved as a museum. The designation refers to the interior and exterior of the house and its lot.

Heritage Value

McMartin House was designated a National Historic Site in 1972 because this imposing house symbolizes the wealth and social aspirations of a member of the Tory elite.

McMartin House National Historic Site was built in 1830 for Daniel McMartin (1798-1869), one of the first lawyers in Perth, then capital of Bathurst District. McMartin was a member of Upper Canada's Tory elite, born at Williamsburg of Loyalist stock, educated at John Strachan's Cornwall grammar school and Osgoode Hall in Toronto. The house he built was a sophisticated and elaborate residence that reflects American Federal style. Major renovations were carried out in 1883 and the interior was altered in 1919 to accommodate use as St. John's Roman Catholic Church hall. The house was acquired by the Ontario Heritage Foundation in 1972 which has undertaken restoration over the years.

The heritage value of McMartin House National Historic Site resides in its associations with the

governing Tory elite as illustrated by its high style, substantial scale, sophisticated composition and elaborate details.

Source: Historic Sites and Monuments Board of Canada, Minutes, May 1972, June 1976

Character-Defining Elements

Key features contributing to the heritage value of this site include: its two-storey cubic massing under a low pitched hipped roof with lanterns, a cupola and tall side chimneys; its substantial scale and presence, enhanced by its high basement; its symmetrical five-bay facade with central entry; the Adamesque or Federal style detailing with its regularly spaced multi-pane sash windows, central top- and side-lit entry and elliptically arched tripartite window above, its use of relieving arches over the window bays, pilasters, and corner quoins, its polygonal wooden cupola with side lanterns, decorative capped chimneys, a decorative cornice, and ornate window headers; the contrasting colours and textures of its wall materials comprising red brick walls with stone detailing and basement platform; the high quality workmanship evident in its composition, and particularly in the masonry and wood work; surviving evidence of original interior layout, spacial volumes, materials and detailing; the setting within a garden fenced off from the street.

APPENDIX E

Ontario Heritage Trust Statement of Significance

Statement of Significance

McMartin House

Description of Historic Place

The building at 125 Gore Street East, known as McMartin House is situated at the corner of Gore and Harvey Streets in downtown Perth. The two-storey building was designed in the American Federal Style and constructed in 1830. The McMartin House was designated a National Historic Site in 1962 by the Government of Canada. The site was purchased by the Ontario Heritage Foundation, now the Ontario Heritage Trust (OHT), on April 12th, 1972 and has since undergone extensive preservation and restoration work. On June 30th, 1979 the OHF unveiled a provincial plaque commemorating the McMartin House.

Heritage Value

Historic Value:

McMartin House is significant for its association with Daniel McMartin, a historic figure in Perth, who moved there in 1823 to become the town's first lawyer. He was born to Loyalist parents in 1798 and raised in nearby Martintown, then educated at Osgoode Hall in Toronto. He built McMartin House in 1830 with money he inherited from his father. He married Charlotte Mathilda Morgan in 1836, the daughter of wealthy Americans, and the couple had four children. The house was seized by the sheriff in 1868 for non-payment of debts. Daniel McMartin died a year later after a brief illness. McMartin House is also associated with William O'Brien, a wealthy boot and shoe manufacturer with three children, who was elected to town council in 1896 and lived at the house from 1871-1883. McMartin House is also associated with Dr. William Grant and his family, who lived in the house from 1883 to 1919, a prominent family in Perth. The house is associated as well with the Roman Catholic Diocese of Kingston, during the period 1919-1972. They made the most drastic changes to the property, converting it to a parish hall and renaming the building St. John's Memorial Hall. Since 1974 the property has been leased to the Perth and County Senior Craft Fellowship.

Architectural Value:

McMartin house is a significant example of the American Federal style in Canada. This style was popular in the United States between 1780 and 1820 but was very rarely seen in Canada. The house is built of red brick in Flemish bond, with marble trim and quoins. Round and semi-elliptical arches form a layer across the symmetrical façade and the house has a standing seam tin roof (replicating original *fer blanc* or sheet iron coated with tin roofing) ornamented with two lanterns and a large central cupola (replicas based on originals). Interior details such as window trim and moldings were inspired by the published architectural renderings of Asher Benjamin, an influential designer in the Greek Revival style. In 1883, mahogany trim was added to the east room on the first floor and in the northeast room on the second floor, as was a coal burning furnace. It was also at this time that the original roof-top lanterns were removed and replaced with boxed skylights and the cupola was shortened in height. In 1890, Dr. Grant built a two storey

kitchen wing in the rear of the residence replacing the original basement kitchen. In December 1906 a furnace fire spread through the air vents, damaged the west side of the house. Joists on the ground floor were replaced as was sub-flooring and flooring. The exterior brick was replaced to halfway up the second storey on the rear elevation. In 1907 a new furnace with hot water radiators was installed and the west side damaged by the fire was repaired. In 1925 the stairs to the third floor were removed and the second floor walls were removed to convert the building to a parish hall. In 1931 the exterior marble steps were removed and reinstalled at Inge-Va, a few blocks away.

Archaeological Value:

After the acquisition of the house by the Ontario Heritage Foundation in 1972, the basement was excavated by archaeologists. During this excavation a dressed stone floor below the wood flooring and a fifteen inch oval brick drain trench running away from the east side of the house were discovered. Under an 1890 rear porch addition, dressed stones were identified as being coping stones from a brick garden wall that once ran along the east side of the building. Further archaeological excavations were carried out in 1987 and uncovered 1,653 artifacts.

Contextual Value:

McMartin House is located at 125 Gore Street East, in downtown Perth near other historic buildings including Inge-Va, also owned by the Ontario Heritage Trust. The house's original white picket fence with finial capped posts was removed in 1884 and subsequently reconstructed in 1976.

Character Defining Elements

Elements that contribute to the historical value of McMartin House include:

- Association with Daniel McMartin and his family;
- Association with William O'Brien and his family;
- Association with Dr. William Grant and his family;
- Association with the Roman Catholic Diocese of Kingston.

Exterior features that contribute to the architectural value of McMartin House include:

- American Federal Style, rare in Canada;
- Symmetry of the façade and fenestration;
- Red brick and marble trim;
- Marble banding;
- Marble quoins;
- Marble window lintels and keystones;
- Round and semi-elliptical arches that form a raised layer across the symmetrical façade;
- Roof ornamented with two lanterns and a large central cupola;
- Concealed eavestroughs;
- Lead-coated copper shingles replicating original *fer blanc* (thin sheet iron coated with tin) roofing;
- Double chimney with a small oval openings trimmed with marble;

- Flemish bond brick walls;
- Semicircular fanlight over entrance;
- Sidelights on either side of the entrance doorway.

Interior features that contribute to the architectural value of McMartin House include:

- Centre-hall style floor plan with two principle rooms flanking each side of a hall;
- Mahogany trim in east room main floor and north east room second floor;
- Dressed stone flooring in west room in basement;
- Original mantles with fret detailing;
- Original interior window surrounds;
- Stair railings;
- Marble fireplace surround;
- Cast-iron lacework for fireplace screen;
- Moldings in principle rooms including egg and dart and dentils;
- Dressed stone floor in the basement.

Archaeological features

- 1,653 artifacts found on the property;
- 38cm oval brick drain pipe discovered in the basement;
- Extensive faunal specimens that were unearthed.

Characteristics that contribute to the contextual value of McMartin include:

- Proximity to other historic buildings in the centre of Perth;
- Location in the city centre near the Tay River;
- Proximity to the Tay River Trail;
- White picket fence with posts and fret detailing.