

**Municipal Class Environmental Assessment - Environmental Study Report**  
**Appendix C Cultural Heritage Report: Existing Conditions and Preliminary Impact**  
**Assessment - Carleton Place Water Treatment Plant and Wastewater Treatment**  
**Plant Expansions**  
March 16, 2023

**Appendix C Cultural Heritage Report: Existing Conditions**  
**and Preliminary Impact Assessment - Carleton**  
**Place Water Treatment Plant and Wastewater**  
**Treatment Plant Expansions**





**Cultural Heritage Report:  
Existing Conditions and  
Preliminary Impact  
Assessment – Carleton Place  
Water Treatment Plant and  
Wastewater Treatment Plant  
Expansions**

April 18, 2022

Prepared for:

Corporation of the Town of  
Carleton  
Place  
175 Bridge Street  
Carleton Place, ON K7C 2V8

Prepared by:


Stantec Consulting Ltd.  
400 - 1331 Clyde Avenue  
Ottawa, ON K2C 3G4

Project Number: 163401646

# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

## Limitations and Sign-off


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Prepared by  Digitally signed by Giansante, Christian  
Date: 2022.04.18 17:19:43 -04'00'

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(signature)

**Christian Giansante**, B.Eng.

Reviewed by  Digitally signed by Waverman, David  
Date: 2022.04.19 15:26:18 -04'00'

\_\_\_\_\_

(signature)

**David Waverman**, OALA CSLA CAHP

Approved by  Digitally signed by Varley, Colin  
Date: 2022.04.18 18:26:20 -04'00'

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(signature)

**Colin Varley**, MA, RPA



# **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

## **Executive Summary**

The Town of Carleton Place (the Town) has initiated a Water and Wastewater Master Plan (WWMP) to provide a long-range plan for water and wastewater needs over the next 20 years. The WWMP will review opportunities to optimize the performance of existing infrastructure, while identifying the most sustainable approach to serve the Town's existing communities as well as new development. The study area is located on parts of Lots 13 and 15, Concession 12, Geographic Township of Beckwith, and part of Lots 1 and 2, Concession 7, Geographic Township of Ramsay, now Town of Carleton Place and Municipality of Mississippi Mills, Lanark County, Ontario.

Stantec Consulting Ltd. (Stantec) was retained by the Town to conduct an environmental study. As part of this study, Stantec identified the need to consider previously identified and potential built heritage resources and cultural heritage landscapes. The requirement to consider cultural heritage in Municipal Class EAs is discussed in the Municipal Class Environmental Assessment (MCEA) Manual. The MCEA Manual considers cultural heritage, including built heritage resources, cultural heritage landscapes and archaeological resources, as one in a series of environmental factors to be considered when undertaking an MCEA, particularly when describing existing and future conditions, development alternatives, and determination of the preferred alternative. This Cultural Heritage Report Existing Conditions and Preliminary Impact Assessment (CHRECPIA) has been prepared as part of the environmental study for the Carleton Place Water and Wastewater Master Plan .

The study methodology is broadly based on guidelines provided by Ministry of Heritage, Sport, Tourism, and Culture Industries within InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. The cultural heritage Study Area consists of the Project Location plus a 50-metre buffer. A 50-metre buffer is used in order to encompass a wide enough buffer zone to employ a conservative approach to impact assessment. Three sites were included in the Study Area: the Water Treatment Plant at 199 John Street; the Wastewater Treatment Plant at 122 Patterson Crescent; and vacant land considered for a future storage site on Bates Drive.

Where a potential heritage resource was identified within the Study Area, an evaluation of the cultural heritage value or interest of the property, or properties, was undertaken. Where cultural heritage value or interest was identified, the property was determined to contain a heritage resource. One previously identified and potential built heritage resource, the Water Treatment Plant at 199 John Street, was identified within the Study Area following evaluation. For the previously identified or potential built heritage resource, an assessment of potential impacts resulting from the Project was undertaken.



## **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

Direct impacts were identified for one property situated adjacent to the planned construction activities, the Water Treatment Plant at 199 John Street. These direct impacts include the destruction of any, or part of any, significant heritage attributes or features; and alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. The following mitigation measures are recommended:

- Limiting development and staging areas to the land surrounding the existing facility.
- The creation of design guidelines for the expansion that include a holistic approach to heritage conservation as achieved through the implementation of compatible massing, setbacks, setting of the expansion, and materials.
  - The materials used on the exterior of the building should be compatible with, but subordinate to, the existing building. The design of the expansion may echo the design of the original building with architectural detailing that speaks to a contemporary adaptation of the historic style.
  - The height and density of the expansion be designed in such a way that the original 1914 building can still be viewed in its three-dimensional form.
- The proposed expansion shall consider reversibility in its design. This includes minimizing the number of penetrations into the masonry walls or the removal of wall sections. It is recommended that the existing entries into the building, such as windows and doorways, be used as entry points to the addition if required.
- The condition of the existing building should be confirmed prior to any site work. Notes describing the heritage value of the site should be included in the plans and specifications for the project. The identified heritage attributes should be made clear in all documents provided to contractors and subcontractors.

*The executive summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.*



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

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# **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

## **Project Personnel**

Project Manager:	Pierre Wilder, P.Eng.
Heritage Consultant:	Meaghan Rivard, MA, CAHP
Report Writer:	Christian Giansante, B.Eng.
Fieldwork Technicians:	Christian Giansante, B.Eng.
Geographic Information Specialist:	Baljeet Kaur
Quality Reviewer:	David Waverman OALA CSLA CAHP
Independent Reviewer:	Colin Varley, MA, RPA



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

Introduction  
April 18, 2022

## Abbreviations

BHR	Built Heritage Resource
CHL	Cultural Heritage Landscape
CHVI	Cultural Heritage Value or Interest
MHSTCI	Ministry of Heritage, Sport, Tourism, and Culture Industries
N/A	Not Applicable
O. Reg.	Ontario Regulation
OHA	<i>Ontario Heritage Act</i>
OHT	Ontario Heritage Trust
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant



# **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

Introduction

April 18, 2022

## **1.0 Introduction**

### **1.1 Project Overview**

The Town of Carleton Place (the Town) has initiated a Water and Wastewater Master Plan (WWMP) to provide a long-range plan for water and wastewater needs over the next 20 years. The WWMP will review opportunities to optimize the performance of existing infrastructure, while identifying the most sustainable approach to serve the Town's existing communities as well as new development. The study area is located on parts of Lots 13 and 15, Concession 12, Geographic Township of Beckwith, and part of Lots 1 and 2, Concession 7, Geographic Township of Ramsay, now Town of Carleton Place and Municipality of Mississippi Mills, Lanark County, Ontario.

Stantec Consulting Ltd. (Stantec) was retained by the Town to conduct an environmental study. As part of this study, Stantec identified the need to consider previously identified and potential built heritage resources and cultural heritage landscapes. The requirement to consider cultural heritage in Municipal Class EAs is discussed in the Municipal Class Environmental Assessment (MCEA) Manual (MCEA 2015). The MCEA Manual considers cultural environment heritage, including built heritage resources, cultural heritage landscapes and archaeological resources, as one in a series of environmental factors to be considered when undertaking an MCEA, particularly when describing existing and future conditions, development alternatives, and determination of the preferred alternative. This Cultural Heritage Report Existing Conditions and Preliminary Impact Assessment (CHRECPIA) has been prepared as part of the environmental study for the Carleton Place Water and Wastewater Master Plan.

The Study Area for the CHRECPIA (Figure 1) consists of the following sites:

- Site 1: Water Treatment Plant at 199 John Street
- Site 2: Wastewater Treatment Plant at 122 Patterson Crescent
- Site 3: Empty land considered for a future storage site on Bates Drive

The cultural heritage Study Area consists of the Project Location plus a 50-metre buffer. A 50-metre buffer is used in order to encompass a wide enough buffer zone to employ a conservative approach to impact assessment.



# **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

Introduction

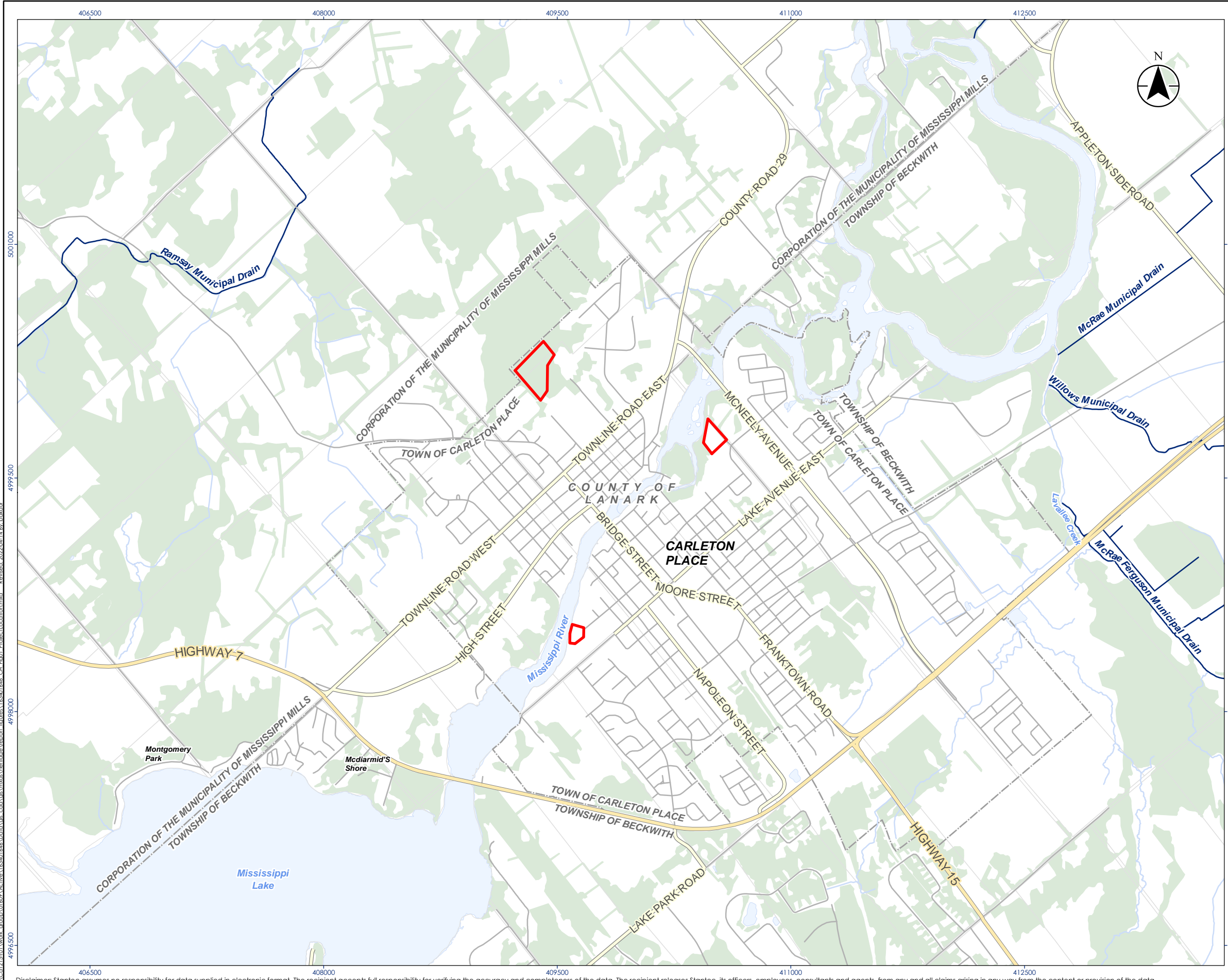
April 18, 2022

The CHRECPIA will serve to identify the presence of built heritage resources and cultural heritage landscapes within the Study Area, understand the potential impacts of the Project on these resources, and prepare mitigation strategies to minimize these impacts.

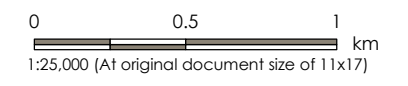
To meet these objectives, the report contains the following information:

- Summarizes the historical context of the area surrounding the Project
- Identifies properties protected under the Ontario Heritage Act (OHA) through information requests to the local heritage planners and regulatory bodies
- Identifies and describes previously identified or potential built heritage resources or cultural heritage landscapes situated on properties within the Study Area based on a windshield survey
- Evaluates the potential cultural heritage value or interest (CHVI) of previously identified or potential built heritage resource or cultural heritage landscape in the Study Area according to Ontario Regulation (O. Reg.) 9/06 (Government of Ontario 2006a)
- Identifies areas of potential impacts according to the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) InfoSheet #5 in Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005 (InfoSheet #5) (Government of Ontario 2006b)
- Establishes measures to mitigate negative direct or indirect impacts to previously identified or potential built heritage resources or cultural heritage landscapes associated with construction and operation of the Project





- Legend**
- Study Area
  - Constructed Drain
  - Highway
  - Major Road
  - Minor Road
  - Watercourse
  - Lot/Concession Boundary
  - Municipal Boundary
  - Municipal Boundary, Lower
  - Waterbody
  - Wooded Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 18N
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.



Project Location: County of Lanark  
 163401646 REVA  
 Prepared by KB on 2022-04-14  
 Technical Review by BC on 2022-03-16

Client/Project:  
**CULTURAL HERITAGE REPORT: EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT – CARLETON PLACE WATER TREATMENT PLANT AND WASTEWATER TREATMENT PLANT**

Figure No.:  
**1**

Title:  
**Location of the Study Area**

# **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

Methodology  
April 18, 2022

## **2.0 Methodology**

### **2.1 Regulatory Requirements**

The study methodology is broadly based on guidelines provided by the MHSTCI within InfoSheet #5 (Government of Ontario 2006b). In response to requirements outlined within InfoSheet #5, Stantec has documented previously identified and potential built heritage resources and cultural heritage landscapes; evaluated the impacts of the proposed undertaking on the previously identified or potential built heritage resource or cultural heritage landscape; and provided options to mitigate those impacts and to conserve protected properties, if applicable.

### **2.2 Municipal and Agency Information Requests**

Requests for information from municipalities, agencies, and heritage-based organizations within which the Project is proposed was undertaken to determine the presence of listed, designated, or otherwise identified heritage properties within the Study Area. Stantec issued information requests to the Town of Carleton Place, the Ontario Heritage Trust (OHT), and the MHSTCI. The result of each request is provided in Section 3.2.

Recognition of protected properties varies greatly and is dependent on the level of CHVI identified or, in some cases, the level of investigation undertaken. For the purpose of this study, any property previously identified by municipal staff or provincial agencies as containing, or having the potential to contain, CHVI was determined to be a protected heritage property.

### **2.3 Thematic Review: Desktop and Data Sources**

A desktop review of historical information (local histories, archival material, government documents, and primary sources) and topographic mapping was conducted to provide information on the historical context of the Study Area and its surroundings. This included identifying the general nature of the area and its characteristics (e.g., commercial, residential, rural, industrial, natural landscape, etc.), determining when buildings or structures in the area were constructed, and identifying developments or changes to the area over time. The presence of potential resources that contribute to the identified thematic development of the Study Area and surroundings was confirmed by the field survey and subsequent evaluations of potential heritage properties.



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

Methodology  
April 18, 2022

## 2.4 Field Program

A site visit was conducted by Christian Giansante, Cultural Heritage Specialist with Stantec, on March 2, 2022. During the survey, the Study Area was surveyed for previously identified or potential built heritage resources or cultural heritage landscapes. Where identified, these were photographed, the characteristics noted while in the field, and their locations recorded.

In general, buildings and structures of more than 40 years of age were screened during the survey for their potential to satisfy O. Reg. 9/06 criteria and the MHSTCI *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* (MHSTCI 2016). Only properties containing buildings or structures determined to have potential to satisfy O. Reg. 9/06 were evaluated. The use of the 40-year threshold is generally accepted by both the federal and provincial authorities as a preliminary screening measure for cultural heritage interest or value. This practice does not imply that all buildings and structures more than 40 years of age are inherently of significant heritage value, nor does it exclude exceptional examples constructed within the past 40 years of being of significant cultural heritage value.

## 2.5 Evaluation of Cultural Heritage Value or Interest

The criteria for determining CHVI are defined by O. Reg. 9/06. Each previously identified or potential built heritage resource or cultural heritage landscape was considered both as an individual structure and as part of a cultural landscape. Where potential for CHVI was identified, a property was assigned a built heritage resource (BHR) number or cultural heritage landscape (CHL) number.

### 2.5.1 Ontario Regulation 9/06

In order to identify cultural heritage value or interest at least one of the following criteria must be met:

1. *The property has design value or physical value because it,*
  - i. *is a rare, unique, representative, or early example of a style, type, expression, material or construction method,*
  - ii. *displays a high degree of craftsmanship or artistic merit, or*
  - iii. *demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

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- i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,*
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
- 3. The property has contextual value because it,*
  - i. is important in defining, maintaining, or supporting the character of an area,*
  - ii. is physically, functionally, visually, or historically linked to its surroundings, or*
  - iii. is a landmark.*

(Government of Ontario 2006a)

## 2.6 Assessment of Impacts

Where a component of a previously identified or potential built heritage resource or cultural heritage landscape was situated within the Study Area, the impacts of the proposed undertaking were evaluated. The impacts, both direct and indirect, are evaluated according to InfoSheet #5.

Seven potential negative effects have been identified (Government of Ontario 2006b), including:

1. **Destruction** of any, or part of any, significant heritage attributes 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 plantings, 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 of 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
7. **Land disturbances** such as a change in grade that alters soils and drainage patterns that adversely affect an archaeological resource





# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

Methodology

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In addition to direct impacts related to destruction, this report also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of Project components and personnel. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, negative effects have been demonstrated on buildings with a setback of less than 40 metre from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of Project components to heritage resources was considered in this assessment, particularly those within 50 metres, in order to encompass a wide enough buffer zone to employ a conservative approach to impact assessment.

Indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this assessment. An Archaeological Assessment has been prepared under separate cover which addresses the archaeological potential of the Study Area and includes recommendations for further work (Stantec 2021). No further consideration to archaeological resources is provided in this report.

## 2.7 Mitigation Strategies

Mitigation strategies were prepared based on guidelines provided by the MHSTCI. The MHSTCI suggests methods of minimizing or avoiding negative direct or indirect impacts including, but not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*
- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*  
(Government of Ontario 2006b)



# **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

Site History  
April 18, 2022

## **3.0 Site History**

### **3.1 Background and Historical Research**

#### **3.1.1 Introduction**

The Study Area is located in eastern Ontario, within the Town of Carleton Place in the County of Lanark. The Study Area consists of three sites: the Water Treatment Plant at 199 John Street, the Wastewater Treatment Plant at 122 Patterson Crescent, and the potential future storage site at Bates Drive.

The Study Area spans the following historical lots and concessions in the former Beckwith Township:

- Lots 13 and 15, Concession 12

The Study Area spans the following historical lots and concessions in the former Ramsay Township:

- Lots 1 and 2, Concession 7

The following sections outline the historical development of the Study Area from the period of colonial settlement to the present-day.

#### **3.1.2 Physiography**

The Study Area is located within the Smiths Falls Limestone Plain. This Plain the largest tract of shallow soil over limestone in southern Ontario. It covers nearly 1,400 square miles of the United Counties of Leeds and Grenville, Lanark County, and the City of Ottawa. Shallow tracts of clay are located near Carleton Place. Bogs are frequent in the region, with bogs being prevalent in Beckwith Township (Chapman and Putnam 1984: 196-197). Soils within the study area are composed of Farmington loam and North Gower clay loam. Farmington loam is a well-drained soil with gently sloping topography. The soils are generally used for pasture. North Gower clay loam is a poorly drained soil with level to depressional topography, used primarily for pasture, though they can be used for agriculture when drained (Hoffman et al. 1967).

The closest potable water source is the Mississippi River. The Mississippi River is located adjacent to the Wastewater Treatment Plant and Water Treatment Plant and is 860 metres to the southeast of the Bates Drive site.



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

Site History  
April 18, 2022

## 3.1.3 Survey and Settlement

### 3.1.3.1 Town of Carleton Place

The Town of Carleton Place was first settled by Edmond Morphy and his sons in 1819. They settled on Lots 14 and 15, Concession 12. In 1820, a settler named Coleman purchased the waterpower along the Morphy property with the agreement of building a mill within six months. Coleman was unable to do so and sold the rights to Hugh Bolton, who completed the grist mill within the six months. Bolton added an oatmeal mill at a later date. Soon after, a blacksmith and cooperage were opened by William Moore and Robert Barnett, respectively. The village continued to grow around the mill with the addition of a tannery and general stores. The settlement was originally named Morphy's Falls (McGill 1968). The community was renamed Carleton Place in 1829 and a post office was established in 1830. Lumber was the primary industry in the area. The village grew rapidly, and the railway came to the community in 1857. Carleton Place was incorporated as village in 1870 and as a town in 1890 (Town of Carleton Place 2021a).

### 3.1.3.2 Beckwith Township

Beckwith Township was surveyed in 1816 and first settled in 1817. The township was named after Sir Thomas Sydney Beckwith, the Quarter Master for Canada between 1815 and 1823 (McGill 1968:30). Following the War of 1812 there was impetus from the British and colonial governments to settle regions close to the United States border and along the major navigable waterway along the Cataraqui and Rideau rivers between Kingston and the Ottawa River, in particular with former military men, and their families, who could provide a ready militia in the event that the Americans tried to invade again (Lockwood 1991; Weaver 1913). This is reflected in the number of townships which were surveyed in Lanark following the War of 1812, including Bathurst in 1816; Beckwith, Drummond, and South Sherbrooke in 1817; and Lanark in 1819 (Aitken 1989).

Settlement of Beckwith Township occurred relatively quickly, with most lots granted and 1374 settlers in Beckwith by the end of 1822 (Lockwood 1991:16; McGill 1968:30). However, the 1863 map of Lanark and Renfrew counties (Walling 1863) shows that many of the lots in the interior of Beckwith Township, away from rivers or roads, had no landowners listed (Figure 2), suggesting that many lots, although granted, may not have been occupied until several decades later. The settlement of the township was hampered by poor, or nonexistent, roads and large tracts of poor land (McGill 1968:40, 43). A significant portion of the settlers who came to Beckwith were of Scottish and Irish descent (Lockwood 1991; McGill 1968:32). The largest settlement in the township was, and is, Carleton Place, due to the abundant waterpower available. As the Town of



## **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

Site History

April 18, 2022

Carleton Place grew within Beckwith Township, the growth of the town was limited to the area along the rail line and along the Mississippi River (Figure 3).

### **3.1.3.3 Ramsay Township**

The first settlers in Ramsay Township were Thomas Smart and Robert Wilkie, who settled on the west side of the Mississippi River, southeast of present-day Almonte (McGill 1968:79). Ramsay Township was surveyed in 1821 with only a few settlers in the township before the survey. Later in 1821, over 100 families arrived. They settled primarily around a set of falls on the Mississippi River, what is now Almonte, approximately 12 kilometres downstream of the study areas. That same year, David Shepherd constructed a sawmill at present-day Almonte. The mill burned down in 1820 and was rebuilt in 1821 by Daniel Shipman, who added a grist mill in 1822 (McGill 1968).

The largest settlements in Ramsay Township are Carleton Place and Almonte, again due to their ready access to available waterpower for mills. As with Beckwith Township, there were large tracts of land shown as unoccupied on the Walling (1863) map, particularly along the northeast part of the township, where it abuts Huntley Township in Carleton County. As the Town of Carleton Place grew within Beckwith Township, the growth of the town was limited to the area along the rail line and along the south shore of the Mississippi River (Figure 4).



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Legend


 Study Area



Figure Not to Scale

Notes  
1. Walling, H.R. 1863. Map of the Counties of Lanark and Renfrew, Canada West.  
Prescott: D.P. Putnam.



Project Location: 163401646 REVA  
County of Lanark Prepared by KB on 2022-04-14  
Technical Review by BC on 2022-03-16

Client/Project  
CULTURAL HERITAGE REPORT: EXISTING CONDITIONS AND  
PRELIMINARY IMPACT ASSESSMENT – CARLETON PLACE WATER  
TREATMENT PLANT AND WASTEWATER TREATMENT PLANT

Figure No.

2

Title

Portion of the 1863 Map of Beckwith and  
Ramsay Townships



Legend  
 Study Area

Figure Not to Scale

Notes  
 1. Belden, H. & CO. 1880. Lanark Supplement in Illustrated Atlas of the Dominion of Canada. H. Belden & Co. Toronto.



Project Location: County of Lanark  
 163401646 REVA  
 Prepared by KB on 2022-04-14  
 Technical Review by BC on 2022-03-17

Client/Project  
 CULTURAL HERITAGE REPORT: EXISTING CONDITIONS AND  
 PRELIMINARY IMPACT ASSESSMENT – CARLETON PLACE WATER  
 TREATMENT PLANT AND WASTEWATER TREATMENT PLANT

Figure No.  
 3

Title  
 Portion of the 1880 Map of Beckwith  
 Township

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\\C:\1215101\work\carol\01607\Activ\163401446\01\Map\163401446\_CH\_Fig04\_Ramsay\_Historic.mxd Revised: 2022-04-14 Bv: bobkar



Legend  
[Red Box] Study Area

Figure Not to Scale

Notes  
1. Belden, H. & CO. 1880. Lanark Supplement in Illustrated Atlas of the Dominion of Canada. H. Belden & Co. Toronto.



Project Location 163401446 REVA  
County of Lanark Prepared by KB on 2022-04-14  
Technical Review by BC on 2022-03-17

Client/Project  
CULTURAL HERITAGE REPORT: EXISTING CONDITIONS AND  
PRELIMINARY IMPACT ASSESSMENT – CARLETON PLACE WATER  
TREATMENT PLANT AND WASTEWATER TREATMENT PLANT

Figure No.  
4

Title  
Portion of the 1880 Map of Ramsay  
Township

**Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

Site History  
 April 18, 2022

**3.2 Municipal and Agency Information Requests**

In order to identify previously identified built heritage resources or cultural heritage landscapes, the MHSTCI, OHT, and the Town of Carleton Place were contacted. As a result of the data request, no additional resources were identified within the Study Area. Table 1 contains a summary of the requests and results.

**Table 1: Municipal and Agency Data Request Results**

<b>Organization</b>	<b>Result</b>	<b>Municipal Address</b>	<b>Level of Recognition</b>	<b>Relationship to Study Area</b>
OHT	No response received	Not applicable (N/A)	N/A	N/A
MHSTCI	Response from Karla Barboza on March 7, 2022. No properties designated by Minister or provincial heritage properties within the Study Area	N/A	N/A	N/A
Town of Carleton Place	No response received	N/A	N/A	N/A





# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

Existing Conditions

April 18, 2022

## 4.0 Existing Conditions

### 4.1 Previously Identified and Potential Heritage Resources

#### 4.1.1 Field Program

As described in Section 2.4, a survey of the Study Areas was undertaken to identify potential built heritage resources and cultural heritage landscapes situated within the Study Areas and confirm the presence of previously identified protected properties. Where identified, the site was photographically documented and its location was digitally recorded.

The Study Areas are generally urban in character and primarily located in residential and industrial areas of the town.

The potential for CHVI was identified through professional judgement, historical research, and evaluation following the MHSTCI *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* (MHSTCI 2016) and O. Reg 9/06. If found to have potential for CHVI, a structure or landscape was assigned a built heritage resource (referred to as BHR) or cultural heritage landscape (referred to as CHL) number and deemed to contain a potential built heritage resource or cultural heritage landscape. One property, 199 John Street, was identified during the field review as a built heritage resource (BHR-1). The property is listed on the Town of Carleton Place Municipal Heritage Register. No cultural heritage landscapes were identified. Table 2 provides an overview of the identified built heritage resources. The identified resource is shown in Figure 5.

**Table 2: Identified Built Heritage Resources**

Built Heritage Reference Number (BHR-#)	Address and Property Name
BHR-1	199 John Street - Carleton Place Waterworks



409575

409650

409725



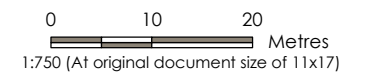
Legend

- Study Area
- Cultural Heritage Resource
- Cultural Heritage Features
  - Built 1914
  - Built 1983



Mississippi River

BHR-1



Notes

1. Coordinate System: NAD 1983 UTM Zone 18N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.
3. Orthoimagery: © 2022 Microsoft Corporation © 2022 Maxar © CNES (2022) Distribution Airbus DS

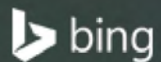


Project Location: 163401646 REVA  
County of Lanark Prepared by KB on 2022-04-14  
Technical Review by BC on 2022-03-16

Client/Project  
CULTURAL HERITAGE REPORT: EXISTING CONDITIONS AND  
PRELIMINARY IMPACT ASSESSMENT – CARLETON PLACE WATER  
TREATMENT PLANT AND WASTEWATER TREATMENT PLANT

Figure No.  
5

Title  
Previously Identified or Potential Built  
Heritage Resources



409575

409650

409725

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4998525

4998450

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4998450

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

Existing Conditions  
April 18, 2022

## 4.1.2 199 John Street – Water Treatment Plant

### 4.1.2.1 Site Description

The Carleton Place Water Treatment Plant (WTP) located at 199 John Street is a two-storey Edwardian style industrial building built in 1914. An addition on the south elevation of the original building was built in 1983. The building is made of buff brick and includes carved stone at the cornice and at the top of each column (Plate 1 and Plate 2). The west elevation consists of three bays separated by four columns. The side bays include a 20-pane window at the lower level and a 4-pane window at the upper level. The windows have stone sills. The central bay includes a single wooden door that provides access into the building, as well as a cast iron light fixture and a sign that reads “*CARLETON PLACE WATER WORKS 1914*”. The east elevation is the same as the west elevation but has a double door in place of a single door in the central bay (Plate 3). The north elevation consists of five bays separated by six columns. The four easternmost bays contain a 20-pane window at the lower level and a 4-pane window at the upper level, while the westernmost has a wooden access door and a 4-pane window at the second level (Plate 4). The south elevation has a one-storey annex that is used for chlorine storage. The annex uses the same design language as the main Water Treatment Plant building but includes a double width loading door with an arched brick voussoir on its south elevation (Plate 5). The remaining annex elevations include 20-pane windows, access doors and the connection to the contemporary addition.

The interior of the Water Treatment plant has been extensively modified. In the main building, there is a second level accessed by a set of metal stairs. The second level is approximately the width of a single bay as seen on the exterior of the building. The interior of the main building includes equipment related to water treatment processes and the interior of the annex includes equipment related to the chlorination process (Plate 6 and Plate 7). The original brick has been painted white and the windows are compatible contemporary replacements (Plate 8 and Plate 9). The form of some interior elements, such as the second level windows and voussoirs, are still visible. The electrical room is located in the northeast corner of the building and is separated in a small brick chamber which includes decorative brick work along the top of the walls (Plate 10).

The contemporary addition to the Water Treatment Plant was built in 1983 and is a Brutalist inspired extension. The extension respects the forms and proportions of the original building as seen in the continued use of a pattern of bays and columns. The individual concrete blocks also echo the design of the paned windows in the original building (Plate 11). Some sections of the exterior also have a contemporary interpretation of a cornice that ties the newer section of the facility into the historic



## **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

Existing Conditions

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portion (Plate 12). The contemporary addition is connected to the south elevation of the annex. It is set back from the building to allow for the original Water Works building to be viewed as its own structure. The interior of the addition consists of standard materials that were common at the time of its construction.

The Water Treatment Plant is located on a street island formed by John Street. It is surrounded by a grassed field with mature trees. The Water Treatment Plant is listed on the Town's municipal heritage register.



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

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**Plate 1: West elevation of WTP**



**Plate 2: Detail of cornice and stonework**



**Plate 3: East Elevation of WTP**



**Plate 4: North Elevation**



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

Existing Conditions  
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**Plate 5: West elevation Annex**



**Plate 6: Interior of WTP**



**Plate 7: Interior of Annex**



**Plate 8: Painted voussoir on second level**



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

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**Plate 9: Detail of contemporary glazing**



**Plate 10: Brickwork at electrical room**



**Plate 11: East elevation of contemporary addition**



**Plate 12: West elevation of contemporary addition**

## 4.1.2.2 Evaluation

Content of this evaluation is pulled from the research sheet used to inform the building's listing on the Municipal Heritage Register (Town of Carleton Place 2021b).

### *Design/Physical Value*

Constructed in 1914, this building is symbolic of the town's progress in the early 1900s. The pumping station and attached infrastructure provided a significant improvement in the quality of life for the Citizens of Carleton Place. The building's classical "grand" style echoes the "grand" civic gift of providing running water.



# **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

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The Pumping Station features a symmetrical main façade, with large rectangular windows framing the central door, all separated by columns reaching from window base to architrave. The columns and windows are raised slightly off the ground and an architrave and cornice wrap around the top of the building. Similar components wrap around the entirety of the structure, giving an ornamental and classically inspired exterior to what is basically a utility building. Unique details are found in the cement parging along the original portion of the foundation.

An addition to the building constructed in 1983 shows great compassion for the original design and repeats the horizontal design elements of the 1914 structure.

## ***Historic/Associative Value***

Plans for a waterworks and drainage system in the Town of Carleton Place date to 1907. According to the Ottawa Citizen, “At a meeting of the town council held on Monday evening Mr. McAllister gave notice of his intention to introduce at next meeting a bylaw to borrow \$250,000 to establish a system of waterworks and drainage in town”. The Carleton Place Herald reported that the building would be “something [of] handsome proportions and promises to be most ornamental as well as a permanent structure of the first rank. The steel for the standpipe is expected within a fortnight”.

Construction of the building began in 1914, however, the required workforce was not available within the Town. Per the Ottawa Citizen, “Mr. R. G. Reinke, of Eganville, Ont., has been awarded the contract for the pumping plant and intake pipe of the Carleton Place waterworks, and the tender of Mr. F. F. Fry, of Toronto, for the sewage disposal plant has been accepted. This will mean a considerable addition to the working force upon the waterworks for the present season.” A public vote endorsed a waterworks installation bylaw. Twenty-five thousand feet of steel pipe was ordered from Scotland. The excavation contractor from Kingston began work with thirty Bulgarians, who were quartered in the old Caldwell sawmill boarding house in the town park, a dozen Italians accommodated in the Leach school house building, and a dozen Romanians in addition to local excavation workers.

## ***Contextual Value***

The building is located adjacent to Riverside Park. The park was created in 1904, a time when citizens were beginning to have more leisure time and to demand beautiful public spaces. The classical style of the building respects the surrounding natural spaces. The Waterworks building is one of the last remaining buildings to use the Mississippi River in an industrial fashion. An original water tower was once located to the southeast of the building and was relocated in 1985.





## Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

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Located on the south shore of the Mississippi River, the building's infrastructure continues to draw water from the river for the use of the town's citizens. This use continues a tradition of using the waterway for industry and transportation, beginning with the first settlers and the logging industry. The building is visible from the water and the north shore of the river, as well as from within Riverside Park.

### Summary of Evaluation

Table 3 provides a summary of the above discussion against criteria provided in O. Reg. 9/06.

**Table 3: Evaluation 199 John Street According to Ontario Regulation 9/06 of the Ontario Heritage Act**

Criteria of O. Reg. 9.06	Y/N	Comments
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Y	The building is designed in the Edwardian style. It is an early example of an early 20 <sup>th</sup> century Water Treatment Building still in use. The integrity of the building is also high, despite the 1983 addition to the building.
Displays a high degree of craftsmanship or artistic merit	N	The building was constructed with widely available materials and exhibits a level of craftsmanship considered standard at the time as expressed through the design elements such as the brickwork and the stonework.
Demonstrates a high degree of technical or scientific achievement	N	The building does not demonstrate a high degree of technical or scientific achievement as the machinery and equipment originally associated with the water purification process have been replaced.
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Y	The building is associated with the growth of the Town of Carleton Place.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N	The site does not yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N	The site is not associated with an architect, builder, or designer that is significant to a community.
Is important in defining, maintaining or supporting the character of an area	N	The site does not contribute to the character of the area.



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Criteria of O. Reg. 9.06	Y/N	Comments
Is physically, functionally, visually or historically linked to its surroundings	N	While the site is functionally linked with the river due to its use as a water treatment facility, the link does not contribute to the value of the site.
Is a landmark	N	While the site is located on the shore of the Mississippi River, its setback from the water and its obscurement by trees does not make it a prominent landmark.

Based on the criteria of Ontario Regulation 9/06, the Water Treatment Plant at 199 John Street meets one of the criteria and thus would be considered to have CHVI.

## **Statement of Significance**

### **Description of Property**

The property is located at 199 John Street in the Town of Carleton Place, Ontario. The property is situated on the southeast shore of the Mississippi River and is situated on a plot of land surrounded by John Street. The property includes the original waterworks building, built in 1914, and a contemporary addition to the facility, built in 1983. The original waterworks building is an Edwardian style industrial building with detailed brickwork and stonework. Each elevation consists of bays separated by columns. Each bay consists of either an entrance into the building or a 20-pane window at the lower level and a 4-pane window at the upper level. The windows have stone sills. The sign above the entrance on the east and west elevations reads “CARLETON PLACE WATER WORKS 1914”.

### **Cultural Heritage Value**

The Water Treatment Plant is a rare and early example of a water treatment plant still in use. Constructed in 1914, this building is symbolic of the town’s progress in the early 1900s. The pumping station and attached infrastructure provided a significant improvement in the quality of life for the Town of Carleton Place. The building’s classically inspired elements echo the civic gift of providing running water. Despite an addition to the building, the form of the original 1914 waterworks building is not compromised by the contemporary addition.

### **Heritage Attributes**

The following heritage attributes were identified for 199 John Street. Elements that contribute to the design value of the property include:

- Two storey massing, including the brick and stonework



# **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

## Existing Conditions

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- Large rectangular windows at the lower level (20-pane) and upper level (4-pane)
- Stone cornice that wraps the building
- Regularly placed columns and bays
- The setback of the 1983 addition

Elements that contribute to the historic value of the property include:

- The association with the growth of the Town of Carleton Place through the construction of water systems

### **4.1.3 Wastewater Treatment Plant – 122 Patterson Crescent**

#### **4.1.3.1 Site Description**

The Carleton Place Wastewater Treatment Plant (WWTP) is an infrastructure complex located at 122 Patterson Crescent. The complex consists of three above ground buildings that are all connected through a series of underground tunnels. The original WWTP was built in 1914 and there was a major overhaul of the entire complex that was completed in 1993 (Plate 13 and Plate 14).

The main building is clad in red brick that is laid in a regular horizontal stacked course. The courses of brick are separated by vertically stacked courses of brick that run the length of each elevation (Plate 15). The corners of the exterior elevations of the building are rounded. The main entrance includes a wall made of glass bricks that look into office spaces (Plate 16). The interior of the building includes spaces dedicated to administration, labs, and storage. The materials used in the finishing of the interior spaces are standard materials that would have been regularly used at the time of construction (Plate 17). Evidence of the original 1914 building is not visible within the existing building. There is evidence of an addition of the east side of the building which currently houses the garage and loading bay area. This addition is evident due to the continuation of exterior brickwork on the interior of the building (Plate 18). The main building also houses the headworks for the site (Plate 19 and Plate 20). The sewage flows into the building and goes through a preliminary bar screening treatment where the solid matter is removed. The water then flows into the aeration tanks located behind the main building (Plate 21).

Water then flows towards secondary aeration tanks located next to the aeration building (Plate 22). The aeration building shares a design language with the main building. It is clad in red brick and has courses of vertically stacked bricks that run the length of each elevation. There are five tanks located south of the building, and three others north of the building



## **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

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The third building of the complex is the digester building (Plate 23). This building consists of three round holding tanks connected in the center. The holding tanks are clad in a similar red brick and have a course of vertically stacked bricks that run the circumference of each tank. On each side entrance between the holding tanks, there are two columns clad in brick.

The property is located on Patterson Crescent in Carleton Place. The surrounding neighbourhood is primarily residential, with institutional buildings located nearby. The facility is accessed via private driveway and through a manually operated gate.



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

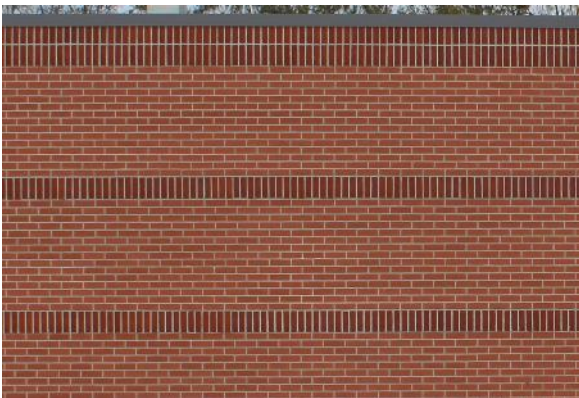
Existing Conditions  
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**Plate 13: Main WWTP building from above**



**Plate 14: 1993 expansion commemorative plaque**



**Plate 15: Detail of brick pattern**



**Plate 16: Entrance of main WWTP building**



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

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**Plate 17: Interior of main WWTP building**



**Plate 18: Exterior bricks located within main WWTP building**



**Plate 19: WWTP headworks**



**Plate 20: Underground tunnels**



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

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**Plate 21: Aeration tanks**



**Plate 22: Aeration building and secondary tanks**



**Plate 23: Digester building**

## 4.1.3.2 Evaluation

### *Design/Physical Value*

The Wastewater Treatment Plant is an industrial complex consisting of three buildings connected by a series of underground tunnels. Originally constructed in 1914, the complex was extensively rehabilitated in 1993. The new design of the facility does not retain any of the design elements of the historic structure or of the site. Therefore, the property cannot be considered rare, unique, representative or an early example of a style, type, expression, material or construction method. The WWTP is clad in red bricks with a primarily concrete superstructure. The site does not display a high degree of craftsmanship or artistic merit. While the functional purpose of the WWTP is unique to



## **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

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the Town of Carleton Place, it does not demonstrate a high degree of technical or scientific achievement as it is a common wastewater treatment plant that is found elsewhere in the province.

### ***Historic/Associative Value***

The original Wastewater Treatment Plant built in 1914 was constructed to meet the needs of the growing population of the Town of Carleton Place. It was built around the same time as the Water Treatment Plant at 199 John Street as part of the Waterworks program but did not receive a similar level of media attention at the time. The 1993 Water Pollution Control Plan Expansion was overseen by the Ontario Ministry of Environment and Energy. The Consulting Engineers and Architects were J.L. Richards & Associates Limited. The General Contractor was Ron Engineering and Construction (Eastern) Ltd. While the organizations involved with the expansion of the facility remain active, they cannot be considered significant to the community.

### ***Contextual Value***

The site is located on the southeast shore of the Mississippi River. The property is located within a residential area and is adjacent to community-oriented structures such as a Curling Club and a school. The site is surrounded by a metal fence and is generally not open to the public. The site ultimately contrasts the character of the area given that it is an industrial complex within a residential area. The site does not define, maintain or support the character of the area.

The Wastewater Treatment Plant consists of three above ground buildings linked by a series of underground tunnels. The buildings all share a similar design language and were built at the same time and share a visual and functional link. However, the site does not fit into the residential character of the surrounding area and does not have a link to any of the surrounding structures or properties.

While visible from Patterson Crescent, the setback from the road and the pared back appearance of the buildings do not make it distinct within the area. Therefore, the property cannot be considered to be a landmark.

### ***Summary of Evaluation***

Table 4 provides a summary of the above discussion against criteria provided in O. Reg. 9/06.





# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

Existing Conditions

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**Table 4: Evaluation 122 Patterson Crescent According to Ontario Regulation 9/06 of the Ontario Heritage Act**

Criteria of O. Reg. 9.06	Y/N	Comments
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	N	While the facility was originally built in 1914, there are no remaining elements that speak to the historical nature of the site. Therefore, the property cannot be considered rare, unique, representative or an early example of a style, type, expression, material or construction method.
Displays a high degree of craftsmanship or artistic merit	N	The property does not exhibit a level of craftsmanship that is beyond standard at the time of construction.
Demonstrates a high degree of technical or scientific achievement	N	The property does not demonstrate a high degree of technical or scientific achievement as it is a common wastewater treatment plant that is found elsewhere in the province.
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N	The site and the original WWTP are associated with the Town of Carleton Place. However, since the 1993 plant expansion, the association of the WWTP with the growth of the Town has not been considered to be significant to the community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N	The site does not yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N	The site is not associated with an architect, builder, or designer that is significant to a community.
Is important in defining, maintaining or supporting the character of an area	N	The site does not contribute to the character of the area.
Is physically, functionally, visually or historically linked to its surroundings	N	The site is not physically, functionally, visually or historically linked to its surroundings.
Is a landmark	N	The site is not considered a landmark.

Based on the criteria of Ontario Regulation 9/06, the Wastewater Treatment Plant at 122 Patterson Crescent would not be considered to have CHVI.

## 4.1.4 Potential Future Storage Site Land – Bates Drive

### 4.1.4.1 Site Description

The Potential Future Storage Site Land is located at the terminus of Bates Drive, east of Smythe Road. It does not have a municipal address associated with it. The site is a cleared plot of land that is used for miscellaneous storage and as the Town’s snow



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storage facility. The site is flanked by coniferous trees along the north and west sides of the property and is located near the Carleton Place Dog Park. The site is located in an industrial part of the town (Plate 24 and Plate 25).



**Plate 24: Entrance to the Bates Drive Site**



**Plate 25: Northeast view of the Bates Drive Site**

## 4.1.4.2 Evaluation

### ***Design/Physical Value***

Given that the Bates Drive site is a cleared plot of land, it is not a rare, unique, representative or early example of a style, type, expression, material or construction method; it does not display a high degree of craftsmanship or artistic merit; and it does not demonstrate a high degree of technical or scientific achievement.

### ***Historic/Associative Value***

Given that the Bates Drive site is a cleared plot of land, it does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. The site does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture. The site does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

### ***Contextual Value***

Given that the Bates Drive site is a cleared plot of land, it is not important in defining, maintaining or supporting the character of an area nor is it physically, functionally,



## Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

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visually or historically linked to its surroundings. The site could not be considered to be a landmark.

### **Summary of Evaluation**

Table 5 provides a summary of the above discussion against criteria provided in O. Reg. 9/06.

**Table 5: Evaluation the Bates Drive Site According to Ontario Regulation 9/06 of the Ontario Heritage Act**

Criteria of O. Reg. 9.06	Y/N	Comments
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	N	The site consists of a vacant plot of land and is not rare, unique, representative or an early example of a style, type, expression, material or construction method.
Displays a high degree of craftsmanship or artistic merit	N	The site does not exhibit a level of craftsmanship standard at the time of construction.
Demonstrates a high degree of technical or scientific achievement	N	The site does not demonstrate a high degree of technical or scientific achievement as it is an empty plot of land.
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N	The site is not associated with a theme, event, belief, person, activity, organization or institution that is significant to a community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N	The site does not yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N	The site is not associated with an architect, builder, or designer that is significant to a community.
Is important in defining, maintaining or supporting the character of an area	N	The site does not contribute to the character of the area.
Is physically, functionally, visually or historically linked to its surroundings	N	The site is not physically, functionally, visually or historically linked to its surroundings.
Is a landmark	N	The site is not considered a landmark.

Based on the criteria of Ontario Regulation 9/06, the Potential Future Storage Site at Bates Drive would not be considered to have CHVI.



# **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

Preliminary Impact Assessment  
April 18, 2022

## **5.0 Preliminary Impact Assessment**

### **5.1 Description of Proposed Undertaking**

As it relates to the identified Water Treatment Plant at 199 John Street, five alternative solutions were identified to address the need for increased water treatment capacity. These include:

- Alternative A: Do nothing;
- Alternative B: Water Conservation Methods;
- Alternative C: Expand Existing Water Treatment Plant on-site;
- Alternative D: Built a new Water treatment Plant off-site; and
- Alternative E: Municipal groundwater well.

A comparative evaluation of alternatives based on factors such as the natural environment, cultural environment, socio-economic environment and technical considerations was completed. Based on the findings of this evaluation, it was determined that Alternative C: Expand Existing Water Treatment Plant on-site was the preferred option. The option will have:

- A moderate cost and provides opportunity to use existing infrastructure
- A high potential to support future population needs
- A low potential to impact private property and the health and safety of Town residents.
- A moderate potential to avoid impacts to the natural and cultural heritage environments.

The recommended solution will expand the footprint of the existing Water Treatment Plant on the existing site to include:

- New low lift pumps with larger basin
- New chemical feed building with back-up generator
- Additional clearwell cells and increased high lift pump capacity

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**Plate 26 - Proposed Footprint of WTP Expansion**

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## 5.2 Identification of Preliminary Potential Project Specific Impacts and Proposed Mitigation Measures

The results of the preliminary impact assessment and preparation of mitigation measures are presented in Table 6. The types of impacts being assessed are identified in Section 2.6. Direct impacts are anticipated to one previously identified built heritage resource at this stage of the Project.

**Table 6: Preliminary Impact Assessment and Mitigation Measures**

CHR Reference Number	Location	Previous Heritage Recognition	Type and Description of Potential/Anticipated Impact	Mitigation Measures
BHR-1	199 John Street	Listed on Municipal Heritage Register	<b>Direct:</b> The Water Treatment Plant is located within the Study Area. The preferred alternative recommends an expansion of the existing facility. The identified BHR has the potential for direct impacts such as destruction of any, or part of any, significant heritage attributes or features; and alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	<b>Preferred Option:</b> Avoid the BHR by establishing a buffer zone around the facility. This should use appropriate preventative measures such as mapping of the BHR on construction maps and temporary fencing. Staging and laydown areas should also be selected so that they are non-invasive and avoid the BHR. This option is not feasible based on project requirements and other factors considered in the options analysis. Therefore, the alternative option should be applied. <b>Alternative Option:</b> Where construction activities are anticipated adjacent to or within the identified BHR, a holistic design approach that considers sympathetic and compatible design, setbacks and reversibility should be considered (Table 7).

### 5.2.1 Summary of Impacts and Mitigation Measures

Following the assessment of impacts presented in Table 6, one previously identified or potential built heritage resource is situated within the Project Location and is at risk for direct impacts, the Water Treatment Plant at 199 John Street. Where potential for impacts has been identified, measures to mitigate them have been prepared.

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**Table 7: Application of Mitigation Measures**

Mitigation Measure	Relevance to the Project
Alternative development approaches	Alternative options have been considered during the planning stage of the project. Options considered have included doing nothing; applying water conservation methods; building a new water treatment plant off-site; and building a municipal groundwater well. These options were assessed against other factors and were determined not to be the preferred option.
Isolating development and site alteration from significant built and natural features and vistas	No significant built and natural features and vistas were identified for the facility. The proposed work will remain within the roundabout formed by John Street. It is recommended that staging areas be limited to this area.
Design guidelines that harmonize mass, setback, setting, and materials	The heritage attributes for 199 John Street relate primarily to the exterior of the building. It is recommended that the architectural design of the expansion be subject to a holistic design approach with input from heritage professionals. The holistic design approach will create an addition that is sympathetic to the original 1914 building, in a similar way that the 1983 expansion used materials and construction methods of the time to create a compatible addition.
Limiting height and density	It is recommended that the design of the expansion be completed in such a way that the original 1914 building can still be read in its three-dimensional form. This may be achieved using setbacks from the building, as seen with the 1983 expansion.
Allowing only compatible infill and additions	It is recommended that the expansion of the building be completed using a compatible material palette. The materials used on the exterior of the building should be compatible with, but subordinate to, the existing building. The design of the expansion may echo the design of the original building with architectural detailing that speaks to a contemporary adaptation of the historic style.

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<b>Mitigation Measure</b>	<b>Relevance to the Project</b>
Reversible alterations	The proposed expansion shall consider reversibility in its design. The interventions to the building are to be designed in a reversible way should there come a time when the water needs of the Town evolve. This includes minimizing the number of penetrations into the masonry walls or the removal of wall sections. It is recommended that the existing entries into the building, such as windows and doorways, be used as entry points to the addition if required. The windows are not original to the building and the doors may be restored and reused as part of the expansion.
Buffer zones, site plan control, and other planning mechanisms	The condition of the existing building should be confirmed prior to any site work. Notes describing the heritage value of the site should be included in the plans and specifications for the project. The identified heritage attributes should be made clear in all documents provided to contractors and subcontractors.



# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

Recommendations

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## 6.0 Recommendations

One property containing a previously identified built heritage resources was determined to be situated within the Study Area. Direct and indirect impacts were identified for the building at 199 John Street, which is listed on the Town of Carleton Place's Municipal Heritage Register. It is located adjacent to planned construction activities and is at risk for potential direct impacts.

The planned expansion of the Water Treatment Plant will have direct impacts to the previously identified or potential built heritage resource. These direct impacts include the destruction of any, or part of any, significant heritage attributes or features; and alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance. The following mitigation measures are recommended:

- Limiting development and staging areas to the land surrounding the existing facility, currently owned by the Town.
- The creation of design guidelines for the expansion that include a holistic approach to heritage conservation as achieved through the implementation of compatible massing, setbacks, setting of the expansion, and materials.
  - The materials used on the exterior of the building should be compatible with, but subordinate to, the existing building. The design of the expansion may echo the design of the original building with architectural detailing that speaks to a contemporary adaptation of the historic style.
  - The height and density of the expansion be designed in such a way that the original 1914 building can still be viewed in its three-dimensional form.
- The proposed expansion shall consider reversibility in its design. This includes minimizing the number of penetrations into the masonry walls or the removal of wall sections. It is recommended that the existing entries into the building, such as windows and doorways, be used as entry points to the addition if required.
- The condition of the existing building should be confirmed prior to any site work. Notes describing the heritage value of the site should be included in the plans and specifications for the project. The identified heritage attributes should be made clear in all documents provided to contractors and subcontractors.

If required, the impact assessment in this report will be updated once design concepts have been presented in Phase 3 of the EA Process.

Both the Wastewater Treatment Plant and the Potential Storage Site at Bates Drive did not meet the criteria of Ontario Regulation 9/06 and were determined not to possess CHVI. Therefore, they were not included as part of the Preliminary Impact Assessment.

# **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

Recommendations

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To assist in the retention of historic information, copies of this report should be deposited with local repositories of historic material and municipalities. Therefore, it is recommended that this report be deposited at the following locations:

**Carleton Place Public Library**

101 Beckwith St,

Carleton Place, ON K7C 2T3

**Carleton Place and Beckwith Heritage  
Museum**

267 Edmund Street

Carleton Place, ON K7C 3E8

# **Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions**

Closure

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## **7.0 Closure**

This report has been prepared for the sole benefit of the Town of Carleton Place, and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment – Carleton Place Water Treatment Plant and Wastewater Treatment Plant Expansions

References

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