

**254 High Street
Southampton**

254 High Street,
Former Anglican Church Rectory (built 1893-4) on former
site of Little Lake Square (1857 Sproat and Hawkins)

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October 16, 2018

Corporation of the County of Bruce

30 Park Street

Walkerton, ON N0G 2V0

Attn: Mr. Matthew Meade
Research Analyst, Office of the CAO
mmeade@brucecounty.on.ca

Cc: Ms Linda White, Clerk, Town of Saugeen Shores (for distribution to Council)
linda.white@saugeenshores.ca

Mr William Bowden, President, Southampton Residents Association
contact@southamptonontario.org

Re: Proposed Siting of the Nuclear Innovation Institute (Bruce Power) on the Property Located at 254 High Street, Southampton

Dear Mr. Meade,

Thank you for providing the opportunity for Public Comment on the proposed Bruce Power Nuclear Innovation Institute.

I am a resident of Southampton at 2 Peel Street and have become familiar with the Proposal for the Nuclear Innovation Institute by actively participating in and attending a Public Meeting at the Bruce County Museum and Archives in July 2017, by reviewing correspondence and powerpoints on the Proposal prepared by Bruce County and Bruce Power from May 2018 through October 2018, by doing independent research on the evolution of the Plans for the expansion of the Archives, and by watching the simulcast presentation that was made by Bruce Power and the County to the Saugeen Shores Council, Committee of the Whole, on August 27, 2018.¹ I am a member of the Southampton Residents Association (SRA), and have kept up to date with their correspondence on the matter.

I am familiar with the proposed site by walking, cycling and driving to and from the Bruce County Museum (BCMA), to Fairy Lake Nature Trail and to the hospital on High Street in all seasons (summer high season and during the school year), weekdays and weekends, and in all kinds of weather.

I have registered my position on the Proposal in emails to your office following the Open House hosted in July 2018 at the BCMA.²

In summary,

- I am in favour of the County's position that Southampton would be a good location for the development of a post secondary program of study, or, an Innovation Institute where public and private partnerships engage in the advancement of knowledge on culture and science, and for economic development
- I am in favour of the expansion of the Bruce County Archives according to sound principles of design
- I am opposed to any proposal that calls for the demolition of the heritage building on the site, and
- I am opposed to the location of the Innovation Institute on the site at 254 High Street as it is currently proposed.

1 The Corporation of The Town of Saugeen Shores Committee of the Whole Minutes, August 27, 2018 and Webcast of the same meeting

2 Appendices, Appendix 1

I am very concerned by,

- the lack of transparent process in the assignment of the property to the Bruce Power Innovation Institute without proper public consultation
- the lack of consistency in information that has been circulated to the public, through presentations and open houses, and through verbal answers to questions and answers
- the lack of a website even now for the central location of material, although the website was promised to the public in May 2018, and
- the definitive change taken in the Public Consultation Process that has occurred since the initial presentations to the public in May 2018, when there was a commitment and methodology that included substantive input from the public on the decision to locate the Institute on the 254 High Street property, or not. Please refer to the powerpoint presentations made by the County in May and July of 2018, where there is commitment in terms of process and in the timeline for decision making based on public input, with a Go/No Go outcome for the proposed siting.³

Consideration of Alternative Sites

It is my opinion that the project that is proposed to be constructed for the purposes of Bruce Power is flawed based on a number of key points including,

- the size of the program in relation to the size of the former Rectory site (30,000 sf facility plus parking) within a site area of 22,000 sf, with its entire east flank adjacent to a slope leading to Fairy Lake, and a heritage building at its centre
- the change in use at the corner to business use with a high projection of visitors, and the increase of traffic and parking due to the business use contemplated
- the requirement for over 30 cars for the use of the program (alternate counts described in Proposal literature including counts up to 50 cars)
- the adverse effect of increased traffic on the safety of the users of the public school, the Fairy Lake Park and the Museum and Archives, each of which engages walking and cycling by children alone, and by walking and cycling by the general public
- the adverse effect of new parking demand on the existing parking space dedicated to the Museum and Archives visitors and staff, the school visitors and staff, the school buses, as well as ability of loading and off-loading materials and supplies to the school and the Museum and Archives in a more constrained manner
- the project causing the demolition or partial removal of the historic Rectory Building as currently planned
- the limitations that it places on the Museum and archives for the use of the former Rectory, or an expanded Rectory for its own purposes, as previously contemplated in publicly funded Master Plans prepared for the County at their request, ⁴ and
- the diminution of the value of the mandate of the County and Museum and the Town for the preservation of its heritage through the demolition of heritage structures, especially at a site that this the seat of historic function and programming for the County of Bruce.

3 Appendices, Appendix 2: Power Point Presentations June 2018 & July 2018
4 Bruce County Museum and Cultural Centre Final Report on the Accommodation Plan, 25 January 2016 and 27 April 2016 (no additional land being purchased for the Archives) and Financial Feasibility Study, Ketchum Canada (accepted by County Nov 2017): utilizing the Rectory intact

Although an exciting opportunity exists in the founding of a post secondary or Innovation Institute in Southampton, a program of this size and complexity is not suitable on this small and vulnerable site. It is obvious that alternate sites should be considered by Bruce Power for their facility, that do not compromise the existing conditions, safety and heritage values of the Town and its community.

The fact that the former Rectory site is not a good site for this purpose was raised and discussed at the Public Meeting in July at the BCMA. The County and Bruce Power were well aware that the heritage and natural values of the site had been discussed for many years, and that as recently as 2017 that the property was on the Agenda for listing on the Register of Historic Properties for the Town, when it was suddenly dropped off the Agenda during the time that the County was working on the purchase of the property from the Anglican Church. This point has been made numerous times by the community, and is well known as being a highly unusual turn of events.

I wish to point out that in your presentation to the public in July 2018 at the BCMA, you responded to questions from the audience regarding whether alternate sites would be considered if it was determined that the site and building had historic significance, you said, 'yes, they will be considered... but they had not been identified yet'. This statement was reinforced by your presentations of June and July to the public.⁵

There was a commitment to discuss the reuse of the heritage building identified in your presentations, and also in the timeline presented at the Public Open House.

However, in a dramatic turn denying that commitment, at an August 27 County and Bruce Power presentation to Council of Saugeen Shores Committee of the Whole, there was a statement that no other sites were being considered for the Innovation Institute.

It now appears that the County report update of October 6, 2018 to the Warden and Executive Committee⁶ focusses on the siting of the proposed facility on the exact location of the historic Rectory building at the corner of Victoria Street and High Streets in Southampton, requiring demolition of the Rectory, despite many letters and expressions of opinion that indicate that this site and the Rectory building on it are of great cultural heritage value and interest to the community.

This reduction of the 254 High Street property to the only property under consideration is contrary to the public process outlined by the County from the beginning of its process.

The Second Purpose of This Letter: Preservation of the Heritage Property

I will now provide detailed comments on one aspect of the Proposal: preservation intact rather than removal of the heritage residential building from the site.

My purpose is to describe in preliminary terms, why the County should preserve this building intact, and how community use of the building can be achieved through its adaptation and through additions that are compatible with the conservation of the historic building exterior, and relationship to its site.

5 See footnote #3

6 Appendices, Appendix 3: Letter to the Warden County of Bruce, from CAO, Bruce County, Oct 4, 2018

I am qualified to give an opinion on this matter due to my profession as an architect, as a conservation architect and my professional role in preservation policy. I have been in practice as a heritage conservation professional since the 1980s, working both in private and public spheres (Ontario Heritage Trust). I am a partner in a recognized heritage conservation firm established in 1991, have been President of the Canadian Association of Heritage Professionals in recent years, and a member and Chair of the Provincial Conservation Review Board. I am experienced in evaluating heritage properties for their cultural heritage value and interest for municipalities and for the province, and have worked on the adaptation and conservation of numerous sites of local, municipal, provincial and national importance.

I wish to be clear that I am not soliciting work, I am providing advice based on my concern for the valued resources in the community in which I reside based on decades of experience in the heritage field and my opinion that this is a matter of great importance.

The Historic Importance of the Site and its Building

The residence building is a prominent landmark at the corner of High Street and Victoria Street in the Town of Southampton, now Saugeen Shores.

An archaeological report has been prepared on the site dated September 6, 2018⁷. The archaeological report, because of its mandate, does not describe the heritage character of the buildings on the site, because its mandate was to provide opinion on archaeology only. This leaves a gap in information on the heritage value or interest of the prominent historic building, its landscape of lawns and trees, past gardens and pathways and any prior or current outbuildings that may have existed on the site.

The lack of designation or listing of the property under the Ontario Heritage Act does not relieve the County from responsibilities to preserve owned heritage under other aspects of provincial regulation and planning requirements, or through the duty of care that it owes to its commitment to cultural heritage as expressed in its mandate.

As seen from the historic photographs that are included in this letter, the building is largely intact to its original period of construction, with few alterations from the 1890s period (Figures 1-6). Seen in the round from all directions, it is a fine example of Queen Anne Revival and Victorian style, exemplary in the community of this important style of historic architecture.

It was judged to be of importance by the Town of Saugeen Shores, as it was on the Agenda for Listing on its Register of heritage properties. It was dropped from that Agenda for unknown reasons.

I have attached a photographic Appendix describing the property from all sides, with details of the structures, and views of the property from adjacent corners; the photographs show the relationship of the subject property to adjacent properties, all historic, and the size of the site. The photographs were taken in late August 2018 (Figures 7-25).

The Subject Property

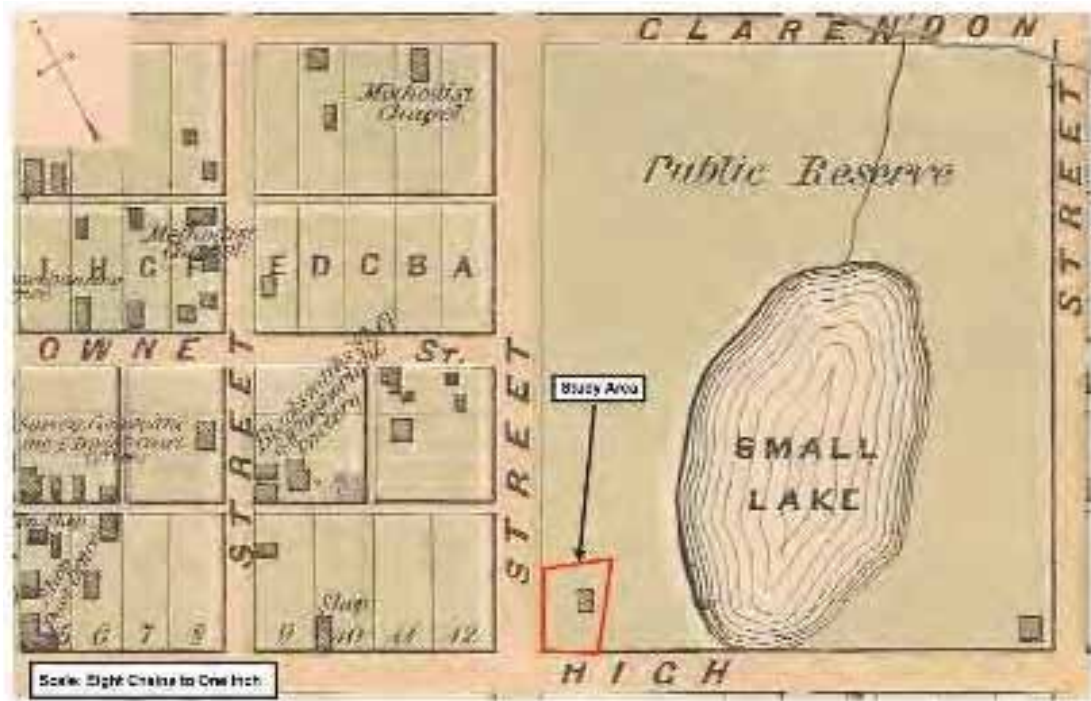
The property is approximately 2,000 square metres, and of roughly rectangular shape, with its long east side toward Fairy Lake, stretching outward to the north-east. To the east boundary appears to be defined by a tree line, that separates it from the steep bank of Fairy Lake (formerly Little Lake).

⁷ Scarlett Janusas Ltd, September 6, 2018, included in package sent to The Warden and Executive Committee by the Office of the CAO October 6. See Appendix 3.

As described by the archaeological report of Scarlett Janusas Ltd. Section 1.2.5.1 the subject property was part of an original 32 acre parcel that included Little Lake, known as Little Lake Square owned by the Crown up to 1878 when it was purchased or transferred from the Crown to the Village of Southampton. The Janusas report indicates that the lot was subdivided in the 1870s for the construction of the public Schoolhouse in 1878 (extant), now part of the Bruce County Museum and Archives.

The 1857 Map of Southampton, Sproat and Hawkins (Janusas Figure 7) shows a building on the subject property at that time: there is a gap in the Janusas report, as there is no acknowledgement of this early building on the subject property, which could cause the history of the property and the potential for archaeology to be different than concluded ('no further archaeology required'; this should be made clear to the archaeologist for her information). This adds a dimension not yet explored in the cultural heritage value of the site; it is a gap that needs explanation.

MAP 7: 1857 Map of the Town of Southampton (Queens Printer 2018)



The Building and Property

The Janusas report describes the land ownership and transfer in its Appendix A, and derives from this research into tax records and mortgage instruments that the historic residence was built on the subject site approximately 1893-4.

The architect and builder of the property have not been described, but could likely be found if further research is conducted.

The 1893-4, 2-storey buff brick residence building is rectangular in shape with tall projecting 2 storey brick bay facing south to High Street, and a double storey arcaded wood verandah with recessed entry door. The exposed foundation above grade is lakestone, with overpointed lime mortar. The entry is raised above grade 5 steps to the wooden verandah level. There is an original attic dormer on the south above the projected bay.

The west face toward Victoria Street is detailed by projected corners in brick and segmental arches above the windows; the east side toward the Lake has a projecting brick bay on the ground floor.

The roof is a hipped roof with broad overhanging eaves, and pronounced wood soffits and large well defined and decorated wood bracket supports; the roof steps out above the south and west bays.

There are windows on each elevation, including tall narrow windows on the south projecting bay. The window sills are capped in galvanized metal.

Brick detail of note includes largely intact original lime mortar in excellent condition, with raised tuck pointing; the building is built of solid local buff brick in excellent condition, laid tightly, with fine joints. Brick detail includes projecting corners and decorative brickwork at returns, segmental arches over all windows and other refinements.

There is a significant one and one-half storey gable roofed kitchen wing of matching buff brick with an east facing open verandah, and west facing enclosed glazed porch, to the rear of the main building. The west side has a second storey raised gable with neo Gothic detail and centre window.

There is a one storey 3 bay wooden garage or drive shed to the north of the residence, facing Victoria Street; there are pathways and driveways, garden plots and remnants of historic other imprints on the landscape.

Importance

The building and site are important to the distinctive neighbourhood of Victoria and High Streets, and to the Town of Southampton, the oldest port on the Bruce. It is important for historical, architectural, socio/cultural reasons and cultural landscape reasons (including views). The property is linked to adjacent built and landscape features of importance including the 1878 Public School, the churches on the 3 adjacent corner sites, and the historic Little Lake/Fairy Lake. Views and vistas to and from the building contribute to the heritage character of the area.

The building and site have been a physical landmark and a cornerstone of Southampton community life from the 1890s onward, and perhaps prior in European settlement as part of the Public Reserve as Little Lake Square (pre-1857 structure on site, illustrated in 1857 Sproat and Hawkins Map of Southampton).

The significance of the site to First Nations has not yet been documented.

The historic former Anglican Church Rectory at 254 High Street is part of a historic collection of significant buildings, mainly institutions, that distinguish Victoria Street, and the corner of Victoria Street and High Street. The adjacent historic buildings include,

- The Anglican Church built in 1887 (date stone)
- the Baptist (now Lutheran) Church built in 1907 (date stone), and
- the United Church built in 1908.

The Public School built in 1878 is north of the subject property and the historic Continuation School (built in 1903, now demo) was on the property directly north of the former Rectory.

The importance historically of this collection of historic buildings is evident in the photographs held by the Bruce County Museum and Archives (BMCA) showing Victoria Street. The importance historically of the institutional development of Victoria Street is due to the early location of the main bridge crossing the Saugeen River at the north end of Victoria, that predated from the crossing of the river on Albert Street/ Highway 21 at the bridge built in 1959. This made Victoria Street, and the Victoria and High Street intersection, the most important in the Town from an institutional standpoint, with the commercial street High Street running from that intersection west down toward the Lake (Figures 1-6).

The photos referred to as well as other documentary evidence showing the importance of the former Rectory building and its site, are found in the BCMA including in the important Krug⁸ Family Fonds.

A review of this collection of important archival records as well as newspaper and other archival documents, indicates the key importance of the Rectory building to the historic evolution of this part of the Town, and its contribution to the historic architectural and streetscape character. The preservation to date virtually intact of these buildings is of great importance to the cultural and historical importance of the Town in the County, to its inhabitants, and to the historic tourism aspect of the Town.

The Importance of the Intact Collection of Historic Buildings

Historically as the Town evolved, the corner on which the Rectory sits, across from the Anglican Church which it served, was reinforced in its architectural, and cultural landscape status by the addition of the two churches on the south east and the south west corners. Since early in the twentieth century, this collection of buildings has formed a recognizable enclave of important buildings, and is now an indelible aspect of the heritage character of Southampton, the oldest Port on the Bruce.

As a whole, this collection of buildings represents the most significant defining architectural feature of the Town; the buildings terminate the long east west axis of High Street that leads in a designed manner, from the Victoria Street head, along High Street to the Lake. No other collection of historic architectural and landscape features is as intact as this collection of structures, and no other more prominent. When considering the value of a cultural landscape of this merit as a whole, any major change to the individual components would be judged to be a diminution of the whole, and not recommended under federal and international standards of conservation.

Whether recognized individually or collectively through legislative process, the undeniable importance of the Rectory building in the historic evolution of the Town's streetscape, and in the value of the corner as a whole as defined by its buildings, cannot be argued.

Removal of the historic Rectory from the site, or demolition, or significant alteration other than through compatible additions to the site, would be against policies for important heritage resources established for public and private structures and properties within the province of Ontario, and within Canada.

8 Mr. Krug, well known advocate of heritage preservation and of the Museum and Archives until his passing, was a donor to multiple phases of the development of the Museum and Archives going back to the 1980s, and his donations resulted in various aspects of collections acquisition, archives materials, feasibility and other studies, the restoration of the Schoolhouse in the 1990s, the construction of the addition to the BCMA in the 2000s and a bequest in his will for the development of the Archives, now the subject of part of this Proposal.

Buildings Can be Adapted to Modern Use As Long as Adaptation is Compatible

The Standards and Guidelines of the Province, and The Standards and Guidelines for the Conservation of Historic Places in Canada⁹ recognize that the preservation of architectural and cultural landscape heritage does not have to stand frozen in time, and can be reused and altered as long as the alterations are compatible, and appropriate to the building and site.

If the Rectory is no longer of value as a residential building, there are a multitude of ways that alteration of the property, through interior alteration, and through the construction of compatible additions, can be made in a way that preserves the cultural heritage value of the property.

Consider many of the award-winning heritage buildings that have been adapted to new purpose, and sustained as heritage resources in their community, across Canada.

Close to home, for example, the 1878 Public School now Bruce County Museum is a jewel for the County, and has been preserved and adapted to new and valuable use over time with no compromise to its original exterior appearance. The Anglican Church across the street, has been added to and adapted to accommodate larger congregations and a new Community Hall. There is consideration of adaptation of the Southampton Town Hall at the corner of High Street and Highway 21 to new use, while preserving that building intact. The Carnegie Library in the former Port Elgin has been well-adapted to expanded use and technology with a compatible addition of considerable size. The Railway Station in Southampton (once a restaurant) is now a home, the railway is a trail, and the Furniture Factory in Southampton is now a commercial use with lots of potential for adaptation into the future. The lighthouses themselves, once functioning only as lighthouses are now a major defining tourist attraction for the Towns along Lake Huron's shores. Each one of these examples serves current use, and preserves its physical heritage in a way that keeps them largely intact.

The site of the former Rectory building could accommodate a considerable, compatibly scaled addition to the north and to the east facing Fairy Lake, without demolition of the historic building. This type of an addition would be logical if the County wishes to adapt this building to alternate residential, museum, archival or business use as long as it was carefully planned and as long as other planning considerations regarding preservation of open space, preservation of views, public safety including that of children, seniors, and museum visitors and accommodation of people and vehicles was observed. The key concepts of adaptation and addition would be: compatible scale, materials, massing, window area and a height that did not negatively affect the appearance of the historic building. Many additions to heritage structures that are recognized for their sensitivity of design include glass to achieve views to significant landscape features, and to provide light and air for new use.

Our Collective Future Includes Innovation and Recognition of our Heritage Resources in Their Full Form

Such considerations in the adaptation of heritage sites is typical across Canada where consideration of the legacy of our past, and a vision of a future, incorporates preservation. There is indisputable cultural, tourism and economic evidence to describe the importance of preservation of our architectural heritage in combination with innovation as the key support to growing sustainable and stable towns and cities.

9 www.historicplaces.ca

As a community we require a defined relationship between how the buildings that characterize us and that we identify with, can be brought forward into our future. Without this, we fail in providing collective memory of the efforts and vision of those on whose shoulders we stand, and fail to provide a lasting legacy of cultural heritage that can be passed through the generations. Preservation of the best of our built and landscape heritage is not an 'option to be considered', it is regarded as imperative to Smart Growth, and recognized in the Provincial Policy Statement that governs all development, including innovation and redevelopment, in Ontario.

It is recognized as an unassailable fact that towns and cities that will be of future interest and will be known as good places to live and work, reuse and protect significant buildings and collections of buildings, as we move forward with innovation and improvements in economy, cultural and social life that are crucial to our world.

In Summary

I wish to express my deep opposition to the removal or the historic Rectory Building, its partial demolition, and anything but its total exterior preservation in its reuse. As described by the federal Standards and Guidelines for the Conservation of Historic Places in Canada, buildings can be retained intact and adapted with large and small additions, and still maintain their heritage value.

An exterior review of the Rectory building indicates that it is in good condition, and has been well maintained; it is still being used for the purpose that it was intended as a residence. It is on a site next to the future expansion of the Bruce County Archives, which needs room to grow on its own in time through use of this historic building; while in the meantime, being able to interpret the wealth of heritage not only within its walls, but around it.

I am in favour of an Innovation Institute, but this is an inappropriate site for the current Proposal.

Yours truly,



Jill Taylor, OAA, FRAIC, NSAA, AANB, CAHP, AIA Int'l. Associate, LEED® AP
Principal of Taylor Hazell Architects Ltd.

Historical and Contextual Figures

(Figures 1-26)



1 Historic Rectory and St. Paul's Anglican Church - note degree to which current building is intact. (Photograph from the Bruce County Museum and Archives).



2 Historic Rectory Building during construction of the Methodist Church



3 View after 1908, Victoria Street looking South



4 View after 1903, Victoria Street looking North



5 Close up of Figure 4 showing Historic Rectory with dormer, chimney and widow's walk (from West)



6 Close up of Figure 1 showing Historic Rectory from Southeast



7 View from United Church at Entrance to Fairy Lake of 254 High Street



8 254 High Street, Former Anglican Rectory (1894) with Entrance to Fairy Lake Nature Area



9 254 High Street from Northwest corner of High Street and Victoria



10 254 High Street from Northwest corner of High Street and Victoria



11 254 High Street East Elevation and North Wing



12 254 High Street from West (Victoria Street)



13 View of 254 High Street and its North Wing from Northeast



14 View of United Church from Lawn of 254 High Street



15 254 High Street, Woodwork details at Front Verandah



15a 254 High Street, intact historic brickwork and intact lime mortar and tuck pointing



16 View of 254 High Street from Northeast



17 Victoria Street North looking South



18 View of St. Paul's Anglican Church from 254 High Street



19 View of St. Paul's Anglican Church from Northeast



20 View of Bruce County Museum and Archives, Historic Public School from Southwest



21 View of United Church, from 254 High Street



22 Lutheran Church, SW Corner High Street and Victoria Streets



23 Path in front of 254 High Street to Fairy Lake Nature Area



24 Tree line along east boundary of 254 High Street Looking East to Fairy Lake



25 Sign to Fairy Lake Nature Area in front of 254 High Street



26 Driveshed (extent)

Appendices

Appendix 1 Email to Matthew Meade dated August 15, 2018

Appendix 2 PowerPoint Presentations May 2018 & July 2018

Appendix 3 Letter to Warden Paul Eagleson and Members of the Executive Committee, from Christine McDonald, CAO, Bruce County, October 4, 2018 (including Archeological Report by Scarlett Janusas Ltd.)

Date: August 15, 2018 at 3:10 PM

Begin forwarded message:

From: Jill Taylor <jill.taylor303@gmail.com>
Date: August 15, 2018 at 3:06:45 PM EDT
To: Matthew Meade <MMeade@brucecounty.on.ca>
Subject: Re: Ontario Nuclear Innovation Institute - Resources from Neighbourhood Sessions & Feedback Request

Dear Matthew,

Please register my complete disapproval of the proposed location of the Nuclear Innovation Institute at 254 High Street in Southampton.

I have carefully reviewed all of the documentation sent to us by you, and have attended the Community Meeting held July 5, 2018 at the Bruce County Museum to hear the presentation by the proponents.

The existing building is a heritage building and is also a resource of inestimable value to the cultural heritage landscape context of: the four corners of Victoria and High Street, and the streetscape of Victoria Street (including the Bruce County Museum and Archives site, and the Public School site and their grounds). The building is in good condition, and is an exemplar of architecture that would be recognized in any jurisdiction as worthy of recognition and preservation on social, cultural and architectural grounds.

It is the County's responsibility to respect the preservation of the historic building, the preservation of historic trees, view corridor preservation and the established neighbourhood height, set backs or step backs.

It would be a great discredit to the County to be in favor of its demolition or partial demolition, or partial retention of this intact heritage building and its heritage landscape of open space and trees; such action would be clearly against the goals of Canadian cultural heritage

policy, as well as the Provincial Policy Statement, that guides all Ontarians on land use development and planning including cultural heritage planning.

As has been noted by numerous other residents at public and community engagement meetings, the proposed siting of the Nuclear Innovation Institute is at a vulnerable intersection. It is a gateway and focus for pedestrians, for cyclists, for public school children moving back and forth to and from their school, and is adjacent to the public entry to Fairy Lake Park. It is anathema to the master plan strategies that have been developed, or are under development by the community for safe walking, cycling and safe streets.

The new development plans make no allowance for the obvious increase in the number of vehicles that would be coming to the site and turning at that intersection, and no accommodation for vehicle parking for staff or visitors. This at one of the already busiest intersections in Town, at the nexus of private, County and Municipal destinations in the form of Churches, the Museum, the Public School and its playgrounds, school and museum parking, and the entry to the popular Fairy Lake Park and Trail.

When asked in the public meeting how the issue of increased vehicle traffic would be handled, a member of the team said, 'people will be encouraged to walk to the Institute'. This does not match the statements made that indicate that the Institute will bring new visitors and staff of stature to the location, from outside the Town.

In terms of physical planning, the description of the Institute does not match the land area available for the building once the addition for the promised County Museum has been laid out. The description of spaces required, including accommodation of offices, entries, elevator, washrooms, conference areas, storage, facility management and other requirements for the Innovation Centre demonstrate a marked lack of insight into the requirements of space for similar building types and the contiguous square footage required.

It is the wrong site, and it is time that the County took the wise step of backing down from this proposal before further demonstrating their lack of regard for its constituents, policy and sense.

Please forward this letter of opposition to those collecting data on this proposal. Thank you.

Jill Taylor
2 Peel Street
Southampton.
jill.taylor303@gmail.com

With copies to: The Southampton Residents Association (SRA); The Mayor, Town of Saugeen Shores through the Clerk of the Town.

On 11 July 2018 at 10:32, Matthew Meade <MMeade@brucecounty.on.ca> wrote:

Good morning everyone, we want to thank all of you for giving up your evening(s) in order to attend one or both of our recent Neighbourhood Drop-in Sessions. Our aim with these events has been to discuss the concept of co-locating both the Museum expansion and the Ontario Nuclear Innovation Institute, on the property adjacent to the Bruce County Museum & Cultural Centre. The thoughtful comments, questions and feedback we've received from you are greatly appreciated and we would like to continue the discussion, ensuring your feedback is captured throughout the development and design process. As discussed at the July 5th Session, please find our recent media release, poster boards and presentation attached. If you have additional questions, comments or concerns I would encourage you to please email them to me – we want to hear from you.

Thank you,

Matt

Matthew Meade
Research Analyst
Office of the CAO

Corporation of the County of Bruce

519-881-1291 ext 333

www.brucecounty.on.ca



Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: <http://machform.brucecounty.on.ca/view.php?id=22357>. Please be advised that this may restrict our ability to send messages to you in the future.



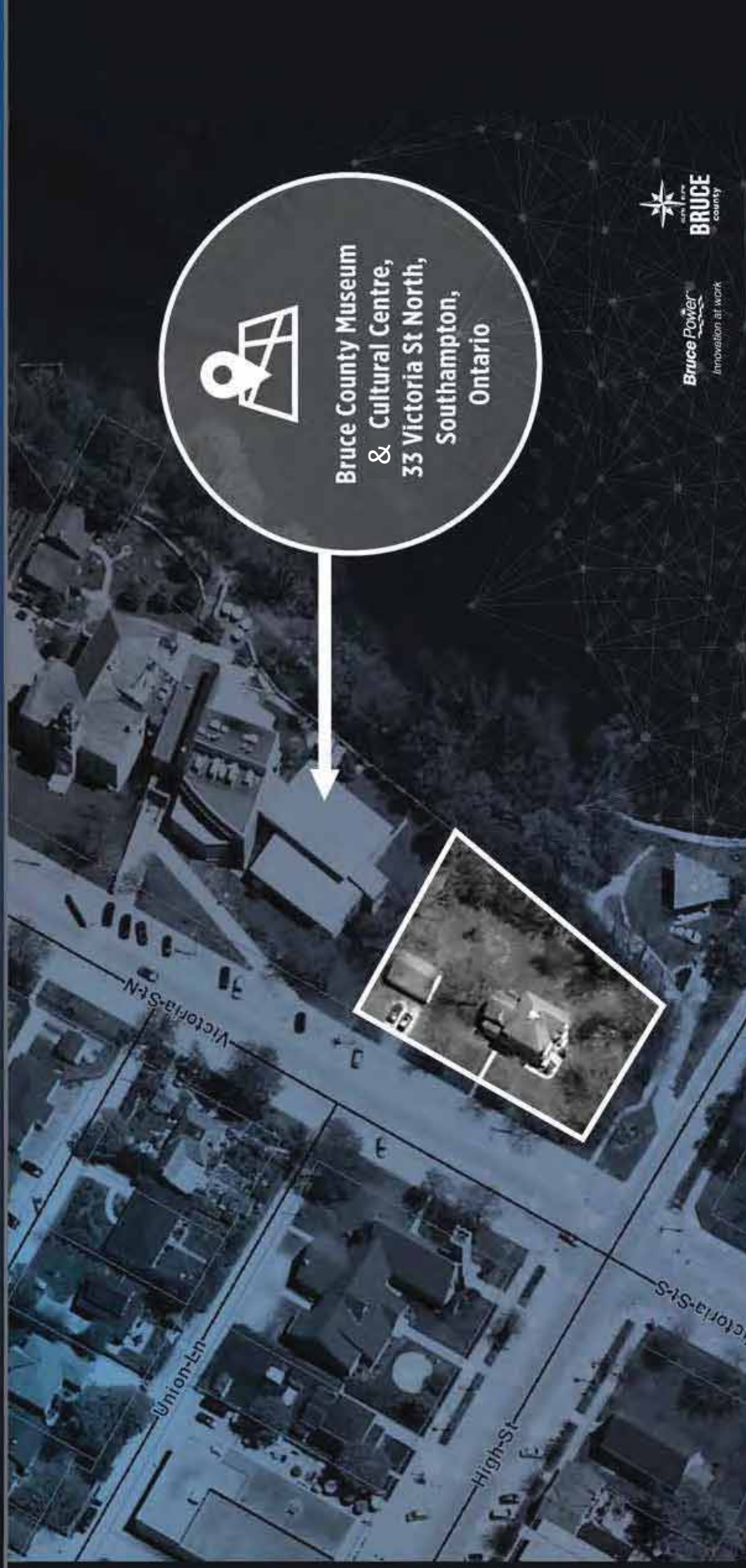
WELCOME

Neighbourhood Information Drop-in Session

ONTARIO'S NUCLEAR INNOVATION INSTITUTE & MUSEUM ARCHIVE EXPANSION

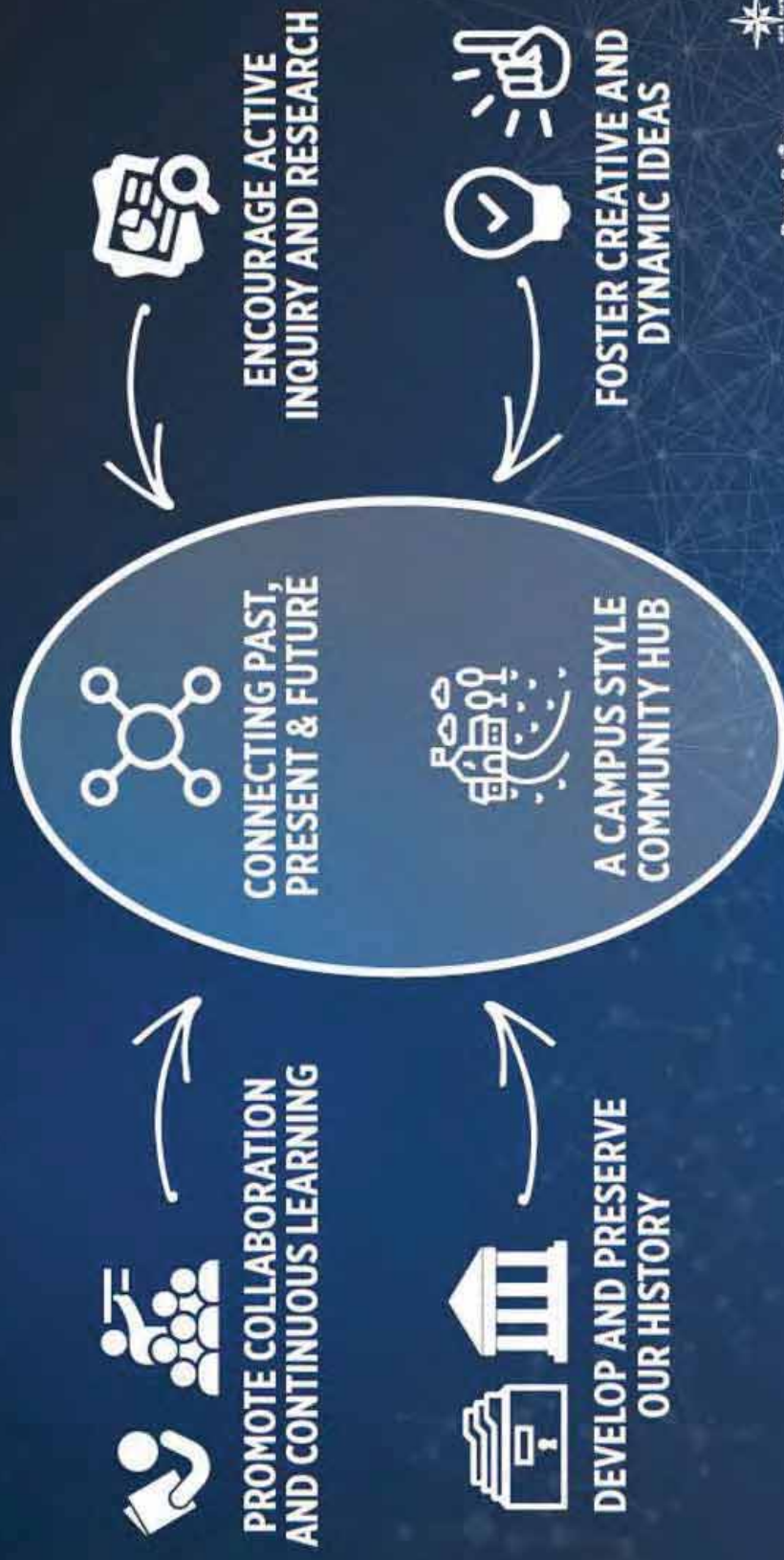


BACKGROUND



WHY IS THIS LOCATION UNDER CONSIDERATION?

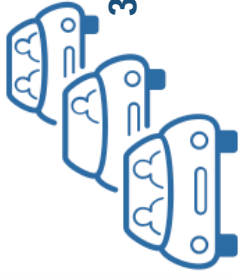
A natural fit, building on the culture and value of the Museum



WHAT WE HEARD



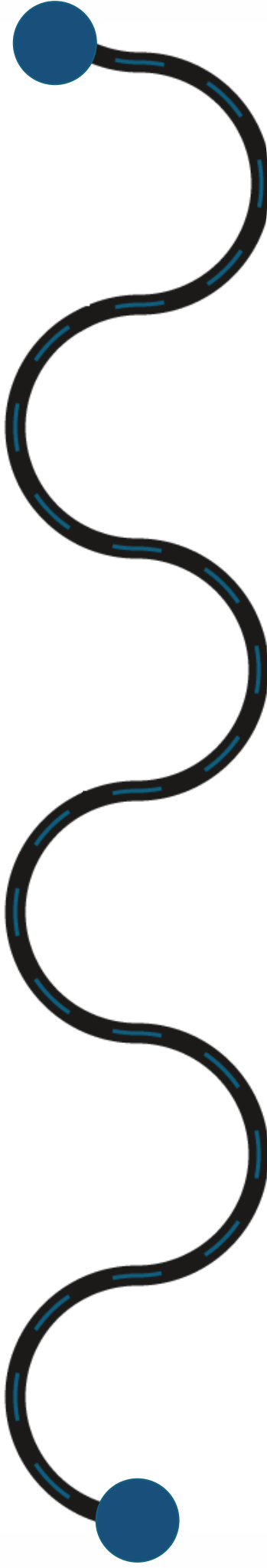
1. Design Details



3. Parking/Traffic



5. Aesthetics



2. Availability of
Information



4. Archive/Location



6. House

ONTARIO'S NUCLEAR INNOVATION INSTITUTE



BRUCE COUNTY MUSEUM & CULTURAL CENTRE



CURRENT SITUATION

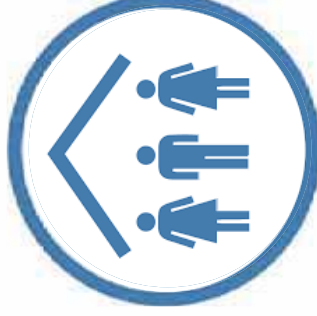
Collection
Management
2022



Archives
2020

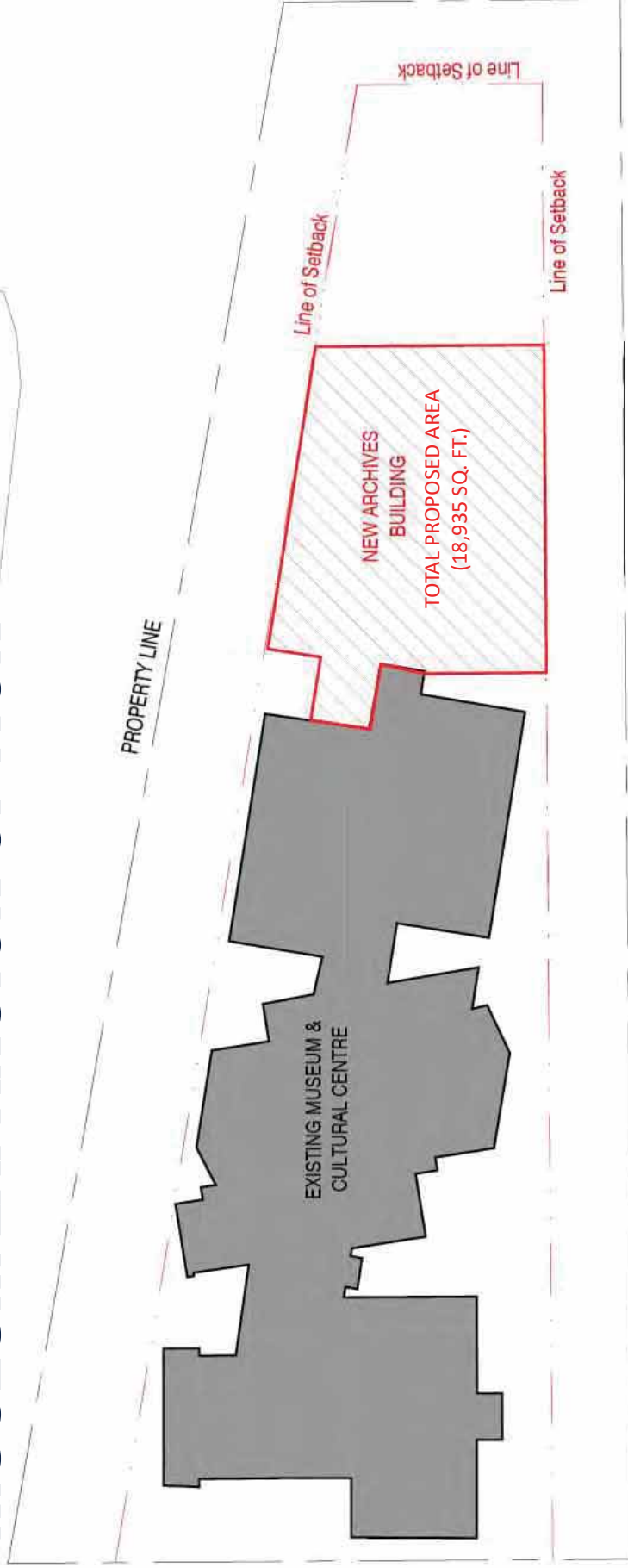


Community
Programming
Space



- ✓ Meet our storage needs
- ✓ Create needed additional public spaces

MUSEUM EXPANSION OPTION



VICTORIA STREET

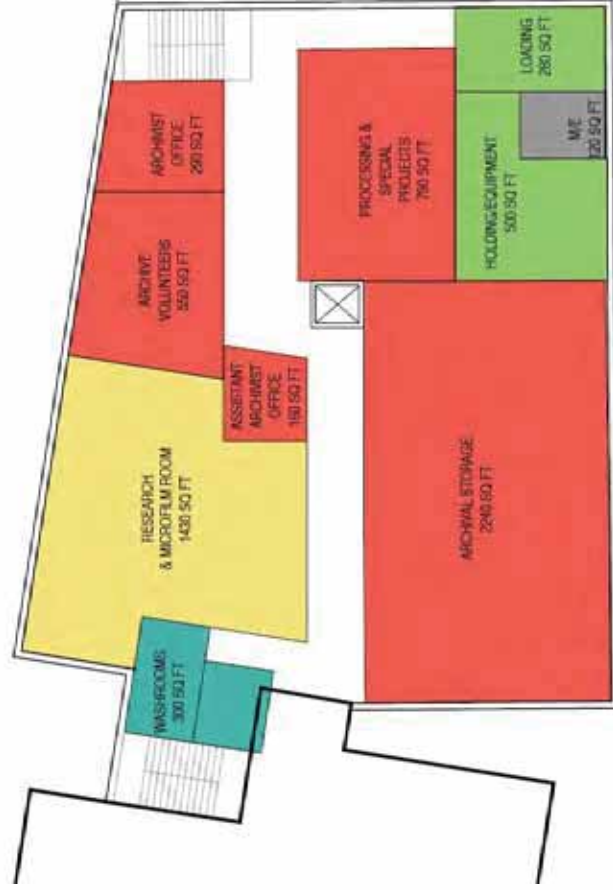
ONTARIO'S NUCLEAR INNOVATION INSTITUTE



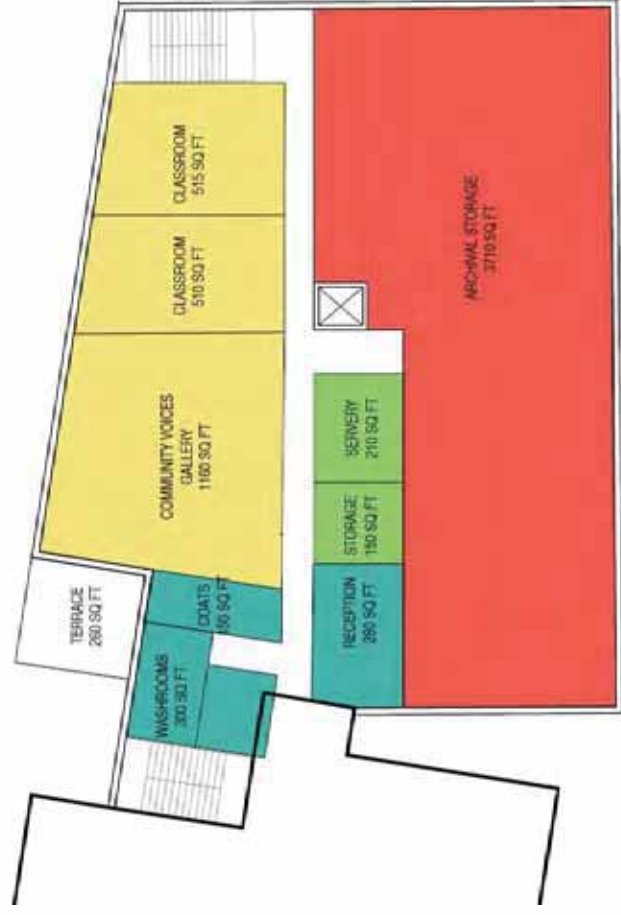
MUSEUM EXPANSION OPTION



Ground Floor



Second Floor



ONTARIO'S NUCLEAR INNOVATION INSTITUTE



ONTARIO'S NUCLEAR INNOVATION INSTITUTE



ONTARIO'S NUCLEAR INNOVATION INSTITUTE

PARTNERS



Strategic Suppliers

—

Local and Regional Governments

—

Industry Associations
& Organizations

—

Indigenous Communities

—

Local School Boards

—

Post-Secondary Institutions



APPLIED RESEARCH & TRAINING CENTRE

FUNCTIONS



Artificial Intelligence & Cyber Security



Medical & Industrial Isotopes



Health & Environmental Excellence
in the Lake Huron and Georgian Bay Area



Indigenous & Economic Development

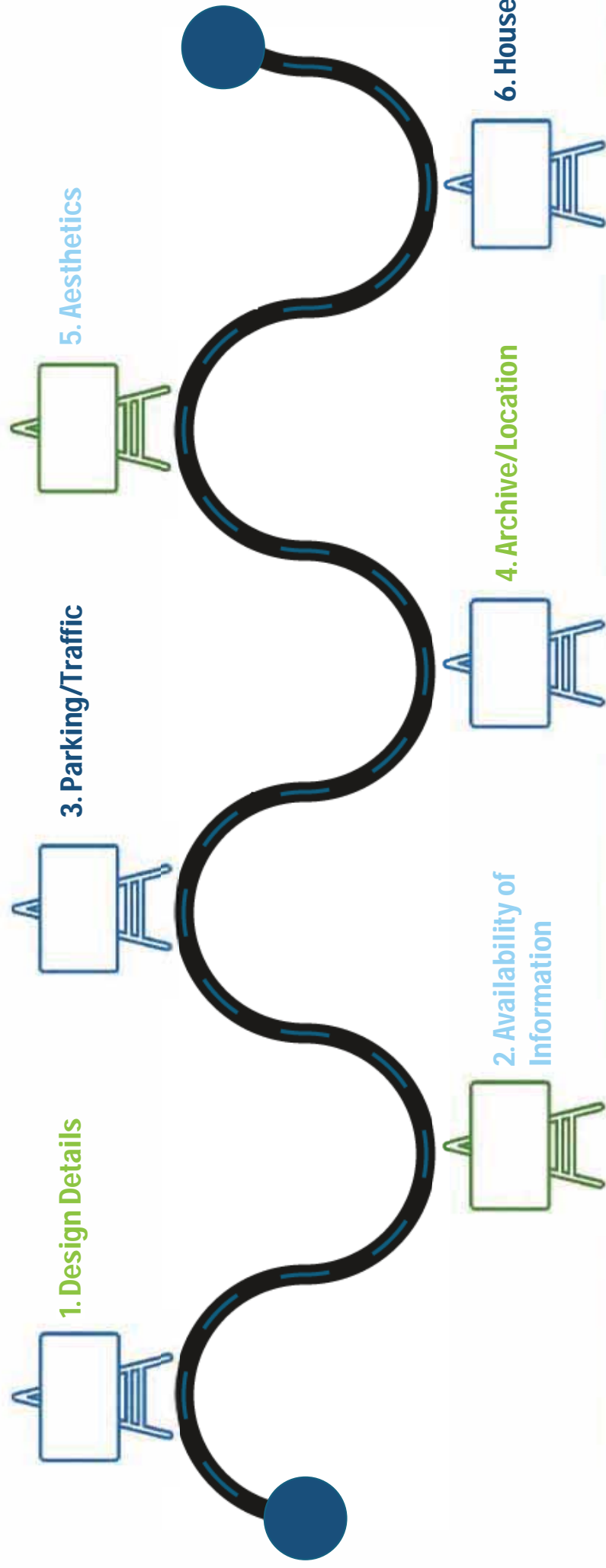


Nuclear Sector, Operational Excellence



Skilled Trades & Training Secretariat

WANDERING FLIP CHARTS



ONTARIO'S NUCLEAR INNOVATION INSTITUTE





WELCOME

Neighbourhood Information Drop-in Session

ONTARIO'S NUCLEAR INNOVATION INSTITUTE & MUSEUM ARCHIVE EXPANSION

Bruce Power™

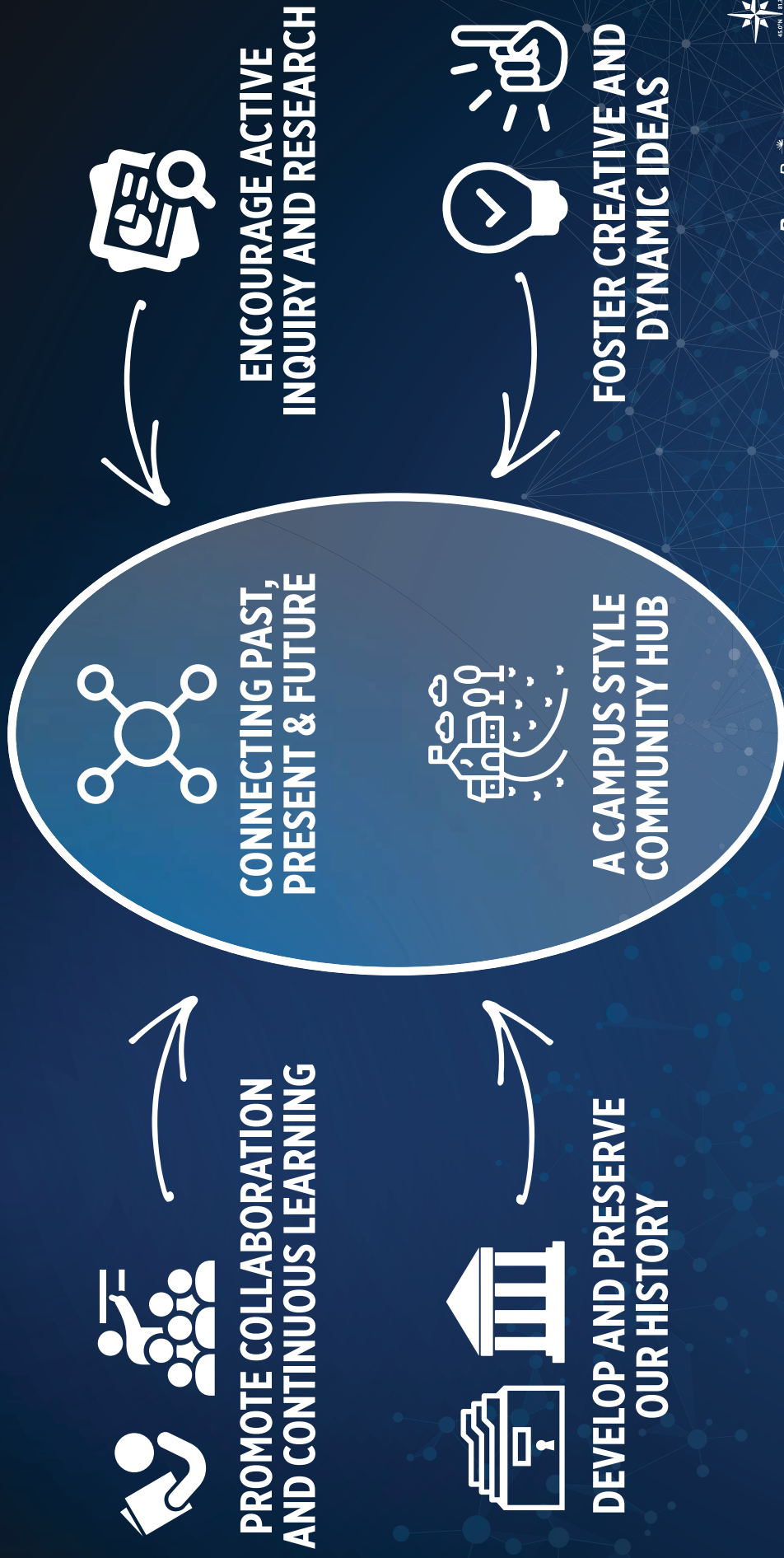
Innovation at work



BRUCE
county

WHY IS THIS LOCATION UNDER CONSIDERATION?

A natural fit, building on the culture and value of the Museum



ONTARIO'S NUCLEAR INNOVATION INSTITUTE



ONTARIO'S NUCLEAR INNOVATION INSTITUTE

PARTNERS



Strategic Suppliers

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Local and Regional Governments

—

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& Organizations

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FUNCTIONS



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Health & Environmental Excellence
in the Lake Huron and Georgian Bay Area



Indigenous & Economic Development



Nuclear Sector, Operational Excellence



Skilled Trades & Training Secretariat



Bruce Power
Innovation at work

PROJECT SCHEDULE

**June – Sept.
2018**

Neighbourhood Drop-in
Sessions/ Community
Engagement on location

—

Oversight Steering
Committee established
for centre operation

—

Launch Capital Campaign
for funding partners

**Oct. – Dec.
2018**

Legal entity
established

—

Business Plan for
operations approved

—

Partnerships secured

—

Community
engagement on
location

**Jan. – Mar.
2019**

Go/No-Go
on Location

—

Detailed design
Process of facility

—

Operational structure
finalized

**Apr. – July
2019**

If location confirmed:

Ground breaking/
construction of new
facility

—

Community
engagement during
development stage

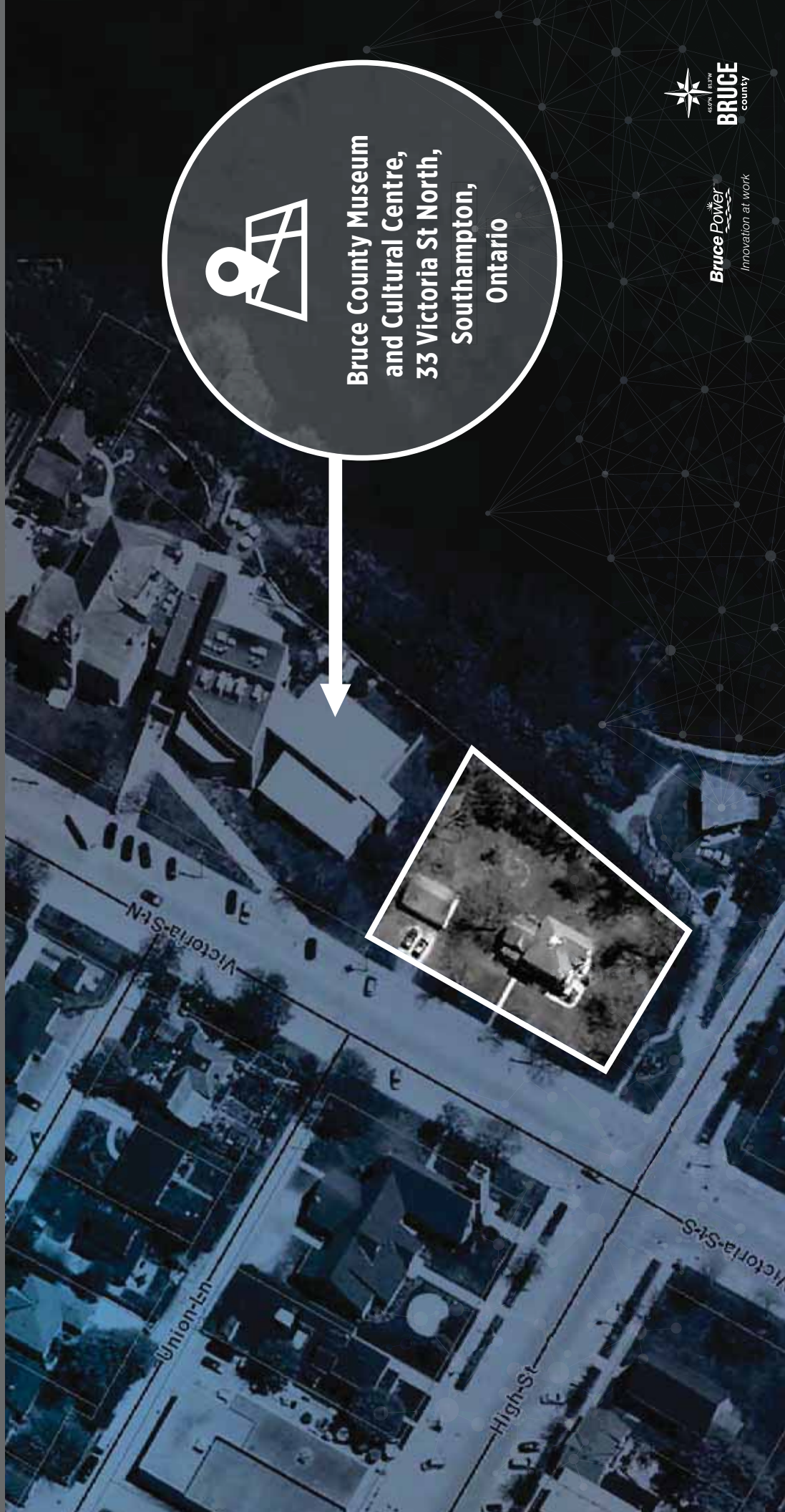
**Sept
2020**

New entity
operational

—

Building
occupancy

PROPOSED SITE LOCATION



Committee Report

To: Warden Paul Eagleson
Members of the Executive Committee

From: Christine McDonald, (A) CAO, Bruce County

Date: October 4th, 2018

Re: Nuclear Innovation Institute Update

Recommendation:

That this report on progress as it relates to establishing Ontario's Nuclear Innovation Institute in Southampton be received for information purposes.

Background:

On May 16th, 2018 Bruce Power and the County of Bruce announced a new partnership to establish Ontario's Nuclear Innovation Institute. The proposed location being considered is co-located on the property beside the Bruce County Museum & Cultural Centre, in Southampton, aligning with the expansion of the Bruce County Museum Archives.

In order to gather feedback and surface potential issues and concerns with this proposed location, two neighbourhood engagement sessions were held (June 12th and July 5th); with a report back to Council on August 2nd highlighting feedback received to date and an overview of mitigation strategies to address potential concerns. On August 27th, the report was also brought to Saugeen Shores Council for their awareness. During this delegation, Saugeen Shores Council provided comments in support of the project, the proposed location, our mitigation efforts; and, noted the significant and growing community support.

In addition to these neighbourhood information sessions and Council meetings, Frank Saunders (President, Nuclear Innovation Institute) has provided detailed presentations on the Institute, during both the Organization of Canadian Nuclear Industries (OCNI) public "Talk Tuesday" session (July 31, 2018), and the September meeting of The Probus Club of Saugeen Shores. Further, Matt Meade (Research Analyst, NII Support, Bruce County) provided a brief update and garnered feedback on the Institute during the September 12th Bruce County Economic Development Regional Working Group's latest meeting. Throughout this engagement effort, public input has been requested and received via email. Additional feedback received since August 2nd has been incorporated into the analysis of mitigation strategies to address concerns raised. This includes 35 new emails, from 22 people (15 of



these people are new participants, having never submitted written correspondence previously). No new concerns have been surfaced, through these ongoing efforts, rather additional clarification, details or options have been provided within the six identified concern categories.

Overall the local media has communicated positive support for the Institute location, from the launch announcement to our community engagement efforts to recent municipal election coverage (see Appendix A for examples).

Additional work and dialogues through Bruce County's engagement of Deloitte and Bruce Power's outreach to targeted stakeholders continues to inform the development of the operational and financial model for managing the Institute; function of the Skilled Trades Secretariat and the opportunity for the County to establish a business incubator/accelerator, co-located in the Institute. As these areas continue to develop, additional details on these items will be brought to Council at a later date.

The intent of this report is to provide an update on progress, as it relates to mitigation strategies that address identified community concerns. These concerns include:

1. Access to Project Information
2. Building Design Details
3. Museum Expansion (Archive)
4. Preservation of Heritage
5. Parking and Traffic
6. Aesthetics

Project Update:

1. Access to Project Information

In response to public feedback that information on the Institute be made available to the public, and updated as new information is available, a new website is currently in the final stages of development and will be live in advance of the next community information session, www.nuclearinnovationinstitute.com.

The website includes details on the proposed location and materials that were used during the Neighbourhood Information Sessions; media releases issued on the Institute, and background information prepared to date.

As more information becomes available, it will be posted to the website. We encourage those interested in learning more to visit the website regularly as the development progresses.



The website is also linked from www.brucecounty.on.ca and www.brucepower.com.

In addition to the website, a logo and brand for the Institute are currently under development. Targeted demographic focus group sessions will occur to gather feedback on the brand, as well as, outreach to key organizations in the media and communications sectors.

2. Building Design Details

We are working with an architectural firm (Reitch & Petch Architects) to develop conceptual drawings for the Institute.

Preliminary interior floor plan layouts include the following for the Museum Archive Expansion:

- 9,170 ft² for Archive Storage, Research Room & Microfilm, Processing and Special Projects; Archivist Office, Assistant Archivist Office and Archive Volunteer Office.
- 2,190 ft² for Community Voices Gallery and Classrooms (Virtual Museum & Heritage Studies).
- 2,170 ft² for Support Spaces (Reception, Washrooms, Coat Room, Loading Dock, Receiving & Holding, Servery and Storage).

In keeping with previous communications, it is anticipated the Nuclear Innovation Institute size will not exceed 30,000 square feet. Preliminary interior floor plan layouts include the following:

- 13,670 ft² dedicated to 'innovation space' which includes multi-purpose spaces that can be reconfigured for collaboration teams; meetings, events, and networking.
- 2,100 ft² open area for reception and collaboration; lounge/café; conference room and classroom; open space for visitors, staff and guests.
- 1,590 ft² for 6-8 Staff Offices, the Skilled Trades Secretariat Office, Staff Lounge and Lunchroom
- 1,800 ft² for Incubator/Accelerator/Innovation Lab Space.
- 1,830 ft² for Support Spaces (IT Room, Storage, Washrooms and Coat Room).

In addition to the interior floor plan layout, we are working with the architectural firm to design the exterior of the building, taking the following into consideration (as per community feedback):

- A height that is in line with current buildings on the area;



- A design that ensures adequate green space and access to Fairy Lake;
- A building that is open and flows nicely into the existing landscape, and;
- Options that incorporate heritage features from the existing house into the design.

Draft exterior conceptual drawings along with interior floor plan layouts will be ready for presentation to the larger community during the October 16th Community Information Open House.

3. Museum Expansion (Archive)/Community Wing

The expansion of the archives continues to remain an important part of this project, and is included in the overall vision of a campus style centre that incorporates the Institute into its landscape.

The same architectural firm has developed floor plan layouts for the Museum expansion; ensuring a collaborative development where there are multiple shared spaces to minimize duplication in spaces, reducing overall footprint requirements and creating a cost effective building management and operational design.

4. Preservation of Heritage

As noted in item 2. Conceptual drawings will take into account incorporating heritage features in the building design.

Additionally, a Stage 1 and 2 archaeological assessment of the property at 254 High Street (Southampton), was conducted by Scarlett Janusas Archaeology Inc. on September 5th, 2018 (attached - see Appendix B). No archaeological materials or features were located during the assessment. The Saugeen Ojibway Nation (SON) was engaged as part of this archaeological assessment and a SON archaeological monitor was present on the Study Area during all archaeological investigations. No specific concerns were noted by the monitor. SON is now in receipt of the report and are reviewing the study.

Based upon the background research of past and present conditions, and the results of the archaeological assessment, the consultant recommends the following:

- No further archaeological assessment is required for the Study Area, and;
- Compliance legislation must be adhered to in the event of discovery of deeply buried cultural material or features.



A request for expedited processing has been submitted along with our archaeological assessment to the Ministry of Tourism, Culture and Sport. Our intent is to bring this registered archaeological assessment back to the community as part of our planned Community Information Open House on October 16th.

5. Parking and Traffic

Paradigm Transportation Solutions Limited has been retained to undertake a Transportation Impact Study, Parking Study and Complete Street Conceptual Design - preliminary work plan is attached (see Appendix C).

Transportation Impact Study (TIS)

The TIS will evaluate the effects of the proposed development on the transportation system and recommend improvements, if necessary, to address potential impacts. Traffic forecasts and analysis will be completed for a five-year planning horizon and two analysis periods (weekday AM and PM peak hours). The study area will include six intersections total, including both major intersections on Victoria Street North and existing driveways.

Parking Study

The Parking Study will estimate the parking demand generated by the proposed development (40-50 users and visitors for the Nuclear Innovation Institute maximum) and establish the number of parking spaces that should be provided, recognizing site constraints and local conditions. If needed, a strategy will be developed to satisfy the parking demands of the proposed development.

Complete Street Conceptual Design

The Conceptual Design of Victoria Street North near the Museum will illustrate the application of Complete Streets principles for Victoria Street North as described in the Complete Streets Policy and Implementation Guide for Grey Bruce.

The anticipated timeline for completion of the study is the beginning of November. Preliminary results, in particular as they relate to the Transportation Impact Study and Parking Study, will be made available during the October 16th Community Information Open House.

6. Aesthetics

The new build will be in keeping with the existing built form of the Museum and incorporate and enhance the idyllic setting of Fairy Lake.



This is our intention and as noted above in item 2 under conceptual architectural drawings.

Community Information Open House

A Community Information Open House will take place on October 16th 2018 from 6:00pm-8:00pm at The Plex (Rotary Hall) in Port Elgin. During the August 27th Saugeen Shores Council meeting, it was recommended that the Fall session take place in a larger facility and invitations be extended to the Town of Saugeen Shores to raise broader community awareness about the project and the proposed location.

Invitations to attend the Community Information Open House will be:

- sent to our existing contact list, including: The Southampton Residence Association, both BIA's, Saugeen Shores Chamber of Commerce, G.C. Huston Public School, the Historic Saugeen Metis, Indigenous economic development officers, the two school boards and the three neighbouring Churches; and,
- all participants who attended the first two Neighbourhood Sessions and/or provided feedback via email.

Invitations will also be extended by:

- requesting Saugeen Shores Councillors share details with their constituents;
- utilizing both the Bruce County Museum & Cultural Centre, and the Town of Saugeen Shores website and social media platforms; and,
- posting advertisements in the Town online and print newspapers; and issuing a media notice to radio outlets in the area.

During the October 16th Community Information Open House we will host a series of 'stations' on topics raised through previous dialogues, where staff will be on hand to provide additional information and respond to questions.

Currently we anticipate the following stations will be set up:

1. Access to Project Information - details on the website and other materials that provide additional background (e.g. FAQ sheet)
2. Building Design Details - interior drawings showcasing the buildings proposed floor plan layout, with details on the Institute's purpose and uses.
3. Museum Expansion (Archive) - information on the current plans for the Museum expansion and how it aligns with the Institute
4. Traffic and Parking: Paradigm will be on hand to respond to questions about the traffic and parking analysis to date and make preliminary findings available.
5. Preservation of Heritage/ Aesthetics: conceptual drawings of the exterior of the building will be presented to the public.



Next Steps

Following the October 16th Community Information Open House; additional feedback and input on the above categories will be reviewed, assessed and compiled, to inform the final decision on the location.

We will return to Executive Committee late 2018/ early 2019 with a proposed operational model/governance structure; financial model, and details of the capital campaign which will incorporate current work undertaken by Deloitte, targeted stakeholder dialogues and work currently underway within Bruce Power.

Financial/Staffing/Legal/IT Considerations:

At this time there are no financial, legal or IT considerations associated with this report.

Link to Strategic Goals and Elements:

Goal #7 Stimulate and reward innovation and economic development
F. Try small and then go BIG – act on ideas and take calculated risks

Written by: Stellina Williams, Business Investment Specialist & Matt Meade, Research Analyst,
Office of the CAO

Approved by:

Christine McDonald
(A) Chief Administrative Officer



Appendix A - Local Media Coverage

- Launch announcement
Kincardine Record - May 16, 2018
<http://www.kincardinerecord.com/story.php?id=5851>

Saugeen Shores Hub - May 16, 2018
<https://saugeenshorehub.ca/news/4097-bruce-power-partners-with-county-for-nuclear-innovation-and-research-hub.html>
- After the neighbourhood engagement sessions
Saugeen Times - July 10, 2018
<https://saugeentimes.com/second-public-meeting-raises-concerns-over-proposed-innovation-institute/>
- After the Bruce County Council report (August 2, 2018)
Shoreline Beacon - August 9, 2018
<https://www.shorelinebeacon.com/news/local-news/support-for-ontario-nuclear-innovation-institute-in-southampton>

Walkerton Herald-Times - August 13, 2018
<https://www.southwesternontario.ca/news-story/8815289-ontario-institute-for-nuclear-innovation-update/>
- After the Saugeen Shores Council delegation (August 27, 2018)
Saugeen Shores Hub - August 29, 2018
<https://saugeenshorehub.ca/news/4340-proposed-nuclear-institute-addressed.html>
- Municipal Election Coverage
Bayshore Broadcasting - August 13, 2018
http://www.bayshorebroadcasting.ca/news_item.php?NewsID=103527

Saugeen Times - September 18, 2018
<https://saugeentimes.com/two-more-candidates-weigh-in-on-issues/>

**STAGE 1 AND 2 ARCHAEOLOGICAL ASSESSMENT
ADDITIONAL LAND ACQUISITION
PART OF PUBLIC RESERVE BLOCK
NORTH OF HIGH STREET OR LITTLE LAKE SQUARE
PLAN OF SOUTHAMPTON
MUNICIPALITY OF SAUGEEN SHORES
TOWN OF SOUTHAMPTON
FORMER GEOGRAPHIC TOWNSHIP OF SAUGEEN
BRUCE COUNTY ONTARIO
ORIGINAL REPORT**

Prepared for:

Bruce County Museum and Archives

and

Ministry of Tourism, Culture and Sport

SCARLETT JANUSAS ARCHAEOLOGY INC.

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Branch: 1166 2nd Ave. W., Unit 1, Owen Sound, Ontario N4K 2N2

Office: 519-596-8243 cell: 519-374-1119

jscarlett@amtelecom.net

www.actionarchaeology.ca



License #: P027, PIF#: P027-0356-2018

September 6, 2018

©SJA 2018

Executive Summary

The proponent retained the services of Scarlett Janusas Archaeology Inc. (SJA) to conduct a Stage 1 and 2 archaeological resource assessment on property proposed for land acquisition for possible expansion of the Bruce County Museum and Archives. The property shall, for the purposes of this report, be referred to as the Study Area.

Permission to access the Study Area and to conduct all activities associated with the Stage 1 and 2 archaeological assessment was provided by the proponent. The Study Area is a residential lot with several mature trees, a manicured lawn and two existing buildings, including a house and a three-car garage. The Study Area is located at 254 High Street, Part of Public Reserve Block, North of High Street or Little Lake Square, Plan of Southampton, Town of Southampton, in the geographic Township of Saugeen, Town of Saugeen Shores, in the County of Bruce. The Study Area is approximately 2,112 m² in size.

The County of Bruce required an archaeological assessment for the proposed land acquisition and expansion. The archaeological assessment was triggered by the Planning Act. No formal application has been filed as of yet, and the proponent has had the archaeological assessment conducted as part of due diligence.

Background research indicated that there are five registered archaeological sites within one kilometre of the Study Area. There is one commemorative plaque near the Study Area, entitled: *Fur Trading at the Saugeen*. Historic records indicate that the Study Area was likely owned as early as the 1850s, although the Crown Patent was not issued until 1873.

Soils of the Study Area are not identified as it lies within the town limits, however, it can be assumed that the soils are most likely Brady sandy loam, a well sorted sandy outwash with imperfect drainage. Field observations noted that the topography of the Study Area is relatively flat with an elevation of approximately 188 -190 m above sea level. The Study Area lies 31.25 metres west of Fairy Lake, approximately 730 metres east of Lake Huron, and approximately 494 metres south of the Saugeen River. There are no water sources located directly within the Study Area.

The Stage 1 and 2 archaeological assessment of the Study Area was conducted under license P027 (Scarlett Janusas, PIF#: P027-0356-2018) on September 5th, 2018 under good assessment weather conditions. No archaeological materials or features were located during the assessment.

Based upon the background research of past and present conditions, and the archaeological assessment, the following is recommended:

- No further archaeological assessment is required for the Study Area
- Compliance legislation must be adhered to in the event of discovery of deeply buried cultural material or features

This archaeological assessment has been conducted under the 2011 Standards and Guidelines for Consultant Archaeologists (Ministry of Tourism, Culture and Sport, 2011).

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Project Personnel

Project Manager Principal Archaeologist	Scarlett Janusas (P027)
Report Preparation	Scarlett Janusas (P027) Jordon MacArthur Pete Demarte (R1073)
Field Director	Pete Demarte (R1073)
Historic Research	Jordon MacArthur
Field Crew	Pete Demarte (R1073) Jordon MacArthur Justina Zivic Kyle Root
Graphics	Pete Demarte (R1073) Jordon MacArthur
Saugeen Ojibway Nation Archaeological Monitor	Kyle Root

**STAGE 1 AND 2 ARCHAEOLOGICAL ASSESSMENT
ADDITIONAL LAND ACQUISITION
PART OF PUBLIC RESERVE BLOCK,
NORTH OF HIGH STREET OR LITTLE LAKE SQUARE
PLAN OF SOUTHAMPTON, MUNICIPALITY OF SAUGEEN SHORES
TOWN OF SOUTHAMPTON, FORMER GEOGRAPHIC TOWNSHIP OF SAUGEEN
BRUCE COUNTY ONTARIO
ORIGINAL REPORT**

1.0 PROJECT CONTEXT

1.1 Development Context

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The County of Bruce required an archaeological assessment for the proposed land acquisition and expansion. The archaeological assessment was triggered by the Planning Act. No formal application has been filed as of yet, and the proponent has had the archaeological assessment conducted as part of due diligence.

This archaeological assessment has been conducted under the 2011 Standards and Guidelines for Consultant Archaeologists (Ministry of Tourism, Culture and Sport, 2011).

1.2 Indigenous Engagement

Saugeen Ojibway Nation was engaged by the proponent and an archaeological monitor was present on the Study Area during all archaeological investigations. No specific concerns were noted by the monitor.

1.3 Historical Context

1.3.1 Current Environment

The Study Area measures approximately 55 metres deep (approximately north-south) by 44.42 metres wide (approximately east-west) at the north end and 32.55 metres (approximately east-west) at the south end. The Study Area lies approximately 730 metres east of Lake Huron, 31.25 metres west of Fairy Lake and approximately 494 metres south of the Saugeen River. The Study Area is a developed residential lot with two standing buildings (one house and one three-car garage), and a manicured lawn with several mature trees and small garden plots. The Study Area is relatively flat with an elevation of 188 - 190 metres above sea level.

1.3.2 Prehistory of Study Area

The Paleo period, 9500 – 8000 B.C., represents the first human populations in Ontario. These people subsisted largely on caribou and small mammals and fish. They were nomadic in nature, traveling large areas, but generally following glacial strandlines. Sites from this period are represented solely by lithic assemblages. There are no registered Early or Late Paleo Indian sites located on or in the vicinity of the Study Area.

The Archaic period spans a large time period from 7800 to 1000 B.C. Raw materials used by these nomadic people became much more diverse, and they remained hunters and gatherers. There are no registered archaeological sites identified as Early, Middle or Late Archaic periods. BcHi-15 is a burial site with grave goods, and although the site registration data does not specifically identify cultural affiliation, it may well be a late Archaic or Woodland burial.

The Woodland periods spans from 1000 B.C. to 1650 A.D. The introduction of ceramics marks the differentiation between the Woodland and Archaic periods. BcHi-6, otherwise known as the Shutt Site is a Late Woodland site.

1.3.3 Indigenous Historic Period

The Indigenous Historic Period runs from circa 1700 to 1865. Archival information and site registration data indicate that there was a substantial village near the mouth of the Saugeen River.

About the year 1696, a fierce battle between the Ojibwa and Iroquois nations took place at Saugeen (present site of Southampton), resulting in the Ojibwa (known as “Chippewa”) moving into the area where they remain today on a reserve adjoining the eastern boundary of the town. The prelude to the “Battle of Skull Mound” had been shaping throughout the preceding decade as the two nations struggled for fur trade supremacy. Prior to moving into the Saugeen region, the Ojibwa (who called themselves “Anishnabe”) lived around Lake Superior and traveled annually to trade with the French at Quebec and Montreal. The Iroquois attacked and killed several Ojibwa

trade parties en route to Quebec prompting a meeting of the Council of Chiefs at Saugeen to discuss the situation. After this meeting, the Iroquois agreed to pay a bale of furs for each man killed and to allow future parties to pass peaceably to Montreal. This arrangement worked well for three years until the Iroquois began once again attacking and killing Ojibwa trade parties on their return journeys. A full-scale war was put off until the following spring, giving each side time to call in their allies. Bloody battles occurred throughout the spring and summer culminating in the vicious meeting at Saugeen in which the Iroquois were defeated and driven south of Lake Ontario. The Ojibwa then retained all territories won during the battles until they surrendered them to the Crown more than a century later.

From a copy of “A Report of a Committee of the Honorable the Executive Council, Approved by His Excellency the Governor-General on the 27th September 1855 (Appendix B N. Robertson 1960:527) speaks to the changes made to the “Indian reserves” so that they would not interfere with the town plot of Southampton.

On a memorandum dated 12th instant, from the Superintendent General of Indian Affairs, submitting certain proposed changes, as shown in two certain plans, in the shape of the Indian reserves in the tract commonly called the Saugeen Peninsula, lately surrendered to the Crown, both changes having been assented to by the Indians in Council, and recommending:

1st. That the reserve known as the Saugeen Reserve, now bounded on the west by a straight line running due north from the River Saugeen at the spot where it is entered by a ravine immediately to the west of the village, be bounded instead by the Indian path called the Copway Road, which takes a north-westerly direction, as shown by the red line in the plan. This change will give the Saugeen Indians a small increase of frontage on Lake Huron, and will not interfere with the town plot now laid out on the tongue of land contained between that lake and the River Saugeen.

Schmalz (1977:1) indicates that a group of Ojibway (including Mississauga), Potawatomi, Ottawa and Caughnawaga settled in the Saugeen Township.

The Chippewas of Saugeen First Nation and the Chippewas of Nawash First Nation share the same traditional territories in southwestern Ontario. They were a part of the ancient Three Fires Confederacy of Ojibway, Odawa, and Pottawatomi. Prior to 1650, these groups inhabited the lands bordering on Lake Huron but after that year they moved westward to escape the Iroquois. After the defeat of the Iroquois, some Ojibway settled in the Saugeen Territory. [The route taken by the Three Fires to war with the Iroquois at the mouth of the Saugeen parallels the Lake Huron shoreline].

Throughout the eighteenth century the Saugeen Territory was inhabited by several generations of Ojibway whose immediate territory was threatened neither by war nor by European settlers. Some of these Ojibwa were the Wahbadicks, the Newashes, the Wahwahnoses, and the Metegwob who fished, trapped and hunted along the many rivers, streams and lakes of their lands (ibid: 2-9). It should also be noted that there were many “foreign” Indian settlements of the territory coming from the United States.

The Saugeen Ojibway Nation traditional territories cover the watersheds bounded by the Maitland River and the Nottawasaga River (east of Collingwood on Georgian Bay). The area includes all the Bruce Peninsula (which was once known as the Saugeen Peninsula), all of Grey and Bruce Counties, and parts of Huron, Dufferin, Wellington and Simcoe Counties.

1.3.4 Historic Métis

The Historic Saugeen Métis are descendants of the Métis who traded at Saugeen. Pierre Piché was considered this first Métis in the area, trading in about 1816. The Ojibwa invited Piché to share the resources within the Saugeen territory, but also required him to “share” in the protection of these same resources and the environment for mutual benefit.

“In 1816-1818, Wampum, strings of bead, was presented to Piché as a tangible reminder, an enduring record, of the historic diplomatic exchange, and the words spoken between the Ojibwe and Métis, that formed their peaceful and sharing relationship in the Saugeen territory” (HSM 2018).

The Historic Saugeen Métis are descended from unions between European traders and Indigenous women. The Lake Huron watershed Métis “lived, fished, hunted, trapped and harvested the lands and waters of the Bruce Peninsula, the Lake Huron proper shoreline and its watershed. These are considered the traditional Métis territory.

The contemporary Métis community extends for 275 km of Lake Huron shoreline from Tobermory to south of Goderich, and includes the counties of Bruce, Grey and Huron.

There are no registered Métis sites located within a one kilometre radius of the Study Area.

During the late 1700s, the Jesuit Fathers established two missions in Bruce County with the mission of St. Peter and St. Paul believing to have been near present day Southampton. Soon after the arrival of the Jesuit Fathers, fur traders began moving into the area. In the early part of the 19th century, a series of fur trading posts were established at Saugeen, now rendering unnecessary the long difficult trips to Quebec and Montreal carrying hundreds of fur pelts for trade with the French. In 1818, Metis fur trader Pierre Piché came from Lower Canada to Fort Michilimackinac where he learned of the abundance of fur-bearing animals at the mouth of the Saugeen and traveled there to establish a trading post. He built a house and store on the south side of the river and married an Ojibwa woman with whom he had a family. In the face of much competition, Piché held control of much of the fur trade in the Saugeen area. After his premature death in 1828, his business was taken over by a succession of other French or Metis traders such as Edward Sayers, Achille Cadot and one Adelaide Lamorandiere who stayed at Saugeen until the outbreak of the Rebellion of 1837. The fur trade at Saugeen became even more intense when, sometime between 1822 and 1826, the Hudson’s

Bay Company established a post there known as “Saguingue”. The post remained open until 1832 when it was closed due to the decreasing number of bear in the area as well as a lack of interest on the part of the Ojibwa, many of whom were now devoting themselves to the Missionary Society of the Methodist Episcopal Church who had set up a mission at Saugeen in 1831.

1.3.5 Euro-Canadian Historic Period

To accommodate British and European immigration, officers of the Crown began their quest to secure lands from the Indians toward the end of the 18th century. Large proportions of the Mississauga Tract along the northern shores of Lake Ontario had been obtained in 1792 and the bulk of the Huron Tract south of present day Bruce County in 1825. On August 9, 1836, after negotiations on Manitoulin Island between the chiefs of the Saugeen Ojibway and the Government of Upper Canada led by Sir Francis Bond Head, the Crown gained title to approximately 1.5 million acres of Indigenous land along the shores of Lake Huron. The “Saugeen Tract Agreement” as it was called, was registered as Crown Treaty #45 ½ and include all of present day Bruce County save and except the peninsula area north of Southampton. That was surrendered to the Crown through Crown Treaty # 72 dated October 12, 1854.

Unlike other areas of Upper Canada surrendered by the Indians to the Crown, the Saugeen Tract was not immediately assigned to a district under the new system of geographic division set up after the proclamation of 1788 and became an area of unknown designation referred to simply as the “Queen’s Bush”. In order to provide for the administration of justice Act of Parliament (9 Vic, Ch. 47) was passed May 23, 1846 as follows:

That portion of the province lying to the northward of the District of Huron, bounded on the north by Lake Huron and the Georgian Bay, which is not included in either of the Districts of Wellington or Simcoe (which) is declared, for all purposes of and connected with the administration of justice, civil and criminal, to form part of the District of Huron.

In 1848, efforts were made to have this territory included in a new county with Owen Sound as the seat but the idea was turned down. Finally, on May 30, 1849, Act of Parliament (12 Vic., Ch. 96) divided the Huron District, including the judicial “Queen’s Bush” into the three new counties of Huron, Perth and Bruce. The new county was named for James Bruce, Earl of Elgin and Kincardine, who at that time was the Governor-General of Canada. The first session of a new county council was held January 28, 1850 at Goderich where the new clerk and warden were appointed. Surveys began shortly thereafter for the townships that would make up the new County of Bruce.

On January 13, 1851, Public Land Surveyor A. Vidal was commissioned to survey Saugeen Township, completing his work on August 22. Saugeen’s first settlers had arrived prior to the completion of the survey, John Spence and William Kennedy having arrived at Southampton in June 1848. The first settlers to arrive after the survey were

Mr. and Mrs. Alexander Wallace in the spring of 1851, followed by a number of others throughout the next few years.

Although the Crown Lands Department had as early as 1847 considered laying out a town plot at the mouth of the Saugeen River, it was not until the summer of 1851 that Public Land Surveyor R. A. Lynn actually performed the survey. Soon afterwards, settlers began pouring into the little village, which soon became a growing concern. James Orr opened a tavern and George Butchart started a sawmill. Robert Reid, Richard Hill and James Calder all opened stores, and Reid opening the first post office in 1851. In 1852, a Crown Land office opened at Southampton and, in 1853, the village was made a port of entry for collecting customs.

The original village of Southampton was first surveyed from a part of Saugeen Township in the County of Bruce and, for some years, went by two different names. The Crown Lands Department referred to the village as “Saugeen” in reference to the area’s Indigenous peoples while the Post Office and Custom House Departments called it “Southampton” after the town of Southampton in England. It was not until 1895 that the official name of Southampton was finally bestowed upon the community.

The Bank of Upper Canada opened an agency in 1854 and, on July 24, 1858, the village was finally incorporated with the first council elected a few weeks later. Southampton was proclaimed a town on December 26, 1904 and, in 1999, amalgamated with nearby Port Elgin and the remainder of Saugeen Township to form the Town of Saugeen Shores.

1.2.5.1 Specific Lot History: Part of Public Reserve Block, North of High Street or Little Lake Square, Plan of Southampton, Town of Southampton

The Study Area is located on part of the Public Reserve Block North of High Street, which was also known as Little Lake Square. As the name suggests, the square encompasses all of Fairy Lake. The Village of Southampton obtained the Crown patent for the entire 32 acres (12.95 ha.) of land on June 10th, 1878. The first action taken on the property was the proposed building of a Schoolhouse on the southwest quarter of the block. This initiative began on November 15th, 1878. In the early 1880’s the lot was further subdivided. The Study Area itself was sold by the Corporation of the Village of Southampton to John Shannon on May 29th, 1883. The area was listed as 22,568 square feet (2,096.64 m²) on the southwest corner.

John Shannon purchased the lot for \$100.00 in May of 1893. In the Collector’s Roll for 1894 the tax is listed at \$1,200.00. This indicates that sometime between May 1893 and the Collector’s Roll of 1894 Mr. Shannon built on the land. It is fair to assume that the current house on the lot therefore dates to around mid-1893 to mid-1894. Of note is that Mr. Shannon took out a mortgage of \$1,500.00 for the property on March 17th, 1896. Whether the mortgage was to assist with payment of debts for the construction of the manse is unclear but likely.

Mr. John Shannon was a carriage maker, and he and his wife held onto the property until March 17th, 1904 when they sold it to William McVittie for \$2,000.00.

William McVittie was listed in earlier Assessment Rolls for the Town of Southampton as a farmer, and he sold 10,535 square feet (978.73 m²) of the property to St. Paul's Church, represented by Wardens Joseph E. Tranter and Theodore H. Burns, on May 1st, 1908. The Church has since held onto the land. The Rev. A. H. R. Mulholland, of Owen Sound, is said to have been the first to hold Church of England services in Southampton. About 1856 the Rev. J. P. Hodge was settled over the congregation that had there become organized. He only remained a year or so. After a vacancy, the Rev. J. P. Curran was placed in charge of this parish. Under his efforts a church, a frame building, known as St. Paul's was built. In later years this has given place to the tasteful brick edifice in which this congregation worship (Robertson 1960).

The existing buildings on the property consist of a detached three-car garage and the Manse, which was used as a Rectory for the Reverends of St. Paul's Anglican Church located across the street.

1.3.6 Plaques or Monuments

Southampton has one commemorative plaque. It is located in a park at Front and Saugeen Street, on the south side of the Saugeen River (Figure 1). The text reads:

"The Anishnabe lived by the mouth of the Saugeen River before Pierre Piché arrived in 1818 to begin fur trading in the region. By 1826, the Hudson's Bay Company established an outpost at Saguingue to compete with independent fur traders like Piché. From La Cloche, its main post on Lake Huron, the Hudson's Bay Company employed First Nations, Métis, French, and British fur traders who largely depended on Anishnabe hunters to supply deer, bear and marten skins. By 1832, the supply of premium furs was exhausted and the company closed its post. Although many Anishnabe gave up hunting and settled in an agricultural village, fur trading continued here until the mid-19th century when Southampton was founded".

1.3.7 Determination of Archaeological Potential

There are a number of variables that are evaluated when determining archaeological potential. These include:

- presence of previously identified archaeological sites,
- water sources (primary, secondary, features indicating past water sources, accessible or inaccessible shoreline),
- elevated topography,
- pockets of sandy soil in heavy soil or rocky ground,
- distinctive land formations,

- resource areas (food or medicinal plants, scarce raw materials, early Euro-Canadian industry),
- non-Aboriginal settlement (monuments, cemeteries),
- areas of early Euro-Canadian settlement;
- early historic transportation routes;
- listed or designated heritage property;
- and properties with archaeological potential as identified by local histories or informants

1.3.8 Rationale for Fieldwork Strategy

The Study Area exhibits archaeological potential based on its proximity to water sources, prehistoric shorelines, and Indigenous sites as well as a strong Indigenous and historic Métis presence in the geographic area.

Approximately 75% of the Study Area was subject to Stage 2 archaeological assessment, and the remaining 25% of the Study Area was determined to be extensively and deeply disturbed with existing buildings and driveways (Maps 10 and 11). The survey of the Study Area was conducted by test pitting methodology at five metre or less intervals as the area consists of a manicured lawn. The disturbed areas include a gravel driveway, a concrete sidewalk, the existing house (manse), and a detached three-car garage.

1.4 Archaeological Context

1.4.1 Previously Known Archaeological Resources/Assessments

The Ministry of Tourism, Culture and Sport PastPortal site (2018) indicated there are five sites located within one kilometre of the Study Area. The first site BcHi-6, is a Late Woodland site called the 'Shutt Site'. It is classified as a burial and/or campsite. The second site located within one kilometre of the Study Area is BcHi-15, which was a burial site with shell beads and ochre.

The furthest site to the Study area is BdHi-2, otherwise known as 'Ne'bwaakah giizwed ziibi (River Mouth Speaks)'. The site is a multi-component site with both indigenous material and Euro-Canadian material dating from ~A.D. 800 to a late 19th/ 20th century. A midden was uncovered below the modern asphalt and gravel road. Indigenous pottery dating from the 16th to 18th century was recovered, as well as beads, including wampum and glass, jingle dress cones, copper and brass artifacts and scraps, and Jesuit rings and other jewelry. Features include animal bone bundles (dog, bird, beaver), plus a 19th C. post. Only a small portion of the site was excavated, though a wealth of information was gathered from that: *"The analyses of artifacts together with radio carbon dates, indicate three broad periods of habitation and/or utilisation of this site location: 1) the Middle Woodland (ca A.D. 800); 2) the Late Woodland ca A.D. 1400 to 1700s, the bulk of the site material; and 3) the 19th to the early 20th century.... Seventeen of the features were small pits or posts – mostly of Aboriginal in origin, with*

one possibly being a 19th century post. Twenty two of the features contained either animal burials (one beaver, three dogs), one bird, or small pits containing fish (16) and one with mixed bones” (FAC 2010 Chapter 10:2-4).

The fourth site within one kilometre of the Study Area is BcHi-10. There is no information regarding this site in the PastPortal database. The fifth and final site is BcHi-20, also known as the ‘Southampton Beach Shipwrecks Site’. This is the site of the General Hunter, and a scow.

1.4.2 Current Environment – Existing Features

The Study Area consists of a residential lot with two buildings (house and detached garage), and a manicured lawn with several mature trees and small garden plots. There are no water sources located directly within the Study Area.

1.4.3 Physiography, Bedrock and Topography

The underlying bedrock of the area is Salina and Bass Island formation (Chapman and Putnam 1973:4-5).

The Study Area lies in the physiographic region known as the Huron Fringe. The Huron Fringe is 200 miles (321.8 m) long and 435 square miles (~112,664 hectares). The fringe refers to a narrow strip of land running a length of approximately 320 kilometres along the shore of Lake Huron between in Sarnia and Tobermory and extending a width of an average of 3.5 kilometres inland. The waves of Algonquin reworked the sand and gravel deposited by the glaciers and formed terraces with boulders, gravel bars and sand dunes while building a massive leaving behind what is now Lake Huron and Georgian Bay (Chapman and Putnam 1973:264).

The Study Area has a flat topography.

1.4.4 Prehistoric Shorelines

About 18,000 years ago, the Laurentide Ice Sheet covered all of southeastern Canada including what is now the County of Bruce. Some 5,000 years later, the sheet began to melt and recede northward exposing the Bruce area. At that time, all of the County of Bruce lay submerged under the glacial waters of the lake and, over the next few millennia, the lake waters lashed and beat the land. The waves of Algonquin reworked the sand and gravel deposited by the glaciers and formed terraces with boulders, gravel bars and sand dunes while building a massive leaving behind what is now Lake Huron and Georgian Bay. Glacial Lake Algonquin as well as Lake Nipissing left behind traces of their beaches along both the shores of Georgian Bay as well as Lake Huron. For example some of these terraces can be seen in the sand dunes that stretch from Sauble Beach south across the mouth of the Saugeen River where a massive beach of

sand and gravel was built by Lake Algonquin. Just below this is the beach line of Lake Nipissing, which is ribbed with gravel bars (ibid: 265).

According to Goldthwait (1910) glacial Lake Algonquin was approximately 216 metres asl in the Southampton area, and the Lake Nipissing shoreline sat at 188 metres asl. The Study Area lies at an elevation of approximately 188-190 metres asl. There is a possibility of Paleo or Archaic sites as the site is within the elevation of the Lake Nipissing shoreline.

1.4.5 Soils

Soils of the Study Area are not identified as the Study Area lies within the town limits of Southampton, and the soil map does not show the type. It would appear that the Study Area would fall into the area identified as Brady sandy loam. These soils are a well sorted sandy outwash with imperfect drainage and are relatively stone-free (Hoffman and Richards 1954). Site observation note that the soils were a dark-brown sandy loam overlying a sandy loam subsoil that ranged in colour from grey to a reddish-gold. Average test pit depths ranged from 20 cm and 45 cm.

1.4.6 Drainage

The Study Area lies approximately 730 metres east of Lake Huron, 31.25 metres west of Fairy Lake and approximately 495 metres north of the Saugeen River. There are no water sources located on the Study Area.

1.4.7 Vegetation

The Study Area is a residential lot with two standing buildings (house and detached garage). The lot consists of a manicured lawn with several mature trees and small garden plots.

1.4.8 Dates of Fieldwork

The Stage 2 archaeological assessment was conducted on September 5th, 2018 under partly sunny skies with a high of 28 degrees Celsius.

As per the Ministry of Tourism, Culture and Sports' Standards and Guidelines (2011: Section 2.1, Standard 3) the fieldwork was conducted under the appropriate lighting and weather conditions.

2.0 FIELD METHODOLOGY

2.1 Stage 1 (Background Research)

As part of the background research, an examination of the following was conducted:

- the Site Registration Database (maintained by the Ontario Ministry of Tourism, Culture and Sport) was examined for the presence of known archaeological sites in the project area and within a radius of one kilometre of the project area by contacting the data coordinator of the Ministry of Tourism and Culture;
- reports of previous archaeological fieldwork within a radius of 50 m around the property;
- topographic maps at 1:10 000 (recent and historical) or the most detailed map available;
- historic settlement maps such as the historic atlases;
- available archaeological management/master plans or archaeological potential mapping;
- commemorative plaques or monuments; and,
- any other avenues that assist in determining archaeological potential were examined

There are five registered archaeological sites within one kilometre of the Study Area, but no known archaeological assessments are located within 50 metres. Topographic and historic maps are presented in the Map sections at varying scales. The County of Bruce does not have an archaeological management plan, other than a basic one related only to distance to water. There is one commemorative plaque in the vicinity of the Study Area relating to the Fur Trading post at the Saugeen River (Figure 1).

2.2 Stage 2 (Archaeological Assessment)

Approximately 75% of the Study Area was subject to Stage 2 archaeological assessment, as the remaining 25% of the Study Area was determined to be extensively and deeply disturbed (Maps 10 and 11). The survey of the Study Area was conducted by test pitting methodology at five metre or less intervals as the area consists of a manicured lawn. The disturbed areas include a gravel driveway, a concrete sidewalk, the existing house (manse), and a detached three-car garage. The Stage 2 archaeological assessment was conducted on September 5th, 2018 under partly sunny skies with a high of 28°C.

All field activities were photo documented and are presented in Images 1 to 14, and Map 9. Test pitting was conducted in standardized five metre or less intervals with test pits having a minimum of 30 centimetre diameter. All test pits were excavated a minimum of five centimetres into sterile subsoil and backfilled. Test pit contents were screened through six mm metal mesh.

Maps 1 and 2 illustrate the location of the Study Area. Map 9 illustrates the images taken of the archaeological assessment (Images 1 - 14), Map 10 illustrates the archaeological potential, and, Map 11 illustrates assessment methodology.

No archaeological materials or features were located in the Study Area.

3.0 RESULTS

3.1 Stage 1 Archaeological Assessment

The Stage 1 archaeological assessment indicated that the Study Area exhibited archaeological potential based on its proximity to water sources, prehistoric shorelines, and Indigenous sites as well as a strong Indigenous and historic Métis, and early Euro-Canadian presence in the geographic area.

3.2 Stage 2 Archaeological Assessment

No archaeological materials or features were located during the Stage 2 archaeological assessment.

3.3 Inventory of Documentary Records Made In Field

Documents made in the field include:

- Daily record log and field notes – 1 page (double sided)
- Image log – 1 page
- Digital images – 14 colour images
- Field map showing location and orientation of image(s) taken.

4.0 ANALYSIS AND CONCLUSIONS

Approximately 75% of the Study Area was subject to Stage 2 archaeological assessment, as the remaining 25% of the Study Area was determined to be extensively and deeply disturbed (Maps 10 and 11). The survey of the Study Area was conducted by test pitting methodology at five metre or less intervals as the area consists of a manicured lawn. The disturbed areas include a gravel driveway, a concrete sidewalk, the existing house (manse), and a detached three-car garage.

No archaeological materials or features were located during the Stage 2 archaeological assessment.

Based on Section 2.2 of the Standards and Guidelines, no further archaeological assessment is required for the Study Area.

5.0 RECOMMENDATIONS

Based upon the background research of past and present conditions, and the archaeological assessment, the following is recommended:

- No further archaeological assessment is required for the Study Area
- Compliance legislation must be adhered to in the event of discovery of deeply buried cultural material or features

6.0 ADVICE ON COMPLIANCE WITH LEGISLATION

According to the 2011 Standards and Guidelines (Section 7.5.9) the following must be stated within this report:

This report is submitted to the Minister of Tourism, Culture and Sport as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism, Culture and Sport, a letter will be issued by the Ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

Should previously undocumented archaeological resources be discovered, they may be an archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the *Ontario Heritage Act*.

The *Cemeteries Act*, R.S.O. 1990 c. C.4 and the *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological license.

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8.0 MAPS

Map 1: Regional Location of Study Area



Map 2: Topographic Map of Study Area



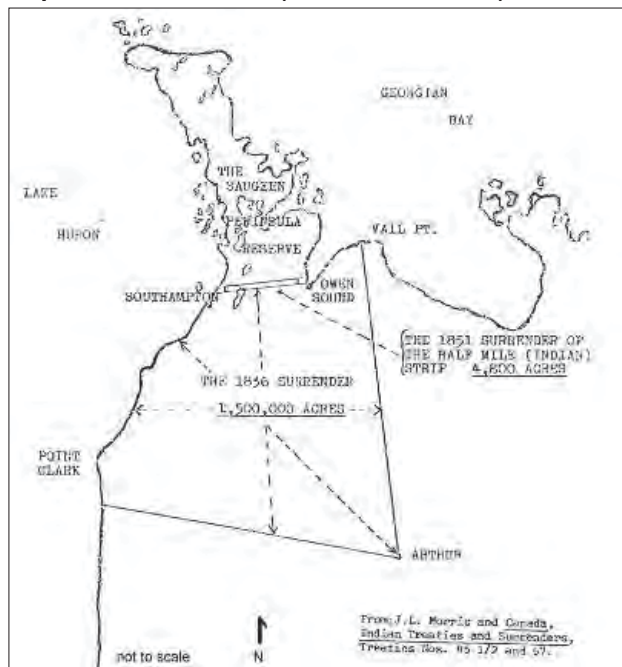
Map 3: Aerial of Study Area (Bruce County Aerial Mapping 2015)



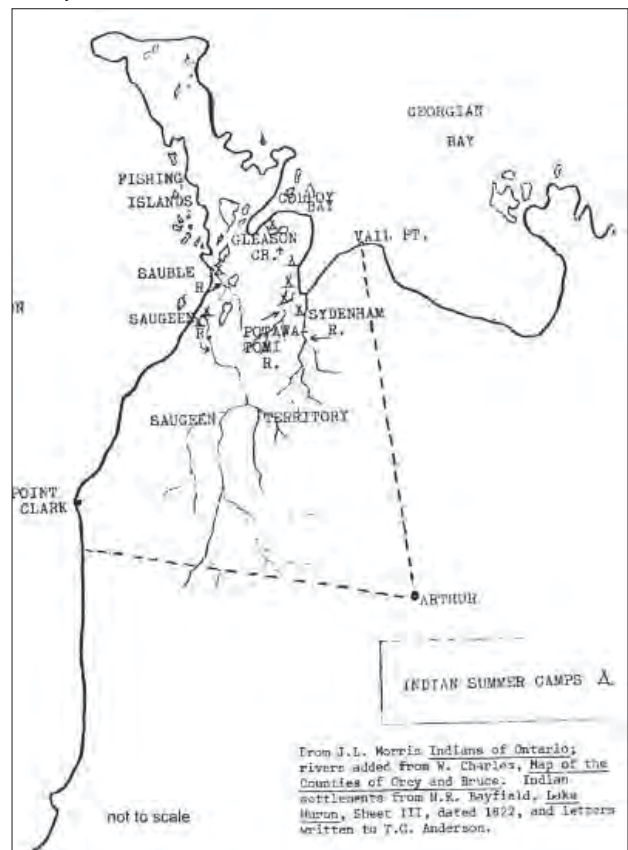
Map 4: Land Acquisition



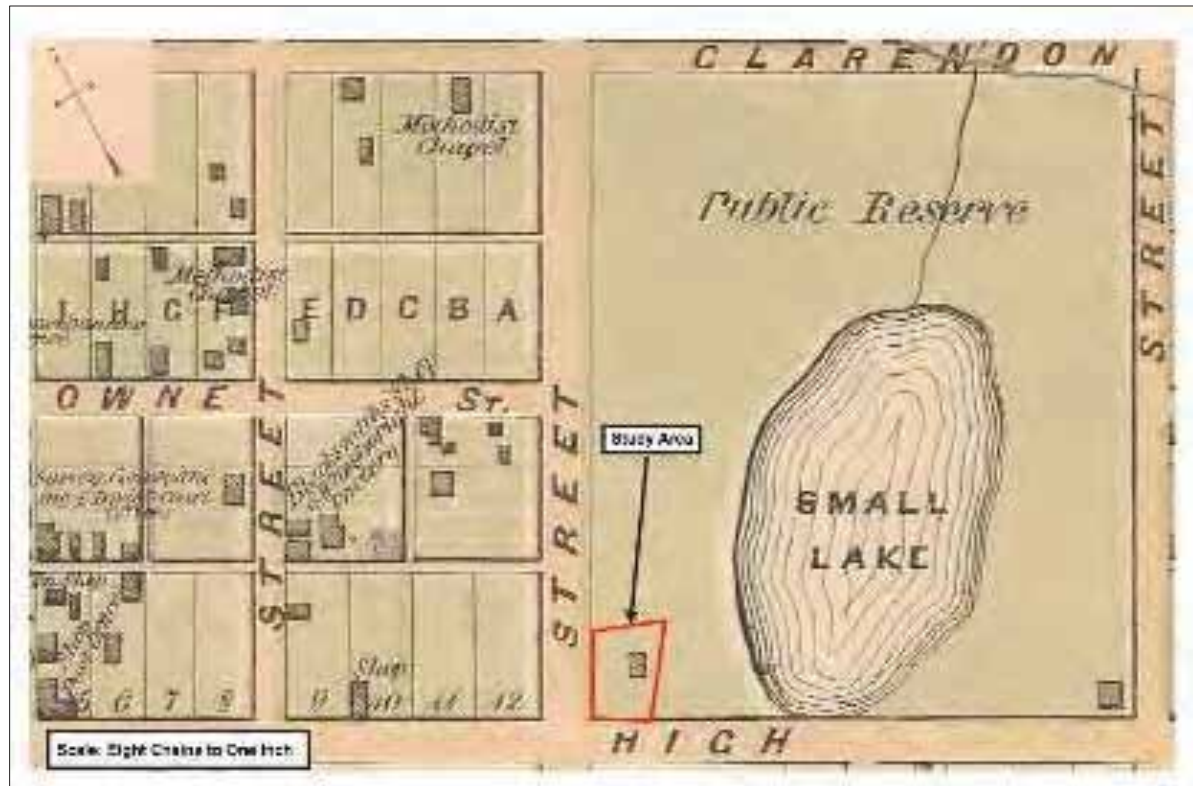
Map 5: 1836 Surrender (Schmalz 1977:233)



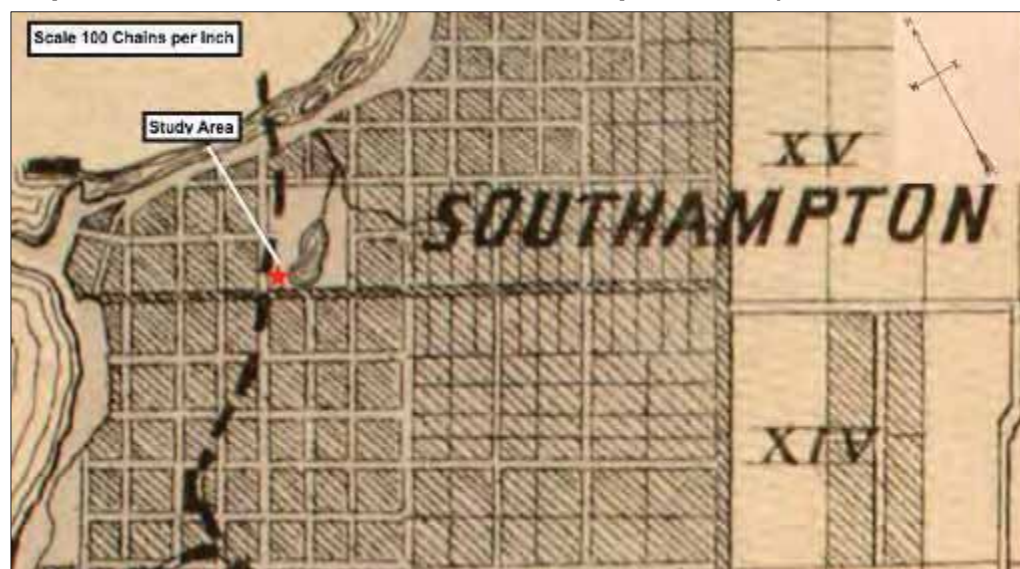
Map 6: Saugeen Lands Before Surrender (Schmalz 1977)



Map 7: 1857 Map of the Town of Southampton (Queens Printer 2018)



Map 8: 1880 Illustrated Historic Atlas Map Section (Belden & Co 1880)



Map 9: Location and Direction of Images



Map 10: Area of Archaeological Potential

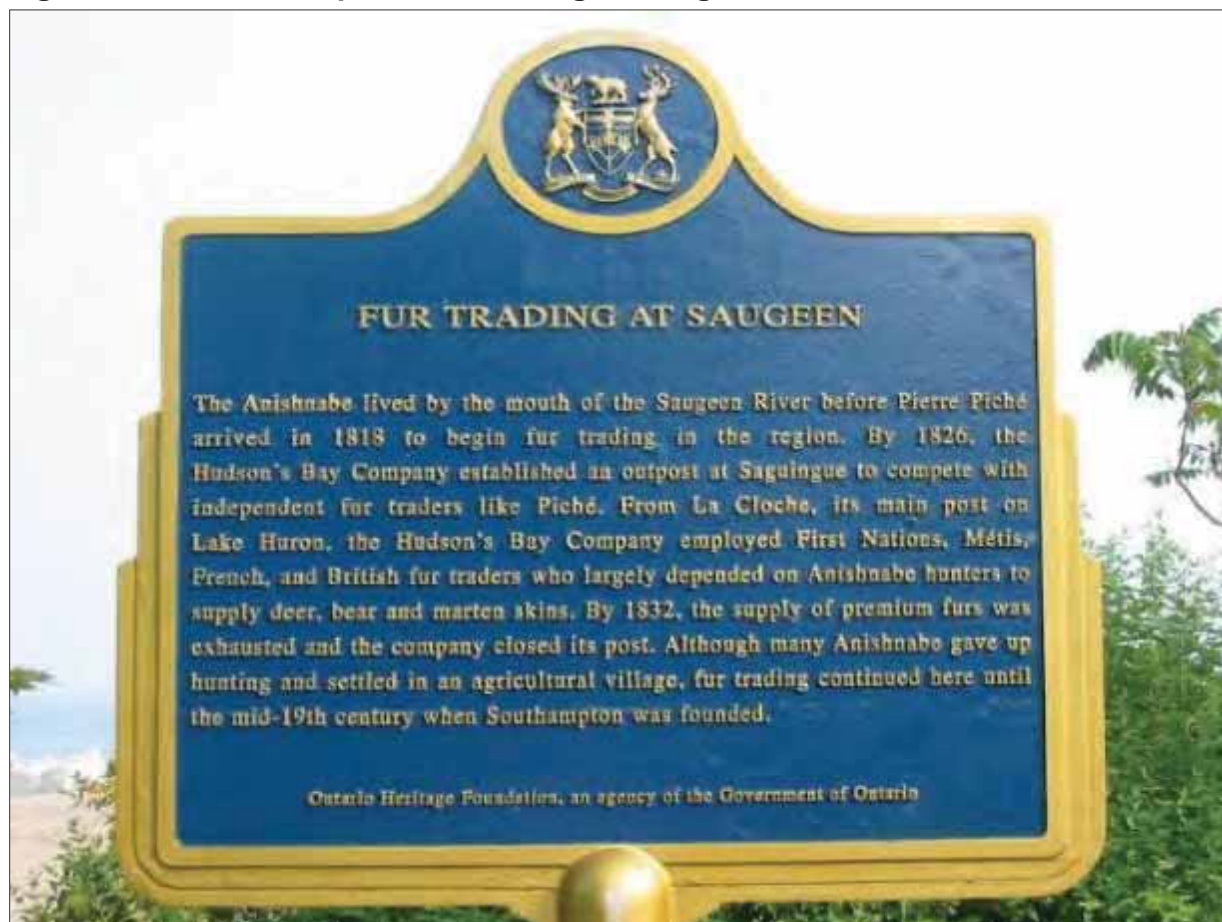


Map 11: Stage 2 Assessment Methodology



9.0 FIGURES

Figure 1: Historic Plaque - Fur Trading at Saugeen



10.0 IMAGES

**Image 1: Study Area from NE Corner
(Facing SW)**



**Image 4: Study Area from SE Corner
(Facing NW)**



**Image 2: Study Area from NW Corner
(Facing SE)**



**Image 5: Disturbed Garden Area
(Facing NW)**



**Image 3: Study Area from SW Corner
(Facing NE)**



**Image 6: Disturbed Gravel Driveway
Area (Facing SE)**



Image 7: Crew Test Pitting Study Area (Facing NW)



Image 10: Sample Disturbed Test Pit Along Gravel Driveway



Image 8: Disturbed Walkway Area (Facing SE)



Image 11: Sample Test Pit



Image 9: Large Tree



Image 12: Sample Test Pit



Image 13: Crew Test Pitting Study Area (Facing NE)



Image 14: Garden Area (Facing NE)



11.0 APPENDICES

Appendix A: Abstract Index for Part Public Lot Reserve Block, North side of High Street or Little Lake Square

Inst #	Inst.	Date	Grantor	Grantee	Comment
	Patent	June 10, 1873	Crown	Corporation of the Village of Southampton	32 ac
2748	B&S	May 29, 1893	Corporation of the Village of Southampton	John Shannon	22568 ft. pt. SW Corner
2983	Mort	July 17, 1896	John Shannon et ux	Agric Son and Limited Co	22568 ft. pt. \$1500 SW corner
3827	B&S	Mar 17, 1904	John Shannon et ux	William McVittie	22568 sq. ft. pt. at SW Corner \$2000
4320	B&S	May 1, 1908	William McVittie et ux	Joseph E. Tranter & Theodore H. Burns Wardens of St. Paul's Church	10535 sq. ft. \$1800
341483	Notice	Apr 29, 1999		Wardens for the congregation of St. Paul's Anglican Church	Re: No. 4320 under subsection 113(2) of the Registry Act

Appendix B – Image Log

Image #	Description	Direction	Date
1	Study Area from NE Corner	SW	Sep. 5, 2018
2	Study Area from NW Corner	SE	Sep. 5, 2018
3	Study Area from SW Corner	NE	Sep. 5, 2018
4	Study Area from SE Corner	NW	Sep. 5, 2018
5	Disturbed Garden Area	NW	Sep. 5, 2018
6	Disturbed Gravel Driveway Area	SE	Sep. 5, 2018
7	Crew Test Pitting Study Area	NW	Sep. 5, 2018
8	Disturbed Walkway Area	SE	Sep. 5, 2018
9	Disturbed Planter/Garden Area	SW	Sep. 5, 2018
10	Sample Disturbed Test Pit Along Gravel Driveway		Sep. 5, 2018
11	Sample Test Pit	-	Sep. 5, 2018
12	Sample Test Pit	-	Sep. 5, 2018
13	Crew Test Pitting Study Area	NE	Sep. 5, 2018

14	Disturbed Garden Area	NE	Sep. 5, 2018
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31 August 2018
Project: Promo (Bruce County)

Matthew Meade
Research Analyst
Office of the CAO
Corporation of the County of Bruce
30 Park Street
Walkerton ON N0G2V0

Dear Mr. Meade:

**RE: OFFER OF SERVICES – TRANSPORTATION IMPACT STUDY, PARKING STUDY
AND COMPLETE STREET CONCEPTUAL DESIGN
BRUCE COUNTY MUSEUM AND CULTURAL CENTRE EXPANSION
33 VICTORIA STREET NORTH, SOUTHAMPTON**

Paradigm Transportation Solutions Limited is pleased to submit this offer of services to undertake a Transportation Impact Study, Parking Study and Complete Street Conceptual Design in support of the proposed expansion of the Bruce County Museum and Cultural Centre. The submission is based on our phone conversation and your e-mails dated 20 August 2018 to 22 August 2018.

The following outlines our understanding of the assignment and details our work plan, schedule and fee to complete the project.

Project Understanding

The Bruce County Museum and Cultural Centre (the Museum) is located at 33 Victoria Street North between High Street and Clarendon Street in the community of Southampton in the Town of Saugeen Shores.

Bruce County is proposing to add both an expansion (archive) and an Innovation Institute to the Museum. The addition is expected to comprise approximately 30,000 to 40,000 sq. ft. of gross floor area (GFA).

To better understand the transportation implications and requirements of the proposed development, Bruce County has requested preparation of the following studies:

- ▶ **A Transportation Impact Study (TIS)** to evaluate the effects of the proposed development on the transportation system and recommend improvements, if necessary, to address potential impacts. The study will be completed following industry best practice in the absence of published Transportation Impact Study guidelines for Bruce County and the Town of Saugeen Shores. The study area will comprise the following six (6) intersections:
 - Victoria Street North and High Street (unsignalized)
 - Victoria Street North and Thompson Street (unsignalized)
 - Victoria Street North and Lansdowne Street (unsignalized)
 - Victoria Street North and Clarendon Street (unsignalized)
 - Up to two (2) site driveways (existing driveway on Victoria Street North and one other location)

Traffic forecasts and analysis will be completed for one (1) horizon year (typically five (5) years from the date the study is commissioned) and two (2) analysis periods (weekday AM and PM peak hours).

- ▶ **A Parking Study** to estimate the parking demand generated by the proposed development (40-50 users and visitors for the Innovation Institute maximum) and establish the number of parking spaces that should be provided, recognizing site constraints and local conditions. If needed, a strategy would be developed to satisfy the parking demands of the proposed development.
- ▶ **A Conceptual Design** of Victoria Street North near the Museum to illustrate the application of Complete Streets principles to the subject road section per the *Complete Streets Policy and Implementation Guide for Grey Bruce*¹.

In preparing our submission, we have assumed all three (3) studies will be carried out concurrently and documented in one (1) comprehensive report.

Work Plan

The following outlines our work plan to carry out this assignment:

Task 1 – Conduct Pre-Study Consultation

We will contact Bruce County and the Town of Saugeen Shores by telephone and/or e-mail to confirm the study scope and assumptions. Delays in receiving concurrence from the County or Town will impact the schedule.

¹ Grey Bruce Health Unit. Complete Streets Policy and Implementation Guide for Grey Bruce. Prepared by Toronto Centre for Active Transportation and MMM Group Ltd. March 2015.



If the scope of work needs to change following our discussion, we will advise you immediately and seek direction. Expanding the scope of work or study area due to pre-study consultation comments from the agencies may result in additional cost or time to complete the assignment.

Task 2 – Assemble Information

We will gather available data, relevant background reports and any other information about the study area pertinent to the assessment (e.g. other approved developments in the vicinity, zoning by-law provisions). Available roadway drawings, Geographical Information System (GIS) data and orthophoto base mapping for Victoria Street North will also be requested.

If available, we will request a “to scale” site plan of the proposed Museum addition in AutoCAD and PDF formats to assist in completing any required site measurements and for preparing figures for the study report. We will also need confirmation/verification of development statistics (i.e. gross floor area) and timing (i.e. opening year) prior to commencing work. Changes to these items once work begins may result in additional fees and time to complete the assignment.

Task 3 – Collect Data

We will visit the site to observe current traffic and parking conditions on roads in the study area. Lane configurations and traffic control at the study area intersections will be documented. Parking regulations and legal on-street and off-site parking supply within convenient walking distance of the Museum (200 metres) will be inventoried. Other related features such as pedestrian and cycling facilities will be noted.

We will conduct eight (8) hour turning movement and classification counts (7:00 to 10:00 AM, 11:30 AM to 1:30 PM, and 4:00 to 7:00 PM) at the study area intersections.

We will conduct a survey on one (1) weekday and one (1) Saturday at the Museum or other location (if the Innovation Institute use differs in character and function considerably from the Museum) during typical hours of operation (10:00 AM to 5:00 PM) to collect site-specific trip and parking generation data. The dates and times to be surveyed will be confirmed with Bruce County and the Town of Saugeen Shores.

We will also conduct utilization surveys of the on-street parking supply within convenient walking distance of the Museum (200 metres) to determine current demand and availability. The surveys will be carried out on one (1) weekday and one (1) Saturday during the Museum hours of operation (10:00 AM to 5:00 PM). Surveyor staff will be deployed within the study area to capture parking use on a set block by block/zone by zone route every 30 minutes.

The cost to collect the traffic and parking data noted above is included in our fee.

Task 4 – Develop Trip and Parking Generation Rates

We will calculate peak period trip and parking generation rates for the proposed land use from the survey data collected in Task 3. The derived rates will be compared to data cited in the



Institute of Transportation Engineers (ITE) reference documents *Trip Generation Manual (10th Edition)* and *Parking Generation (4th Edition)*, previous Paradigm studies, and/or other available information to confirm their validity. Data from the ITE reference documents may be used instead if determined to be more appropriate for the proposed land use.

Task 5 – Forecast Traffic Volumes

We will prepare vehicle traffic forecasts for each horizon year and analysis period. The components of the forecasts are as follows:

- ▶ **Existing** 2018 volumes will be derived from the traffic counts collected in Task 3;
- ▶ **Future Background** volumes will be estimated by applying a growth rate to the Existing volumes and adding anticipated trips from nearby approved and in-stream developments. Growth rates and developments to include in the background traffic forecasts will be confirmed with Bruce County and the Town of Saugeen Shores; and
- ▶ Vehicle trips generated by the proposed development will be forecast based on the trip generation rates from Task 4. These trips will be assigned to the study area intersections based on existing traffic patterns or other available trip distribution data. The resulting site-generated traffic will be added to the Future Background estimates to produce **Future Total** volumes for the analysis periods.

Task 6 – Analyze Traffic Operations

We will analyze the operation of the study area intersections for the Existing, Future Background and Future Total traffic conditions for each horizon year and analysis period using Synchro software. Volume-to-capacity (v/c) ratios, Level of Service (LOS) and queuing will be assessed.

Based on the analysis results, we will identify any operational deficiencies, as well as the net impact of the proposed development on the study area road network. The need for road improvements (e.g., auxiliary turn lanes) and/or other mitigating measures (e.g., traffic control device modifications) to address deficiencies will be determined. We will assess whether these measures are required due to non-site traffic (i.e. Existing or Future Background) or the increase in volumes resulting from the proposed development (i.e. Future Total).

Task 7 – Assess Parking Requirements

We will estimate the peak parking demand for the proposed development based on the rates developed in Task 4. The peak demand forecast will be compared to the parking requirements set out in the municipal zoning by-law to assess degree of compliance and required relief, if any.

If the proposed parking supply does not comply with the by-law requirements but will adequately serve the forecast peak demand, we will provide a justification for the proposed number of spaces, recognizing site constraints, local conditions and potential spillover impacts. If not, we will identify parking management measures (e.g., Transportation Demand



Management (TDM) strategies, shared parking) that could be considered to alleviate projected supply deficits. This may include use of legal on-street and off-site parking nearby, such as G.S. Huston Public School outside school hours.

Task 8 – Examine Transportation Demand Management Opportunities

We will examine opportunities to mitigate potential traffic and parking impacts through the application of Transportation Demand Management (TDM) measures. The TDM strategy for the proposed development will address:

- ▶ Existing measures already in place near the Museum (e.g. proximity to existing or planned active transportation networks); and
- ▶ Proposed measures to be implemented on the site.

Task 9 – Assess Site Circulation and Parking Layout

If a site plan is available, we will review the site layout and access configuration to ensure the design meets applicable municipal and industry guidelines. The analysis will be completed using AutoTURN and include assessments of vehicle access, clearance, and swept path manoeuvres within the site.

If a site plan is not available, we will provide site design and layout advice to help avoid future concerns with on-site and on-street parking and drop-off/pick-up activities.

Task 10 – Prepare Complete Street Conceptual Design for Victoria Street North

We will prepare a conceptual design for Victoria Street North from High Street to Clarendon Street illustrating the application of Complete Streets principles per the *Complete Streets Policy and Implementation Guide for Grey Bruce*. The design will be prepared in consultation with Town of Saugeen Shores and Bruce County staff to ensure the concept meets municipal objectives.

The design process will involve:

- ▶ Developing a typical cross-section incorporating the desired design features (e.g. sidewalks, bike lanes, on-street parking) with their preferred dimensions.
- ▶ Submitting the draft cross-section drawing to Bruce County and the Town of Saugeen Shores for review and comment.
- ▶ Creating a scalable orthophoto base plan annotated with available GIS data.
- ▶ Preparing a conceptual design for the street illustrating key components such as curbs and pavement markings, with provisions for supporting features like landscaping and street furniture.
- ▶ Submitting the draft conceptual design drawings to Bruce County and the Town of Saugeen Shores for review.



- ▶ Meeting with municipal staff, if required, to discuss comments.
- ▶ Revising the conceptual design drawings to incorporate the comments received; and
- ▶ Submitting the final conceptual design drawings.

All drawings will be prepared in AutoCAD and adhere to applicable Town of Saugeen Shores and/or Bruce County drawing standards. The conceptual design drawings will be prepared in accordance with applicable Transportation Association of Canada (TAC), Ontario Traffic Manual (OTM), and other applicable agency and industry standards and guidelines.

Task 11 – Prepare Report

We will prepare and submit draft (one (1) digital PDF version) and final (one (1) digital PDF version plus five (5) hard copies, if required) reports documenting the study findings and recommendations. The final report for submission will include the design drawings and appendices containing the detailed analysis results and data collected. The cost to reproduce the final report is included in our fee. Additional hard copies of the report can be provided on a time and materials basis.

Task 12 – Attend up to Two (2) Meetings

We will attend up to two (2) meetings (Council, stakeholder or project) during the assignment, including the preparation of presentation material if required. We prepare and issue meeting minutes if requested.

Schedule

We expect to submit our draft report to you within six (6) weeks of receiving authorization to proceed. The final report will typically be submitted within five (5) business days of receiving any comments from the client or their agent on the draft report.

Delays in obtaining concurrence from Bruce County or the Town of Saugeen Shores on the study scope and assumptions, and/or receiving data and other information required from the municipalities will impact this schedule.





Nuclear Innovation Institute & the Museum Archive Expansion

An Update

Bruce Power
Innovation at work



BACKGROUND



Bruce County Museum
& Cultural Centre,
33 Victoria St North,
Southampton,
Ontario

Bruce Power
Innovation at work

BRUCE
county

BACKGROUND



- ✓ 82 different people (5 attended both)
- ✓ 19 feedback forms & 22 emails
- ✓ 35 new emails (15 new participants)



ONTARIO'S NUCLEAR INNOVATION INSTITUTE



PROJECT UPDATE



1. Access to Project Information



3. Museum Expansion



5. Parking/Traffic

2. Design Details



4. Preservation of Heritage (House)



6. Aesthetics



ONTARIO'S NUCLEAR INNOVATION INSTITUTE



PROJECT UPDATE



1. Access to Project Information



www.nuclearinnovationinstitute.com

ONTARIO'S NUCLEAR INNOVATION INSTITUTE



PROJECT UPDATE



2. Design Details



ONTARIO'S NUCLEAR INNOVATION INSTITUTE



PROJECT UPDATE



3. Museum Expansion



PROJECT UPDATE



4. Incorporation of Heritage (House)



- ✓ Conceptual drawings to incorporate heritage features
- ✓ Archaeological assessment completed (Stage 1 & 2)
 - ✓ No archaeological materials or features
 - ✓ Saugeen Ojibway Nation (SON) engaged
 - ✓ No further archaeological assessment required
 - ✓ Compliance legislation must be adhered to



PROJECT UPDATE

5. Parking/Traffic



Case Study – Owen Sound

Photo - Before:



Photo - After:



Bridge Street, New Dundee

PROJECT UPDATE



6. Aesthetics



ONTARIO'S NUCLEAR INNOVATION INSTITUTE



COMMUNITY INFORMATION OPEN HOUSE



October 16th, 2018 at the Plex (Rotary Hall), Port Elgin



Invitations to Open House

- ✓ Existing contact list
- ✓ All participants (attendees or email)
- ✓ Saugeen Shores Councillors networks
- ✓ Websites and social media platforms
- ✓ Media (online, print, radio & television)

ONTARIO'S NUCLEAR INNOVATION INSTITUTE



COMMUNITY INFORMATION OPEN HOUSE



1. Access to Project Information

3. Museum Expansion

5. Preservation of Heritage and Aesthetics

2. Building Design Details

4. Traffic and Parking

ONTARIO'S NUCLEAR INNOVATION INSTITUTE



NEXT STEPS



thank you

