CULTURAL HERITAGE ASSESSMENT REPORT

9 Main Street North, Waterdown
(Former Waterdown Post Office / Village Fish & Chips)
City of Hamilton

Prepared by Lisa Oversby, Assistant Cultural Heritage Planner
and Miranda Brunton, Cultural Heritage Planner
with assistance from Alissa Golden, Heritage Project Specialist

Development Planning, Heritage and Design Section
Planning Division
Planning and Economic Development Department
City of Hamilton
July 16, 2020 (DRAFT FOR COMMENT)
CULTURAL HERITAGE ASSESSMENT REPORT: A READER’S GUIDE

This cultural heritage assessment report is prepared as part of a standard process that assists in determining the cultural heritage value of properties and their prospective merit for protection, including designation and/or a heritage conservation easement agreement, under the *Ontario Heritage Act*.

This report is divided into six sections:

**Section 1** comprises an introduction including a description of the property location.

**Section 2**, *Physiographic Context*, contains a description of the physiographic region in which the subject property is located.

**Section 3**, *Settlement Context*, contains a description of the broad historical development of the settlement in which the subject property is located as well as the development of the subject property itself. A range of secondary sources such as local histories and a variety of historical and topographical maps are used to determine settlement history.

**Section 4**, *Property Description*, describes the subject property’s key heritage characteristics that provide the base information to be used in Section 5.

**Section 5**, *Cultural Heritage Evaluation*, comprises a detailed evaluation of the subject property using the three sets of evaluation criteria: archaeology; built heritage; and, cultural heritage landscapes.

**Section 6**, *Cultural Heritage Value: Conclusions and Recommendations*, comprises a brief summary of the Cultural Heritage Evaluation and provides a list of those criteria that have been satisfied in determining cultural heritage value, as well as determining compliance with Ontario Regulation 9/06. It also contains a recommendation as to whether or not the subject property should be protected under the *Ontario Heritage Act* through designation and/or a heritage conservation easement agreement, including a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.
# Table of Contents

1. **Introduction** ........................................................................................................................................... 7  
   1.1 Waterdown Village Built Heritage Inventory Project ..................................................................... 7  
   1.2 Potential Designation and Next Steps ......................................................................................... 7  
   1.3 Property Location ......................................................................................................................... 7  
2. **Physiographic Context** ....................................................................................................................... 8  
3. **Settlement Context** ............................................................................................................................ 9  
   3.1 Indigenous Settlement .................................................................................................................... 9  
   3.2 Euro Canadian Settlement ............................................................................................................ 10  
   3.3 Contemporary Context ................................................................................................................ 19  
4. **Property Description** ......................................................................................................................... 22  
   4.1 Evolution of the Buildings and Landscape .................................................................................. 22  
   4.2 Building Description ..................................................................................................................... 24  
5. **Cultural Heritage Evaluation** ............................................................................................................ 25  
   5.1 Archaeology .................................................................................................................................... 25  
      5.1.1 Archaeological Potential .......................................................................................................... 25  
   5.2 Built Heritage .................................................................................................................................. 26  
      5.2.1 Historical Associations ........................................................................................................... 26  
      5.2.2 Architecture and Design ......................................................................................................... 27  
      5.2.3 Integrity ................................................................................................................................. 27  
      5.2.4 Environmental Context ......................................................................................................... 28  
      5.2.5 Social Value ........................................................................................................................... 29  
   5.3 Cultural Heritage Landscapes .......................................................................................................... 29  
6. **Cultural Heritage Value: Conclusions and Recommendations** .................................................... 30  
   6.1 Conclusions ...................................................................................................................................... 30  
   6.2 Compliance with Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest .................................................................................................................. 30  
      6.2.1 Design / Physical Value .......................................................................................................... 31  
      6.2.2 Historical / Associative Value ............................................................................................... 31  
      6.2.3 Contextual Value .................................................................................................................... 32
6.3 Recommendation ........................................................................................................... 32
Bibliography .......................................................................................................................... 33
Appendix A: Location Map ..................................................................................................... 37
Appendix B: Photographs ......................................................................................................... 38
Appendix C: Historical Images ............................................................................................... 40
Appendix D: Plans and Mapping ............................................................................................ 45
Appendix E: Ownership History ............................................................................................. 49
### Table of Figures

<table>
<thead>
<tr>
<th>Figure</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The physiographic regions of Southern Ontario from Chapman and Putnam's <em>The Physiography of Southern Ontario</em>, 1984, Page 113 (Approximate location of Waterdown identified by red circle)</td>
</tr>
<tr>
<td>2</td>
<td>Dish With One Spoon Wampum Belt Reproduction (utoronto.ca)</td>
</tr>
<tr>
<td>3</td>
<td>Geneva concessions as illustrated on a map of the treaties with the Indigenous from the Mississaugas of the Credit First Nation webpage</td>
</tr>
<tr>
<td>4 and 5</td>
<td>(l to r): Waterdown Post Office circa 1890s Same building circa 2018; Source: Flamborough Archives, BW1069; City of Hamilton</td>
</tr>
<tr>
<td>6 and 7</td>
<td>(l to r): Main Street looking north from Dundas Street with the Crooker Store on the right, circa 1900; Site of the Crooker Store after the Great Fire of 1922; Sources: Flamborough Archives, BW 745 and BW 421</td>
</tr>
<tr>
<td>8 and 9</td>
<td>(l to r): 9 Main Street North when it housed the East Flamboro Township Police Department in the 1950s; Same building in July 2018; Source: Flamborough Archives, BW 2945; City of Hamilton</td>
</tr>
<tr>
<td>10 and 11</td>
<td>(l to r): Waterdown Post Office under construction in 1951; Same building in 2017; Sources: Hamilton Public Library, Local History and Archives, File 32022189119957, Bruce Murdoch Collection, Hamilton Spectator Collection; Google Streetview, May 2017</td>
</tr>
<tr>
<td>12 and 13</td>
<td>(l to r): New Waterdown Post Office circa 1968; Same building in 2018; Sources: Flamborough Archives, BW 388; City of Hamilton</td>
</tr>
<tr>
<td>14</td>
<td>Ontario Provincial Police, Waterdown detachment and personnel, 1954 (Location - 190 Dundas Street East, now a private residence; Source: Hamilton Public Library, Local History and Archives, Record 32022194810723, Bruce Murdoch Collection. Hamilton Spectator Collection</td>
</tr>
<tr>
<td>15 and 16</td>
<td>(l to r): Former G.M. Reid, Saddle and Harness Store at Dundas and Mill Streets, circa 1900; Bell building at 6 Main Street North, constructed in 1955; Source: Flamborough Archives, BW 126; City of Hamilton, 2018</td>
</tr>
<tr>
<td>17</td>
<td>Village Fish &amp; Chips shortly after it opened, circa 1969; Source: Facebook – Waterdown Memories Group Page, Posted by Jonathan Vance on September 22, 2018</td>
</tr>
<tr>
<td>18</td>
<td>West side of Main Street North looking north from the southeast corner of Dundas and Main Streets, 9 Main Street North is second from the left (June 2018)</td>
</tr>
<tr>
<td>19</td>
<td>East side of Main Street North looking north from the southwest corner of Dundas and Main Streets (June 2018)</td>
</tr>
<tr>
<td>20</td>
<td>South side of Dundas Street looking east from 1 Main Street North (June 2018)</td>
</tr>
<tr>
<td>21</td>
<td>South side of Dundas looking west from Main Street (June 2018)</td>
</tr>
<tr>
<td>22</td>
<td>East side of Main Street looking south from 1 Main Street North (June 2018)</td>
</tr>
<tr>
<td>23</td>
<td>9 Main Street North, highlighted in grey, City of Hamilton GISNet, 2019</td>
</tr>
<tr>
<td>24</td>
<td>Fire Insurance Plan for the Village of Waterdown 1937 identifying the one-storey wood-frame semi-detached building clad in rough-cast stucco housing the Post Office and Bell Telephone Company (Excerpt showing approximate location of subject property outlined in red)</td>
</tr>
<tr>
<td>25</td>
<td>Insurance Plan of the Village of Waterdown, ON, May 1939, Excerpt of Sheet 1 (Existing property boundary of 9 Main Street North highlighted in red, shown as the post office)</td>
</tr>
<tr>
<td>26</td>
<td>Map of subject property and surrounding area, City of Hamilton GISNet</td>
</tr>
<tr>
<td>27</td>
<td>Aerial view of subject property and immediate vicinity before the coach house was moved, City of Hamilton GISNet (2019)</td>
</tr>
</tbody>
</table>
1. Introduction

This cultural heritage assessment report examines the cultural heritage value or interest of the property located at 9 Main Street North in Waterdown, recently known as Village Fish & Chips and historically known as the Waterdown Post Office and the East Flamboro Township Police Department. The property is comprised of a one-storey wood-frame building clad in rough-cast stucco, originally constructed in the early-twentieth century as the Waterdown Post Office and Telephone Exchange.

City Council considered a request to designate the subject property from the local Ward Councillor on July 12, 2019, resulting in the listing of 9 Main Street North on the City’s Municipal Heritage Register and directing staff to add the property to the City’s designation work plan as an immediate priority (Planning Committee Report 19-011).

1.1 Waterdown Village Built Heritage Inventory Project

This assessment is conducted in conjunction with the Waterdown Village Built Heritage Inventory Project, the latest phase in the City of Hamilton’s ongoing Built Heritage Inventory Process. Previous phases of this process include the Downtown Built Heritage Inventory Project (PED14191), completed in 2014, and the Durand Neighbourhood Built Heritage Inventory (PED17092), completed in 2017.

The primary goal of this inventory project is to evaluate each property within the Waterdown Village study area to determine its heritage value or interest. This evaluation will guide future cultural heritage decision making and policy creation.

1.2 Potential Designation and Next Steps

The subject property has been identified as a property of potentially significant cultural heritage value. As a result, extensive research has been conducted to determine the cultural heritage value of the property, which is outlined in this document, and could result in a recommendation for designation under Part IV of the Ontario Heritage Act.

1.3 Property Location

The 0.02-acre subject property, comprised of a one-storey wood-frame commercial building, is located in the Village of Waterdown’s historic core on the west side of Main Street North, immediately north of the Royal Coachman (1 Main Street North) and Dundas Street East. (see Appendix A: Location Map).
2. Physiographic Context

The subject property is located within the physiographic region known as the Niagara Escarpment, at a point where the escarpment meets the Norfolk Sand Plain and the Horseshoe Moraine. The Niagara Escarpment has greatly influenced land use in Southern Ontario, its rocky outcroppings limiting agricultural opportunities in certain areas and concentrating the construction of roads, railways, and urban settlements into the escarpment’s few breaks and valleys. For settlers, the escarpment served as an important source of building material such as cut stone, lime, and shale, and its numerous streams and waterfalls permitted the development of early industries such as Waterdown’s various historic mills.

Figure 1: The physiographic regions of Southern Ontario from Chapman and Putnam’s *The Physiography of Southern Ontario, 1984, Page 113* (Approximate location of Waterdown identified by red circle)

3. Settlement Context

3.1 Indigenous Settlement

The area encompassing the former Township of East Flamborough and the Village of Waterdown has attracted human settlement since long before their formal establishment. The Grindstone Creek runs south through Waterdown towards Hamilton Harbour and was central to an extensive trail network traveled by the Indigenous Chonnonton People, commonly known as the Neutrals, which abounded with food and resources such as sugar maple and salmon.\(^5\) These trails, the origins of contemporary roads such as Snake Road and Old Waterdown Road, led the Neutrals from the base of the escarpment to their settlements north and west of present day Waterdown.\(^6\)

The Neutrals, dubbed as such by explorer Samuel Champlain in 1615 for their lack of participation in wars between the neighbouring Huron and Iroquois people, were a powerful chiefdom which traded extensively throughout present day Ontario and New York.\(^7\) The Neutral’s population was decimated by a 1638 smallpox outbreak and subsequent conflict and defeat by the Seneca and Mohawk during the Beaver Wars of the mid-17\(^{th}\) century.\(^8\) The Mississaugas, an Anishinaabe nation who inhabited the lands east of the Neutrals, established settlement in the area following the Beaver Wars and were the predominant Indigenous group at the time of arrival by European settlers.\(^9\)

In the late 17\(^{th}\) century, the Anishinaabe and Haudenosaunee nations established peace with the “Dish with One Spoon” Wampum promising that the two nations would share the bounty of the land (the dish) together (using one spoon).\(^{10}\)


3.2 Euro Canadian Settlement

Beginning in the 1780s, Euro-Canadian settlement in the area superseded that of Indigenous populations. The American War for Independence greatly influenced settlement in the Flamborough and Waterdown area. Following the establishment of the United States of America in 1783, approximately 30,000 British Loyalists were displaced and sought refuge in Britain’s remaining North American colonies. In response to this demand for settlement lands, fifteen land surrender treaties were negotiated between the Crown and the Anishinaabe peoples living in present day Southern Ontario between 1783 and 1812. These treaties gave the colonial government authority to survey and eventually distribute lands to Loyalists and other European settlers. In 1788, to further facilitate the surveying of new settlement lands, the western extent of Quebec’s District of Montreal was subdivided into four districts: Lunenburg, Mecklenburg, Nassau and Hesse. The area which would become East Flamborough, and subsequently the Village of Waterdown, was situated within the District of Nassau.

In 1791, a portion of Quebec, including the new districts, was separated to establish the Province of Upper Canada. Newly appointed Lieutenant Governor John Graves Simcoe named Augustus Jones Provincial Land Surveyor and directed him to travel west from the Niagara River to survey and lay out Townships. In 1792 Treaty No. 3, the Between the Lakes Purchase, was negotiated between the Crown and the Mississaugas, giving Upper Canada ownership and access to a vast swath of land between Lake Erie and Lake Ontario. The final component of Jones’ initial survey was the Township of Geneva, four concessions along the broken front of Lake Geneva, now known as Burlington Bay. Geneva’s concessions were surveyed from the “Indian Point”, a line which divided the lands to the west purchased by the crown, and the lands to the east still claimed by the Mississaugas. Initially set out for refugees of the French Revolution, an additional 10 concessions were surveyed to the north of Geneva and amalgamated with the Township and the lands surrounding the town of Dundas to form the Township of Flamborough in 1793.

---

11 Noble, “The Neutral Confederacy.”
15 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-3.
16 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-3.
18 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-2.
Construction began in 1793 on a highway commissioned by Lt. Governor John Simcoe, which initially ran westward from Burlington Bay to Joseph Brant’s village on the Grand River.\textsuperscript{19} Subsequently, the previously established Land Board began accepting applications for property grants in Flamborough, awarding land mostly to members of the military and government officials who typically remained absentee landlords.\textsuperscript{20} In 1796, Lieutenant Alexander McDonnell was awarded approximately 3000 acres including Lots 6 and 7 of Concession 3, the location of the original village core of Waterdown.\textsuperscript{21} Following boundary realignments and territorial renaming within Upper Canada between 1793 and 1798, the Township of Flamborough was split into the Townships of East and West Flamborough in 1798.\textsuperscript{22}

McDonnell’s land went undeveloped and 800 acres were acquired by Alexander Brown in 1805, who then established the area’s first sawmill above the Great Falls at Smokey Hollow and the Grindstone Creek.\textsuperscript{23} That same year, Treaty No. 14, the Head of the Lake Treaty, was negotiated and the Crown acquired Mississauga lands east of East Flamborough, allowing for the easterly expansion of Lt. Governor Simcoe’s highway.

\footnotesize{\textsuperscript{19} Sylvia Wray, \textit{Dundas Street, Waterdown}, 1793-1993 (Waterdown, ON: The Waterdown-East Flamborough Heritage Society, 1994), 3.}

\footnotesize{\textsuperscript{20} Wray, Wray, Green and Green, \textit{…and they came to East Flamborough}, 2-3.}


\footnotesize{\textsuperscript{22} Wray, \textit{From West Flamborough’s Storied Past}, 4.}

\footnotesize{\textsuperscript{23} Wray, Wray, Green and Green, \textit{…and they came to East Flamborough}, 18.; Woods and Woods, \textit{The Mills of Waterdown}, 21.}
which would become Provincial Highway 5 and Dundas Street in Waterdown. While previously difficult to access and largely untouched, the road and potential for water power made settlement in East Flamborough appealing to many, and slowly settlement and associated industry increased throughout the early 19th century.

In 1823, Ebenezer C. Griffin arrived in the area, having previously purchased the majority of Concession 3, Lot 7 from Alexander Brown. He established a number of businesses, including a store at the corner of Mill and Dundas Street, a flour mill above the Great Falls, and a carding mill on Mill Street South. The area came to be known as Waterdown, and in 1831 Griffin prepared a village plan which became known as the Griffin Survey and began to sell off lots. In 1836, E.C Griffin sold his mill operations at what would become known as Smokey Hollow to George Abrey and John Heywood and in 1837 received a grant to Concession 3, Lot 6.

Main Street (also known historically as Ransom Street, Snake Road and Gravel Road) was a well-travelled route before its allotment as a street. This route was impassable in bad weather until J.K. Griffin’s construction of a toll road in its place providing the first direct connection from Carlisle to Hamilton.

Stagecoaches and Post Offices

The establishment of stagecoach routes played a significant role in the development of the Village of Waterdown and were a principal means in dispatching the mail. According to a chronology of Canadian postal history, “stagecoach owners were often entrepreneurs who had a hand in everything” including the roles of driver, hotel manager and merchant. Contracts from the postal department were a guaranteed income so many stagecoaches included mail delivery as one of their services. Stagecoaches were reliable allowing the creation of a regular system where customers knew when their letters would arrive as opposed to the previous method of asking a traveler to take your letter along with them in the hopes that they would deliver it.

Research indicates that stagecoach routes were established along the Governor’s Road by the 1820s and that the route passing through Waterdown connecting Ancaster to York (Toronto) was in place by the late-1820s. Three other stagecoach routes passed

Wray, Wray, Green and Green, …and they came to East Flamborough, 18.
Woods and Woods, The Mills of Waterdown, 44.
Woods and Woods, The Mills of Waterdown, 50-54.; Wray, Wray, Green and Green, …and they came to East Flamborough, 18.
Wray, Wray, Green and Green, …and they came to East Flamborough, 36.
Margaret McBurney and Mary Byers, Tavern in the Town: Early Inns and Taverns of Ontario (Toronto: University of Toronto Press, 1987), 127.
through Waterdown in the early-twentieth century: Kilbride via Carlisle and Waterdown to Aldershot using the Waterdown or Aldershot Road; Kilbride via Carlisle and Waterdown to Hamilton using the Snake Road; and, Freelton to Hamilton on Townline (modern Highway 6). Stagecoach routes brought travelers and travelers brought business, which led to the development of businesses (such as the Kirk Hotel), and some people deciding to remain in Waterdown requiring the construction of new residences.

The establishment of a regular mail service also created a need for a post office leading to its establishment in 1841. Waterdown’s first post office was situated on Main Street across from the entrance to Barton Street, constructed circa 1854 to 1857 (Figure 4). The post office later moved to the general store in the Crooker Building (Figure 6 and 7) until the Great Fire of 1922 burned it down and it moved back to its original location for a time until its permanent home was established by Charles Burns in 1929 in the form of his combined telephone exchange and post office located immediately north of the Royal Coachman (formerly known as the Kirk Hotel) property (Figure 10). In 1951, a new post office building was constructed on Main Street North (see Figure 8 and 9), which has now been adaptively reused as a commercial restaurant, with it moving to its current location, immediately north of the subject property, in 1968 (Figure 12). The post office’s final move is believed to be associated with the mechanization of mail sorting introduced in the early 1960s resulting in changes to post office buildings and processes across Canada.

31 Main Street South, constructed circa 1854-1857

![Figure 4 and 5 (l to r): Waterdown Post Office circa 1890s Same building circa 2018; Source: Flamborough Archives, BW1069, City of Hamilton]

34 Wray, Wray, Green and Green, …and they came to East Flamborough, 36.
Crooker General Store, constructed 1890s, reconstructed after the 1915 fire (non-extant)

Figure 6 and 7 (l to r): Main Street looking north from Dundas Street with the Crooker Store on the right, circa 1900; Site of the Crooker Store after the Great Fire of 1922; Sources: Flamborough Archives, BW 745 and BW 421

9 Main Street North, constructed 1929

Figure 8 and 9 (l to r): 9 Main Street North when it housed the East Flamboro Township Police Department in the 1950s; Same building in July 2018; Source: Flamborough Archives, BW 2945; City of Hamilton

34 Main Street North, constructed 1951-52

Figure 10 and 11: (l to r): Waterdown Post Office under construction in 1951; Same building in 2017; Sources: Hamilton Public Library, Local History and Archives, File 32022189119957, Bruce Murdoch Collection, Hamilton Spectator Collection; Google Streetview, May 2017
17 Main Street North, constructed 1968

Figure 12 and 13: (l to r): New Waterdown Post Office circa 1968; Same building in 2018; Sources: Flamborough Archives, BW 388; City of Hamilton

Police Department

Small communities, such as Waterdown, were often responsible for their own policing needs usually resulting in a designated constable working out of their home and only being called upon when a situation arose. These designated constables were appointed by the town council and provided with a yearly sum. Similarly, the County council appointed a constable; however, their position was a full-time job with duties including attendance at the spring and fall assizes, and delivery of summonses and notices of jury duty. After the turn of the twentieth century, most communities had grown enough to warrant the establishment of a small police service consisting of at least one full-time officer and eventually evolving into a small-town police station consisting of a single jail cell and mostly dealing with small crimes.

By the mid-twentieth century, the East Flamboro Township Police Service and the Ontario Provincial Police (located at established stations in Waterdown, located at 9 Main Street North (Figure 8) and 190 Dundas Street East (Figure 14), respectively. In 1967, the Ontario Provincial Police became the law enforcement agency. The Waterdown police constables at the time, Police Chief K.E. French and Constable William Coomber, resigned. In 1974, the regional government was formed amalgamating the townships and establishing the Hamilton-Wentworth Regional Police. In 2001, Ancaster, Dundas, Flamborough, Glenbrook, Stoney Creek and Hamilton amalgamated to become the City of Hamilton and the Hamilton-Wentworth Regional Police merged to become the Hamilton Police Service.

Figure 14: Ontario Provincial Police, Waterdown detachment and personnel, 1954 (Location - 190 Dundas Street East, now a private residence; Source: Hamilton Public Library, Local History and Archives, Record 32022194810723, Bruce Murdoch Collection, Hamilton Spectator Collection.

Telephone Exchanges

Waterdown’s first telephone was installed as part of the Hamilton-Toronto long distance line circa 1882 in J.T. Stock’s general store on the northwest corner of Mill and Dundas Streets. In 1898, the Stock general store closed; however, the telephone office remained open and was managed by Stock’s son Harry. G.M. Reid opened a harness shop in this building (Figures 15) in 1900 making him the new telephone agent until the establishment of the North Wentworth Telephone Company by A.M. Shaver and F. Reinke in 1907 and the installation of Waterdown’s first local exchange above Harry Hore’s confectionary store on the southwest corner of Dundas and Franklin Streets in 1908.42

The exchange began to interfere with the confectionary store resulting in the hiring of Charles S. Burns as the manager of the telephone business in 1911. The North Wentworth Telephone Company dissolved in 1910; however, A.M. Shaver retained his share of the company until he sold it to the Bell Telephone Company in 1912 with Burns remaining as agent.43

In 1921, the exchange moved to Alfred Dale’s grocery on the northeast corner of Dundas and Main Streets. A sleet storm in 1922 and the Great Fire left the telephone lines severely damaged and the telephone exchange without a building. The exchange had been temporarily moved to the Kirk Hotel during the fire as an emergency measure to connect to the long-distance lines with Hamilton in order to call for assistance; however, this became the exchange’s home for the next eight years taking only three days to repair the lines. In 1929, Charles Burns constructed a combined telephone exchange and post office immediately north of the Kirk Hotel, at what is now 9 Main Street North and remained there until the conversion to dial operation in 1955 and the construction of a new building on Mill Street North (Figures 15).44

Figures 15 and 16 (l to r): Former G.M. Reid, Saddle and Harness Store at Dundas and Mill Streets, circa 1900; Bell building at 6 Main Street North, constructed in 1955; Source: Flamborough Archives, BW 126; City of Hamilton, 2018

Subject Property – Block 18, Northeast corner of Village Lot 1, Plan M8 Lot 66 (see Appendix E: Ownership History)

The subject property is part of Lot 7 Concession 3, which was granted by the Crown to Alexander MacDonnell in 1796. In 1805, Alexander Brown purchased MacDonnell’s two hundred acres then subsequently sold one hundred and fifty-five of those acres to E.C. Griffin in 1821. Absolom Griffin purchased sixty-one of these acres in 183045 selling three-quarters of an acre on the northwest corner of Main and Dundas Streets to John Graham in 1848.46 John Graham sold this property to Thomas English in 186247 then, six years later, English sold it to William Heisse.48

In 1886, Thomas Smye purchased the property\(^49\) then sold it only two years later to Patrick Kirk.\(^50\) Upon Patrick Kirk’s death, the property passed to his son, John Henry\(^51\), who sold the northeast corner of 1 Main Street North to Charles Burns, Postmaster and Bell Telephone Exchange agent, in 1929 to allow the construction of a building for the village’s post office and telephone exchange at what is now 9 Main Street North. The building remained in the Burns’ family until 1959 when it was sold to George and Florence Williams.\(^52\) The property changed hands every few years until Cornelius Arte (Arte) Bos and his wife Georgina purchased the property in 1968 and opened the Village Coffee Shop in 1969.\(^53\) The business remained in the Bos family, renamed the Village Restaurant and later rebranded the Village Fish & Chips in the 1980s\(^54\), until the retirement of Arte’s son Neil in 2019 ended its 50-year run.\(^55\)

Village Fish & Chips was a long-standing business that was celebrated by the community in the newspaper when it closed. It has since been converted into an Indian restaurant named “The Indian Hut”.

![Figure 17: Village Fish & Chips shortly after it opened, circa 1969; Source: Facebook – Waterdown Memories Group Page, Posted by Jonathan Vance on September 22, 2018](image)

---


The tax assessment records confirm the building’s 1929 construction date. In 1930, the first year after the 1929 severance from the Kirk House (now called the Royal Coachman located at 1 Main Street North), the starting value for the property was $1,400. This high of a value indicates that a significant structure was present on the property.

3.3 Contemporary Context

The subject property is located near the northwest corner of Main Street North and Dundas Street East. The immediate area on the east and west sides of Main Street North and South start with commercial structures of varying setbacks, heights and styles and gradually turn to residential structures of the same varying details. The north and south sides of Dundas Street East, west of Main Street North, features variably sized commercial buildings, many of which are converted from former dwellings, that possess various setbacks, heights and styles and gradually turn to residential structures of the same varying details. The north and south sides of Dundas Street East, east of Main Street North, features commercial structures of varying setbacks, heights and styles. The streetscape is characterized mostly by commercial driveways and businesses set close to the road with some tree cover and front-facing landscaping.

Figure 18: West side of Main Street North looking north from the southeast corner of Dundas and Main Streets, 9 Main Street North is second from the left (June 2018)
Figure 19: East side of Main Street looking north from the southwest corner of Dundas and Main Streets (June 2018)

Figure 20: South side of Dundas Street looking east from 1 Main Street North (June 2018)
Figure 21: South side of Dundas looking west from Main Street (June 2018)

Figure 22: East side of Main Street looking south from 1 Main Street North (June 2018)
4. Property Description

The 0.02-acre property at 9 Main Street North is comprised of a one-storey single-detached building, situated on the west side of Main Street North near the northwest corner of Main Street and Dundas Street in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

![Figure 23: 9 Main Street North, highlighted in grey, City of Hamilton GISnet, 2019](image)

4.1 Evolution of the Buildings and Landscape

The one-storey building was originally constructed as a semi-detached wood-frame structure housing both the village post office and telephone exchange, as shown in the 1937 Fire Insurance Plan (Figure 24). By 1939, the property consisted only of the one-storey single-detached post office building (Figure 25).
Figure 24: Fire Insurance Plan for the Village of Waterdown 1937 identifying the one-storey wood-frame semi-detached building clad in rough-cast stucco housing the Post Office and Bell Telephone Company (Excerpt showing approximate location of subject property outlined in red)

Figure 25: Insurance Plan of the Village of Waterdown, ON, May 1939, Excerpt of Sheet 1 (Existing property boundary of 9 Main Street North highlighted in red, shown as the post office)
The most notable alterations that have taken place to the building include:

- Conversion of the semi-detached multi-use building into a single-use building (mid-twentieth century);
- Addition of the “East Flamboro Township Police Department” sign over the central front entrance and its subsequent removal (1950s-1960s);
- Introduction of the hanging “VILLAGE COFFEE SHOP” branded “Pepsi” sign, including the metal frame mounted on the northeast corner roof of the building (circa late-1960s), replaced with a hanging “Village Fish & Chips” sign (1990s-2000s) and then an “Indian Hut Restaurant” sign (2019);
- Replacement of the multi-paned windows flanking the front entrance with contemporary windows (1970s-1980s);
- Replacement of the original double door entrance with a contemporary single door with sidelights (1970s-1980s);
- Introduction (1960s-1980s) and subsequent removal of two-toned Village Fish & Chips signage on the south facade (1990s-2000s);
- Introduction of an awning above the main entrance on the east facade (1990s-2000s);
- Introduction of exterior lantern-style lights on the front (east) facade (1990s-2000s); and,
- Painting of the rough-cast stucco exterior from white to blueish-grey (2019).

4.2 Building Description

The property is comprised of a one-storey, wood-frame building constructed in 1929. Features typical of the building’s vernacular architectural style, include its:

- Rectangular footprint;
- Wood-frame construction;
- Hip roof with projecting eaves;
- Rough-cast stucco cladding;
- Partially-exposed, concrete-block, rock-faced foundation;
- Symmetrical front facade with central at-grade entrance and flanking windows;
- Flat-headed window and door openings; and,
- Hanging sign with metal-framed roof attachment.
5. Cultural Heritage Evaluation

The following is an evaluation of the cultural heritage value or interest of the subject property, in accordance with Ontario Regulation 9/06 and the City of Hamilton’s Framework for Cultural Heritage Evaluation.

The subject property has been evaluated against three sets of criteria – Archaeology, Built Heritage, and Cultural Heritage Landscapes – as follows:

5.1 Archaeology

Identified or potential archaeological resources can be considered as values meriting inclusion into the identified cultural heritage value for the designation of a property. A set of twelve criteria is used to evaluate an archaeological site or measure archaeological potential to determine what attributes, if any, warrant designation under Part IV of the Ontario Heritage Act.

The first eleven criteria for designation of an archaeological site are predicated on the presence of an archaeological site. In the case of 9 Main Street North, there are no registered or reported archaeological sites located on the subject property. As a result, only the Archaeological Potential criterion applies in this assessment.

<table>
<thead>
<tr>
<th>Archaeological Criteria</th>
<th>Site Setting: N/A</th>
<th>Site Socio-political Value: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cultural Definition: N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporal Integrity: N/A</td>
<td>Site Uniqueness: N/A</td>
<td>Site Rarity: N/A</td>
</tr>
<tr>
<td>Site Size: N/A</td>
<td></td>
<td>Site Human Remains: N/A</td>
</tr>
<tr>
<td>Site Type: N/A</td>
<td></td>
<td>Archaeological Site Potential: Applicable</td>
</tr>
<tr>
<td>Site Integrity: N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historical Association: N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5.1.1 Archaeological Potential

The subject property comprises a one-storey building, situated in an urban context first developed in the early-twentieth century. To be considered an area of archeological potential, the site must meet one of the primary criteria or two of the secondary criteria. The subject property meets two primary criteria because it is within 250 metres of a known archaeological site (AiGx-373) and is within a water catchment area (Grindstone Creek). It is also within a sandy soil area, within one hundred metres of a historic transportation corridor (Main Street and Dundas Street) and within a historic urban boundary (Waterdown Village) meaning it meets three secondary criteria.

This property meets two primary criteria and three secondary criteria. However, the property is considered to be disturbed, since the building footprint takes up the entire parcel. Therefore, this criterion is not satisfied.
5.2 Built Heritage

A set of twelve criteria is used to identify and assess the built heritage value of a property. Of the twelve criteria, five were applicable and satisfied for 9 Main Street North.

<table>
<thead>
<tr>
<th>Historical Associations</th>
<th>Architecture and Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thematic: N/A</td>
<td>Architectural Merit: N/A</td>
</tr>
<tr>
<td>Event: N/A</td>
<td>Functional Merit: N/A</td>
</tr>
<tr>
<td>Person and/or Group: N/A</td>
<td>Designer: Unknown</td>
</tr>
</tbody>
</table>

**Integrity**

<table>
<thead>
<tr>
<th>Environmental Context</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location Integrity: Applicable</td>
</tr>
<tr>
<td>Built Integrity: Applicable</td>
</tr>
<tr>
<td>Character: Applicable</td>
</tr>
<tr>
<td>Setting: Applicable</td>
</tr>
</tbody>
</table>

**Social Value**

| Public Perception: Applicable |

5.2.1 Historical Associations

**Thematic**

The property has direct associations with the theme of village development.

As depicted in the 1854 Griffin survey, this property was located at the southwest edge of the historic core and near the edge of the village. In 1862, Thomas English purchased the yet to be developed property and constructed a carriage works. This property was severed from the Royal Coachman (formerly the Kirk House) property in 1929. As the village developed, the southwest limits of the village moved farther from this property changing the context of the properties to the west from a purely residential area to a mixed commercial and residential area, and, finally, to a solely commercial area.

As the village developed and expanded, more community services became necessary leading to the establishment of the post office and the police station. The first post office in Waterdown was established in 1841 and located on Main Street South directly across from the entrance to Barton Street. It then moved to the Crooker Building on the northeast corner of Dundas and Main Streets until the Great Fire of 1922 when the building burned down. The post office moved back to its original location but it remained in need of a new building. This property was originally built in 1929 to house the village post office and telephone exchange. In 1945, the building became the East Flamboro Township Police Station until 1958. The Bos family purchased the property and converted it into a restaurant in 1969. Therefore, this criterion is considered satisfied.
Event
A specific event that has made a significant contribution to Waterdown, Ontario or Canada is not known to have occurred here.

Person/Group
Although the property is directly associated with the Bos family, limited information is known about them beyond their association with the property. In 1969, Arte and Rene Bos opened the Village Coffee Shop, later named the Village Restaurant and then rebranded the Village Fish & Chips in the 1980s. In the 1990s, their son Neil and his sister Cathy took over the business operating it until their retirement in 2019. Therefore, this criterion is not considered satisfied.

5.2.2 Architecture and Design

Architectural Merit
The property is comprised of a one-storey wood-frame vernacular building constructed in 1929. The property retains some of its original features typical of a vernacular early-twentieth century building, including the one-storey massing, hip roof, rough-cast stucco exterior and concrete-block rock-faced foundation. However, the property does not reflect a specific architectural style, nor does it exhibit a high degree of craftsmanship or artistic merit. Therefore, this criterion is not considered satisfied.

Functional Merit
The subject property was constructed as an institutional building using typical construction methods and does not possess any utilitarian features. Therefore, this criterion is not considered satisfied.

Designer
The designer of the building is unknown based on the research conducted. Therefore, this criterion is not considered satisfied at this time, but may be satisfied subject to further research and information.

5.2.3 Integrity

Location Integrity
The building located at 9 Main Street North remains in its original location. This fact is important since a historic building in its original location has greater cultural heritage value than one that has been moved from its original site. Therefore, this criterion is considered satisfied.
Built Integrity

Features that appear to be original to the 1929 construction include the: one-storey massing; wood-frame construction; rough-cast stucco cladding; hip roof with projecting eaves; central front entrance; and, flat-headed window openings. There do not appear to be any features remaining from the period the building housed the East Flamboro Township Police Department.

Although the existing hanging sign and metal-framed roof attachment are not original, they have become an integral part of the structure’s commercial use and is associated with the adaptive reuse of the building by the Bos family. Therefore, this criterion is considered satisfied.

5.2.4 Environmental Context

Landmark

The property is not considered to be a local landmark. Therefore, this criterion is not considered satisfied.

Character

The early nineteenth century single-detached building supports the historic character on Main Street near Dundas Street and is physically and historically linked to its surroundings. The streetscape is characterized by a mixture of traditional building materials (brick, stone, wood) and modern building materials (concrete, vinyl), heights ranging from one to two-and-a-half storeys, and eclectic architectural styles that demonstrate the development of the Village of Waterdown. Therefore, this criterion is considered satisfied.

Setting

The property is located on Main Street, an important transportation corridor through the Village of Waterdown. This street was first established as a toll road by J.K. Griffin becoming one of the main routes in and out of the village. Its prominent location in the village and its connection to Hamilton made it a prime candidate for a stagecoach route. The establishment of multiple stagecoach routes, and subsequently a reliable mail service, allowed the village to grow requiring the establishment of a local post office. The Waterdown post office has been housed in many buildings over the years all of which were located along Main Street within close proximity to the Dundas and Main Street intersection. The setting of this property on Main Street is directly related to the importance of this transportation corridor. Therefore, this criterion is considered satisfied.
5.2.5 Social Value

Public Perception
Through its inclusion in a Waterdown specific history and various newspaper articles, the subject property has continued to demonstrate its value to the village. The subject property was included in *Waterdown and East Flamborough 1867-1967*, which is a publication by the Waterdown and East Flamborough Centennial Committee that outlines the history of the area during the first one hundred years of the country of Canada.

The subject property was also included in various newspaper articles in the Flamborough Review and the Hamilton Spectator from 2014 to 2019 pertaining to its time as the Village Fish & Chips. These articles commemorated its long-standing history as a family-friendly restaurant that many Waterdown residents made a part of their weekly routine. The atmosphere, the friendly staff and the reasonable prices were all draws that were mentioned in these articles. The final article about this property was a note from the owner, Neil Bos, announcing his retirement and bidding farewell to his loyal customers after being in operation for 50 years. Therefore, this criterion is considered satisfied.

5.3 Cultural Heritage Landscapes

A set of nine criteria is used to identify and assess the potential for a cultural heritage landscape. In the case of 9 Main Street North, the subject property comprises only the one-storey building with the property line demarcated just outside the footprint of the building. Although it is a part of two identified landscapes, Main Street and the Village of Waterdown, it is not considered to be a cultural heritage landscape. As a result, none of the Cultural Heritage Landscape criteria apply.

<table>
<thead>
<tr>
<th>Historical Associations</th>
<th>Scenic Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thematic: N/a</td>
<td>Sense of Place: N/A</td>
</tr>
<tr>
<td>Event: N/A</td>
<td>Serial Vision: N/A</td>
</tr>
<tr>
<td>Person and/or Group: N/A</td>
<td>Material Content: N/A</td>
</tr>
<tr>
<td><strong>Integrity</strong></td>
<td><strong>Design</strong></td>
</tr>
<tr>
<td>Integrity: N/A</td>
<td>Design: N/A</td>
</tr>
<tr>
<td><strong>Social Value</strong></td>
<td></td>
</tr>
<tr>
<td>Public Perception: N/A</td>
<td></td>
</tr>
</tbody>
</table>
6. Cultural Heritage Value: Conclusions and Recommendations

6.1 Conclusions

The subject property possesses high archeological potential but does not satisfy any of the other eleven criteria indicated under the City’s guidelines for archeology. In addition, the property is not considered to be a cultural heritage landscape. Therefore, the subject property is not considered to have heritage value worthy of designation according to those two categories. The subject property does satisfy six of the twelve criteria pertaining to built heritage, including:

- Historical Associations:
  - Thematic
- Integrity:
  - Location Integrity
  - Built Integrity
- Environmental Context
  - Character
  - Setting
- Social Value:
  - Public Perception

6.2 Compliance with Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest

According to Subsection 1 (2) of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the Ontario Heritage Act if it meets one or more of the following criteria:

1) The property has design value or physical value because it,
   i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
   ii) displays a high degree of craftsmanship or artistic merit, or
   iii) demonstrates a high degree of technical or scientific achievement.
2) The property has historical value or associative value because it,
   i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
   ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
   iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3) The property has contextual value because it,
   i) is important in defining, maintaining or supporting the character of an area,
   ii) is physically, functionally, visually or historically linked to its surroundings, or
   iii) is a landmark.

The subject property has historical value because it has direct associations with a theme and organizations significant to a community; it has contextual value because it supports the character of an area and is physically and historically linked to its surroundings. The following is a summary of the cultural heritage value of the subject property according to Ontario Regulation 9/06:

6.2.1 Design / Physical Value
The property is of minimal design value as a modified vernacular building. It is not a rare, unique, representative or early example of a style, type, expression, material or construction method; it does not display a high degree of craftsmanship or artistic merit; nor does it display a high degree of technical or scientific achievement. Therefore, the subject property does not exhibit design / physical value.

6.2.2 Historical / Associative Value
The historical value of the property lies in its direct association with the village’s development, and its direct association with the Waterdown post office, the telephone exchange, the East Flamboro Police Service and the Village Fish & Chips.

This property was originally built to house the village post office and telephone exchange. In 1945, the building became the East Flamboro Township Police Station until the Bos family purchased the property and converted it into the Village Coffee in 1969, which was later rebranded to become the well-known Village Fish & Chips.
6.2.3  **Contextual Value**

The early-nineteenth century one-storey stucco-clad building helps support the historic character of the Village of Waterdown and is physically and historically linked to its surroundings on Main Street North.

6.3  **Recommendation**

The property located at 9 Main Street North, Waterdown satisfies the criteria established in *Ontario Regulation 9/06* for determining cultural heritage value or interest. The property also satisfies six of twelve of the City of Hamilton’s evaluation criteria for designation. However, the criteria satisfied relate primarily to the property’s historical associations and how it supports the historic character of the village. The subject property is already recognized through listing on the Municipal Heritage Register.

Due to the limited design / physical value of the property, it is not recommended that the property be designated under the *Ontario Heritage Act* at this time. Instead, it is recommended that the historical significance of the property be recognized through interpretive plaquing. Should the current owner, or subsequent owners, be interested in restoration of the building and missing historic features based on physical or visual documentation, the property may warrant designation to provide access to the City’s heritage funding programs.
Bibliography

Publications


Web Sources


Land Registry Documents


Maps

C. McMonies, *Plan of the Village of Waterdown County of Wentworth Ontario* [cartographic material], 1897.


*Village of Waterdown, County of Wentworth, Ontario* [cartographic material]. Wentworth County Atlas Map, East Flamborough, Village of Waterdown, 1875.

*Village of Waterdown, East Flamborough TWP.* Imperial Atlas, 1903.


Historic Photographs


“East Flamborough Township Police personnel, circa 1950s.” Hamilton Police Service Archives.


Photograph No. BW2945. “East Flamborough Township Police Department, 9 Main Street North.” Flamborough Archives (Waterdown).

Photograph No. CP505. “Main Street looking north across Dundas Street.” Flamborough Archives (Waterdown).

Photograph No. CP513. “Main Street North residences.” Flamborough Archives (Waterdown).


Primary Sources

Appendix A: Location Map

Figure 26: Map of subject property and surrounding area, City of Hamilton GISNet

Figure 27: Aerial view of subject property and immediate vicinity before the coach house was moved, City of Hamilton GISNet (2019)
Appendix B: Photographs

*Image 1: 9 Main Street North, front façade (January 2020)*

*Image 2: Front (east) facade (July 2018)*
Image 3: South side facade (July 2018)

Image 4: Close up of rough-cast stucco cladding, projecting eaves, metal frame and former hanging “Village Fish and Chips” sign (July 2018)
Appendix C: Historical Images

Image 5: East Flamboro Township Police Department at 9 Main Street North, Waterdown, 1950s; Source: Flamborough Archives, BW 2945

Image 6: Village Fish & Chips shortly after it opened, circa 1969; Source: Facebook – Waterdown Memories Group Page, Posted by Jonathan Vance on September 22, 2018
Image 7: Art and Rene Bos in front of the Village Coffee Shop (later rebranded the Village Fish & Chips) when it opened on January 2, 1969; Source: Flamborough Review, "Expedited Heritage Designation Sought for Waterdown Buildings", July 17, 2019
Image 8: Main Street looking north across Dundas Street to 9 Main Street North just behind the Kirk Hotel, Waterdown, 1980s; Source: Flamborough Archives, CP 505

Image 9: Main Street North residences (Kirk Hotel and Village Fish & Chips visible on the far left), Waterdown, undated; Source: Flamborough Archives, CP 513
Image 10: East Flamboro Township Police personnel, circa 1950s; Source: Hamilton Police Service Archives

Image 11: Ontario Provincial Police, Waterdown detachment and personnel, 1954 (Location - 190 Dundas Street East, now a private residence; Source: Hamilton Public Library, Local History and Archives, Record 32022194810723, Bruce Murdoch Collection. Hamilton Spectator Collection.)
Image 12: Former G.M. Reid, Saddle and Harness Store at Dundas and Mill Streets, circa 1900; Source: Flamborough Archives, BW 126
Appendix D: Plans and Mapping

Map 1: Map of the Village of Waterdown, County of Wentworth, August 26, 1854, Henry Winter, P.L. Surveyors (Excerpt showing approximate location of subject property highlighted in red)

Map 2: Wentworth County Atlas Map, East Flamborough, Village of Waterdown, 1875. (Excerpt showing approximate location of subject property highlighted in red)
Map 3: Plan for the Village of Waterdown, 1897 (Excerpt showing approximate location of subject property highlighted in red)

Map 4: 1903 Imperial Atlas page 17, Village of Waterdown (Excerpt showing approximate location of subject property highlighted in red)
Map 5: Fire Insurance Plan for the Village of Waterdown 1937 identifying the one-storey wood-frame semi-detached building clad in rough-cast stucco housing the Post Office and Bell Telephone Company (Excerpt showing approximate location of subject property outlined in red)
Map 6: Fire Insurance Plan for the Village of Waterdown 1939 (Excerpt showing approximate location of subject property highlighted in red)

## Appendix E: Ownership History

<table>
<thead>
<tr>
<th>Year</th>
<th>Name of Owner</th>
<th>Number of Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1796</td>
<td>Alex MacDonnell</td>
<td>200</td>
</tr>
<tr>
<td>1805</td>
<td>Alex Brown</td>
<td>200</td>
</tr>
<tr>
<td>1821</td>
<td>E.C. Griffin</td>
<td>155</td>
</tr>
<tr>
<td>1830</td>
<td>Absolom Griffin</td>
<td>61</td>
</tr>
<tr>
<td>1848</td>
<td>John Graham</td>
<td>¾</td>
</tr>
<tr>
<td>1862</td>
<td>Thomas English</td>
<td>¾</td>
</tr>
<tr>
<td>1868</td>
<td>William Heisse</td>
<td>¾</td>
</tr>
<tr>
<td>1886</td>
<td>Thomas Smye</td>
<td>¼</td>
</tr>
<tr>
<td>1888</td>
<td>Patrick Kirk</td>
<td>¼</td>
</tr>
<tr>
<td>1897</td>
<td>Daniel Sullivan</td>
<td>¼</td>
</tr>
<tr>
<td>1897</td>
<td>John Henry Kirk</td>
<td>0.63</td>
</tr>
<tr>
<td>1929</td>
<td>Charles S. Burns</td>
<td>0.02</td>
</tr>
<tr>
<td>1959</td>
<td>George Williams and Florence Williams</td>
<td>0.02</td>
</tr>
<tr>
<td>1962</td>
<td>Helen Payne</td>
<td>0.02</td>
</tr>
<tr>
<td>1964</td>
<td>Arthur W. Hutchings</td>
<td>0.02</td>
</tr>
<tr>
<td>1965</td>
<td>Arthur F. Lewis</td>
<td>0.02</td>
</tr>
<tr>
<td>1968</td>
<td>Isabel G. Lewis</td>
<td>0.02</td>
</tr>
<tr>
<td>1968</td>
<td>Cornelius Arte and Georgine Florence Bos</td>
<td>0.02</td>
</tr>
<tr>
<td>2019</td>
<td>2346023, Ontario Inc.</td>
<td>0.02</td>
</tr>
</tbody>
</table>