

REPORT:

CULTURAL HERITAGE LANDSCAPE
STRATEGY IMPLEMENTATION –
PHASE II: CULTURAL HERITAGE
EVALUATION REPORT

**BRONTE HARBOUR AND BRONTE
BLUFFS, OAKVILLE, ONTARIO**



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Letourneau Heritage Consulting Inc. Project # LHC0033



Executive Summary

Letourneau Heritage Consulting Inc., in partnership with Hoyle & Associates, Aboud & Associates Inc., and Laurie Smith Heritage Consulting, was retained by the Corporation of the Town of Oakville (the Town) in August 2016 to provide consulting services for part of Phase II of the Town's Cultural Heritage Landscape Strategy Implementation Project. As part of the project, this Cultural Heritage Evaluation Report was completed for the Bronte Harbour and Bluffs considering its potential as a cultural heritage landscape. It should be noted that early in the process, it was determined that the two potential cultural heritage landscapes represented part of a larger contiguous landscape. As a result, the Bronte Harbour and Bluffs are being evaluated as part of a single larger landscape that is larger than initially identified and included additional properties.

Although cultural heritage landscapes have been identified as a type of cultural heritage resource by the Province of Ontario, there is no standard methodological approach for the assessment of cultural heritage landscapes in the province. Building on the Town's existing cultural heritage landscape strategy, this project considers the layered, nested, and overlapping aspects of cultural heritage landscapes (including views associated with properties). This includes the development of a land-use history of the property and the documentation of current conditions. To better understand the potential cultural heritage values and level of significance of the property being considered, three evaluation methods were used. The criteria in Ontario Regulation 9/06 under the *Ontario Heritage Act* (OHA), the criteria in Ontario Regulation 10/06 under the OHA, and the Historic Sites and Monuments Board of Canada's *Criteria, General Guidelines, & Specific Guidelines for evaluating subjects of potential national historic significance* (2008) ("National Historic Sites Criteria") were applied to the property.

The consulting team conducted a site review on September 20, 2016. A second site review was undertaken on October 18, 2016 with representatives from the Mississaugas of the New Credit First Nation (MNCFN) Department of Consultation and Accommodation. It is recommended that the Town continue this dialogue with MNCFN by providing relevant reports for review and engaging MNCFN on any future plans for the development of the property. A third site review was undertaken on June 29, 2018 to review changes to the property resulting from flood damage experienced in the spring of 2017.

Based on upon the above approach, in the professional opinion of the project team, the Bronte Harbour and Bluffs comprise a **significant cultural heritage landscape** as defined within the 2014 *Provincial Policy Statement*.

Following the application of the three evaluative methods used for this project, it was determined that the Bronte Harbour and Bluffs cultural heritage landscape meets the criteria of Ontario Regulation 9/06, and it does have cultural heritage value. However, it was found that the Bronte Harbour and Bluffs cultural heritage landscape does not meet the National Historic Sites Criteria.

The Bronte Harbour and Bluffs cultural heritage landscape is a representative example of an evolved harbour landscape dating from the mid-19th century.

The Bronte Harbour and Bluffs has historical or associative value because of its direct associations with indigenous land-use of the area. The Bluffs, and their connectivity with the Harbour, are also directly associated with the Joyce family. In particular, Thomas "Tom" Joyce, a fisherman who settled on Lot 15 as early as 1869. The Joyce family purchased all lots east of West River Street. The Bronte Harbour and Bluffs are directly associated with the theme of the early settlement and development of Bronte Village around a Harbour as well as the development of lakeside recreation destinations in the early to mid-20th century. The cultural heritage landscape comprising the Bronte Harbour and Bluffs is directly associated with the civic development of Bronte, including aspects of its early economy, as a gathering place, and as a place of commemoration. The Study Area has the potential to yield information that relates to Indigenous use of the area, as well as information about harbour design and construction.

The Harbour and Bluffs are physically, functionally and historically linked to their surroundings. While the use and design of the Harbour area has evolved over time, it still maintains aspects that reflect each of the key thematic periods of its development.

Based upon the foregoing, the following features that may warrant conservation were identified:

- The Study Area, which is legible as an evolved harbour landscape;
- The Bronte Marina Building;
- Recreational infrastructure for boating (e.g., boat slips, cranes, and boat launches);
- The Bronte Harbour Yacht Club clubhouse building;
- The topography and physiography of the landscape, including the steep, rocky slope of the elevated Bluffs, the low-lying Harbour area, and Bronte Creek;
- Scattered remnant harbour infrastructure from previous design iterations;
- The sandy beach along the south of the Harbour;
- The Bronte cenotaph;
- The Fisherman's Wharf and memorial;
- The open park spaces with tree canopies;
- The naturalised forested landscaping of the Bluffs; and
- The system of foot paths and trails that connect the various use areas of the landscape.

Should Council approve a recommendation to proceed to Phase III of the Cultural Heritage Landscape Strategy Implementation Project with this property, the Town may wish to consider a wide range of conservation measures and tools including, but not limited to, those available under the *Ontario Heritage Act* and other legislation and policy.

It should be noted that the value of the 1962 Bronte Harbour Yacht Club clubhouse building derives from its association with the theme of recreation in terms of its use, operation, and location within the Bronte Harbour and Bluffs cultural heritage landscape, rather than physical or design value of the extant structure itself.

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APPENDICES

APPENDIX A Evaluation Criteria

- A-1 Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act
- A-2 Ontario Regulation 10/06: Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance
- A-3 Criteria, General Guidelines, Specific Guidelines for evaluating subjects of potential national historic significance

APPENDIX B Town of Oakville By-Laws

- B-1 By-Law 1962-177: A By-law to provide for the expropriation of certain lands, commonly called the Joyce Property in the former Village of Bronte for Public Park purposes
- B-2 By-Law 1966-145: A By-law to abandon an expropriation
- B-3 By-Law 1987-2587: A By-law to designate certain property as property of historic and architectural value and interest (3205 Shoreline Drive – The Charles Sovereign House)
- B-4 By-Law 1990-50: A By-law to designate certain property as property of historic and architectural value and interest (The Charles Sovereign House – 7 West River Street)
- B-5 By-Law 2014-124: A By-law to designate the Bronte Marina Building, formerly Metro Marine, at 2508 Lakeshore Road West as a property of historical, architectural and contextual significance.

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1 Project Overview

1.1 Project Background

Letourneau Heritage Consulting Inc., in partnership with Hoyle & Associates, Aboud & Associates Inc., and Laurie Smith Heritage Consulting, was retained by the Corporation of the Town of Oakville (the Town) in August 2016 to provide consulting services for part of Phase II of the Town's Cultural Heritage Landscape Strategy Implementation Project. As part of the project, this Cultural Heritage Evaluation Report was completed for the Bronte Harbour and Bluffs considering its potential as a cultural heritage landscape.

Phase I of the Cultural Heritage Landscape Strategy Implementation Project resulted in the screening-level evaluation of a total of 63 potential Cultural Heritage Landscapes (CHLs). Based on the screening evaluation, a total of eight properties were recommended as high priority for further assessment in Phase II. Bronte Harbour, at 3014 Lakeshore Road, and the Bronte Bluffs, at 35 West River Street, were identified as two of eight properties recommended to undergo a Cultural Heritage Evaluation Report to determine their cultural heritage value or interest and identify heritage attributes. Early in the process, it was determined that the two potential cultural heritage landscapes represented part of a larger contiguous landscape. As a result, the Bronte Harbour and Bluffs are being evaluated as part of a single landscape that is larger than initially identified and included additional properties (see Section 3).

The objective of Phase II is to build on the findings of the first phase and complete cultural heritage landscape assessments for recommended properties from Phase I. Per the 2015 Request for Proposals document, Phase II includes, but is not limited to:

- Detailed research for each property;
- Evaluation of each property against the criteria of Ontario Regulation 9/06;
- A Statement of Cultural Heritage Value or Interest for each property; and,
- Assessment of the condition of the property, including built and natural features.¹

One of the challenges to this project is that the primary purpose is to evaluate properties as cultural heritage landscapes; however, many conventional cultural heritage evaluation models and conservation tools were designed primarily for built heritage or individual heritage resources. Thus, it was necessary to expand the cultural heritage landscape policy analysis to include a more in-depth review of available evaluation tools.

This project built upon the evaluative methods identified in the Phase I of the Cultural Heritage Landscape Strategy Implementation Project by identifying additional evaluative methods that the municipality is able to use. This was done to determine a level of significance based on the history, morphology, and current conditions of the property within its surrounding context. To this end, the scope of this report is limited to whether or not the property meets any of the criteria in the three evaluative methods employed.

1.2 Methodology

The following methodology, drawing upon heritage planning best practice and current geographic research on cultural heritage landscapes, was used for this project.

¹ Town of Oakville, Request for Proposal: Consulting Services for a Cultural Heritage Landscape Strategy Implementation. Proposal Number: Prop-22-2015, (2015): 5.

1.2.1 Cultural Heritage Landscape Policy Analysis

The team reviewed heritage conservation best practices as they relate to cultural heritage landscapes, and reviewed the existing work completed to date by and for the Town of Oakville. This review considered how cultural heritage landscapes are identified, and evaluated.

1.2.2 Site Specific Analysis

A site-specific analysis was undertaken for the subject property. This included:

1.2.2.1 Property Overview

A basic overview of the property was provided, including existing conditions, general topography and physical description, and a description of the identified and potential cultural heritage resources. The property was located using longitude and latitude as well as the Civilian UTM Grid Reference System and was mapped. Its existing planning framework was identified.

1.2.2.2 Property Context

The physical context of the property, including its context, adjacent properties, physical features, and general surrounding landscape was described.

1.2.2.3 Research

A background history for the property was developed. This integrated primary and secondary research on the property. Background research included a review of records held at the Land Registry Office, local libraries, the Bronte Historical Society archival collection, the Oakville Historical Society archival collection, the Trafalgar Township Historical Society archival collection; as well as a review of current and historical aerial imagery and mapping.

1.2.2.4 Site Review

The purpose of the site review was to document current conditions and features of the property and surrounding environs. The project plan included two site visits in accordance with the Ministry of Tourism, Culture and Sport (MTCS) recommendation for property evaluation. The site review was undertaken on September 20, 2016. Consultant team members present at the site review were: M. Létourneau, L. Smith, K. Hoyle, E. Eldridge, A. Barnes and C. Uchiyama. A second site review was undertaken on October 18, 2016 when consultant team member C. Uchiyama met with representatives of the Mississaugas of the New Credit First Nation Department of Consultation and Accommodation to tour the site and discuss the Bronte Harbour and Bluffs, and the surrounding context.

1.2.2.5 Historical Themes, Cultural Heritage Landscape Layers, and View Identification

Based upon the foregoing work, the team identified key thematic periods in the history of the property. Building upon those themes, key cultural heritage landscape layers and views associated with those layers were identified.

1.2.2.6 Draft Evaluations

As noted, in order to gauge the level of cultural heritage significance, the property, (including any potential cultural heritage landscapes) was evaluated using Ontario Regulation 9/06 criteria, Ontario Regulation 10/06 criteria, and the Historic Sites and Monuments Board of Canada's *Criteria, General Guidelines, & Specific Guidelines for evaluating subjects of potential national historic significance* (2008) ("National Historic Sites Criteria").

The property was assessed as a comprehensive layered unit that includes all structures and any other potential cultural heritage resources on site (including known or potential archaeological resources) as well as their inter-relationships.

1.2.2.7 Engagement

Engagement was ongoing throughout the project, not only to gain information, but also to ensure the accuracy of the team's findings.

As part of the Public Engagement Strategy carried out in Phase I of the Cultural Heritage Landscape Strategy Implementation Project, property owners and a number of local groups with an interest in Oakville's cultural heritage were contacted.

Similarly, in Phase II selected stakeholders were contacted because they, or their affiliated institution or organization, had the potential to provide useful information or materials. Materials sought were specific to developing an understanding of the history of property owners, property changes, or the historical and geographical context.

The following people and/or organizations were contacted for information pertinent to the Bronte Harbour and Bluffs:

Township of Trafalgar Historical Society (TTHS)

- Michael Reid, Chair of the TTHS was contacted on May 12, 2016, via email, regarding the start-up of Phase II. A request was made about viewing any information relevant to the Bronte Harbour and Bluffs that the TTHS might have in their collection.
- Mr. Reid suggested coming to the TTHS open house on June 17, 2016. A. Barnes attended the Open House on June 17, 2016 briefly to get a sense of the materials in their collection.
- In August 2016, email communication began with TTHS members Anne Little, Michael Reid and Michelle Knolls. Direction regarding TTHS online materials was provided.
- A. Barnes followed up with A. Little in November 2016 and attempts to view the collection in December were unsuccessful. A. Barnes attended the TTHS Open House on January 20, 2017.

Conservation Halton

- Barb Veale, Manager of Planning and Regulation Service with Conservation Halton, was initially contacted May 12, 2016 at the outset of the Phase II. Emails were exchanged back and forth regarding any input, research or information about the property. B. Veale provided a few sources and reports that she thought might be useful.

Oakville Public Library

- Elise Cole, Collections Librarian for Oakville Public Library, provided ongoing email communication regarding the types of materials that the Oakville Library has in their collection.

Oakville Historical Society

- George Chisholm, Chair of the Oakville Historical Society was initially contacted via email regarding historic information on May 12, 2016. Further emails were exchanged regarding viewing materials, and connecting the consultants with members of the Society who may have been able to provide further information.
- No specific information about this property was provided.

Bronte Historical Society

The Bronte Historical Society (BHS) was contacted via email regarding historic information on May 12, 2016. Betty Strong, a member and volunteer, provided all documents relating to the Bronte Harbour and Bronte Bluff (and surrounding area) that were found in the BHS archives and materials collection. She also provided numerous notes from her personal collection. B. Strong met with A. Barnes at Sovereign House (7 West River Rd, Oakville)

on Monday September 26th, 2016 to review the documents. A. Barnes met with B. Strong on-site again on May 4, 2017.

The resources provided included:

- Ecological and Cultural Heritage Reports;
- More than one hundred historical photographs;
- Historical drawings and maps;
- Essays, articles and publications related to pre-contact land use, local ship building, fishing, early settlement, and the Harbour, in general;
- Designation materials related to the Bronte Marina Building, including photographs; and,
- B. Strong's personal collection of handwritten notes and correspondence.²

Mississaugas of the New Credit First Nation

- Engagement with the Mississaugas of the New Credit First Nation is ongoing.
- On October 18, 2016, a site visit was conducted by with representatives of the Mississaugas of the New Credit First Nation's (MNCFN) Department of Consultation and Accommodation and consultant team member C. Uchiyama. During the site visit, the group walked along the Bluffs and from the Sovereign House eastward along the shore. The group stopped at the eastern edge of the Bluffs to overlook the harbour, park, and beach and discuss the site. The property was identified as a location that would have been used in the past for food resources (e.g., hunting, fishing, and rice growing), based on its location at the mouth of Bronte Creek. In particular, the importance of the property in terms of its relationship with Lake Ontario and Bronte Creek was discussed. The MNCFN representatives reiterated their ongoing Title Claim to Water within the Traditional Lands of MNCFN and their "reverence of water as a spiritual being that must be accorded respect and dignity. Water is also vital to the survival of the MNCFN and all other forms of life."³
- On March 24, 2017 A. Barnes met with representatives of the MNCFN Department of Consultation and Accommodation to discuss the project.
- The Town has continued the dialogue with MNCFN. A draft version of this report was provided to MNCFN for review. Comments from that review were received in June 2018 and have been incorporated into this current version.
- It is recommended that the Town continue this dialogue with MNCFN by engaging MNCFN on any future plans for the development of the property.

Public Open House

A public meeting for the purposes of collecting background information was held on March 7, 2017. Members of the public were invited to submit information pertinent to the assessment of the cultural heritage value of the Bronte Harbour and Bluffs as a cultural heritage landscape. During the meeting information was provided regarding a Biological Observation Record for Bronte Heritage Waterfront, Harbour and Bluffs created by Bill McIlveen, South Peel Naturalists as well as anecdotal information regarding the possible sinking of a 1930s Huffman Construction Company barge in an area that is now a parking lot.

² The hand-written notes included stories and information gathered from personal interviews with people who had lived (or summered) on the Bronte Bluff. The notes provide anecdotal evidence of the evolution of the bluffs.

³ MNCFN, "Title Claim to Water within Traditional Lands of MNCFN," *Mississaugas of the New Credit First Nation*, Accessed online at <http://mncfn.ca/about-mncfn/land-and-water-claims/title-claim-to-water-within-traditional-lands-of-mncfn/>.

1.2.3 Report

Based upon the foregoing work, this report was prepared. It includes:

- An executive summary, introduction and methodology;
- A list of sources and stakeholder engagements;
- Background information on the history, design and context of the property;
- Current and historical photographs and maps documenting the property;
- Analysis of the key historical themes, cultural heritage landscape layers, and any relevant or significant views;
- To gauge the level of cultural heritage significance, an evaluation of the property using an Ontario Regulation 9/06 Assessment, an Ontario Regulation 10/06 Assessment, and the National Historic Sites Criteria; and,
- A draft statement of cultural heritage value for the property that includes a description of the property, a description of its cultural heritage value, and a list of heritage features and/or the identification of specific views that should be protected.

This report includes a list of definitions that are being employed within the assessment.

1.3 Definitions⁴

Built heritage resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers. (Livable Oakville)

Conserved (or conserve) means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (Livable Oakville)

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site). (PPS, 2014)

Cultural heritage resources means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Livable Oakville)

⁴ Unless otherwise noted, definitions provided reflect the definitions provided in the 2014 *Provincial Policy Statement*.

It should be noted that there are two different definitions of Heritage Attributes in Ontario Legislation (below), and care must be taken to ensure that the definitions are used in the appropriate context.

Heritage attributes (Provincial Policy Statement 2014) means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property); or,

Heritage attributes (Ontario Heritage Act) means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.⁵

MTCS means Ministry of Tourism, Culture and Sport

OHA means Ontario Heritage Act.

Significance means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. (PPS, 2014)

As stated within the PPS, criteria for determining significance for the resources (including cultural heritage and archaeology resources) e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. The PPS also notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

⁵ Ontario Heritage Act R.S.O. 1990, Chapter O.18.

2 Cultural Landscapes and the Provincial Heritage Planning Framework

2.1 Understanding and Defining Cultural Landscapes

The term “cultural landscape” embodies a wide range of elements, including the material, the social, and the associative. The term has been defined in different ways, resulting in the current understanding of cultural landscapes as multi-layered entities embodying, and being enabled by, cultural values. It is now understood that some of these values are potentially in conflict. However, it is important to include in any assessment of landscapes reliance on defined evaluation criteria that take into account both the physical and the cultural characteristics of the setting under study. As a result, the methodology used in this study follows this holistic path in examining the subject property.

The definition of cultural landscape, and its uses for inventory, analysis, and policymaking, has evolved over the last century. According to some recent critics of cultural landscapes within the field of geography,⁶ there have been three major phases of the formal geographical study of cultural landscape (and, by implication, of the ways in which cultural landscapes are valued, designed or altered).

The first phase, arising in the late 19th century and lasting into the 20th, has been characterized by what is known as environmental determinism. In this way of regarding cultural landscapes, the biophysical conditions of a particular setting largely determine the character of the people who inhabit that setting. This linking of climate, topography and location led to determinations of racial character based on geographic region and created cultural and social hierarchies based on the physical characteristics of those regions. Such an approach supported colonialism, and tended to view global cultural landscapes through a Western, Anglo-Saxon lens.

As the problems associated with environmental determinism became evident in the last century, they spawned competing versions. The second phase, associated with Carl Sauer and the Berkeley School of cultural geography, is credited with coining the term “cultural landscape”. This approach rejected environmental determinism, citing cultures as discrete entities that imposed their character on physical settings. However, the underlying assumption of this approach was that cultures could be clearly defined; in other words, they were “distinct, static, and therefore predictable”⁷. Further, the Berkeley School tended to focus on vernacular landscapes, most often in rural areas, and often in exotic locations. But the main criticism of this approach was that it substituted cultural determinism for environmental determinism, whereby individual human action was governed, and constrained, by some higher order of culture. This “superorganic” conception of human interaction with landscape tended to lump individuals together into a supposedly homogenous cultural group, regardless of differences within such cultures, and ignoring the effects of individual values and actions. Conflict, and cultural change, were excluded from this approach. Other critiques showed the tendency of this approach to focus on the material evidence of culture, to the expense of an understanding of the influence of underlying cultural values.

These critiques led to the third and, to a large extent, current approach to cultural landscapes. Beginning in the 1980s, the so-called “new” cultural geography put human agency front and centre and expanded the scope of enquiry to include urban areas and other cultures. As defined by two of its primary authors, British cultural geographers Denis Cosgrove and Peter Jackson (1987: 95), this new approach can be described as follows:

⁶ Hilary P.M. Winchester, *et al.*, *Landscapes: Ways of Imagining the World*. New York, Routledge (2003).

⁷ Hilary P.M. Winchester, *et al.*, *Landscapes: Ways of Imagining the World*. New York, Routledge (2003): 17.

If we were to define this “new” cultural geography it would be contemporary as well as historical (but always contextual and theoretically informed); social as well as spatial (but not confined exclusively to narrowly-defined landscape issues); urban as well as rural; and interested in the contingent nature of culture, in dominant ideologies and in forms of resistance to them.⁸

This approach built upon the earlier work of both American and British cultural geographers who considered cultural landscapes to have multiple meanings and, within that understanding, to find ordinary and everyday landscapes (and their portrayal in popular culture) to be valid subjects of academic study. In a similar vein was the parallel work in cultural studies in which landscapes are seen as the ground in which social relations are manifest, and relations of dominance and resistance played out. Cultural landscapes are now seen as being critical to (and often inseparable from) the concept of both individual and group identity and memory. They are also understood as often existing simultaneously as texts, symbols, and ‘ways of seeing.’⁹ From this work and that of the “new” cultural geographers has emerged an assessment of cultural landscapes as having layers of meaning, accumulated over time, each over-writing but also influenced by, the underlying layers.

As applied to the conservation of cultural landscapes, the approach has changed from a largely curatorial method, initially sponsored by individual or philanthropic efforts to counter the effects of rapid change following the Industrial Revolution. This approach was superseded by an increasing role for the state in codifying heritage values and managing cultural heritage activity, in many cases to bolster national identity and boost local and national economies via tourism. The current framework within which cultural landscapes are assessed and managed in Canada relies on professional expertise and on compliance frameworks entrenched in heritage planning policy. Similarly, at an international scale, the World Heritage Convention adopted a cultural landscapes typology for the World Heritage List in 1992 (with help from Canadian representatives), accelerating the use of cultural landscape definitions, terminology and conservation frameworks globally. What has happened more recently is an increasing recognition of the need to determine cultural heritage value holistically.

Within the Ontario heritage planning context, the terms cultural landscape and cultural heritage landscapes are often used interchangeably,¹⁰ and it may be more accurate to understand a cultural heritage landscape as a *type* of cultural landscape. Nevertheless, cultural landscapes must be understood as a compilation of layers of meaning and the result of a dynamic process. Thus, the conservation of cultural landscapes can be complex and multifaceted and a single evaluative method may not be sufficient to determine the multiple values associated with layered, overlapping, and/or nested cultural landscapes (Figure 1). In addition, a single property may have values that are significant at a national, provincial and/or local level to one or multiple communities. In these instances, it may be necessary to apply a range of interpretive and interdisciplinary tools and approaches to understand a property. It is with this holistic, contextual and contingent understanding that the following analysis proceeds.

⁸ Denis Cosgrove and Peter Jackson, “New Directions in Cultural Geography,” in *Wiley* on behalf of *The Royal Geographical Society (with the Institute of British Geographers)*. Vol. 19, No. 2 (June 1987): 95.

⁹ Yvonne Whelan, “Landscape and Iconography.” In. John Morrissey et al. (Eds.) *Key Concepts in Historical Geography*. London, Sage (2014): 165.

¹⁰ See for example, The Ontario Heritage Trust. Cultural Heritage Landscapes – An Introduction. Updated 2012. Available at: <http://www.heritagetrust.on.ca/CorporateSite/media/ohr/PDFs/HIS-020-Cultural-heritage-landscapes---An-introduction-ENG.pdf>.

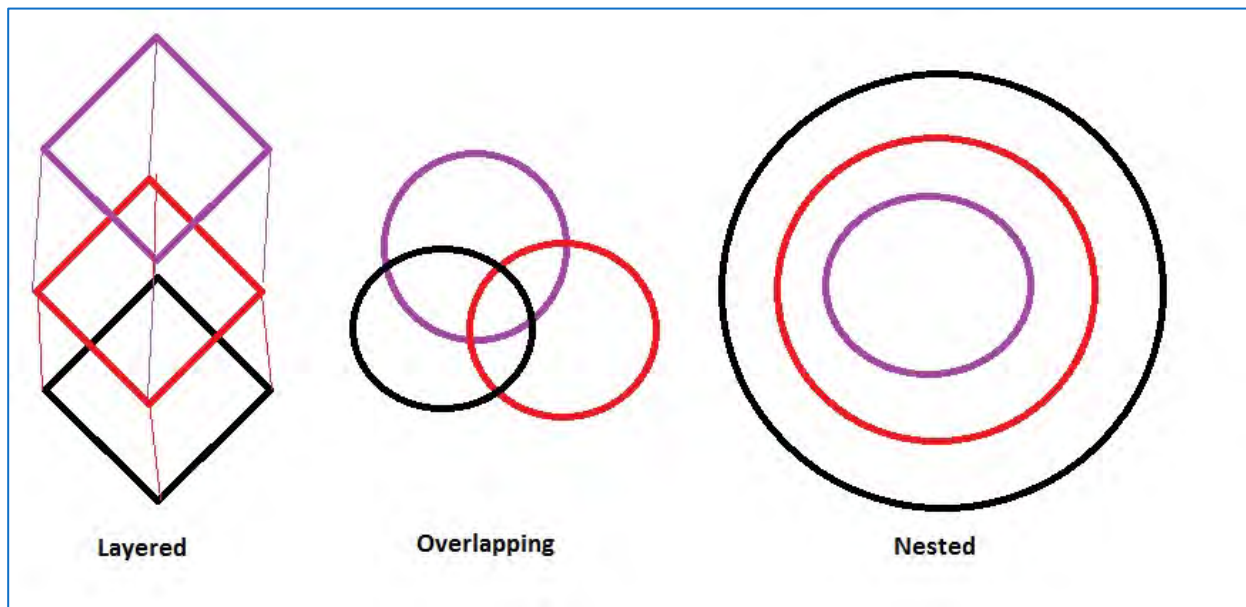


Figure 1: Graphic representation of layering, overlapping and nested cultural landscapes.

2.2 Cultural Heritage Landscapes under the Planning Act and the Provincial Policy

The provincial planning framework provides for the protection of cultural heritage resources, including cultural heritage landscapes, which is the term used within Ontario's legislation. In particular, under the *Planning Act*, the conservation of cultural heritage is identified as a matter of provincial interest. Part I (2, d) states "The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest". Details about provincial interest as it relates to land use planning and development in the province are outlined further within the *Provincial Policy Statement* (PPS). While the concept of cultural heritage landscape was introduced within the 1996 (1997) PPS, it was not until the 2005 revisions, with its stronger language requiring their conservation, that many communities started to explore ways to address such landscapes through policy and process. The 2014 PPS explicitly states that land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the PPS. The PPS addresses cultural heritage in Sections 1.7.1d and 2.6, including the protection of cultural heritage landscapes.

As noted, the 2014 *Provincial Policy Statement* defines cultural heritage landscapes as follows:

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

Section 1.7 of the PPS on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*" (Section 1.7.1d)

Section 2.6 of the PPS articulates provincial policy regarding cultural heritage and archaeology. In particular, Section 2.6.1 requires that "(s)ignificant built heritage resources and significant cultural heritage landscapes shall be conserved".

The PPS makes the protection of cultural heritage, including cultural heritage landscapes, equal to all other considerations in relation to planning and development within the province.

Both the Region of Halton and the Town of Oakville have identified cultural heritage landscapes as matters of interest in their planning tools, as discussed below.

2.2.1 Growth Plan for the Greater Golden Horseshoe, 2017

The province's 2017 *Growth Plan for the Greater Golden Horseshoe* (GGH Growth Plan) sets out a number of policies relevant to the conservation of CHLs. Section 1.1 of the GGH Growth Plan identifies the importance of the conservation of cultural heritage resources, stating:

As the GGH grows and changes, we must continue to value what makes this region unique to ensure the sustained prosperity of Ontario, its people, and future generations. While growth is an important part of vibrant, diversified urban and rural communities and economies, the magnitude of growth that is expected over the coming decades for the GGH presents several challenges:

...

- Urban sprawl can degrade the region's air quality; water resources; natural heritage resources, such as rivers, lakes, *woodlands*, and *wetlands*; and *cultural heritage resources*.¹¹

The GGH Growth Plan further indicates that "Our *cultural heritage resources* and open spaces in our cities, towns, and countryside will provide people with a sense of place."¹² Stating in Section 4.1 that:

The GGH contains a broad array of important hydrologic and *natural heritage features* and areas, a vibrant and diverse agricultural land base, irreplaceable *cultural heritage resources*, and valuable renewable and non-renewable resources. These lands, features and resources are essential for the long-term quality of life, economic prosperity, environmental health, and *ecological integrity* of the region. They collectively provide essential ecosystem services, including water storage and filtration, cleaner air and habitats, and support pollinators, carbon storage, adaptation and resilience to climate change.¹³

And,

The GGH also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹⁴

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

¹¹ Province of Ontario, *Growth Plan for the Greater Golden Horseshoe*. 2017: 2.

¹² Ibid: 2.

¹³ Ibid: 39.

¹⁴ Ibid: 40.

2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹⁵

Cultural Heritage Landscapes are included in the definition of cultural heritage resources in the GGH Growth Plan, as follows:

Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some *cultural heritage resources* may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.¹⁶

Cultural Heritage Landscapes are defined as follows:

A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site). (PPS, 2014)¹⁷

2.2.2 Region of Halton Official Plan (2009)

The Region of Halton has identified heritage as a key element of the Region that must be conserved. As stated in Section 26 of its Official Plan:

In this regard, Halton will undertake the necessary steps to ensure that growth will be accommodated in a fashion that is orderly, manageable, yet sensitive to its natural environment, heritage and culture. To maintain Halton as a desirable and identifiable place for this and future generations, certain landscapes within Halton must be preserved permanently. This concept of "landscape permanence" represents Halton's fundamental value in land use planning and will guide its decisions and actions on proposed land use changes accordingly.¹⁸

Within Section 114.1, among the Region's Natural Heritage System objectives are the following:

114.1(10) To protect significant scenic and heritage resources.

114.1(13) To preserve examples of the landscape that display significant earth science features and their associated processes.

¹⁵ Ibid: 48.

¹⁶ Ibid: 70.

¹⁷ Ibid: 69-70.

¹⁸ Halton Region, *Halton Region Official Plan [2009]*. December 2009: 6.

114.1(14) To preserve examples of original, characteristic landscapes that contain representative examples of bedrock, surface landforms, soils, flora and fauna, and their associated processes.

114.1(16) To provide opportunities for scientific study, education and appropriate recreation.

114.1(17) To preserve the aesthetic character of natural features.¹⁹

The Plan also identifies the importance of Waterfront Parks, and the protection of cultural heritage resources within these areas (Sections 133-136) which include: Burlington Beach Waterfront Park; Burloak Waterfront Park; and Bronte Heritage Waterfront Park (Figure 2).

The conservation of cultural heritage landscapes is also identified as a key objective of the Region as stated in Section 146(3). This is echoed in Section 147(2)²⁰ which states it is the policy of the Region to:

Establish, jointly with the Local Municipalities and local historical organizations, criteria for identifying and means for preserving those rural and urban landscapes that are unique, historically significant and representative of Halton's heritage. The preservation of rural landscape should have regard for normal farm practices.²¹

The Plan also includes three specific definitions relevant to cultural heritage landscapes. They are as follows:

224. CULTURAL HERITAGE RESOURCES means elements of the Regional landscape which, by themselves, or together with the associated environment, are unique or representative of past human activities or events. Such elements may include built heritage resources, cultural heritage landscapes, and archaeological resources.

224.1 CULTURAL HERITAGE LANDSCAPES means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

225. CUMULATIVE IMPACT means the effect on the physical, natural, visual and Cultural Heritage Resources resulting from the incremental activities of development over a period of time and over an area. All past, present and foreseeable future activities are to be considered in assessing cumulative impact.²²

¹⁹ Ibid: 81.

²⁰ Approved 2014-11-28.

²¹ Ibid: 121.

²² Ibid: 178-179.



Figure 2: Bronte Heritage Waterfront Park, as delineated in the *Region of Halton Official Plan (2009)* (Region of Halton, 2009: from Map 2).

2.2.3 Town of Oakville Strategic Plans

The Town of Oakville has made the identification of cultural heritage resources a priority. In its 2007-2010 Strategic Plan, it identified the need to “Enhance Town’s ability to identify and protect Heritage properties”²³. In its 2015-2018 Strategic Plan, which was approved on Monday, May 25, 2015, the preparation of a Cultural Heritage Landscapes study report was identified as a major initiative. In the Town of Oakville *Vision 2057* document, heritage conservation has been identified as a key strategic direction.²⁴

As stated:

The conservation of cultural heritage resources in the town is an integral part of the town’s planning and decision making. The town uses legislation and planning to protect and conserve cultural heritage resources throughout the community. Ongoing studies and initiatives are also undertaken to continue a culture of conservation.²⁵

As part of these efforts, cultural heritage landscapes were specifically identified.

2.2.4 Livable Oakville

The protection of cultural heritage landscapes is also a key component of *Livable Oakville* (2009 Town of Oakville Official Plan, herein “the OP”). It applies to all lands within the town (except the North Oakville East and West Secondary Plan areas). It sets out policies on the use of lands and the management of the Town’s growth through to 2031.

In addition to directing intensification and urban development in six growth areas, the OP includes policies for the management and protection of the character of stable residential communities. In Section 2.2.1, it identifies preserving, enhancing, and protecting cultural heritage as a key part of making Oakville a livable community.

Official Plan Amendment 16 (2017)²⁶ sets out updates to the Town’s cultural heritage policies (Section 5, Cultural Heritage) and associated definitions in the Livable Oakville Plan to be consistent with applicable Provincial legislation and policies, and to support the implementation of the *Ontario Heritage Act* and the Town’s Cultural Heritage Landscape Strategy.

²³ Town of Oakville. 2010a: 7.

²⁴ Town of Oakville. 2015: 3.

²⁵ Ibid: 22.

²⁶ Items 8, 9, 18 and 20 of OPA 16 are subject to appeal at the time of writing. The balance of OPA 16 is deemed to have come into effect as of May 17, 2018.

In the introductory paragraph of Section 5 of the OP, the importance of cultural heritage resources is identified:

Conservation of cultural heritage resources forms an integral part of the Town's planning and decision making. Oakville's cultural heritage resources shall be conserved so that they may be experienced and appreciated by existing and future generations, and enhance the Town's sense of history, sense of community, identity, sustainability, economic health and quality of life.

Among the objectives (Section 5.1.1) for the Town of the conservation of cultural heritage are the following:

- a) to conserve cultural heritage resources through available powers and tools and ensure that all new development and any site alteration conserve cultural heritage resources; and,
- b) to encourage the development of a Town-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive economic, environmental, and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous community.

The OP currently defines a cultural heritage landscape ("CHL") as:

...a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.²⁷

Relevant sections of the OP which address CHLs include:

- To conserve cultural heritage resources in accordance with applicable legislation and recognized heritage protocols, the Town:
 - a) shall maintain a Register of Properties of Cultural Heritage Value or Interest;
 - b) may recognize and/or designate cultural heritage resources;
 - c) may establish heritage conservation districts and adopt heritage conservation district plans for each district;
 - d) may, consistent with provincial standards, establish policies, procedures, plans, and guidelines-to support the identification, assessment, evaluation, management, use, registration, designation, alteration, removal, and demolition of cultural heritage resources or changes to their heritage status;
 - e) may pass by-laws providing for the entering into of easements or covenants for the conservation of property of cultural heritage value or interest; and,
 - f) may establish policies and/or urban design guidelines to recognize the importance of cultural heritage context. (Section 5.2.1)
- The Town shall conserve cultural heritage landscapes in accordance with the Cultural Heritage Landscape Strategy (Section 5.3.3);
- Where protected or registered under the Ontario Heritage Act, a Heritage Conservation District or *cultural heritage landscape*:
 - a) shall be identified on Schedule A1, Urban Structure;
 - b) shall be subject to applicable powers and tools for its conservation; and,

²⁷ Town of Oakville. *Liveable Oakville*. 2009a. Last updated February 23, 2015; p. F-20.

- c) may be subject to an area-specific land use designation and policies consistent with the applicable Heritage Conservation District plan or *cultural heritage landscape* conservation plan (Section 5.3.4 – *subject to appeal*);
- Heritage Conservation Districts and *cultural heritage landscapes* identified on Schedule A1 shall be *conserved* through the careful consideration of any proposals for change within their boundaries, on adjacent lands, or in their immediate vicinity. In reviewing proposals for construction, demolition, relocation, removal, or alterations within, adjacent to, or in the immediate vicinity of a Heritage Conservation District or *cultural heritage landscape* identified on Schedule A1, the Town will be guided by the applicable Heritage Conservation District plan or *cultural heritage landscape* conservation plan (Section 5.3.5 – *subject to appeal*);
- The Town should require a heritage impact assessment where *development* or redevelopment is proposed:
 - a) on, adjacent to, or in the immediate vicinity of, an individually designated heritage property;
 - b) within, adjacent to, on in the immediate vicinity of, the boundaries of a Heritage Conservation District;
 - c) within, adjacent to, on in the immediate vicinity of, the boundaries of a *cultural heritage landscape*; of,
 - d) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest. (Section 5.3.6)
- Signs on cultural heritage properties or within Heritage Conservation Districts or cultural heritage landscapes shall be compatible with the architecture and character of the property or district (Section 6.15.3); and,
- Potential and identified cultural heritage landscapes shall be *conserved* according to the Cultural Heritage Landscape Strategy (Section 24.4.4 (d)).

Conservation of cultural heritage landscapes also extends to Section 5.2.1 (d) and (f) which indicate that the Town “may, consistent with provincial standards, establish policies, procedures, plans, and guidelines to support the identification, assessment, evaluation, management, use, registration, designation, alteration, removal, and demolition of cultural heritage resources or changes to their heritage status” and “may establish policies and/or urban design guidelines to recognize the importance of cultural heritage context”, respectively.²⁸ It is also applied in Section 6.4.2 which states that new development should contribute to the “creation of a cohesive streetscape by improving the visibility and prominence of and access to unique natural, heritage, and built features.”²⁹

There are sections of Livable Oakville related to cultural heritage landscapes that are under appeal. They have been adopted by the Town of Oakville and approved by the Region of Halton and deemed consistent with the PPS 2014 and conform to the 2017 GGH Growth Plan. In particular, OPA 16 also seeks to replace the above definition with the definition applied in the PPS 2014 and GGH Growth Plan, as follows:

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and other streets of special interest, golf courses, farmscapes, neighbourhoods, cemeteries, historic roads and trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

²⁸ Town of Oakville. *Livable Oakville*. 2009a. Last updated February 23, 2015: p. C-10.

²⁹ Town of Oakville. *Livable Oakville*. 2009a. Last updated February 23, 2015: p. C-14 – C-15.

2.2.5 Bronte Village

Section 24 of the OP provides specific direction for Bronte Village, which includes the current study area. Bronte Village policies were recently updated in OPA 18, which was adopted by the Town of Oakville on December 5, 2017. It was approved by the Region of Halton on May 31, 2018 and deemed to be consistent with the 2014 PPS and conform to the 2017 GGH Growth Plan by the Province. OPA 18 came into full effect on June 20, 2018.

The OP describes Bronte Village as follows:

Bronte Village is a historical area, located where Bronte Creek meets Lake Ontario, which began as a port and evolved into a fishing village and a summer holiday destination. It retains the character³⁰ of a village community and is focused on the pedestrian-oriented areas along and around Lakeshore Road West and Bronte Road. The surrounding residential uses, the waterfront, and the harbour contribute to its unique heritage and sense of place.

Bronte Village is intended to continue to evolve and serve as an intensification area. Growth will be managed at clearly defined locations and will contribute to the Town's residential intensification targets.

The Town's objectives for the development of Bronte Village that are relevant to the current study are as follows:

24.2.1 To nurture, conserve and enhance the historic lakeside village character of Bronte Village by:

- b) ensuring high quality urban design that complements and contributes to the historic lakeside village character;
- c) protecting, conserving and enhancing cultural heritage resources and integrating them with new developments; and,
- f) defining and conserving the cultural heritage landscape character of the harbour, lake and creek.

24.2.2 To revitalize Bronte Village and maintain a complete community³¹ by:

- a) permitting uses that attract different users throughout the day and throughout the year, by including a mix of residential, commercial, office, cultural and recreational uses, complemented by public open spaces; and,
- g) facilitating public investment in infrastructure, transit, recreation and cultural facilities to support existing and future residents, employees and visitors.

24.2.3 To maintain and improve waterfront connections by:

- a) protecting, enhancing and connecting existing waterfront open spaces;
- b) maintaining existing views from public streets through to the lake and harbour;
- c) enhancing the streetscape along streets connecting and adjacent to the waterfront and harbour;

³⁰ The OP defines "character" as: "the collective qualities and characteristics that distinguish a particular area or neighbourhood."

³¹ The OP defines "complete community" as: "a community that meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided."

- d) encouraging active main floor uses along portions of streets connecting and adjacent to the waterfront and harbour; and,
- e) developing improved pedestrian and cycling access around the inner harbour.³²

In Section 24.3.2, "Development Concept" for lands outside of the Bronte Village Main Street District (Figure 3), the OP states:

The waterfront parks, harbour and marinas are to be maintained and enhanced. Landscape and facility improvements are to proceed in accordance with approved park and harbour master plans. Buildings or structures related to the park, harbour and marina uses are contemplated to be developed in the Waterfront Open Space area. These uses shall be situated in a manner that does not detract from the open space character of the area.

Specific guidance for the cultural heritage of Bronte Village is outlined in Section 24.4.2, as follows:

24.4.2 Cultural Heritage

- a) Cultural heritage resources shall be maintained and integrated into new development.
- b) If the relocation of a heritage building is deemed appropriate as a last resort, it shall be relocated within the village.
- c) The Bronte Village Heritage Resources Review and Strategy, General Conservation and Commemoration Strategies, shall be used to guide development:
 - i) on, adjacent to, or in the immediate vicinity of an individually designated historic property; or,
 - ii) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.
- d) Potential and identified cultural heritage landscapes shall be conserved according to the Cultural Heritage Landscape Strategy.³³

With respect to urban design in the Bronte Village area, Section 24.5 of the OP states:

24.5.1 Built form and public realm elements should be designed to recognize and enhance a historic lakeside village character.

24.5.3 Public Realm

- b) Views to the lake and harbour from public streets shall be maintained. Through the planning application process, view corridors as indicated on Schedule P2 shall be enhanced by appropriate built form and public realm elements.

24.5.6 Gateways

- a) Through public actions and the planning application process, gateway treatments which enhance the historic lakeside village character shall be provided.
- b) Gateways are identified on Schedule P2 and indicate locations which are visually prominent entry points into Bronte Village. These locations shall provide gateway treatments which may include well

³² Town of Oakville. *Liveable Oakville*. 2009a. Last updated February 23, 2015: p. E-39.

³³ Town of Oakville. *Liveable Oakville*. 2009a. Last updated February 23, 2015: p. E-44.

designed built form or structures, distinctive streetscape treatments, landscaping, and/or public art.

Gateways include the:

- i) intersection of Lakeshore Road West and East Street;
- ii) intersection of Lakeshore Road West and Bronte Road;
- iii) intersection of Sovereign Street and Bronte Road; and,
- iv) Lakeshore Road West bridge over Bronte Creek, including adjacent areas.

Land use policies that are of interest to the current study, include the following from Section 24.6:

24.6.4 On the lands designated Waterfront Open Space and Parkway Belt West and which may also be subject to the policies of the Greenbelt Urban River Valley:

- a) Buildings or structures shall be designed and located to maximize public views to the lake and harbour from West River Street, Bronte Road, Jones Street, Nelson Street, East Street, Ontario Street, and Marine Drive.
- b) Cultural heritage resources, including cenotaphs, may be enhanced with landscaping or by other means which increase their prominence within Bronte Village.³⁴

³⁴ Town of Oakville. *Liveable Oakville*. 2009a. Last updated February 23, 2015; p. E-44.

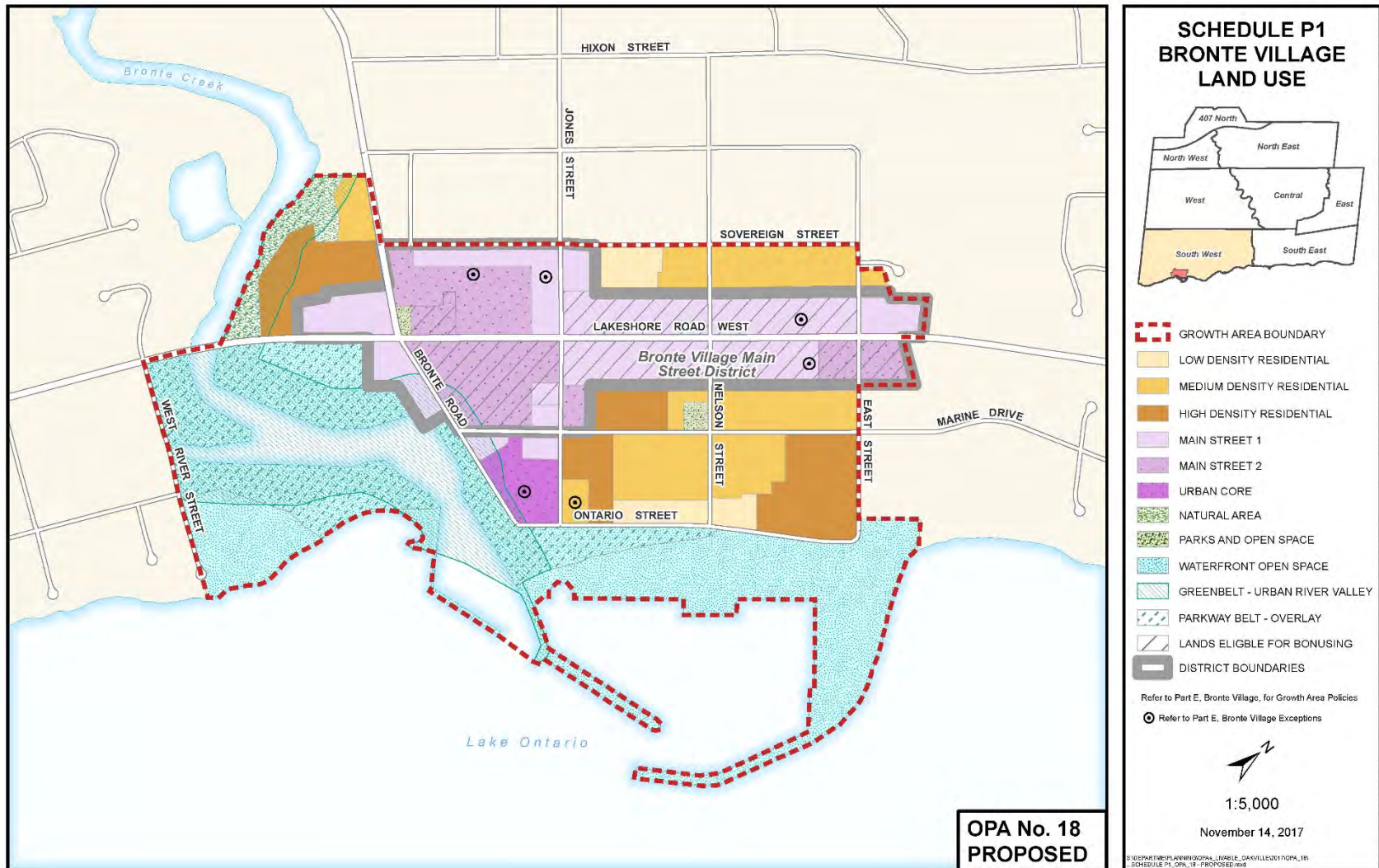


Figure 3: *Liveable Oakville*, Schedule P1: Bronte Village Land Use (Town of Oakville, 2017).

2.2.6 Bronte Village Heritage Resources Review and Strategy

The Town's Heritage Planning staff undertook the *Bronte Village Heritage Resources Review and Strategy* from 2009 to 2011. The report was completed in September 2011. The purpose of the review was "to provide an overview of the existing cultural heritage resources remaining in Bronte Village and a strategy for protecting and managing these resources for the future."³⁵ Strategies and guidelines for the long-term conservation of the identified cultural heritage resources were developed in accordance with those outlined in the OP. The study identified a total of 36 properties of heritage value or interest, including 12 properties designated under Part IV of the *Ontario Heritage Act*, and 24 properties which are listed on the *Oakville Register of Cultural Heritage Value or Interest (not designated)*. Bronte Harbour and Bronte Bluffs are both among those listed on the Register; although neither was listed at the time of the 2009-2011 study. Cultural heritage resources within the immediate vicinity of the current study area that were identified within the 2009-2011 study include:

- The Bronte Cenotaph at 2500 Lakeshore Road West (listed);
- The Bronte Marina Building at 2508 Lakeshore Road West (listed, at the time of the study, and designated under Part IV of the OHA in 2014); and,
- The Sovereign House at 7 West River Street (designated under Part IV of the OHA in 1990).

2.2.7 Bronte Harbour Master Plan (1999)

The Oakville Harbours Development Authority and the Oakville Parks and Recreation Department completed a Master Plan for Bronte Harbour in 1999. The purpose of the document was to guide development and major undertakings in the inner harbour area for the following 10-year implementation period. The Master Plan was approved by Council on May 3, 1999.

2.2.8 Harbours Master Plan

The Town's Harbours Master Plan Study³⁶ focusses on the Oakville and Bronte harbour areas and adjacent parks. The purpose of the study is to:

Prepare a Harbour Master Plan to:

- Integrate the parks adjacent to both harbours, and
- Provide a vision for both harbours and their role in the larger community.³⁷

An additional goal of the Master Plan is to maintain the Harbours Marine Building (also known as the Bronte Marina Building, formerly the Metro Marina Building) which is designated under Part IV of the OHA (by-law 2014-124).

2.2.9 Cultural Heritage Landscape Strategy

Within the Town's Cultural Heritage Landscape Strategy (adopted by Oakville Council on January 13, 2014), the primary evaluative framework identified for the assessment of cultural heritage landscapes is Ontario Regulation 9/06.

Once a potential cultural heritage landscape area has been identified, it should be evaluated using the criteria provided in Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06), made under the Ontario Heritage Act.³⁸

The document goes further, and also states:

³⁵ Town of Oakville, *Bronte Village: Heritage Resources Review and Strategy*. Report prepared by Town of Oakville Heritage Planning, September 2011: p. 5.

³⁶ The Town's Harbours Master Plan is currently on hold to allow CHL Study Implementation work to proceed in the Oakville and Bronte Harbours.

³⁷ Town of Oakville, *Oakville Harbours Master Plan*. Slides from Public Presentation on May 3, 2016: slide 2.

³⁸ Town of Oakville, "Section 2.4 Evaluation of Cultural Heritage Landscapes," *Cultural Heritage Landscapes Strategy*, 2014: p. 9.

All potential cultural heritage landscapes shall be evaluated using these criteria, in order to provide consistency in the Town's approach to evaluation of potential resources.³⁹

Although Ontario Regulation 9/06 is the primary evaluative framework identified in the Cultural Heritage Landscape Strategy, the Town of Oakville does note in its Official Plan that it will avail itself of all tools available to it. As outlined in Section 5.1.1 (Objectives), the general objectives for cultural heritage are:

a) to safeguard and protect cultural heritage resources through use of available tools to designate heritage resources and ensure that all new development and site alteration conserve cultural heritage resources and areas of cultural heritage significance.⁴⁰

This is bolstered by Section 5.1.2 (Policies) which states:

The Town will use the power and tools provided by legislation, policies, and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, and the Municipal Act in implementing and enforcing the cultural heritage policies of the Town.⁴¹

On February 16, 2016, the Town of Oakville adopted its Cultural Heritage Landscapes Strategy Implementation: Phase One Inventory.

The objectives of the Phase I of the Cultural Heritage Landscape Strategy Implementation were to:

1. Identify the potential cultural heritage landscapes (CHLs) to be inventoried;
2. Undertake targeted stakeholder outreach during the inventory process;
3. Develop inventory sheets for each identified candidate CHL to document existing conditions;
4. Provide a recommendation for future action on each candidate CHL; and
5. Compile findings and recommendations into a summary report to present to Oakville Town Council.

The current document is part of the Cultural Heritage Landscape Strategy Implementation, Phase II Project; which aims to:

- Undertake detailed research for each property;
- Evaluate each property against Ontario Regulation 9/06 criteria;
- Prepare a Statement of Cultural Heritage Value or Interest for each property, as applicable; and,
- Assess the condition of each property, including built and natural features.

2.2.10 The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition) (Standards and Guidelines)

On March 13, 2013, the Town of Oakville Council endorsed The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition) "for application in the planning, stewardship and conservation of all listed and designated heritage resources within the Town of Oakville, in addition to existing heritage plans and policies."⁴² The adoption of the document was intended to provide a benchmark for the conservation of cultural heritage resources, notably when Town policies lack detail or clarity.

³⁹ Ibid: p. 9.

⁴⁰ Town of Oakville, 2009a: C-9.

⁴¹ Ibid: C-9.

⁴² Town of Oakville. *REPORT: HERITAGE OAKVILLE ADVISORY COMMITTEE - Standards and Guidelines for the Conservation of Historic Places in Canada*. Oakville: Town of Oakville, March 13, 2013: p. 1.

While primarily a document used to evaluate proposed works, the staff report noted that it can also be used when “[d]eveloping and reviewing new heritage policies.”⁴³

The Standards and Guidelines noted that the first step to conserving a property is to understand its heritage values. As the document notes:

The Standards and Guidelines for the Conservation of Historic Places in Canada is a tool to help users decide how best to conserve historic places. But to do so first requires an understanding of the historic place in question and why that place is significant. In other words, what is it about the historic place that is important to conserve? For the answer, we look to its values.

Conservation practitioners operate in what is referred to as a ‘values-based context’ using a system that identifies and manages historic places according to values attributed through an evaluation process.⁴⁴

The Standards and Guidelines note that Understanding a property is the first step to its effective and meaningful conservation, and is a critical step. As the document states:

Understanding an historic place is an essential first step to good conservation practice. This is normally achieved through research and investigation. It is important to know where the heritage value of the historic place lies, along with its condition, evolution over time, and past and current importance to its community. The traditional practices associated with the historic place and the interrelationship between the historic place, its environment and its communities should also be considered. The understanding phase can be lengthy and, in some cases, may run in parallel with later phases as the understanding of the place evolves and continues to inform the process. The information collected in this phase will be used throughout the conservation decision-making process and should remain accessible.⁴⁵

As noted, this report is not addressing any potential conservation methods, but is instead focusing understanding the subject property, and help determine its level of significance and any key heritage features. Nevertheless, in following the requirements of the Standards and Guidelines, this report represents a first step in applying heritage conservation best practices.

2.3 Changes since the completion of the Cultural Heritage Landscape Strategy

Since the completion of the Cultural Heritage Landscape Strategy, a new iteration of the Provincial Policy Statement (2014) was issued. Among its revisions was a clarification that cultural heritage landscapes extend beyond the physical, and can include intangible cultural heritage attributes. Indeed, the definition notes that it includes areas that MAY have been modified by human activity and are identified by a community (including an Aboriginal community) as having value. It also focuses greater attention on the interrelationships, meanings, and associations within the landscape.

The question remains following this update if Ontario Regulation 9/06 remains the most appropriate evaluative framework for the assessment of Oakville’s cultural heritage landscapes. While it does provide a foundation and a common language for the assessment of properties, its analytical focus is predicated upon the evaluation of a singular piece of real property and the heritage attributes thereon for local significance. This limits its ability to respond to cultural heritage landscapes that are located across multiple properties, in instances where there are significant views that are located off a property, and in instances where the values may be of provincial or national significance. Still, it provides a common language for assessment, and in reviewing comparable municipal approaches, it is a commonly applied approach. However, this is with

⁴³ Ibid: p. 3.

⁴⁴ Historic Places. *The Standards and Guidelines for the Conservation of Historic Places in Canada*. 2nd Edition. Ottawa: Queen’s Printer, 2010: p. viii.

⁴⁵ Ibid: p. 3.

the caveat that the cultural heritage landscapes must be considered holistically and in the application of Ontario Regulation 9/06, these limitations must be recognized and acknowledged. In the absence of any other provincial evaluative frameworks for cultural heritage landscapes, and in accordance with the Town's current policies, the primary evaluative framework for this project will continue to be Ontario Regulation 9/06. Nevertheless, it is recommended that this evaluative framework be augmented with other existing Ontario and Canadian evaluative frameworks where appropriate. As discussed above, this report will build on established analytical approaches to understanding and contextualizing the history and morphology of the subject property and consider the potential level of significance of the property by considering it against three evaluative frameworks.

2.4 Evaluation Criteria and Frameworks

The following provides a list of some of the evaluative criteria available for municipalities seeking to evaluate and conserve cultural heritage resources on properties under their jurisdiction. It should be noted that the identification of the evaluative tool should be based on a comprehensive understanding of the cultural heritage landscape, its history, and its evolution. For this project, all three of these evaluative criteria are being used to help understand the level of significances (local, provincial, and national) for the potential cultural heritage landscape being considered.

Evaluation Criteria	Description
<ul style="list-style-type: none"> Ontario Regulation 9/06 	Under the <i>Ontario Heritage Act</i> (OHA), Ontario Regulation 9/06 (CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST) provides the minimum criteria against which a piece of real property must be evaluated in order for a municipality to designate it under Section 29, Part IV of the OHA. (Regulation attached in Appendix A)
<ul style="list-style-type: none"> Ontario Regulation 10/06 	Under the OHA, Ontario Regulation 10/06 (CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST OF PROVINCIAL SIGNIFICANCE) provides the minimum criteria against which a piece of real property must be evaluated in order for the Province to designate it under Section 34.5, Part IV of the OHA. (Regulation attached in Appendix A). Any formal designation would require the Minister to Tourism, Culture and Sport to approve the designation.
<ul style="list-style-type: none"> Criteria for National Historic Significance 	The Historic Sites and Monuments Board of Canada document, <i>Criteria, General Guidelines, & Specific Guidelines for evaluating subjects of potential national historic significance</i> , provides the criteria against which a place, a person or an event that may have been nationally significant to Canadian history, or illustrates a nationally important aspect of Canadian human history must be evaluated. Any designation would require a recommendation by the Historic Sites and Monuments Board of Canada and approved by the Minister responsible for the Board (currently the federal Minister of the Environment). Designation as a National Historic Site also requires the owner's consent; however, the commemoration of either a person or event does not require owner's consent. The boundaries of a place in this context must be clearly defined for it to be considered for designation as a national historic site, but may not be directly tied to the boundaries of a piece of real property. (Document attached as Appendix A)

2.5 Study Area

In determining the limits of the Study Area, the consulting team considered a number of alternatives, including the limits of the Bronte Heritage Waterfront Park as outlined in the Halton Region Official Plan [2009] (Figure 2). As the study progressed and a more detailed picture of the history and evolution of the area was gathered, it was determined that the most appropriate boundary for the evaluation of the Bronte Harbour and Bluffs as a cultural heritage landscape is the Inner Harbour area (Figure 8 and Figure 9). Properties comprising late-20th century residential structures at the intersection of Lakeshore Road West and Bronte Road were excluded from the Study Area (Figure 8 and Figure 9).

The Study Area for the evaluation of the cultural heritage value of the Bronte Harbours and Bluffs includes an approximately 33-acre area comprising the Inner Harbour, Bronte Bluffs, Bronte Beach Park, Fisherman's Wharf, and Berta Point Park (Figure 8). Background research and the on-site review included a consideration of the relationships of the Study Area to its surrounding context, including: the historic Village of Bronte, the Bronte Heritage Waterfront Park (Outer Harbour), and Bronte Creek (Figure 7).

Existing Heritage Designations

Bronte Harbour and Bronte Bluffs are currently listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value of Interest (NOT Designated)*. The descriptions provided are, as follows:

- Bronte Harbour – "This property has potential cultural heritage value for its association with the development of Bronte's fishing and boating industries."
- Bronte Bluffs – "This property has potential cultural heritage value for its treed landscape along Bronte Harbour."⁴⁶

Another listed property is located within the Inner Harbour. Bronte Cenotaph, located in General Chris Vokes Memorial Park at 2500 Lakeshore Road West, is described in the Register as follows: "This property has potential cultural heritage value for its association with the contribution of Bronte's soldiers."⁴⁷

Two properties designated under Section 29, Part IV of the *Ontario Heritage Act* are located within the Inner Harbour area; the Sovereign House, located at 7 West River Street, and the Bronte Marina Building (formerly known as Metro Marine), located at 2508 Lakeshore Road West. The Sovereign House is designated (by-law 1987-257 *rescinded*, and by-law 1990-050) as a property of historic and architectural value and interest, and the Bronte Marina Building was designated in 2014 (by-law 2014-124) as a property of historical, architectural and contextual significance. The by-laws, which outline the reasons for designation are appended to this report as Appendix B.

2.6 Description of Property

Municipal Address	3014 Lakeshore Road and 35 West River Street
Name (if applicable)	Bronte Harbour and Bronte Bluffs
Legal Description	Various
Location of Property	Located at the mouth of the Twelve Mile Creek (Bronte Creek), at Lake Ontario
Ownership	Private and Public
Access	Site review completed September 20, 2016 (ML, LS, KE, AB, EE, CU); additional site review on October 18, 2016 and June 29, 2018.
Current Observed Use	Recreation

⁴⁶ Town of Oakville. *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)*. Last updated April 2016. Last accessed online October 2016 at <http://www.oakville.ca/assets/general%20-%20business/hrtg-SectionF.pdf>: p. 78 and 81.

⁴⁷ Town of Oakville. *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)*. Last updated April 2016. Last accessed online October 2016 at <http://www.oakville.ca/assets/general%20-%20business/hrtg-SectionF.pdf>: p. 78.

Municipal Address	3014 Lakeshore Road and 35 West River Street
Existing Heritage Designations	<p>Listed on the Register of Properties of Cultural Heritage Value of Interest (NOT Designated):</p> <ul style="list-style-type: none"> • “Bronte Harbour - this property has potential cultural heritage value for its association with the development of Bronte's fishing and boating industries.” • “Bronte Bluffs - this property has potential cultural heritage value for its treed landscape along Bronte Harbour. • Bronte Cenotaph - “This property has potential cultural heritage value for its association with the contribution of Bronte's soldiers.” <p>Designated under Part IV of the <i>Ontario Heritage Act</i>:</p> <ul style="list-style-type: none"> • Bronte Marine Building (by-law 2014-124, Appendix B); and, • The Sovereign House is designated (by-law 1987-257 <i>rescinded</i>, and by-law 1990-050).
General Description	<p>Bronte Harbour comprises the historic Harbour created in 1856 and its immediate surroundings which developed as a focal point for the historic village of Bronte. The Harbour includes an “Outer Harbour” area and an “Inner Harbour” area.</p> <p>Bronte Bluffs is an elevated, forested park that overlooks Bronte Harbour and Lake Ontario. The Bluffs park serves as a connection between Sovereign House (and West River Street, more generally) and Bronte Harbour.</p>

2.6.1 Ownership and Jurisdiction

Given the complexity of the ownership of real property within the Bronte Harbour and Bluffs area and the fact that the Town does not have jurisdiction to designate Crown properties under the *Ontario Heritage Act*, property parcels (and their respective ownership) was outlined for the Study Area (Figure 4).

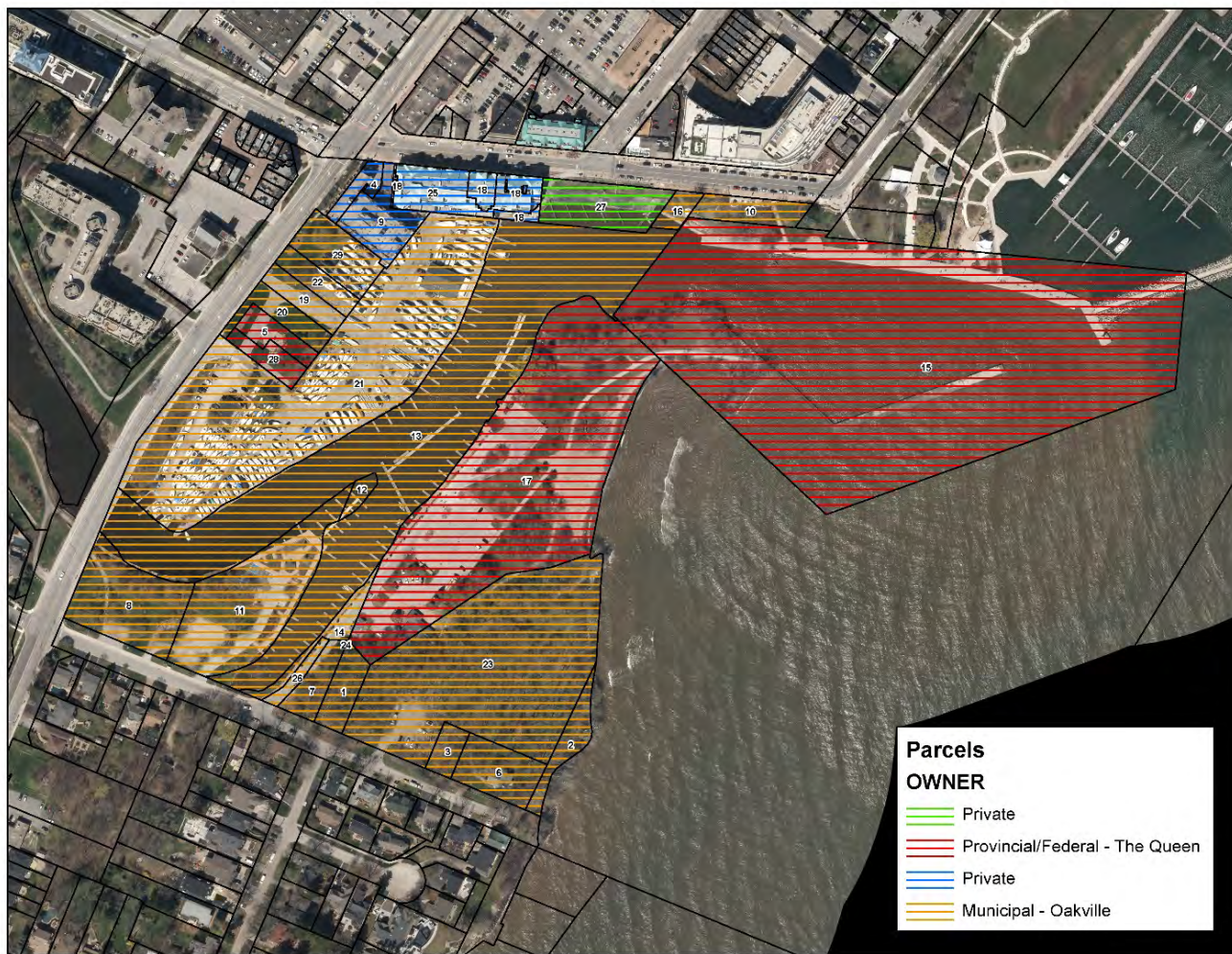


Figure 4: Delineation of Property Parcels and Ownership within the initial Study Area (Town of Oakville 2018).



Figure 5: Bronte Harbour, View of Inner Harbour from Fisherman's Wharf (CU 2015).

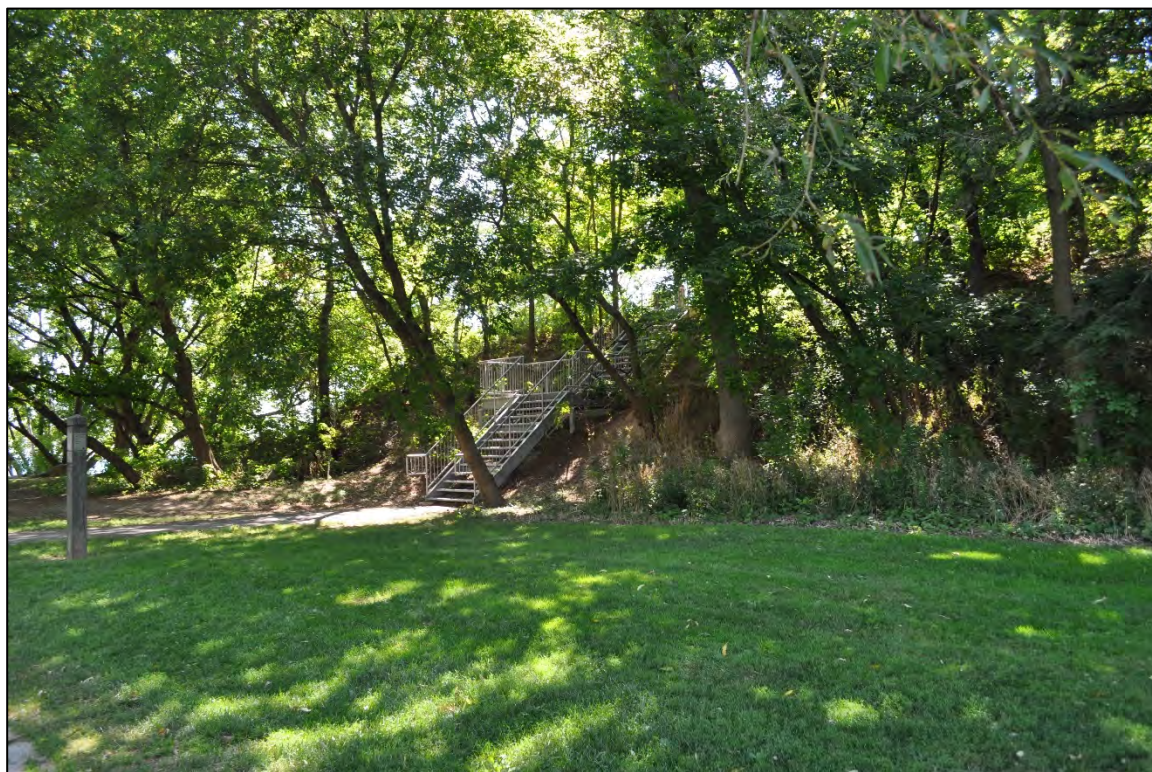
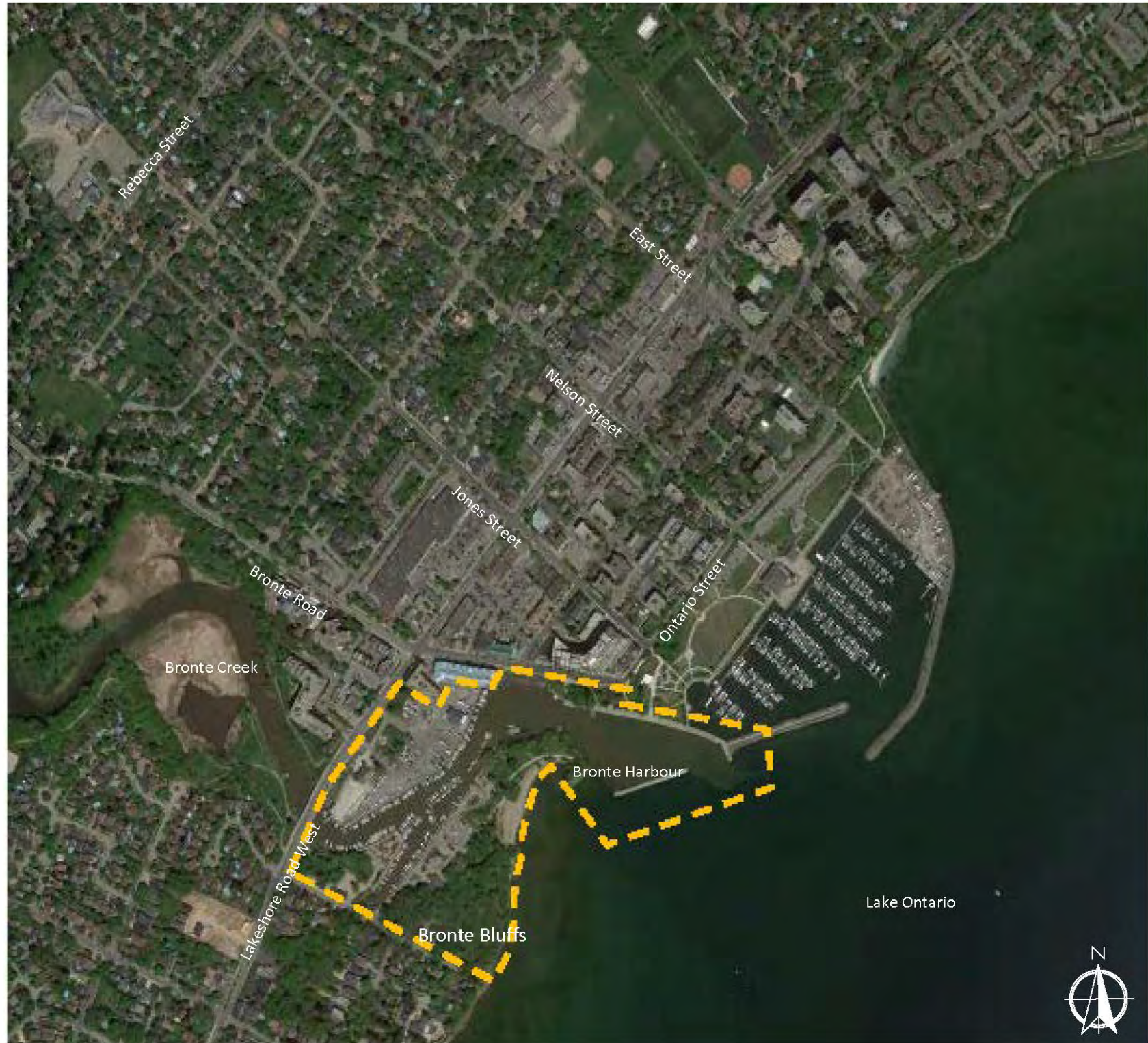


Figure 6: Access to Bronte Bluffs from Bronte Beach Park (CU 2015).



Figure 7: Bronte Beach, looking west towards Bluffs (CU 2015).



Corporation of the Town of Oakville
1225 Trafalgar Rd
Oakville, ON
L6H 0H3

Air photo dated May 22, 2015 obtained from Google Earth

Figure 8: Location of Bronte Harbour and Bluffs

LEGEND

----- CHL Study Property



Drawing not to scale



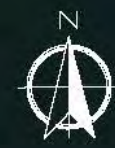
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1225 Trafalgar Rd
Oakville, ON
L6H 0H3

Air photo dated May 22, 2015 obtained
from Google Earth

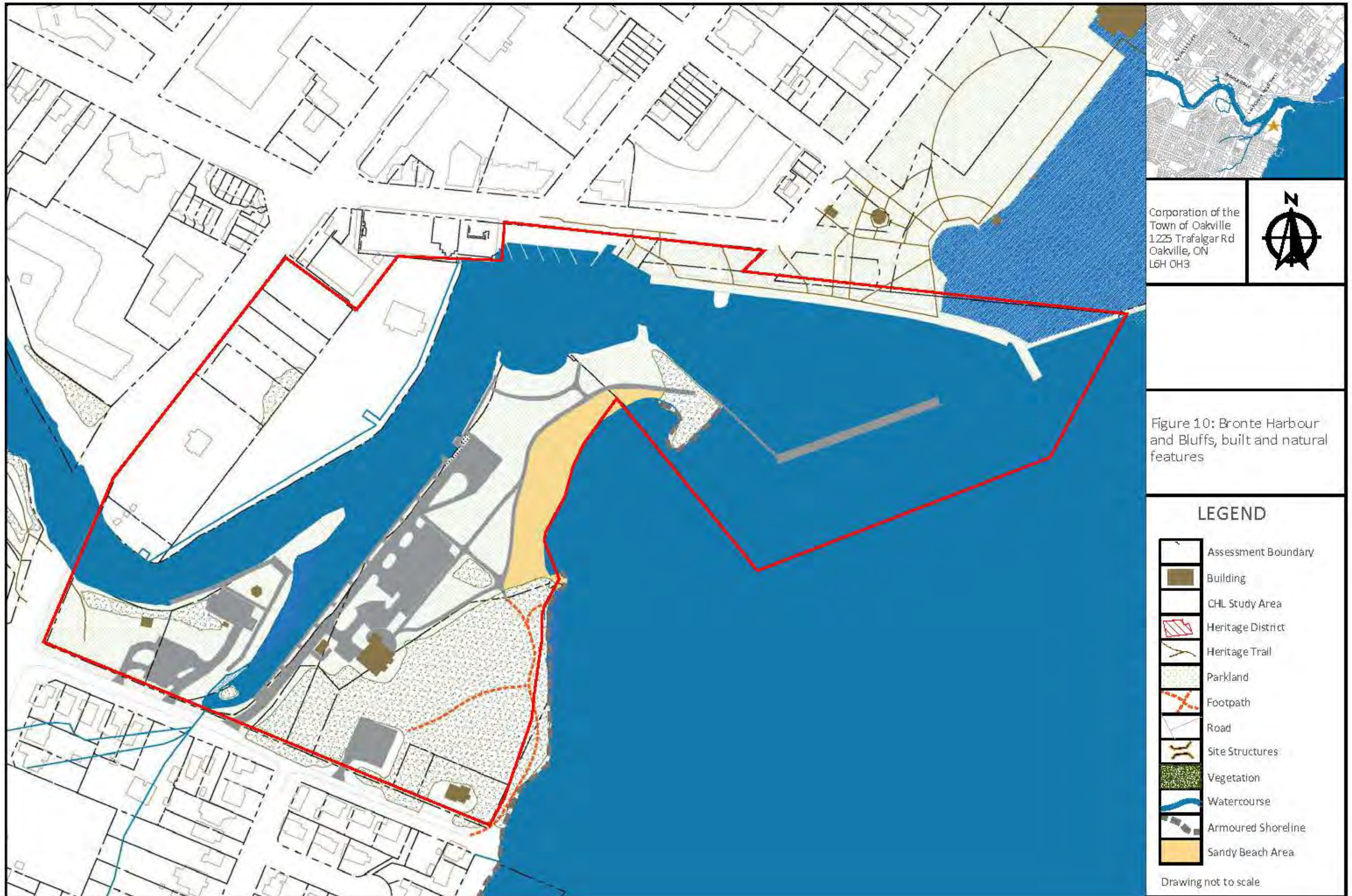
Figure 9: Bronte
Harbour and Bluffs,
Current Conditions

LEGEND

CHL Study Area



Drawing not to scale



2.7 Context

The Study Area, including the Bronte Harbour and Bluffs, is located at the mouth of Bronte Creek, along the shore of Lake Ontario. The study area is generally bounded by Lake Ontario to the south, West River Street to the west, Lakeshore Road West to the north, and Bronte Road to the east.⁴⁸

The study area is located within the historic Village of Bronte. It is located at the mouth of Bronte Creek (also known as Twelve Mile Creek) (Figure 8 and Figure 9).

Observed and-use around the study area is a mix of commercial and residential; although the area to the west of the study area is primarily residential (Figure 11 to Figure 13). There are a number of public parks located in the immediate vicinity (Figure 14).



Figure 11: View of commercial and residential buildings along Bronte Road from Fisherman's Wharf (CU 2015).

⁴⁸ For the purposes of clarity, 'south' will herein be used to describe the direction of Lake Ontario.



Figure 12: View from Lakeshore Road West, over Bronte Creek, looking north towards creek valley and residential neighbourhood (CU 2015).



Figure 13: View of residential neighbourhood west of the Bluffs from West River Street (CU 2015).



Figure 14: Image showing public parks in and around the Study Area (Town of Oakville, 2016: slide 18).

2.8 Current Conditions

The approximately 33-acre of land that makes up the Study Area is defined by its topography. Approximately 11.5 acres of the Study Area comprises the Bronte Creek. Immediately adjacent to the creek is a low-lying area that is predominantly reclaimed land. It was constructed to support recreational activities related to boating and park land. Boating infrastructure dominated much of the interior shoreline of the low-lying area (Figure 15). The Bronte Bluffs are situated in the southeast corner of the Study Area, overlooking Lake Ontario to the south, and the Bronte Creek and the Harbour to the north and east. The entirety of the Study Area is connected by a series of constructed and worn foot paths and trails.

In the section that follows, the component parts of the Study Area are described. The description has been divided into five sections: Berta Point, the North Section, Fisherman's Wharf, Bronte Beach Park, and Bronte Bluffs. Each of the components must be understood as contributing to the overall cultural heritage landscape.



Figure 15: Map showing boating facilities in Bronte Harbour (Town of Oakville, 2016: slide 27).

Berta Point

The northwest corner of this low-lying portion of the Study Area is Berta Point, a public park (Figure 16 and Figure 17). The park is relatively flat with a mix of manicured lawn and a mix of gravel and paved parking surfaces. Deciduous trees (primarily Manitoba Maples) form a canopy across the park. Built features within the park include a small building, used by the sailing school, and a gazebo, at the eastern point of the park. Boat slips are located along the shore. A small island, Swan Cove, covered in wild growth is situated in the inlet east of West River Street and south of Berta Point.



Figure 16: Berta Point Park



Figure 17: Berta Point Park

North Section

The northeast corner of the low-lying portion of the Study Area is an approximately 6-acre parcel that includes the Bronte Harbour Yacht Club facilities (Figure 18), General Chris Vokes Memorial Park (Figure 19 and Figure 20) and the Bronte Marina Building (Figure 21 and Figure 22). A boat launch is located to the west of the Yacht Club building. This area is almost entirely paved for boat storage, with the exception of a small lawn southeast of the Yacht Club, narrow lawns immediately adjacent to Lakeshore Road West, and General Chris Vokes⁴⁹ Memorial Park. General Chris Vokes Memorial Park is the location of the Bronte Cenotaph (Figure 20); a rectangular parcel of land, characterised by manicured lawn and a monument commemorating the soldiers who lost their lives in the First and Second World Wars and the Korean War. The inscription on the front reads,

A TRIBUTE TO THE DEAD
AN ADMONITION TO THE LIVING
LEST WE FORGET

Tree plantings (old Cedars, Spruce, and Crabapple) to the south of the monument provide a backdrop for the cenotaph (Figure 20). Around the monument, the cenotaph is paved with interlocking bricks. Three flag poles are located to the southwest of the monument. An access road leading to the Yacht Club facilities bisects the park.

⁴⁹ Major General Christopher Vokes served in the Second World War. He commanded troops at the Battle of Ortona and the battle of Hochwald ("Oakville," *Ontario War Memorials*. Posted by member November 19, 2016).

The Bronte Marina Building is located in the southeast corner of the north section of the Inner Harbour (Figure 21 and Figure 22). The building was designated under Section 29, Part IV of the OHA in 2014. The building is associated with the Metro Marine business founded by the Greb family in 1955. The c.1943 building is a tall, two storey wood frame building constructed on a rectangular plan with a gable roof. By-law 2014-124 A *by-law to designate the Bronte Marina Building, formerly Metro Marine, at 2508 Lakeshore Road West as a property of historical, architectural and contextual significance* is included in Appendix B of this report.



Figure 18: Bronte Harbour Yacht Club Building (CU 2015).



Figure 19: General Chris Vokes Memorial Park and Bronte Cenotaph (CU 2015).



Figure 20: Bronte Cenotaph



Figure 21: Bronte Marina Building (CU 2015).



Figure 22: Bronte Marina Building (CU 2016).

Fisherman's Wharf

Fisherman's Wharf is a man-made, concrete wharf (approximately 9 m wide and 250 m long) that runs northwest-southeast along the east of Bronte Creek, extending into Lake Ontario (Figure 23 and Figure 24). At the south end, the wharf extends approximately another 30m towards the south. A lighthouse is located at the end of the wharf. The Bronte Fisherman's Memorial is located along the wharf (Figure 25). The granite memorial, erected in 2007, measures 12 feet long, six feet high and two feet deep.⁵⁰ On the front face, there are seven etched plaques with scenes depicting Bronte Harbours commercial fishing history. The dedication reads:

In memory of the Bronte Commercial Fishermen who ventured onto the lake in good weather and bad to set and lift their nets to earn a living catching fish. Ciscoes, Herring, Whitefish, Lake Trout. Cleaned at the dockside shanties. Packed in ice and shipped to markets in Toronto, Hamilton and New York City. Twenty-two boats travelled from the harbour at the peak fishing season. As the fish dwindled, so did the boats fishing from Bronte. The last boat left the lake circa early 1950s.

The wharf provides views towards the lake, Bronte Beach, the Harbour, and the Bluffs, as well as general views along the shoreline to the east and west. The Bronte Heritage Waterfront Park (Outer Harbour) is located east of the Fisherman's Wharf.



Figure 23: Fisherman's Wharf, looking southeast towards the lighthouse and Lake Ontario (CU 2015).

⁵⁰ Town of Oakville, "Bronte Commercial Fishermen's Memorial Unveiled," News release dated July 23, 2007. Accessed March 2017 at <http://www.oakville.ca/townhall/nr-07july23.html>.



Figure 24: Fisherman's Wharf, looking northwest towards the Harbour (CU 2015).



Figure 25: The Bronte Fisherman's Memorial (CU 2016).

Bronte Beach Park

The Bronte Beach Park comprises the low-lying area of the south section of the Inner Harbour. The sandy, Bronte Beach extends along its south shore (Figure 26). At the easternmost point of the park, is an observation point below a tree canopy. A straight, concrete wharf extends off this point (almost perpendicular to the Fisherman's Wharf), into Lake Ontario. The north end of the park is a mix of paved parking surfaces and manicured lawn. Trees are located throughout the park, including Cedar, Variegated Dogwood, Burning Bush, Willow, Blue Spruce, Honey Locust, London Plane Tree, White Pine, Tulip Tree, Norway Maple, and Tamarack (Figure 27). There is a grove of large, old Willows to the north of a building that houses a workshop and washrooms (Figure 28 and Figure 29).



Figure 26: Bronte Beach



Figure 27: General conditions of Bronte Beach Park (CU 2016).



Figure 28: Area around washroom/Workshop building (CU 2015).



Figure 29: Washroom/Workshop building (CU 2015).



Figure 30: Access to Bronte Beach Park, off West River Street (CU 2016).

Bronte Bluffs

The Bronte Bluffs are accessed off West River Street, at the top of the embankment, or via a metal set of stairs from Bronte Beach Park (Figure 30 and Figure 31). The Bluffs are elevated above the Harbour and are characterised by its tree canopy, including mature Black Locust, Manitoba Maple, Raspberry, Alternate Leaf Dogwood, and Spruce (Figure 32). Ground cover is a mix of native and invasive perennials and grass. Worn footpaths run along the south of the Bluffs, overlooking Lake Ontario, and along the north of the Bluffs, overlooking the Harbour (Figure 33). The area is periodically marked with way-finding infrastructure (e.g., barriers and sign posts). At the west end of the Bluffs is a gravel parking surface, accessed off West River Street. The Sovereign House is located at the southwest corner of the Bluffs, adjacent to West River Street (Figure 34).

The Sovereign House (also known as the Charles Sovereign House) was designated under Section 29, Part IV of the OHA in 1990 (By-law 1990-050). It is a two-storey, Georgian-style residence built c.1825 for Charles Sovereign. It is brick construction with a stucco exterior and a one-and-a-half-storey tail. The house overlooks Lake Ontario and the tail fronts onto West River Street. The building is separated from the street by a picket fence and is surrounded by cottage gardens and a stand of silver maples to the rear. The house was moved to its current location in 1988. The building currently houses the Bronte Historical Society.



Figure 31: Stairs to access Bronte Bluffs (CU 2015).



Figure 32: Tree cover and ground cover (CU 2016).



Figure 33: Footpath along Lake Ontario (CU 2016).



Figure 34: Sovereign House (CU 2015).

2.8.1 2017 Flooding

In 2017, Lake Ontario reached its highest levels since 1918 between late April and early November.⁵¹ A series of significant rain events in May 2017 resulted in substantial flood damage and erosion along the shoreline, including Bronte Harbour (Figure 35). Damage to the park and harbour infrastructure resulted in closures to ensure public safety and delays to the launching of the boating season. Portions of the walkway at Bronte Fisherman's Wharf, the boat launch, pier walls, docks, beach, park, and parking lot were partially submerged. At the time of writing, several areas of Bronte Harbour remain closed off to the public (Figure 36).

⁵¹ Town of Oakville, *Flood Mitigation Progress Report 2017-2018*. Report to the Community Services Committee, March 26, 2018. Accessed online at <https://securepwa.oakville.ca/sirepub/cache/107/pmn1qy554yd2y12hvpu3bomh/45931607092018093214651.PDF>.



Figure 35: May 2017 photograph of water submerging the pier wall at Bronte Harbour (Source: Paine, 2017).



Figure 36: View of closed boat launch (CU, 2018).

3 Historical Research

3.1 History of the Area

3.1.1 Pre-European Contact

It should be noted that historical documentation related to the location and movement of Indigenous peoples in present-day Southern Ontario is based on the documentary record of the experiences and biases of early European explorers, traders and settlers. This record provides only a brief account of the long and varied occupation and use of the area by various Indigenous groups known, through oral histories and the archaeological record, to have been highly mobile over vast territories which transcend prevailing modern understandings of geographical boundaries.

Physiography

Bronte Creek and its surrounding landscape have been shaped by ice, water, wind, and weather. Beginning in 13,000 BP (Before Present) with the retreat of the Wisconsin glacier, numerous drops and spillways were etched into the earth and barren, rubble-strewn landscapes and jagged cliffs were created. This was more evident when the glacial Lake Iroquois receded.⁵² About 10, 000 years BP “the open spruce-tundra of southern Ontario was gradually replaced, first by black and white spruce, then by jack and white pine and eventually by birch forest.”⁵³

Paleo-Indian (9500-8000 BC)

The cultural history of southern Ontario began around 11,000 years ago,⁵⁴ following the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo-Indian period (9500-8000 BC), the climate was similar to the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometres in a single year.⁵⁵

Archaic (8000-1000 BC)

During the Archaic archaeological period (8000-1000 BC) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. Within Oakville, known Archaic sites tend to be distributed along the Bronte Creek drainage basin.⁵⁶ The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites points to long distance trade for exotic items and increased ceremonialism with respect to burial customs towards the end of the period.⁵⁷

Woodland (1000 BC – AD 1650)

The Woodland period in southern Ontario (1000 BC–AD 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BC), Middle Woodland (400 BC–AD 500) and Late Woodland (AD 500-1650). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be

⁵² Gale, *Bronte Creek Watershed Study: Appendix 2, Ecological and Cultural Heritage*. Conservation Halton.2000.

⁵³ Roger & Smith, 1994 as cited in Gale, 2000.

⁵⁴ Chris Ellis and D. Brian Deller, “Paleo-Indians,” (1990): 37.

⁵⁵ David s. Smith, “The Native History of the Regional Municipality of Halton and the Town of Oakville: Part I,” n.d., Accessed online August, 2015 <http://www.oakville.ca/culturerec/is-firstnations.html>.

⁵⁶ Smith, “Part II,” n.d., Accessed online August, 2015 <http://www.oakville.ca/culturerec/is-firstnations.html>.

⁵⁷ Chris Ellis *et.al.*, “The Archaic,” (1990): pp. 65-66.

focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long distance trade networks.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around AD 500–1000. It was during this period that corn (maize) cultivation was introduced into southern Ontario. Princess Point Complex (AD 500–1000) sites provide the earliest evidence of corn cultivation in southern Ontario. Large Princess Point village sites have been found west of Oakville, at Coote's Point, and east of Oakville, in the Credit River valley; however, none have been found within Oakville.

The Late Woodland period is divided into three distinct stages: Early Iroquoian (AD 1000–1300); Middle Iroquoian (AD 1300–1400); and Late Iroquoian (AD 1400–1650). The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the tribal level; by the 1500s, Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Neutral Confederacies. Present-day Oakville is located in a transitional or frontier territory between the Neutral and Huron.

During this period, domesticated plant crops were supplemented by continued foraging for wild food and medicinal plants, as well as hunting, trapping, and fishing. Camp sites from this period are often found in similar locations (if not the same exact location) to temporary or seasonal sites used by earlier, migratory southern Ontario populations. Village sites themselves were periodically abandoned or rotated as soil nutrients and nearby resources were depleted; a typical cycle for village site may have lasted somewhere between 10 and 30 years.⁵⁸ A number of late Woodland village sites have been recorded along Bronte (Twelve Mile) Creek.

European Contact (c.1650)

When French explorers and missionaries first arrived in southern Ontario during the first half of the 17th century, they encountered the Huron, Petun and – in the general vicinity of Oakville – the Neutral. The French brought with them diseases for which the Iroquois had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Neutral, was the movement of the Five Nations Iroquoian Confederacy from south of Lake Ontario. Between 1649 and 1655, the Five Nations waged military warfare on the Huron, Petun, and Neutral, pushing them out of their villages and the general area. As the Five Nations moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in military conflict with the Five Nations over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomí, allied as the Three Fires, initiated a series of offensive attacks on the Five Nations, eventually forcing them back to the south of Lake Ontario. Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Iroquois. A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the New Credit First Nation.⁵⁹

Throughout the 18th century, the Mississaugas who settled in between Toronto and Lake Erie were involved in the fur trade. Although they did practice agriculture of domesticated food crops, they continued to follow a seasonal cycle of movement for resource harvesting. Families were scattered across the wider hunting territory during winter months, hunting deer, small game, birds and fur animals. In spring, groups moved to sugar bushes to harvest sap prior to congregating at the Credit

⁵⁸ Smith, "Part III," n.d., Accessed online August, 2015 <http://www.oakville.ca/culture/rec/is-firstnations.html>.

⁵⁹ Mississaugas of the New Credit First Nation, "The Mississaugas of the Credit: Historical Territory, Resource and Land Use," 2018.

River.⁶⁰ The Credit River was an important site in the spring for Salmon and was also the location where furs and pelts were brought to trade.

In 1805, the Mississaugas reached a provisional agreement with the Crown to cede 70, 785 acres of land immediately west of the Toronto Purchase Treaty lands⁶¹ and east of the Brant Tract Treaty lands - stretching from Etobicoke River to Burlington Bay and north from the lakeshore to the vicinity of what is now Eglinton Avenue. This area is the subject of the Head of the Lake Treaty, No. 14, which was signed on September 5, 1806. The treaty stipulated certain conditions, including that the Mississauga Nation would hold "the sole right of the fisheries in the Twelve Mile Creek, the Sixteen Mile Creek, the Etobicoke River, together with the flats or low grounds on said creeks and river, which we have heretofore cultivated and where we have our camps. And also the sole right of the fishery in the River Credit with one mile on each side of said river."⁶²

As soon as the treaty was finalized, a formal survey of Trafalgar Township was conducted by Samuel Wilmot in 1806 for settlement purposes. He used Dundas Street as the baseline for the survey because the road had already been surveyed as a military road in 1793. The resulting Trafalgar Map (also known as the Wilmot Map) shows trails on both sides of Bronte Creek, as well as Indian corn fields on the eastern river flats (Figure 37). Newcomer settlers moved into the area, effectively surrounding the Mississauga and depleting the forests, fisheries and other resources on which they depended.

With the pressures of European settlement mounting in the area, the lands at the mouth of the Bronte and Sixteen Mile Creeks were surrendered in Treaty 22 in February 1820 in which the Mississaugas retained only a 200-acre reserve for a village site at the mouth of the Credit River.⁶³

⁶⁰ The name for the Credit River and by extension the Mississaugas of the Credit, derives from the practice of French, and later English, traders providing credit to the Mississaugas at that river location.

⁶¹ The Toronto Purchase Treaty agreement was confirmed on August 1, 1805 and the Mississaugas were asked to sell the Head of the Lake Treaty, No. 14 lands the following day (MNCFN, 2017a: p.13).

⁶² Laura Lynn Peers and Carolyn Podruchny. *Gathering Places: Aboriginal and Fur Trade Histories* (Vancouver: UBC Press, 2010), p. 73.

⁶³ MNCFN, 2017a: p. 17 and Sheila Campbell and Betty-Jean Lawrence, "The Treaty Period (1801-1847)," n.d., Accessed August, 2015 at <http://www.oakville.ca/culturerec/firstnations-essay6.html>.



Figure 37: Detail of 1806 Wilmot survey showing the tract along Bronte Creek (incorrectly labelled 10 Mile Creek) (Wilmot, 1806).

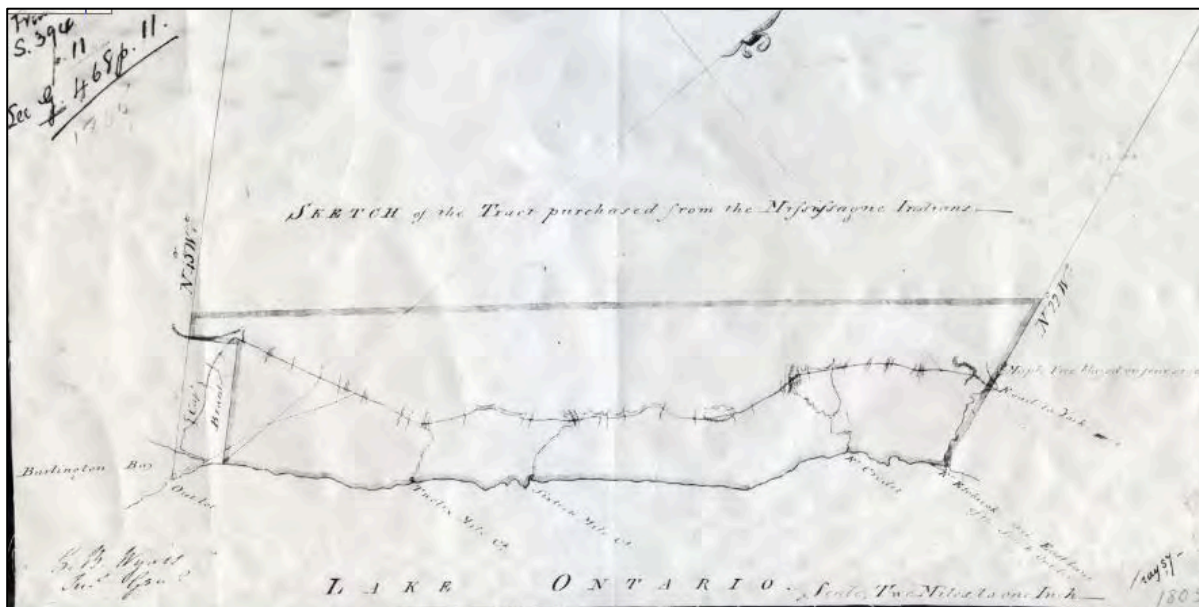


Figure 38: Sketch of the tract of land granted to the Mississauga in 1805 as part of the *New Purchase* (TTHS, Digital Collection, Local Identification No. OPLOIMI0001).

3.1.2 Early European Settlement

The sale of the government land in the Old Indian Reserve at the mouth of the Twelve and Sixteen Mile Creek was undertaken by public auction (Figure 39). On December 28, 1826, the auction took place at Crook's Mill, at Dundas Street. The proceeds were to go to the construction of a new 'Indian village' intended to house those displaced by the sale.⁶⁴

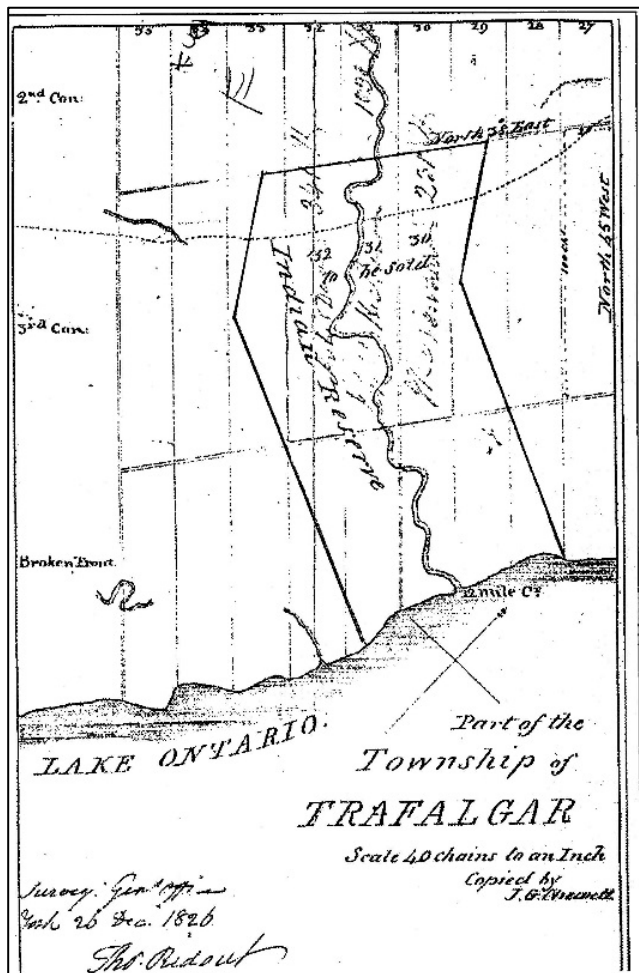


Figure 39: Thomas Ridout map dated 26 Dec 1826, showing the concessions and lots of the previous 'Indian Reserve' to be sold (Gale, 2000: p. 14).

Among the first settlers to arrive in the area were Philip Sovereign and his family. Philip Sovereign, of Palantine German decent, arrived in 1814 from Sussex County, New York. He established a farm on a large property that extended along the lakefront west of the reserve lands.⁶⁵ Philip's son, Charles Sovereign, kept extensive records of the early days and made many notes about the lumber trade in the area. Lumber was of such grand quality that in 1825, timber from the mouth of the Twelve was harvested and used in building the Welland Canal.⁶⁶

Another early settler who influenced the development of Bronte Village was John Belyea. Belyea was a United Empire Loyalist (UEL) from New York State. He eventually made his way to Upper Canada in the early 19th century and settled in Bronte.⁶⁷ The Belyea family were particularly active in the fishing industry and in the development of Bronte Village east of

⁶⁴ Brimacombe, 1976.

⁶⁵ Brimacombe, 1976.

⁶⁶ Brimacombe, 1976.

⁶⁷ Brimacombe, 1976.

the creek. In 1829, John Belyea's widow, Isabella, petitioned the government to grant her the title to 240 acres comprising Lot 29 and parts of Lots 28 and 30 where their farm had been located for eight years.⁶⁸

A third early settler of note is Joseph Hixon⁶⁹, who acquired the Crown patent for Lot 20 (present-day site of Berta Point) in 1839. In addition to several other properties along the river, Hixon bought Lot 31 as a mill site for 257 pounds and 50 shillings. Hixon's inability to harness the power of the water contributed to delayed growth of the area as a port. Samuel Bealey Harrison later acquired the site and built the mill that spurred the development of the social, economic and natural landscape of Bronte.⁷⁰

Another early industry that influenced the development of Bronte was stone hooking. Stone hooking is a method of gathering stone slabs from the lake bed, using long rakes with hooks. The practice began in the early 19th century and developed into an important industry by the mid- to late-19th century. Stone hookers from Bronte (as well as Port Credit, Oakville and Frenchman's Bay) supplied stone, sand and gravel for buildings before the establishment of inland quarries and sand pits. A unique stone hooking fleet of ships developed at Bronte. At its peak, in the late 19th century, there were over 40 schooners working the waters (Figure 40).⁷¹ One active figure in the Bronte stone hooking industry was Lemuel 'Lem' Dorland (shown as L. Dorland in Figure 40, below). In addition to several stone hookers, Dorland owned a steamboat named *Chub*. He was a member of a deputation to Trafalgar Township in 1897, requesting to purchase the harbour; and was responsible for the construction of the harbour's replacement piers in 1890.⁷² In 1903, Dorland purchased the 1.5-acre property comprising present-day Berta Point from Joseph Wild.⁷³

Name	Built	Tonnage	Builder	Fate
Lillie	1868		Ben Lind	Sunk Bronte Harbour 1896
Brothers	1869	31½	L. Dorland	
Max Wiley	1873	61	A. Leclair	
Friendship	1876	24	E. Joyce	
Nameless (Olympia)	1876	23	R.P. Joyce	Hulk at Pt. Credit 1920's
Maple Leaf	1879	49	A. Leclair	
North West	1882	57	L. Dorland	
Madeline	1882	39	L. Dorland	Blown up by Steve Peer Port Credit

Figure 40: A list of Bronte stone hooking ships (Brimacombe, 1976: p. 38).

3.1.3 Bronte Harbour and the Village of Bronte

William Hawkins, Deputy Provincial Surveyor, submitted plans for the development of Bronte Village on December 30, 1833. In his plan, he described the setting as follows: "an eligible and healthy site for a Town but before it can be expected to become of much importance a Harbour must be made by projecting piers....and removing the accumulated masses of stone and gravel"⁷⁴. Hawkins also offered some insight into the appearance of the area around the mouth of Bronte Creek at the time. In his survey notes, he described the road from York to Hamilton as being close to the shoreline; the home of John

⁶⁸ Brimacombe, 1976, p.9.

⁶⁹ Indicated as "Hinson" in the Land Title Abstracts.

⁷⁰ Brimacombe, 1976.

⁷¹ Ibid

⁷² Ibid.

⁷³ As previously noted, the 1.5-acre property had initially been granted to Joseph Hixon in 1839. It appears to have been inherited by his daughter, Mary and her husband Joseph Wild. The two were married in 1858 (Archives of Ontario, 1858). Following Dorland's death, the property was purchased by Post Master, Joseph Sylvester Flumerfelt in 1910. Gordon Collins purchased the property from the Flumerfelt family in 1943.

⁷⁴ Brimacombe, 1976, p.11.

Belyea was noted as being 65 yards east of the bridge. He also noted an extensive stand of "principally oak, pine, hickory, popular" on the west side of the creek.⁷⁵

In the spring of 1834, lots along Bronte Creek went to public auction. In his journal, under an entry for August 8, 1834, Charles Sovereign wrote: "Bought at publick [sic] Auction at the City of Toronto of Peter Robinson, Land Agent, Lot No. 11, the first range of the twelve mile tract for five pounds 5 shillings, paid ¼ down. Also lot No. 18 for five pounds fifteen."⁷⁶

While the Oakville Harbour at the mouth of the nearby Sixteen Creek was developed to include piers, wharves and a warehouse by the 1820s, these were paid for by the private funds of William Chisholm. The port at Bronte took longer to develop as funds were raised publicly. The Bronte Harbour Company was formally established in 1846.⁷⁷ The first members of the Bronte Harbour Company were: Samuel Harrison, Ashman Pettit, Elijah Williams, James Belyea, Philip Sovereign, John Bray, Joseph Hixon, John Riggs, Edward B. Palmer, and Joseph Simons.⁷⁸ By Act of Parliament and Royal Assent the Bronte Harbour Company could have a seal and enact toll rates for goods that passed through their port.

It is unclear exactly how the Harbour was constructed; however, it is likely that one of the first steps involved dredging the creek and widening the channel by removing part of the wetlands (see Figure 41 and Figure 42). At this time, the two-headed creek mouth was changed to a single opening into Lake Ontario. Two piers were added and a lighthouse was built on the east side.⁷⁹ Construction of the Harbour was completed in 1856.⁸⁰ A bridge crossing Bronte Creek was constructed along present-day Lakeshore Road West (Figure 42). The original structure - likely wooden - washed away in 1850 and was replaced with an iron bridge.

⁷⁵ Ibid, p. 12

⁷⁶ Brimacombe, 1976, p.12

⁷⁷ Brimacombe, 1976, p. 13

⁷⁸ Brimacombe, 1976, p. 13.

⁷⁹ The lighthouse and harbour piers were destroyed during a storm in 1888. A replacement lighthouse was constructed by Orange and John Ribble. The wooden piers were reconstructed by Lemuel Dorland in 1890 (Brimacombe, 1976). These wooden piers were replaced with concrete ones in 1946 (Brimacombe, 1976).

⁸⁰ Brimacombe, 1976.



Figure 41: Detail from 1834 Plan of Bronte showing the Bronte Harbour area (Hawkins, 1834).



Figure 42: Detail of 1848 Sketch of Bronte Harbour area (Ontario Archives).

Following construction of the Harbour, Bronte's population grew as did the variety of local merchants and industry. By the mid-1850s multiple mills had been constructed along the creek (Jim Whites Mill, Harrison's Grist and Sawmill, and Hixon's Shingle Mill) and a variety of local merchants had established shops in the village including: a wagonmaker (William Bulter); a cabinet maker (Bob Lucas); a clothing factory operated by a Mr. Skyes; and a shoemaker (Mr. Coes).⁸¹ Two hotels, Triller House and Thompson House, served travellers between Toronto and the Hamilton. By 1851, three frame warehouses had been built along the east bank. They were owned by Gage and Hagaman and James Belyea.

On the east side of the creek, the firm of Jones, Williams and Cummer opened a "handsome 3-storey structure boasting five run of stones" which became the "largest steam grist mill in the province in 1858."⁸² The tall red brick smokestack was a landmark for almost 100 years until was destroyed by a fire in 1950.

As demand for wheat and flour in England and Western New-York State increased in the 1850s, the County of Halton became a major-wheat producing area in Ontario. Grain was shipped by schooner and, as a result, became an important part of the local economy.

⁸¹ Brimacombe, 1976, p. 15

⁸² Brimacombe, 1976. P 16



Figure 43: Image of the Eastern shoreline of Lake Ontario, with the Mill and smoke stack in centre taken c.1921 (Lorne Joyce Collection, 1921).



Figure 44: An image of the mill (c.1942) and eastern shoreline of Lake Ontario (Postcard, n.d. From Betty Strong Collection)

3.1.4 Shipbuilding

Although Oakville's Harbour was the area's major ship building centre, Bronte Harbour also was a shipbuilding centre. Melancthon Simpson, a builder of iron-hulled vessels, was in such demand in the 1850s that they began building schooners in Bronte, taking advantage of local tradesmen, the lumber trade, and local sawmills.⁸³ The exact location of the Melancthon Simpson ship-yard is unknown; however, it is known that at least four schooners were built in the Bronte Harbour area between 1852 and 1854.⁸⁴

The prosperity of the early 1850s ended in 1858 when the price of wheat collapsed. At the same time, the opening of the Grand Truck Railway meant farmers in Halton County could choose to transport their goods by train. Subsequently, the population in Bronte Harbour decreased. Between 1856 and 1877, the population declined from approximately 550 to 220 inhabitants, which was the approximately population of the community until the turn of the century.⁸⁵



Figure 45: 1877 Map of Bronte and surrounding area showing the rail line bypassing the Harbour (Pope, 1877).

⁸³ Brimacombe, 1976, p. 18

⁸⁴ The Four schooners included: Flying Cloud (1852), Peerless (1853), Olivia (1853) and Lily (1854) (Brimacombe, 1976, p. 18).

⁸⁵ Brimacombe, 1976, p. 23.

In the latter half of the 19th century, fishing shanties began to appear along the east side of Bronte Creek. For many decades to follow, fishing was an important local industry supporting both area fishermen and local ship builders.

As illustrated in Figure 41 and Figure 42, above, much of the area surrounding the mouth of Bronte Creek is naturally composed of marshland. The Hawkins map indicates that the marshland was surveyed and granted (Figure 41). Lots to the east of the creek were granted to the Bronte Harbour Company A half-acre plot, while the lots in the low-lying area the west of the creek were granted to Joseph Hixon; including a small half-acre plot south of 'Triller Street' (the present-day location of Berta Point Park). This lot is better illustrated on the 1848 sketch (Figure 39).

An inset of Bronte Village from the 1877 *Illustrated Historical Atlas of the County of Halton* shows the general landscape of Bronte Harbour and Bluffs (Figure 46). Much of the early focus on developing the Harbour appears to have focussed on the east side of the creek, adjacent to Bronte Village; although some development did occur along Triller Street (present-day Lakeshore Road West). Around 1884, an Orange Hall was constructed as the meeting place for the Local 256 Orange Order of Halton.⁸⁶ The building later served as the Bronte Community Club and was demolished in 1953⁸⁷ (Figure 52 and Figure 47).

Figure 48 through Figure 51 show that, in addition to the mill, the eastern shore of the creek, where the pier had been constructed, became lined with fishing shanties. Figure 51, taken in the first quarter of the 20th century from the approximate current location of the Bronte Marina Building, illustrates the continued marshy conditions at the north end of the Harbour, which was owned by the Bronte Harbour Company throughout the early 20th century.

A 1931 air photo shows the development of the Harbour up to that point (Figure 52). Fishing shanties are visible along the east of the harbour. Present-day Berta Point Park remained largely undeveloped, and only a few built features were located in the north section of the harbour. These included a structure in the present-day location of the boat launch west of the Bronte Harbour Yacht Club, several buildings immediately south of Lakeshore Road West, and an access road running from Lakeshore Road West to the creek (Figure 52). The image also shows the concrete bridge (Figure 53), constructed in 1918 to replace an earlier iron structure, and the Bronte Fire Hall located east of the Bronte Community Club along Lakeshore Road West (Figure 54 and Figure 55). Portions of the property were used, during the 1930s, to store the dredging equipment used by Haufman Construction to dredge the bay (Figure 56).

⁸⁶ Bronte Historical Society. *Bronte Village: A Short Tour* (Bronte Historical Society: 1998) with additional notes provided by Betty Strong.

⁸⁷ *Ibid.*



Figure 46: Detail from map of Bronte Village in 1877 Illustrated Historical Atlas (Pope, 1877).



Figure 47: Bronte Community Club, originally constructed c.1884 as the Orange Hall (Bronte Historical Society, n.d.).



Figure 48: Fish Shanties along the shoreline with fishing gear and boats c. 1916 (Walter D. Allan Collection).

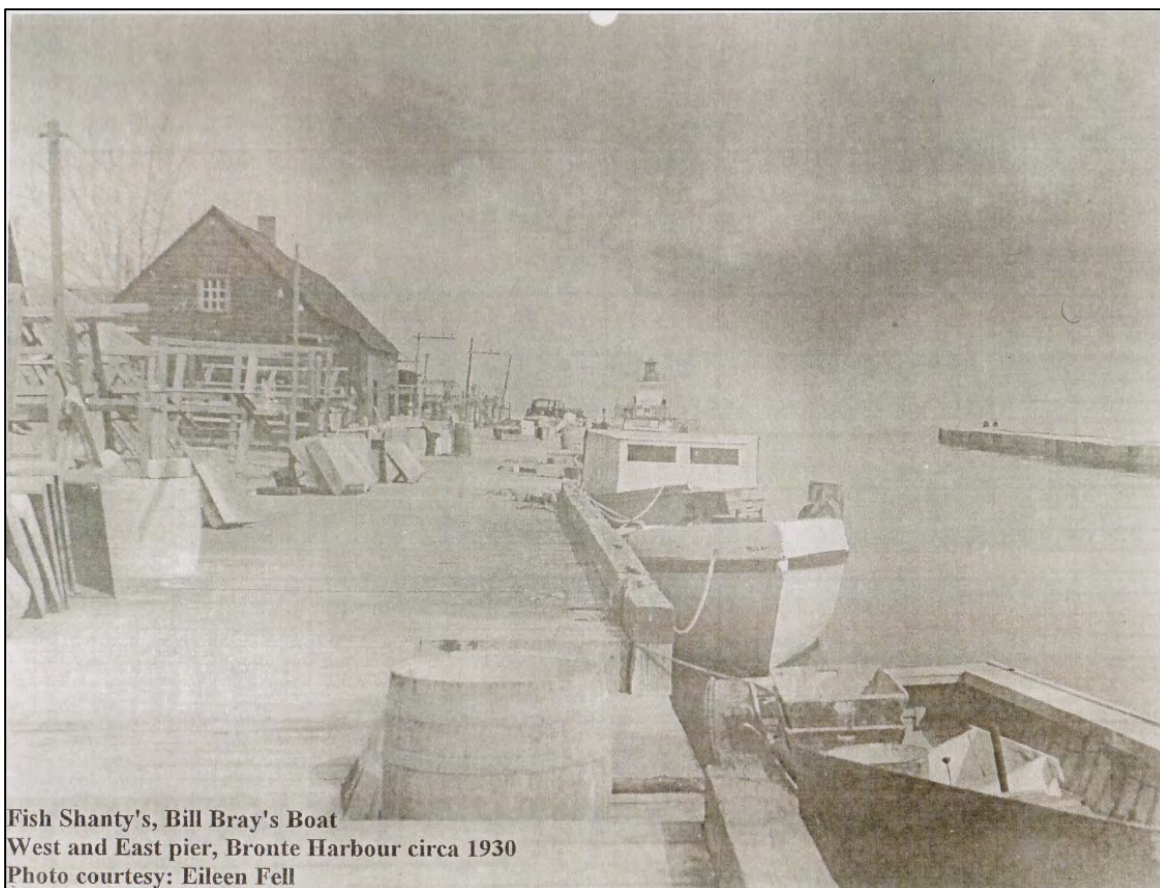


Figure 49: View of Fisherman's Wharf, c.1930 (L. Joyce Collection and Walter Allan Collection, n.d.).



Figure 50: Image of eastern shoreline likely from a barge with schooner boat (L. Joyce Collection and Walter Allan Collection, n.d.).



Figure 51: View of Bronte Harbour from the approximate location of the extant Bronte Marina Building, c.1917. Note the marsh grasses in the present-day location of the paved boat storage area (Ontario Archives)



Figure 52: 1931 air photo showing Bronte Harbour development (NAPL A3249 14).

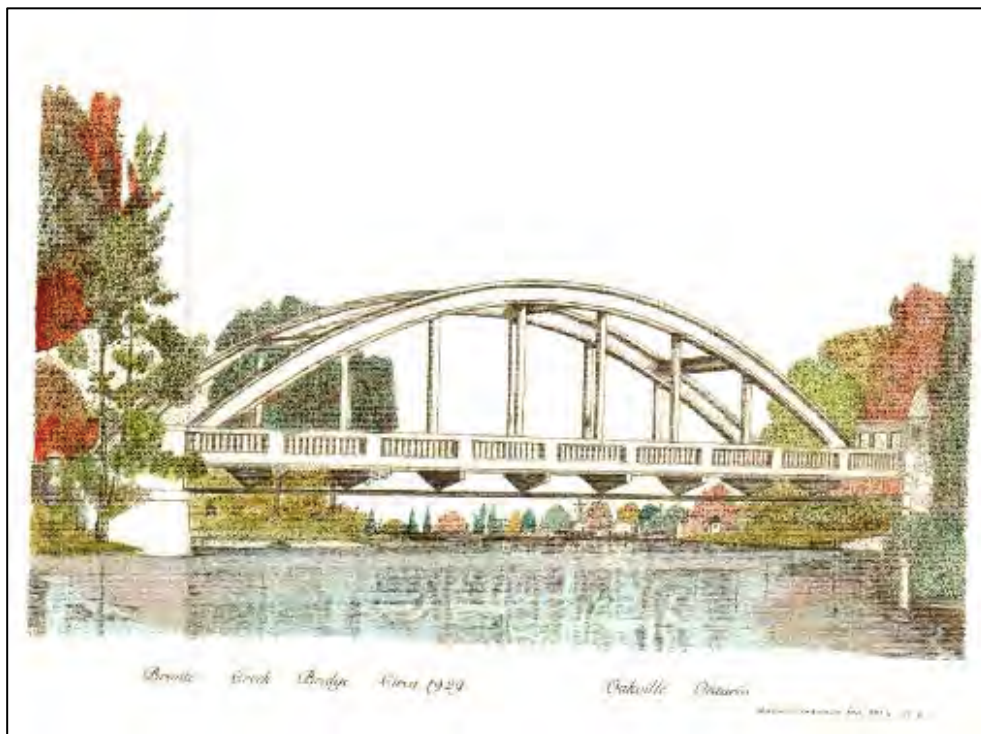


Figure 53: 1929 image of the concrete Bronte Creek Bridge (Bronte Historical Society).



Figure 54: Bronte Fire Hall c.1940, pier and lighthouse visible in background (Bronte Historical Society).



Figure 55: View of harbour with Bronte Fire Hall in foreground (Bronted Historical Society, Walter Allan Collection).



Figure 56: Haufman Construction dredging equipment, c. 1930s (Bronte Historical Society).

Around 1945, the Northern Shipbuilding and Repair Company built the present-day Bronte Marine Building. This large, two storey shed constructed 29 Boats between 1945 and 1954.⁸⁸ John A. McCleary owned the company and the Bronte shipbuilding operation was managed by Ralph Hurley, an experienced welder and shipbuilder.⁸⁹ The shipyard employed about 30 skilled labourers. At one point, a building was located directly west of the building to accommodate the company's workers (Figure 57).

However, both the fishing and shipbuilding industries declined in the early 1950s as a result of overfishing⁹⁰ and subsequent lack of demand for ships. The Northern Shipbuilding and Repair Company property was eventually purchased by Oakville industrialist Harry Greb in 1955.⁹¹ Greb established the Metro Marine to serve the growing recreational boating market. The Town of Oakville currently owns the building.

An air photo from 1960 illustrates the evolution of the north end of the Harbour. The present-day location of Berta Point, had several small structures, a parking surface along the south of Lakeshore Road, and access roads leading to the shore (Figure 58). The buildings and infrastructure related to the Northern Shipbuilding and Repair Company is also clearly visible in this image (Figure 58).

⁸⁸ Fossey, 2007.

⁸⁹ Ibid.

⁹⁰ Brimacombe, 1976.

⁹¹ Ibid.



Figure 57: Image of Metro Marine building (right) and accommodations for workers (left) (Walter Allan Collection. n.d.)



Figure 58: 1960 air photo of Bronte Harbour (NAPL A17176 98).

3.1.5 Bronte Beach

As a result of the dredging and movement of sand for the construction and operation of the Harbour at Bronte, the area to the immediate east of the Bluffs was transformed into a community beach. As early as the turn of the century, Bronte Beach Park became a summer recreation destination for its beach and for activities such as picnics (Figure 59 through Figure 65). Gordon Collins and his wife operated a restaurant/road house, Riverside Snack Shop, at the corner of Lakeshore and West River Street (Figure 66). The couple built a walkway over a narrow portion of the creek around 1910 to allow customers to access the restaurant from the beach (Figure 67). Sometime before 1931, the Collins' constructed an open-air pavilion on land leased from the federal government (Figure 68 and Figure 69). This structure washed away in 1949.⁹² In addition, the Collins' appear to have rented space on the property to tourists with recreational trailers (Figure 66). The Collins' officially acquired the property where they operated the Riverside Snack Shop from the Flumerfelt family in 1943. Following Gordon Collins' death, the property was acquired by Steve and Helen Berta in 1948. The building appears to have been demolished when the current Bronte Creek Bridge was constructed in 1970.

The Bronte Beach was the site of local festivals, dances, and community events and small cottages were constructed along the shoreline (Figure 69 and Figure 70).⁹³ By the end of the Second World War, the small frame cottages that lined the north and eastern edge of the beach had been destroyed by storms, high water or erosion⁹⁴ (Figure 71); although a handful of vacation accommodations appear to have been maintained by the Berta family on their property, south of the Riverside Snack Shop, along the shore (Figure 72). Community resident and local historian Ken Pollock noted that after the great storm on April 18, 1944, over 600 feet of the west pier was smashed and the shoreline had been severely damaged.⁹⁵ Throughout the late-20th century, the size of the beach continued to decline, despite erosion control measures. Concrete piers were added in 1946, replacing the former wooden piers.⁹⁶

With the decline of the fishing and shipbuilding industries, the use of the Harbour shifted to recreation. This included the establishment of the Metro Marine in the former Northern Shipbuilding and Repair Company building. By 1960, boat slips lined the north section of the Harbour (Figure 73). In 1962, the Bronte Harbour Club House was constructed on lands leased from the Town of Oakville.⁹⁷ An air photo from the winter of 1962 shows the Club House and Metro Marine building (Figure 74). Since the 1960s, the Harbour area has continued to develop in a way that supports recreational boating.

⁹² Ibid.

⁹³ Betty Strong notes from various members of the Joyce Family and local residence.

⁹⁴ Interview with Rev. David Joyce by Betty Strong. April 29th, 2015.

⁹⁵ Betty Strong, Bronte Historical Society Notes.

⁹⁶ TTHS, Postcard: The Bronte Harbour. N.d.

⁹⁷ Bronte Harbour Yacht Club, *History & Traditions*. Accessed March 2017 at <http://bhyc.on.ca/about/history/>.



Figure 59: Image of a c.1904-1918 postcard showing Bronte Beach (TTHS Digital Collections).



Figure 60: Bronte Beach postcard, c.1910 (TTHS Digital Collections).



Figure 61: Hand-coloured postcard of "The Beach, Bronte, Ont." from before 1910 (TTHS Digital Collections).



Figure 62: Postcard image showing a "Shady Picnic Corner" at Bronte Beach Park, no date (TTHS Digital Collections).



Figure 63: Postcard of Bronte Beach c.1930 (TTHS, Digital Collection).

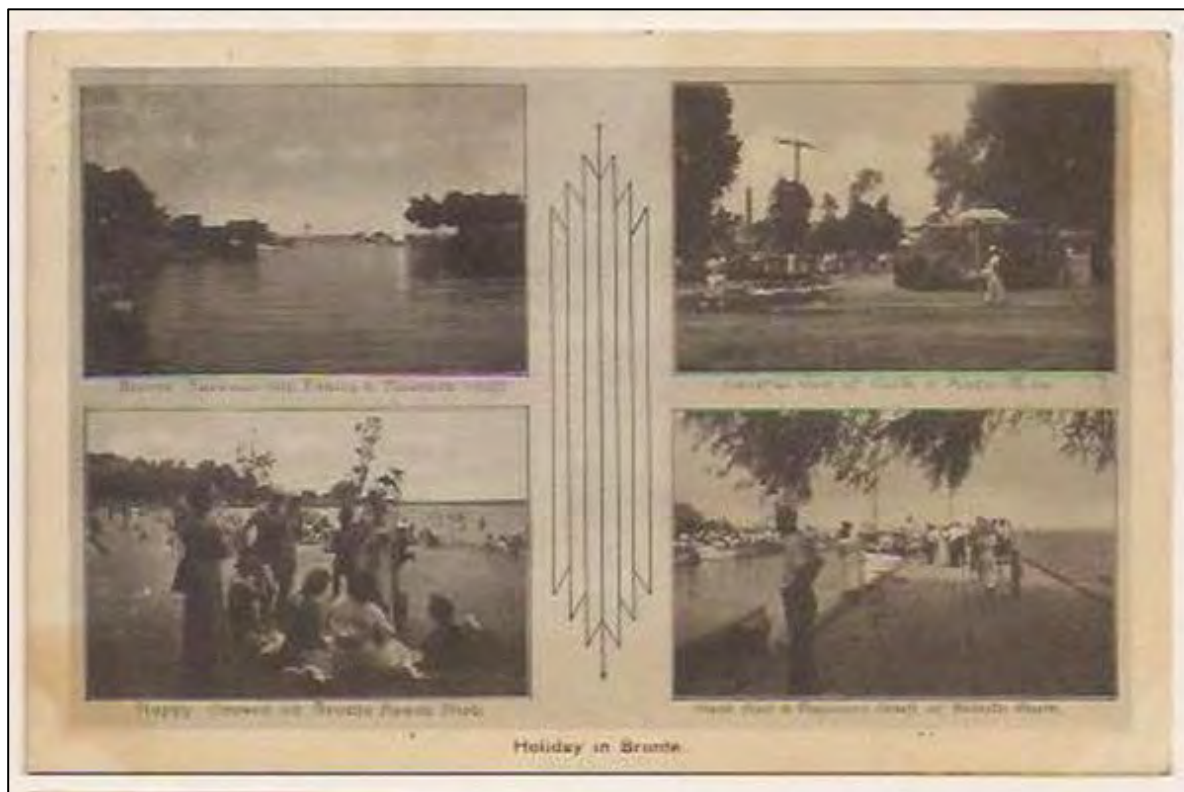


Figure 64: "Holiday in Bronte" postcard from the 1940s (TTHS Digital Collections).



Figure 65: "A Happy Crowd" postcard image of Bronte Beach Park in the 1930s or 1940s (TTHS Digital Collections).



Figure 66: Photograph of Riverside Snack Shop and Collins home, formerly located on the south side of Triller Street (Lakeshore Road) (Bronte Historical Society Collection, date unknown).



Figure 67: Wooden plank footbridge built by the Collins' for access between Riverside Snack Shop and beach (Bronte Historical Society Collection, date unknown).

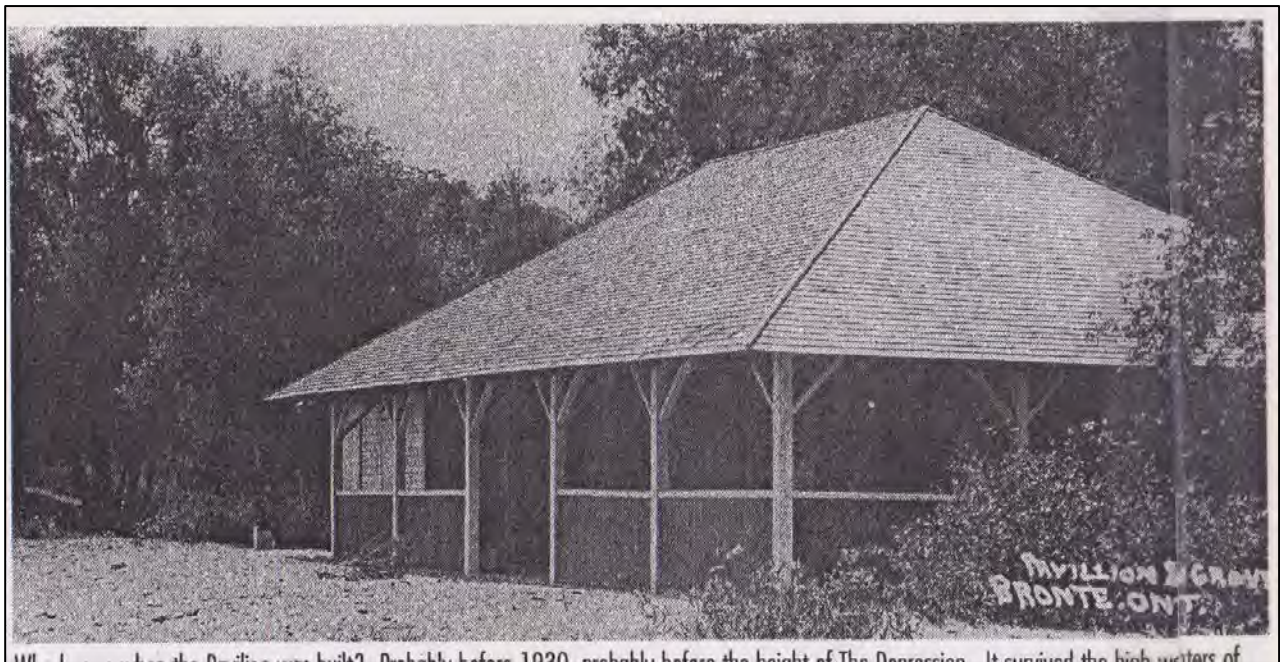


Figure 68: Bronte Beach open air Pavilion, built sometime before 1930 and washed away in 1949 (Bronte Quarterly, 2006).



Figure 69: 1931 Air photo of Bronte Harbour showing the extensive beach area. The pavilion is visible along the north of the beach, just east of the Bluffs (NAPL A3249 14).



Figure 70: Photograph showing the merry-go-round at one of the Bronte Beach festivals. Likely c. 1940. (Image provided by Betty Strong, n.d.)



Figure 71: Newspaper article from 1952 (left) and 1947 (right) describing the effect of severe weather events on the shoreline and local cottages (Image from Betty Strong Collection).



Figure 72: Detail of 1962 air photo showing small buildings along the shore, south of the Riverside Snack Shop Building (owned at the time by Steve and Helen Berta) and the concrete Bronte Creek Bridge (Provincial Air Photo Library, J2394 82).



Figure 73: 1960 air photo showing Bronte Harbour (NAPL A17176 98).



Figure 74: 1962 Air photo showing the newly constructed Bronte Harbour Yacht Club building and the Bronte Harbour and Bluffs landscape at the time (Provincial Air Photo Library, J2394 82).



Figure 75: Motor Boat Races on Bronte Beach. Date unknown (Walter Allan Collection).

3.1.6 Bronte Bluffs

A land registry map annotated by the Town of Oakville over the course of many years reflects the 1834 William Hawkins survey conditions (Figure 76, see Figure 41 for Hawkins map). The map shows high, sandy banks along the Lake Ontario shoreline, west of the creek's mouth. At the height of the Bluffs small, half-acre parcels, numbered 15 through 20, were laid out. At the time of the original survey, Ontario Street ran east-west along the edge of the Bluffs, providing access to the individual land parcels. This map also identifies the original patent grantees (listed below in Table 1).

Table 1: List of people who received the original patents from the crown in the early to late 19th c. for lots 15-20 on Bronte Bluff area.

Lot No.	Date	Grantor	Grantee
Lot 15	10 th Feb 1886	Crown	Thomas Joyce
Lot 16	10 th Feb 1886	Crown	Thomas Joyce
Lot 17	10 th Nov. 1838	Crown	Moses Polly
Lot 18	26 th June, 1846	Crown	Orlow Wickwire
Lot 19	12 th March 1847	Crown	Ezra Wickwire
Lot 20	15 th August 1839	Crown	Margaret Johnson



Figure 76: Detail of Town of Oakville land registry map based on 1834 Hawkins survey (Ontario Archives, no date).

Individual properties along the Bluffs changed hands a number of times, but it is the Joyce family that is most associated with the evolution of the Bluffs.

Thomas Joyce was born September 1, 1846, in Cobourg, Ontario and died June 23^d, 1934.⁹⁸ He married Sarah St. Clair (b. 4 June, 1851, USA) on August 25, 1869. Together they had at least three children: Walter (b.1872, Ontario); Annie E. (b. Jan 28th, 1874, Ontario); and Charles E. (b. November 5th, 1879, Ontario).⁹⁹ The 1891 census lists Walter as a public-school teacher and Thomas as a fisherman.¹⁰⁰ Thomas arrived in Bronte as early as 1869 and he purchased Lot 17, on the Bluffs in 1872. He worked his entire life in the fishing industry and was the subject of the 1995 H. Lloyd Carpenter painting of 'Old Tom' Joyce (Figure 77). The image was chosen as the largest of seven etched images to be incorporated into the Bronte Fisherman's Memorial. This memorial was erected along the Fisherman's Wharf in 2007 and was funded through community initiatives.¹⁰¹



Figure 77: Painting of 'Old Tom' Joyce c.1930 on the pier with lighthouse in backdrop by H. Lloyd Carpenter in 1995. (Image provided by Betty Strong. Painted by H. Lloyd Carpenter).

⁹⁸ Archives of Ontario; Toronto, Ontario, Canada; Series: MS935; Reel: 486

⁹⁹ Year: 1901; Census Place: *Trafalgar, Halton, Ontario*; Page: 10; Family No: 86.

¹⁰⁰ Year: 1891; Census Place: *Trafalgar, Halton, Ontario*; Roll: T-6341; Family No: 189

¹⁰¹ Town of Oakville. "Bronte Commercial Fishermen's Memorial Unveiled," News release dated July 23, 2007. Accessed January 2017 at <http://www.oakville.ca/townhall/nr-07july23.html>.

By 1893, Thomas Joyce had purchased all of the lots between West River Street and the eastern point of the Bluffs (see Table 2 for list of transactions).

Table 2: List of lots, dates, prices and owners of lands that the Joyce family purchased lot 17-20 from.

Lot No.	Grantor	Date
Lot 15	Crown	10 th Feb 1886
Lot 16	Crown	10 th Feb 1886
Lot 17	From John Shaw and wife	29 th February 1872.
Lot 18	From John Gillians and wife	16 th October 1888 for \$200.00
Lot 19	From Charles Sovereign	22 nd September 1879 for \$250.00
Lot 20	From William Speers	March 16 th 1893 for \$425.00

The Joyce family constructed 'St. Clair Cottage' (Sarah Joyce' maiden name) on lot 16. St. Clair Cottage is described below, as including the following:

...modern conveniences including mechanical vacuum cleaners, a large pump organ, and a record player with two heads. The property was used as a working farm and had a large barn with an attached boat building shop. Tom built a boat named 'Lottie' and built a dock on the shoreline in front of the house.¹⁰²

According to David Joyce (Walter's grandson), his family lived on the Bluffs from the First World War until 1950, and many members of the Joyce family would often come back to spend summers or holidays at the Bluffs.¹⁰³ David remembers there being many fruit trees (apples & pears), invasive Locust Tree, chicken coops, silver fox pens, and that his father, Clifford, planting hundreds of pine seedlings towards the end of WWII in an effort to prevent further erosion.¹⁰⁴

Thomas' daughter, Annie, built her own house to the west of St. Clair house. She married Harris Abraham Bumby (b. 1874, Nelson Township) on June 11, 1902.¹⁰⁵ Together, they had at least four children, two of whom survived into adulthood: Sarah May Bumby (b. 1904, d. 1904); Inez Alfretta Bumby (b. 1905, d. 2001); Harry Claude Bumby (b. 1908, d. 1911); and Alvin A. Bumby (b. 1918, d. 1988).¹⁰⁶

Alvin Bumby built a two-storey house on the present-day location of the Sovereign House. From the 1930s to 1950s, he ran 'Lake Point Camp' during the summer holiday season. It was a popular destination, and at one point there were 40 tent sites located on the Bluffs and the Beach.¹⁰⁷ Alvin Bumby joined the Royal Canadian Signal Corps in 1939 and was overseas from 1939 to 1944.¹⁰⁸ In Alvin's absence, Walter took over management of the camp with help from family members.

While overseas, Alvin met Irene Rostron, a British national who was working 'on relief' as a registered nurse. The couple met in 1942 and were married in 1943. Irene moved to Bronte with Alvin when he returned in 1946.¹⁰⁹ Alvin and Irene had four children and were active in the community until their deaths in 1988 and 2002, respectively.

¹⁰² Interview with Joyce family members. Notes by Betty Strong.

¹⁰³ Interview with Rev. David Joyce and Betty Strong. April 29th, 2015.

¹⁰⁴ Interview with Rev. David Joyce and Betty Strong. April 29th, 2015.

¹⁰⁵ Archives of Ontario; Series: MS932; Reel: 107

¹⁰⁶ Ancestry.ca. Family Tree for *Annie Bumby*. <http://person.ancestry.ca/tree/35898085/person/20341860426/facts>

¹⁰⁷ Email correspondence on August 14th 2015, from David Joyce to Betty Strong.

¹⁰⁸ Oakville at War Series, from http://oakvilleatwar.opl.on.ca/those_who_served_second.php

¹⁰⁹ Ibid.

Lots 15 through 19 were sold to Lina Construction Ltd. in 1958 and in 1962 the Town of Oakville passed a by-law approving the expropriation of lots 15 to 20 (By-law 1962-177)¹¹⁰. An air photo from the winter of 1962 clearly shows the buildings in those lots were still extant at the time (Figure 74).

The exact date of the demolition of the St. Clair Cottage buildings, is unclear; however, the property was purchased by the developers in the fall of 1969, and the Wuthering Heights condo development was proposed. Following a protracted debate about the future of the Bluffs, the Town of Oakville decided to purchase the area for a public park. In 1976, the Ontario Municipal Board approved Oakville's plan to purchase the 4.23-acre Wuthering Heights property (4.32 acres).¹¹¹

The Sovereign House was moved to its current location at 7 West River Street on August 23, 1988. The property was designated under Section Part IV of the OHA under its new address, on March 5, 1990 (By-law 1990-050).

In April 2014, the Town of Oakville and its partners (Conservation Halton, Evergreen, and the Bronte BIA) received \$25,000 from the Great Lakes Guardian Community Fund to help fund restoration and environmental improvement efforts for the Bluffs. The fund was able to help remove a direct storm water pipe and replaced with a bioswale and naturalized plantings, aid in the removal of invasive species, added signage and improve the stairway from the Bluffs to the beach.¹¹²

¹¹⁰ The by-law was repealed in 1966 (by-law 1966-145).

¹¹¹ Oakville Journal Record, Feb 25th.

¹¹² Media Release. Town of Oakville. April 28th, 2014.



Figure 78: Joyce Family in front of 'St. Clair Cottage'. Likely taken around 1920 (David Joyce Collection).



Figure 79: Photo showing the Joyce barn and St. Clair home in rear taken in 1941. (David Joyce Collection).

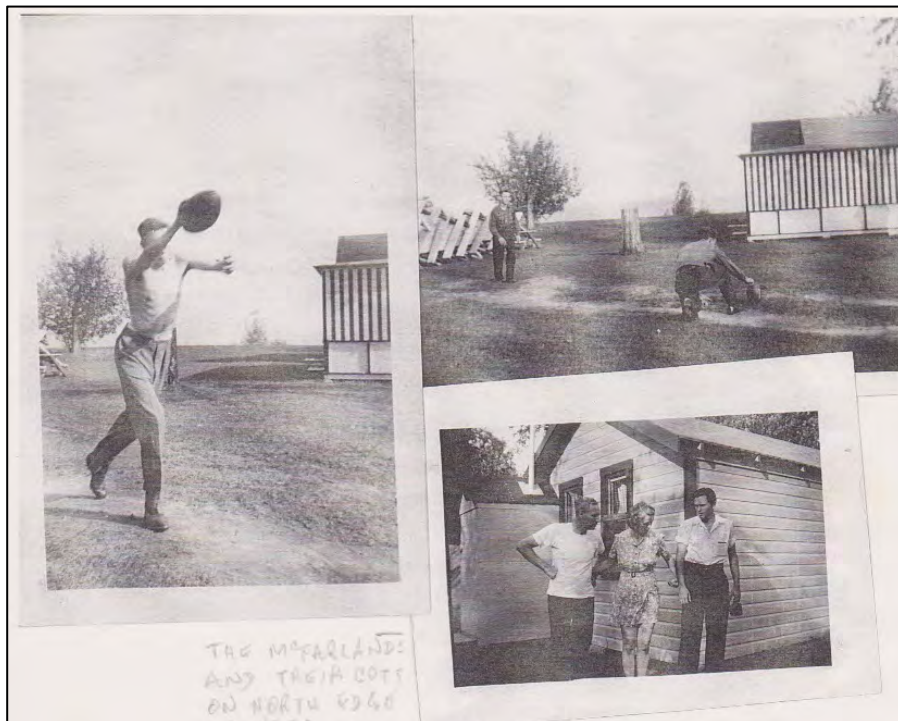


Figure 80: Photo showing kids playing in and around the small cottages with Lake Ontario in background. (David Joyce Collection, 1941)



Figure 81: Alvin Bumby in his war uniform (left) and Nancy 'Irene' Rostron in her nursing uniform (right) (Oakville Images, Oakville At War Collection).



Figure 82: Alvin and Irene on their wedding day in 1943. The couple was married in England and return to Canada in 1946. Irene was one of Bronte's first war brides. (Oakville Images, Oakville at War series).

3.2 Property Morphology

Over the course of its land use history, the Study Area has evolved significantly. Figure 83 provides a comparison of the Bronte Harbour and Bluffs area as shown on historic maps from 1806, 1834, 1848 and 1877. The maps clearly illustrate alterations to the mouth of Bronte Creek resulting from dredging and the addition of Harbour infrastructure. By the last quarter of the 19th century, the second mouth of the creek had been completely removed, along with the piers that had originally been constructed in the present-day location of the beach. The maps also illustrate the survey of lots and Ontario Street along the edge of the Bluffs. The 1877 map indicates that dredging had not yet resulted in the creation of the beach from the dredged material. The beach would transform the area into a recreation destination at the turn of the century (see Section 4.1.5).

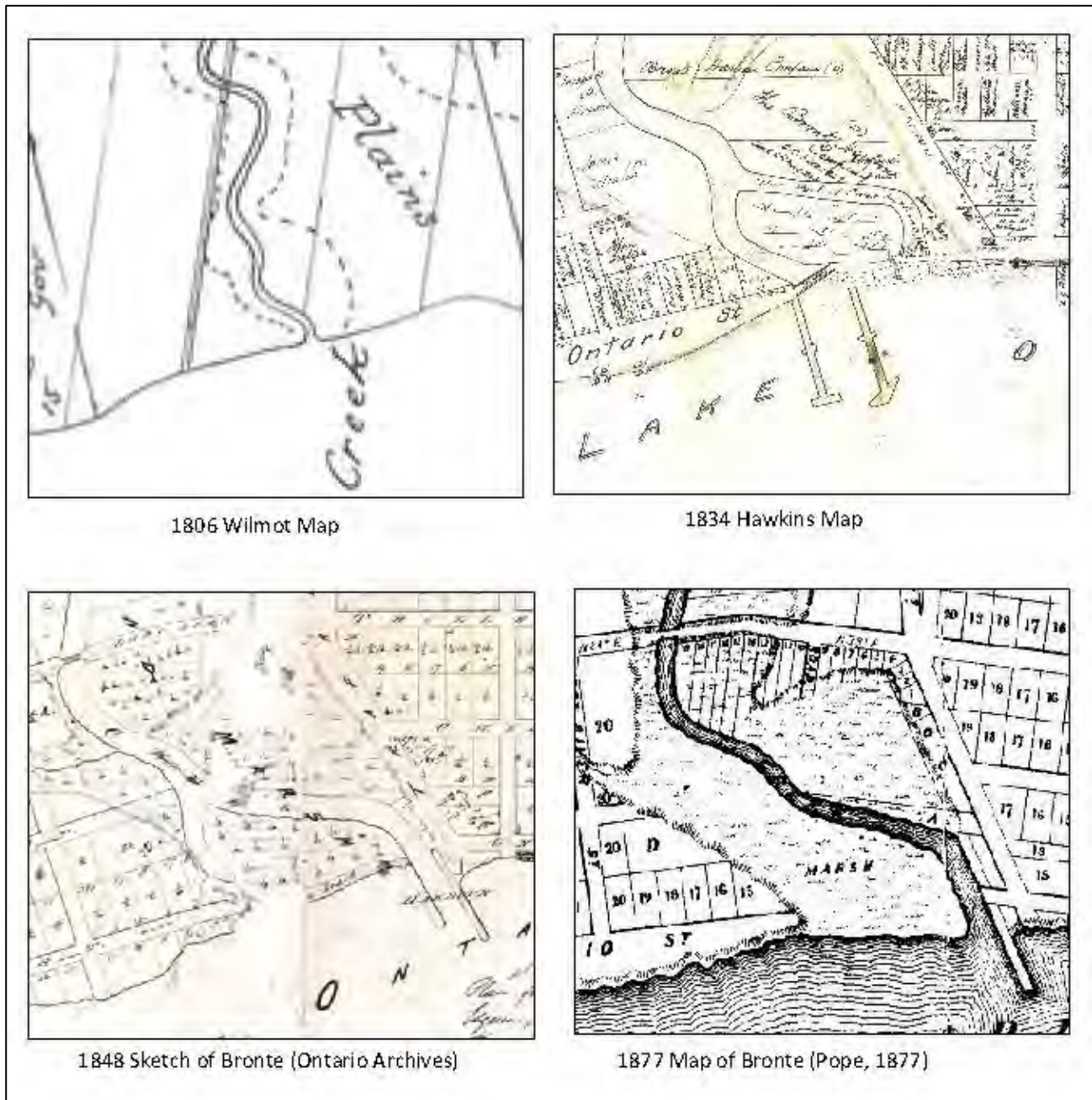


Figure 83: Study Area morphology illustrated through historical mapping.

During the first quarter of the 20th century, the Study Area continued to develop, supporting a growing fishing industry along the wharf, as well as the recreational capacity of the beach and Bluffs. Figure 84 illustrates the 20th century morphology of the Study Area through a series of air photos from 1931, 1962, 1995, and 2016. Through the images, several key changes are evident. The Bluffs evolved from a farming landscape in 1931, to a residential and recreational complex in 1962. Following the Town’s 1976 purchase of the area, the open landscape was converted to a dense canopy over seemingly undeveloped land, excepting the 1988 addition of the Sovereign House at the south end of West River Street.

The present-day Fisherman’s Wharf underwent a transformation from the fishing-shanty-lined edge of the Harbour, to an open boardwalk-like park between 1931 and 1962. During that period, recreational boating infrastructure was constructed at the north end of the Harbour. The growing prevalence of boating infrastructure, notably boat slips, during the last quarter of the 20th century is reflective of the growing popularity of using the Harbour for recreational boating. The northwest corner of the Harbour also underwent a notable evolution. The area transformed from an open marsh or pasture setting in the 1930s to a residential, or cottage, setting in the early 1960s. The present-day Berta Point Park is characterised by its treed park space and parking surfaces.

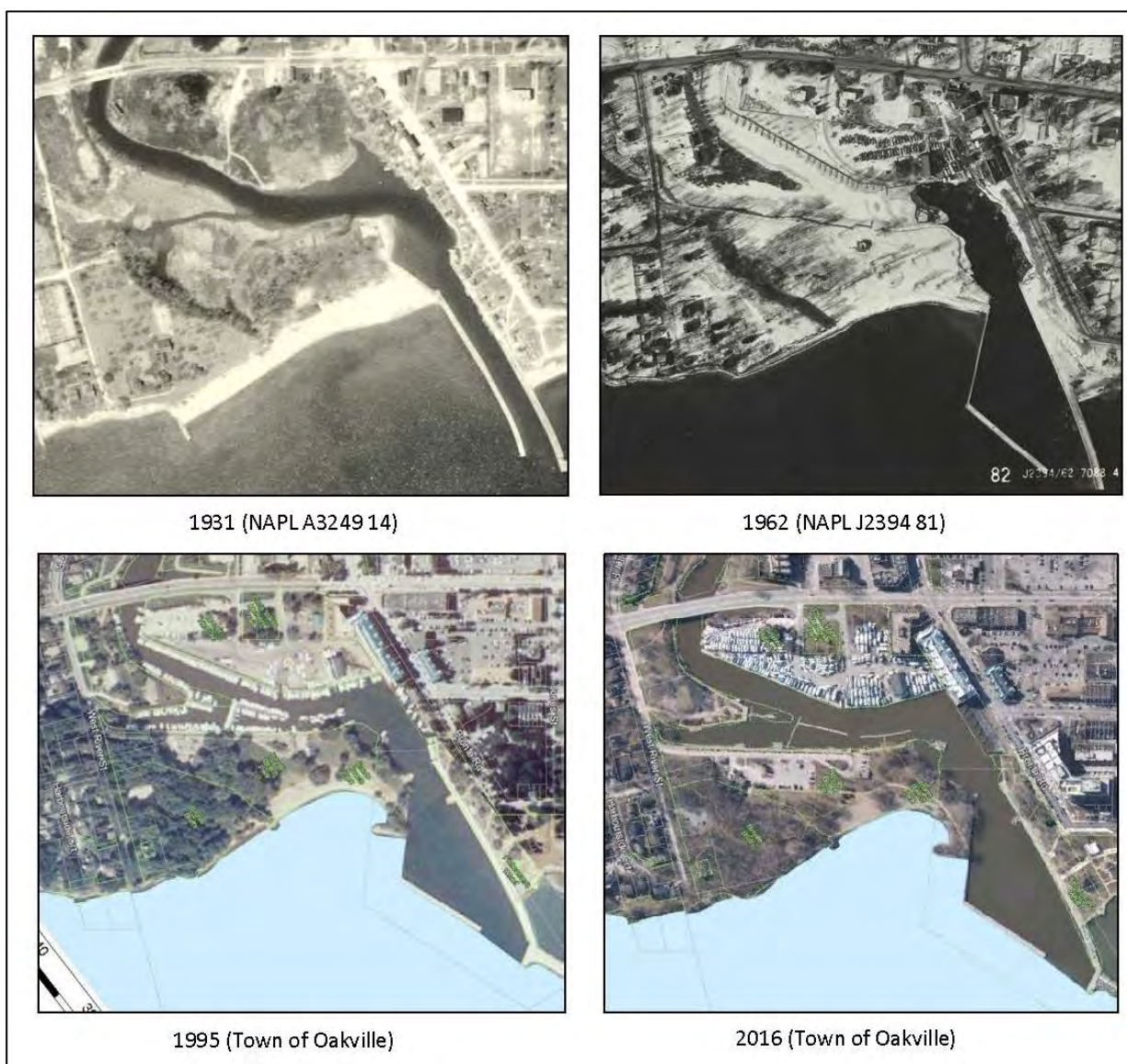


Figure 84: Study Area morphology illustrated through historic aerial images.

Bronte Beach and the adjacent parkland has also evolved considerably. Since 1931, the beach and parkland area have been reduced greatly due to the construction of parking surfaces to facilitate access to the Harbour and Bluffs. The erosion of the beach sand has also greatly reduced the surface area of the beach.

Harbour activities have been a catalyst for the evolution of the Study Area, in particular erosion of the shoreline along the Bluffs and Beach (which itself is a man-made feature, resulting from Harbour dredging); however, although severe weather events in the mid-20th century also influenced the evolution of the landscape. Some accounts suggest that stone hooking, in particular, may have sped the erosion of the shoreline.¹¹³

Figure 85 illustrates the loss of 3.13 acres of shoreline from the Bluff area between the 1834 Hawkins map and 1977. In 1981, the Halton Region Conservation Authority tried to address the deterioration of the bluff's edge with the publication of the "Bronte Bluffs Erosion Control Project." Prior to 1980, construction materials and debris was dumped over the bank of the park and bluff area in an attempt to strengthen the cliff (still visible in many areas). Today, Armour Stone is used as a mitigative measure.

Key Themes

Based upon a review of a review of the history of the Study Area within its geographical and historical context, a number of key thematic periods in the history of the Study Area were identified. It is based upon these themes that key cultural landscape layers and views associated with those layers were identified.

Key themes for the Bronte Harbour and Bluffs include:

- Pre-European contact land-use along Bronte Creek and its valley, particularly at the mouth of the creek;
- Early settlement of Bronte Village;
- The evolution of marine-related industries, including shipbuilding, stone-hooking, and fishing; and,
- The recreational use of the area.

¹¹³ Personal notes of Betty Strong transcribed from an interview from October 1973.

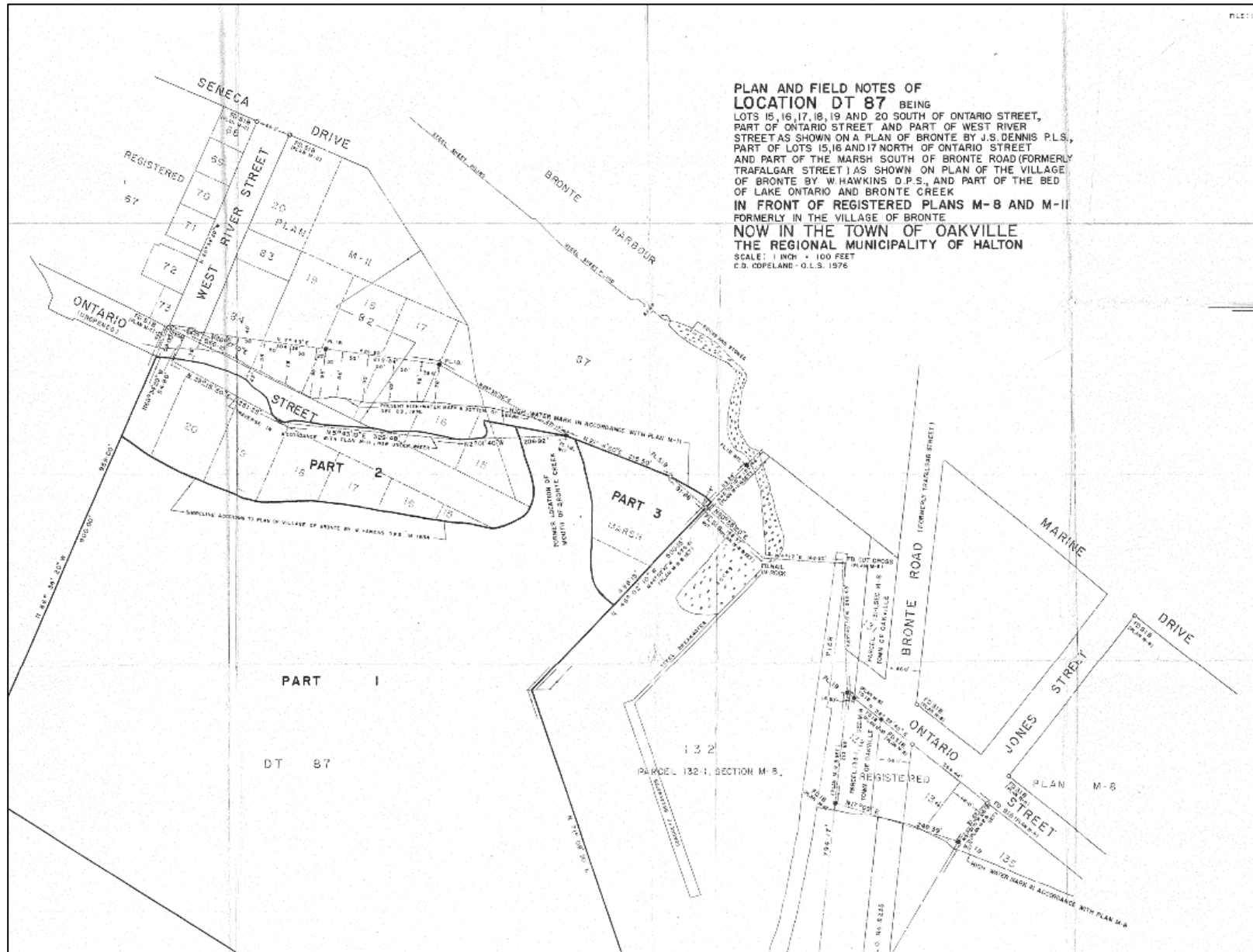


Figure 85: Detail of Registered Plan indicating the extent of land that has been lost to erosion since the 1834 Hawkins survey (Registered Plan, 20R-3189, 1977).

Key Views

Several key views of and from the Study Area have been identified as part of the Harbours Master Plan Study (Draft) (Figure 86). Several of these views may be related to the key themes (identified above) and the cultural heritage values of the Study Area. In particular, views along the Fisherman’s Wharf reflect the fishing history of the Harbour, as well as its evolution into a recreational landscape. These may include views from the lake, towards the Harbour (Figure 87). Views from the Bluffs may be associated with pre-contact land use (e.g., hunting) as well as the 19th and 20th century visual enjoyment associated with the recreational use of the space. Formal visual analysis of the Study Area may be warranted to fully explore how views of, from, and within the Study Area relate to its cultural heritage value. In particular, views toward the Harbour from the Lake may warrant additional consideration (Figure 87).



Figure 86: Map showing views, edges, community services and facilities (Town of Oakville, 2016: slide 24).



Figure 87: View from the Lake (along Fisherman's Wharf) toward the Harbour (CU 2015).

4 Evaluation

4.1 Evaluation of Cultural Heritage Value or Interest

As outlined within the introduction of this report, this property has been considered against three different evaluative systems. The following provide the results of these evaluations. Guiding documents are provided in Appendix A.

4.1.1 Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act

Evaluation of the Cultural Heritage Value or Interest of the Study Area was guided by the evaluation criteria provided in *Ontario Regulation 9/06: Criteria for determining cultural heritage value or interest under the Ontario Heritage Act*. Table 3 provides a summary.

Table 3: Evaluation of Bronte Harbour and Bluffs, O.Reg.9/06

O.Reg. 9/06 Criteria	Criteria Met (y/n)	Justification
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,	Y	The identified cultural heritage landscape is representative of an evolved harbour landscape, with features related to its past industries (e.g., Bronte Marina Building, the configuration of the Fishermen's Wharf, lighthouse), as well as design features that reflect its recreational use (e.g., the man-made beach, naturalised landscape of the Bluffs, recreational boating infrastructure)
ii. displays a high degree of craftsmanship or artistic merit, or	N	The overall landscape and individual components were constructed using methods and materials common of their dates of construction/design.
iii. demonstrates a high degree of technical or scientific achievement.	N	The overall landscape and individual components were constructed using methods and materials common of their dates of construction/design.
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,	Y	<ul style="list-style-type: none"> The identified cultural heritage landscape is directly associated with Indigenous land-use of the area surrounding the mouth of Bronte Creek. The Bronte Bluffs and Harbour has been identified as an area of importance to the MNCFN. The Bluffs, and their connectivity with the Harbour, are associated with the Joyce family. In particular, Thomas "Tom" Joyce, a fisherman who settled on Lot 15 as early as 1869. The Joyce family went on to purchase all of the lots east of West River Street.

O.Reg. 9/06 Criteria	Criteria Met (y/n)	Justification
		<p>Thomas Joyce is portrayed, sitting on Bronte pier, on one of the etched plaques on the 2007 Bronte Commercial Fishermen's Memorial.</p> <ul style="list-style-type: none"> The identified cultural heritage landscape is directly associated with the theme of lakeside recreation in Oakville in the early to mid-20th century. The identified cultural heritage landscape is directly associated with the civic development of Bronte and Oakville, including aspects of its early economy (e.g., ship-building, stone hooking), as a gathering place, and as a place of commemoration (e.g., Bronte Cenotaph, Bronte Harbour Fishermen's Monument).
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	Y	The identified cultural heritage landscape has the potential to yield information with respect to the Harbour's construction materials and methods, as well as its pre-contact land use history in the form of potential archaeological resources.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	No specific individuals have been identified who might meet this criterion.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Y	The identified cultural heritage landscape is integral to maintaining the character of the surrounding area as it a defining and organizing feature within the Bronte and Oakville community.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	The identified cultural heritage landscape is integrally linked to its surroundings; the area was a core industrial and recreation area; it also served as a key organizing feature for Bronte.
iii. is a landmark.	Y	The Study Area is a landmark (and contains specific landmarks) within the community.

4.1.2 Ontario Regulation 10/06: Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance

Evaluation of the Cultural Heritage Value or Interest of the Study Area was guided by the evaluation criteria provided in *Ontario Regulation 10/06: Criteria for determining cultural heritage value or interest of Provincial Significance*.

Considering the Study Area in the broader context of Ontario's history, it does not demonstrate themes and patterns which are significant in the province's history. Table 4 provides a summary of the results of that evaluation.

Table 4: Evaluation of Bronte Harbour and Bluffs against Ontario Regulation 10/06 Criteria

O.Reg. 10/06 Criteria	Criteria Met (y/n)	Summary
A property may be designated under section 34.5 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest of provincial significance:		
1. The property represents or demonstrates a theme or pattern in Ontario's history.	N	The cultural heritage landscape comprising the Bronte Harbour and Bluffs does reflect several themes in the development of the province, including: the theme of early settlement in a harbour setting; economic development in port communities along the Lake Ontario shoreline; and, lakeside leisure and recreation in the early 20 th century. However, the Study Area's value is more of a local or regional scale.
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	N	While the Study Area has the potential to yield information, the information that would be significant at a local, rather than provincial, level.
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	N	The Study Area does not demonstrate a provincially significant uncommon, rare or unique aspect of Ontario's cultural heritage
4. The property is of aesthetic, visual or contextual importance to the province.	N	The Study Area does not demonstrate provincially significant aesthetic, visual or contextual importance.
5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	N	The Study Area does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	N	The Study Area does not have a provincially significant or special association.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	N	The Study Area does not have a provincially significant or special association.

O.Reg. 10/06 Criteria	Criteria Met (y/n)	Summary
8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N	The Study Area is not located in unorganized territory.

4.1.3 Evaluation of National Historic Significance

Evaluation of the Study Area per the National Historic Sites Criteria involved the evaluation of the Study Area against the National Historic Site Criteria (Table 5) and comparison of nationally significant harbour sites against the current conditions of the cultural heritage landscape of the Bronte Harbour and Bluffs. Comparative examples of National Historic Sites that reflect 19th century harbour development include:

- Red Bay National Historic Site of Canada, Red Bay, Newfoundland; and,
- Kingston Fortifications National Historic Site of Canada, Kingston, Ontario

The National Historic Significance of the two sites is as follows:

Red Bay National Historic Site of Canada encompasses one of the most protected harbours on the coast of the narrow Strait of Belle Isle between Labrador and the northern tip of Newfoundland. The site extends from the reddish coloured bluffs around the harbour to its islands and shoreline. It also extends from the bottom of the harbour basin to the hills and vantage points surrounding it. The harbour holds remains of 16th-century Basque whaling ships and the beaches and shorelines hold relics of the shore stations that once supported a thriving whaling industry. Official recognition refers to the harbour from the bluffs to the islands and shoreline, from the bottom of the basin to the hills and vantage points surrounding the harbour and includes those resources, notably landscape and archaeological, that are associated with the Basque occupancy from about 1550 to 1620.¹¹⁴

Kingston Fortifications National Historic Site of Canada is located in and around the harbour area of Kingston, Ontario. Situated at the mouth of the Cataraqui River and overlooking the confluence of Lake Ontario and the St. Lawrence River, the fortifications consist of five separate 19th-century military installations, including Fort Henry National Historic Site of Canada (NHSC), Fort Frederick, part of the Point Frederick Buildings NHSC, the Murney Tower NHSC, Shoal Tower NHSC, and Cathcart Martello Tower. An inter-related defense system, the concentration and orientation of the limestone fortifications towards the water convey their essential purpose as a defensible platform for guns. Built between 1832 and 1840, the Kingston fortifications represent the apogee of smooth bore technology. Official recognition refers to the boundaries of each of these installations situated around the Kingston Harbour.¹¹⁵

Table 5: Evaluation of Bronte Harbour and Bluffs against HSMBC Criteria

HSMBC Criteria	Meets Criteria (y/n)	Summary
1. A place may be designated of national historic significance by virtue of a direct association with a nationally significant aspect of Canadian history. An archaeological site, structure, building, group of buildings, district, or cultural landscape of potential national historic significance will:		
a) illustrate an exceptional creative achievement in concept and design, technology and/or	N	The identified cultural heritage landscape was designed and constructed using methods and materials common of their dates of construction.

¹¹⁴ Historic Places, "Red Bay National Historic Site of Canada," *Canada's Historic Places*. Accessed April 2017 at <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14409&pid=0>.

¹¹⁵ Historic Places, "Kingston Fortifications National Historic Site of Canada," *Canada's Historic Places*. Accessed April 2017 at <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=13858&pid=0>.

HSMBC Criteria	Meets Criteria (y/n)	Summary
planning, or a significant stage in the development of Canada; or		
b) illustrate or symbolize in whole or in part a cultural tradition, a way of life, or ideas important in the development of Canada; or	N	The identified cultural heritage landscape reflects many of the components and layout of an evolved harbour landscape on at a local or regional scale; however, this Study Area does not illustrate or symbolize in whole or in part a cultural tradition, a way of life, or ideas important in the development of Canada.
c) be most explicitly and meaningfully associated or identified with persons who are deemed of national historic importance; or	N	The associations of the identified cultural heritage landscape are locally and regionally significant, not of national historic importance.
d) be most explicitly and meaningfully associated or identified with events that are deemed of national historic importance.	N	The Study Area is not explicitly and meaningfully associated or identified with any defining action, episode, movement, or experience in Canadian history.
2. A person (or persons) may be designated of national historic significance if that person individually or as the representative of a group made an outstanding and lasting contribution to Canadian history.	N	The associations of the identified cultural heritage landscape are local.
3. An event may be designated of national historic significance if it represents a defining action, episode, movement, or experience in Canadian history.	N	The associations of the identified cultural heritage landscape are locally significant, and do not directly represent a facet of Canadian history.

4.2 Cultural Heritage Landscape and Results of Evaluation

Based upon the foregoing analysis, it is the professional opinion of the project team that the Study Area is a *significant cultural heritage landscape* as defined under the 2014 *Provincial Policy Statement*.

Drawing upon the 2014 Provincial Policy Statement definition of cultural heritage landscape, it is the professional opinion of the team that the property is a defined geographical area that integrates a variety of notable features, including features from past landscapes. Bronte Harbour is an evolved landscape, and its past historical landscapes uses and features helped shape the contemporary landscape. However, must also be predominantly understood as a designed landscape constructed with a particular functional intent that is still legible.

As noted, the definition of significance states that criteria for determining significance for resources (including cultural heritage and archaeological resources) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. In this instance, four different recognized evaluative methods were applied to the property to help gauge its level of significance. The PPS also notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. Based upon our review, it is the professional opinion of the project team that the property is significant because it meets the following criteria:

The Study Area **meets** the criteria of Ontario Regulation 9/06 for determining cultural heritage value or interest under the *Ontario Heritage Act*.

However, it **does not meet** Ontario Regulation 10/06 criteria or the National Historic Sites Criteria.

Based upon the analysis of the Study Area, there appear to be potentially significant views associated with the Study Area, including views from the Bluffs to the Harbour below, and views along the Fisherman's Wharf.

4.3 Summary of Evaluation Findings

4.3.1 Boundaries of Cultural Heritage Landscape

The Bronte Harbour and Bluffs cultural heritage landscape includes an approximately 33-acre area comprising the Inner Harbour, Bronte Bluffs, Bronte Beach Park, Fisherman's Wharf, and Berta Point Park. The legal description of the study area is "PCL 90-1, SEC M11; Lot 90, Plan M11 and PCL 82-1, SEC M11 and Lot 82, Pan M11" in the Town of Oakville.

Background research and the on-site review included a consideration of the relationships of the Study Area to its surrounding context, including: the historic Village of Bronte, the Bronte Heritage Waterfront Park (Outer Harbour), and Bronte Creek.

4.3.2 Summary of Cultural Heritage Value

The Bronte Harbour and Bluffs cultural heritage landscape has physical/design value as an example of an evolved harbour landscape dating from the mid-19th century.

The Bronte Harbour and Bluffs has historical/associative value because of its direct associations with indigenous land-use of the area. The Bluffs, and their connectivity with the Harbour, are associated with the Joyce family. In particular, Thomas "Tom" Joyce, a fisherman who settled on Lot 15 as early as 1869. The Joyce family went on to purchase all of the lots east of West River Street. The Bronte Harbour and Bluffs are directly associated with the theme of the early settlement and development of Bronte Village around a Harbour as well as the development of lakeside recreation destinations in the early to mid-20th century. The cultural heritage landscape comprising the Bronte Harbour and Bluffs is directly associated with the civic development of Bronte, including aspects of its early economy, as a gathering place, and as a place of commemoration.

The Harbour and Bluffs are physically, functionally and historically linked to their surroundings. While the use and design of the Harbour area has evolved over time, it still maintains aspects that reflect each of the key thematic periods of its development.

4.3.3 Key Features

Based upon the foregoing, the following features that may warrant conservation were identified:

- The Study Area, which is legible as an evolved harbour landscape;
- The Bronte Marina Building;
- Recreational infrastructure for boating (e.g., boat slips, cranes, and boat launches);
- The Bronte Harbour Yacht Club clubhouse building;¹¹⁶
- The topography and physiography of the landscape, including the steep, rocky slope of the elevated Bluffs, the low-lying Harbour area, and Bronte Creek;
- Scattered remnant Harbour infrastructure from previous iterations of Harbour design;¹¹⁷
- The sandy beach along the south of the Harbour;¹¹⁸
- The Bronte cenotaph;¹¹⁹
- The Fisherman's Wharf and memorial;¹²⁰
- The open park spaces with tree canopies;¹²¹
- The naturalised forested landscaping of the Bluffs; and

¹¹⁶ It should be noted that the Bronte Harbour Yacht Club building (completed in 1962), itself, does not exhibit design or physical value. The value of the structure is from the continuity of its use, operation, and location within the Bronte Harbour and Bluffs cultural heritage landscape.

¹¹⁷ Portions are Crown-owned, cannot be designated by the Town under the *Ontario Heritage Act*.

¹¹⁸ Crown-owned, cannot be designated by the Town under the *Ontario Heritage Act*.

¹¹⁹ Crown-owned, cannot be designated by the Town under the *Ontario Heritage Act*.

¹²⁰ Crown-owned, cannot be designated by the Town under the *Ontario Heritage Act*.

¹²¹ Portions are Crown-owned, cannot be designated by the Town under the *Ontario Heritage Act*.

- The system of foot paths and trails that connect the various use areas of the landscape.¹²²

¹²² Portions are Crown-owned, cannot be designated by the Town under the *Ontario Heritage Act*.

5 Conclusions

Letourneau Heritage Consulting Inc., in partnership with Amy Barnes Consulting, Chris Uchiyama Heritage, Hoyle & Associates, Aboud & Associates Inc., and Laurie Smith Heritage Consulting, was retained by the Corporation of the Town of Oakville (the Town) in August 2016 to provide consulting services for part of Phase II of the Town's Cultural Heritage Landscape Strategy Implementation Project. As part of the project, this Cultural Heritage Evaluation Report was completed for the Bronte Harbour and Bluffs considering its potential as a cultural heritage landscape. As noted, early in the process, it was determined that the two potential cultural heritage landscapes were part of a larger contiguous landscape. As a result, the Bronte Harbour and Bluffs are being evaluated as part of a single landscape that was larger than initially identified and included additional properties (Figure 8).

Based on upon the above approach, in the professional opinion of the project team, the Study Area is a *significant cultural heritage landscape* as defined within the 2014 *Provincial Policy Statement*. Following the application of the three evaluative methods used for this project, it was determined that the property does not meet the criteria of Ontario Regulation 10/06 or the National Historic Sites Criteria. However, it was confirmed that the landscape does meet the criteria of Ontario Regulation 9/06 and does have cultural heritage value.

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Ontario Regulation 10/06, Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance.

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Planning Act, R.S.O. 1990. C.P.13

Appendix A – Evaluation Criteria

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A-1 Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act

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Ontario Heritage Act

ONTARIO REGULATION 9/06 CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

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A-2 Ontario Regulation 10/06: Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance

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Ontario Heritage Act

ONTARIO REGULATION 10/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST OF PROVINCIAL SIGNIFICANCE

Consolidation Period: From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 34.5 (1) (a) of the Act. O. Reg. 10/06, s. 1 (1).

(2) A property may be designated under section 34.5 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest of provincial significance:

1. The property represents or demonstrates a theme or pattern in Ontario's history.
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. The property is of aesthetic, visual or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property. O. Reg. 10/06, s. 1 (2).

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A-3 Criteria, General Guidelines, Specific Guidelines for evaluating subjects of potential national historic significance

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Historic Sites and
Monuments Board
of Canada

Commission des lieux et
monuments historiques
du Canada

Criteria

General Guidelines

Specific Guidelines

for evaluating subjects of potential national
historic significance

Spring 2008

Historic Sites and Monuments Board of Canada

Criteria, General Guidelines & Specific Guidelines

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Introduction

About the National Commemoration Program

Since 1919, the Historic Sites and Monuments Board of Canada (HSMBC) has advised the Minister responsible for Parks Canada on the designation of nationally significant places, persons and events and on the marking of these subjects to enhance awareness, appreciation and understanding of Canada's history. The HSMBC is a statutory advisory group composed of members from each province and territory in Canada.

The HSMBC encourages the public to become involved in the commemoration of Canada's rich and diverse heritage. Nominations are received by the HSMBC's Secretariat, which verifies the subject's conformity with the Board's criteria and guidelines. If the application satisfies requirements, the subject is brought forward for the consideration of the HSMBC in the form of a formal research paper at either its Fall or Spring meeting. The Board's recommendations to the Minister of the Environment are recorded in the form of Minutes of Proceedings. Once the Minister has approved the Minutes, applicants are informed of the outcome of their nominations.

About this Booklet

Over time, the HSMBC has developed a number of policies, criteria and guidelines within which to frame its advice to the Minister. The terminology has evolved with the Board's adoption of the "Criteria for National Historic Significance and General Guidelines" in 1998. "Policy" now refers solely to Parks Canada's "Guiding Principles and Operational Policies." The "criteria" are those found in the "Criteria for National Historic Significance." And the term "guideline" refers to both the "General Guidelines" as adopted by the Board in 1998, and the "Specific Guidelines," which are based on Board decisions to address specific aspects of commemoration, adopted through the years.

This booklet contains direct citations from the Board's Minutes. Where the terminology has been changed in citations to reflect current usage, the change is indicated by square brackets []. Italics are used to reflect the commentary and explanatory notes added by the HSMBC's Secretariat to place the citations into context. The specific guidelines in each section are presented in chronological order. The

booklet will be updated annually by the Secretariat to include any new guidelines approved by the Board. This version is a compilation of Board decisions regarding criteria and guidelines up to and including those recorded in its Spring 2007 Minutes.

1. Criteria for National Historic Significance (1998)

Any aspect of Canada's human history may be considered for Ministerial designation of national historic significance. To be considered for designation, a place, a person or an event will have had a nationally significant impact on Canadian history, or will illustrate a nationally important aspect of Canadian human history.

Subjects that qualify for national historic significance will meet one or more of the following criteria:

1. **A place** may be designated of national historic significance by virtue of a direct association with a nationally significant aspect of Canadian history. An archaeological site, structure, building, group of buildings, district, or cultural landscape of potential national historic significance will:
 - a) illustrate an exceptional creative achievement in concept and design, technology and/or planning, or a significant stage in the development of Canada; or
 - b) illustrate or symbolize in whole or in part a cultural tradition, a way of life, or ideas important in the development of Canada; or
 - c) be most explicitly and meaningfully associated or identified with persons who are deemed of national historic importance; or
 - d) be most explicitly and meaningfully associated or identified with events that are deemed of national historic importance.
2. **A person** (or persons) may be designated of national historic significance if that person individually or as the representative of a group made an outstanding and lasting contribution to Canadian history.
3. **An event** may be designated of national historic significance if it represents a defining action, episode, movement, or experience in Canadian history.

2. General Guidelines (1998)

Considerations for designation of national historic significance are made on a **case-by-case basis**, in accordance with the above criteria and in the context of the wide spectrum of Canada's human history.

An **exceptional** achievement or **outstanding** contribution clearly stands above other achievements or contributions in terms of importance and/or excellence of quality. A representative example may warrant a designation of national historic significance because it eminently typifies a nationally important aspect of Canadian history.

An **explicit** and **meaningful** association is direct and understandable, and is relevant to the reasons associated with the national significance of the associated person or event.

Uniqueness or rarity are not, in themselves, evidence of national historic significance, but may be considered in connection with the above criteria for national historic significance.

Firsts, per se, are not considered for national historic significance.

In general, only **one commemoration** will be made for each place, person, or event of national historic significance.

PLACES (2007)

Buildings, ensembles of buildings, and sites **completed by 1975** may be considered for designation of national historic significance.

A place must be in a **condition that respects the integrity** of its design, materials, workmanship, function and/or setting to be considered for designation of national historic significance, insofar as any of these elements are essential to understand its significance.

The **boundaries** of a place must be clearly defined for it to be considered for designation as a national historic site.

Large-scale **movable heritage properties** that would not normally be considered suitable for museum display may be considered for designation of national historic significance.

PERSONS

Persons **deceased for at least twenty-five years** may be considered for designation of national historic significance, with the exception of Prime Ministers, who are eligible for commemoration immediately upon death.

EVENTS (2002)

Events that **occurred at least 40 years ago** may be considered for designation of national historic significance. Historic events that continue into the more recent past will be evaluated on the basis of what occurred at least 40 years ago.

3. Specific Guidelines: Place

3.1 Extra-Territorial Commemorations

In 1960, the Board considered a proposal for the Government of Canada to take over the General Simcoe family burial ground at Wolford in the United Kingdom.

It was moved, seconded and carried,

That the Board deem it not advisable to recommend historical commemorations outside the boundaries of Canada.

The Board continues to not recommend the designations of sites that are not on Canadian soil, however, the Board has recommended the commemoration of persons and events outside of Canadian territory.

3.2 Commemoration of Cemeteries

Prior to 1990, the Board had long held a policy of not recommending the commemoration of grave sites, save for those of the Fathers of Confederation and those of archaeological significance. The Board recommended in October 1969:

that, in view of the fact that Board [guidelines] excludes from commemoration graves, except for those of Fathers of Confederation, no action can be taken with respect to the Old Loyalist Burial Ground, Saint John, N.B.

In June 1990:

The Board then reaffirmed its long-standing interest in the commemoration of cemeteries and graves of archaeological significance and of the graves of the Fathers of Confederation. Further, following discussion, the Board recommended that its [guidelines] respecting the commemoration of cemeteries be expanded as follows:

that the Board consider eligible for commemoration only those cemeteries which are exceptional examples of designed or cultural landscapes in accordance with the following criteria;

- 1) it is a cemetery representing a nationally significant trend in cemetery design;
- 2) it is a cemetery containing a concentration of noteworthy mausoleum, monuments, markers or horticultural specimens;
- 3) it is a cemetery which is an exceptional example of a landscape expressing a distinctive cultural tradition.

3.3 Churches and Buildings Still in Religious Use

For a number of years, churches and other buildings still used for religious purposes were excluded from commemoration; however, in June 1970, the Board recommended that:

in the consideration of churches and other buildings still in use for religious purposes the same [guidelines] of historic and/or architectural significance as in the case of other matters coming before the Board should apply, and that commemoration of such structures should normally be by plaquing only, with the possibility of architectural advice being provided when necessary; only in cases of outstanding historical and/or architectural significance should a recommendation for financial assistance be made.

This recommendation was further refined in June 1976, and in June 1977, when the Board recommended:

that the June 1976 recommendations, which, in summary, state that all religious buildings should be evaluated as any other building using the [guidelines] already established by the Board, be reaffirmed;

that these [guidelines] be applied in a judicious manner so as to provide proper selection of religious buildings for commemoration;

that the following definition of a religious property be adopted:

A religious property is a building whose greater part is in active and frequent use either for public religious worship, or by a religious community or for other religious purposes, whether or not secular events also occur within that building. Any other building which is adjoining or adjacent to it, perceived as part of the same architectural complex, under the same (or related) ownership, and of related use shall be considered as a portion of the same religious property;

that it resist any suggestion to establish quotas based on denominational or regional consideration.

Current guidelines do not, of course, preclude churches and other buildings still used for religious purposes from commemoration.

3.4 Archaeological Sites

In June 1978:

Concerning archaeological sites in general, the Board recommended that a declaration of national significance be based on one or more of the following [guidelines]:

- a) substantive evidence that a particular site is unique, or
- b) that it satisfactorily represents a particular culture, or a specific phase in the development of a particular cultural sequence, or
- c) that it is a good typical example, or
- d) that it otherwise conforms to general Board [guidelines] touching the selection of historic sites for national recognition.

3.5 Facades of Historical Structures Integrated into Modern Developments

In November 1986:

The Board then turned to the question of whether facades integrated into modern developments were suitable subjects for commemoration and, if so, under what conditions. Following discussion, the Board expressed its opinion that when the facade of a structure alone is retained, the integrity of the building that once existed has to all intents and purposes been destroyed. Consequently, it recommended that

the facades of historical structures incorporated into contemporary developments are not suitable subjects for commemoration at the federal level, save for those facades that could be considered, in and of themselves, to be of exceptional significance.*

* i.e., facades that are intrinsically works of art of major significance or those that represent a significant technological innovation.

3.6 Identification of Historic Districts of National Significance

In November 1987, the Board adopted the following definition and guidelines:

Historic districts are geographically defined areas which create a special sense of time and place through buildings, structures and open spaces modified by human use and which are united by past events and use and/or aesthetically, by architecture and plan.

- 1) Historic districts constitute appropriate subjects for commemoration, and those of national significance will include one or more of the following:
 - a) a group of buildings, structures and open spaces, none of which singly need be of national architectural significance, but which, when taken together, comprise a harmonious representation of one or more styles or constructions, building types or periods;
 - b) a group of buildings, structures and open spaces, none of which may be of individual historical significance, but which together comprise an outstanding example of structures of technological or social significance;
 - c) a group of buildings, structures and open spaces which share uncommonly strong associations with individuals, events or themes of national significance.
- 2) Above all, an historic district of national significance must have a “sense of history”: intrusive elements must be minimal, and the district’s historic characteristics must predominate and set it apart from the area that immediately surrounds it.
- 3) A commemorated historic district will be subject to periodic review in order to ensure that those elements which define its integrity and national significance are being reasonably maintained.

3.7 Identification of Schools of National Significance

In November 1988, the Board agreed that:

in order to be considered for possible commemoration on grounds of national historic and/or architectural significance, a school, be it rural public, urban public, private or [Aboriginal] must meet one or more of the [specific guidelines] which follow:

- 1) The school building or complex (and its setting) retains its integrity and is representative of type, particularly in the relationship of form to function.
- 2) The school building or complex (and its setting) retains its integrity and is representative of significant developments or changes in educational practices and theory which found expression through architectural design.
- 3) The school building or complex is a superior example of an architectural style prominent in the context of Canadian architecture.
- 4) The school building or complex is of national historic significance by virtue of its associations with:
 - a) prominent Canadian educators;
 - b) important and innovative educational practices;
 - c) a number of individuals who, over time, graduated from it and gained prominence in later life.

3.8 Monuments Which Themselves Have Commemorative Purpose

In November 1989, the Board considered the possible significance of the Welsford-Parker Monument in Halifax, deferred from the previous June.

Following considerable discussion, the Board recommended that

as a matter of policy, it not consider commemorating monuments unless those monuments were, intrinsically, works of art or architecture of national historic and/or architectural significance.

The Board shared the Committee's belief, however, that it would be entirely appropriate for it to make a monument the focus of a commemoration of a nationally significant aspect of Canadian history, if the monument were closely associated with the subject of commemoration and appeared to be the most appropriate location at which to recognize its significance. In such cases, it was suggested that the commemorative plaque be erected on a plinth or stand so as not to detract from the monument itself.

3.9 Commemoration of Movable Heritage Property

In July 2003, the Board replaced the former 1991 guidelines with the following:

Nominations of large-scale movable heritage properties, particularly those that are in essence fixed at a specific place (excepting movement related to conservation), will be evaluated against the Board's standard criteria for sites of national historic significance. Only on an exceptional basis would large-scale movable heritage properties that remain mobile and easily moved, or frequently moved for reasons not related to conservation, be considered candidates for national commemoration, and then more probably as "events."

3.10 Identification of Parks and Gardens of National Significance

In November 1994, the Board recommended that:

A park or a garden may be considered of national significance because of:

- 1) the excellence of its aesthetic qualities;
- 2) unique or remarkable characteristics of style(s) or type(s) which speak to an important period or periods in the history of Canada or of horticulture;
- 3) unique or remarkable characteristics reflecting important ethno-cultural traditions which speak to an important period or periods in the history of Canada;
- 4) the importance of its influence over time or a given region of the country by virtue of its age, style, type, etc.;
- 5) the presence of horticultural specimens of exceptional rarity or value;
- 6) exceptional ecological interest or value;
- 7) associations with events or individuals of national historic significance;
- 8) the importance of the architect(s), designer(s), or horticulturalist(s) associated with it.

The Board stated, however, that it expected the case for national commemoration of any garden or park would not rest solely on one of the eight guidelines adopted, save in the most exceptional of circumstances.

Further, with respect to guidelines 7) and 8) above, the Board felt that normally it would be more appropriate to recognize gardens and parks whose national significance derived from their associative values with individuals (architects/designers) or events of national significance through commemoration of the individuals or events themselves at the garden or park in question.

3.11 Identification of Rural Historic Districts of National Significance

In November 1994, the Board adopted the following:

Definition

Rural historic districts are geographically definable areas within a rural environment which create a special sense of time and place through significant concentrations, linkages and continuity of landscape components which are united and/or modified by the process of human use and past events.

[Guidelines]

Rural historic districts of national significance:

- 1) contain a significant concentration, linkage, or continuity of landscape components, which when taken together comprise an exceptional representation and/or embody the distinctive characteristics of types, periods, or methods of land occupation and use, illustrating the dynamics of human interaction with the landscape over time; and/or
- 2) contain a significant concentration, linkage, or continuity of landscape components, which when taken together comprise an outstanding example of a landscape of technological or social significance; and/or
- 3) contain a significant concentration, linkage, or continuity of landscape components which share common associations with individuals or events of national significance.

3.12 Country Grain Elevators

In November 1995, the Board adopted the following:

A row of country grain elevators may be considered to be of national significance if:

- 1) the row is comprised of three or more adjacent elevators;
- 2) all the elevators in the row were built before 1965;
- 3) all the elevators in the row are substantially intact, mechanically and architecturally;
- 4) the row of elevators is accessible and stands on a rail line in a rural context within a grain growing region;
- 5) the row has some symbolic value in the region.

The Committee and the Board agreed ... that there might well be elevators brought forward for consideration, either individually or in groups, which did not meet the above [guidelines], but, which, because of technological, architectural or historical importance, clearly merited review. They also agreed that, should such situations arise, it would be reasonable to assess them on an individual basis.

The members then discussed the importance of attempting to ensure that any rows of country grain elevators designated by the Board had a chance of surviving intact over the long term.

3.13 Assessing Sites Associated with Persons of National Historic Significance

The following guidelines first adopted in June 1996, and later amended in June 2001:

1. The National Significance of the Associated Individual
 - 1.1. The national significance of an individual should be the key to designating places associated with them; the nominated sites must communicate that significance effectively.
 - 1.2. A nominated site should be assessed for all its pertinent associative and physical values.

2. Types of Association and their Evaluation
 - 2.1 For a site to be designated for its association with a nationally significant person, the nature of the association **will be important**, and will be one or a combination of the following:
 - A site directly and importantly associated with a person's productive life often best represents his or her significant national contribution.
 - A birthplace, a childhood home, or a site associated with a person's formative or retirement years should relate persuasively to the national significance of the person.
 - A site that is attributed to be the source of inspiration for an individual's life work requires scholarly judgement of that relationship.
 - A site associated with a consequential event in a person's life must be demonstrably related to his national significance.
 - A site that has become a memorial (that is, that has symbolic or emotive associations with a nationally significant person) must demonstrably speak to the significance of the person in the eyes of posterity.
 - 2.2 When a nominated site is reviewed for its association with a nationally significant person, all sites prominently associated with the individual will be compared, with a view to choosing the site(s) that best tell(s) the national historic significance of the individual.
 - 2.3 Where the associated individual is the designer of the site, and their national significance lies with that aspect of their lives, then the nominated site should be evaluated for physical as much as associative values.
3. Related Commemorations at One or More Places
 - 3.1 A long, complex or multi-faceted life can warrant more than one commemoration, provided nationally significant aspects of that life are reflected in each of the commemorations.
4. The Test of Integrity
 - 4.1. A site must retain sufficient integrity or authenticity to convey the spirit of the place, and/or to tell the story of the national significance of the person.
 - 4.2. The richness of association of the individual, or the closeness of the identification of the individual with the nominated site, may override degrees of physical modifications to the site.
 - 4.3. A site that has symbolic and emotive associations with a nationally significant person may be designated for that association where the degree of compelling emotive attachment is established by research and analysis.

3.14 Built Heritage of the Modern Era

The following guidelines first adopted in November 1997, and later amended in July 2007:

A building, ensemble or site that was created during the modern era may be considered of national significance if it is in a condition that respects the integrity of its original design, materials, workmanship, function and/or setting, insofar as each of these was an important part of its overall intentions and its present character; and

- 1) it is an outstanding illustration of at least one of the three following cultural phenomena and at least a representative if less than an outstanding illustration of the other two cultural phenomena of its time:
 - a) changing social, political and/or economic conditions;
 - b) rapid technological advances;
 - c) new expressions of form and/or responses to functional demands; or
- 2) it represents a precedent that had a significant impact on subsequent buildings, ensembles, or sites.

3.15 Framework for Identifying and Assessing Settlement Patterns

In November 1997:

The Board noted that this paper provided a useful and clear elaboration of [guidelines] for a multifarious subject and requested that any future briefing materials on priority sub-themes related to settlement patterns follow this framework.

The Board then accepted (with minor changes as bolded below) the subtypes of the categorical framework for settlement patterns proposed in Mr Mills paper as well as the [guidelines] for settlement pattern commemoration.

The subtypes are: Patterns of Distribution; Dispersed Rural Settlement; Nucleated Settlement Patterns - Hamlets and Villages; and, Nucleated Settlement Patterns - Towns and Cities.

The [guidelines] proposed to provide a conjectural framework for identifying settlement patterns of possible national significance are: Historical/ Precontact Associations; Representative Characteristics; and, Resource Integrity and Completeness.

The definitions, characteristics, subtypes and specific guidelines for identifying and assessing settlement patterns are found in the report entitled “Canadian Settlement Patterns, Historic Sites and Monuments Board of Canada Framework Study” (Fall 1997).

3.16 Historic Engineering Landmarks

In November 1997, “Historic Engineering Landmarks Project, Consultations on Prioritizing Sites for Potential Commemoration” was presented to the Board, which approved the following:

Resources will be assessed primarily for their engineering significance, but also for their historical significance with respect to their impact on Canadian history and Canada’s development. A forty-year rule is also applied to preclude the selection of engineering landmarks of the present era.

To merit inclusion on the list of engineering landmarks, a site has to meet one or more of the following guidelines:

- embody an outstanding engineering achievement;
- be intrinsically of outstanding importance by virtue of its physical properties;
- be a significant innovation or invention, or illustrate a highly significant technological advance;
- be a highly significant Canadian adoption or adaptation;
- be a highly challenging feat of construction;
- be the largest of its kind at the time of construction, where the scale alone constituted a major advance in engineering;
- have had a significant impact on the development of a major region in Canada;
- have particularly important symbolic value as an engineering and/or technical achievement to Canadians or to a particular Canadian cultural community;
- be an excellent and early example, or a rare or unique surviving example, of a once-common type of engineering work that played a significant role in the history of Canadian engineering; and/or
- be representative of a significant class or type of engineering project, where there is no extant exceptional site to consider for inclusion.

3.17 Assessing the National Historic Significance of Lighthouses

In December 1998, the Board approved the following guidelines:

A lighthouse or light station may be considered of potential national historic significance if its current physical context and historic integrity respect or potentially respect its ability to meet two or more of the following guidelines:

- 1) It illustrates a nationally important historical theme in maritime navigation.
- 2) It is an important engineering achievement related to its primary functions.
- 3) It is a superior or representative example of an architectural type.
- 4) It is nationally symbolic of the Canadian maritime tradition.

3.18 Aboriginal Cultural Landscapes

In June 1999, the Board recommended the following definition and guidelines:

An Aboriginal cultural landscape is a place valued by an Aboriginal group (or groups) because of their long and complex relationship with that land. It expresses their unity with the natural and spiritual environment. It embodies their traditional knowledge of spirits, places, land uses and ecology. Material remains of the association may be prominent, but will often be minimal or absent.

- 1) The long associated Aboriginal group or groups have participated in the identification of the place and its significance, concur in the selection of the place, and support designation.
- 2) Spiritual, cultural, economic, social and environmental aspects of the group's association with the identified place, including continuity and traditions, illustrate its historical significance.
- 3) The interrelated cultural and natural attributes of the identified place make it a significant cultural landscape.
- 4) The cultural and natural attributes that embody the significance of the place are identified through traditional knowledge of the associated Aboriginal group(s).
- 5) The cultural and natural attributes that embody the significance of the place may be additionally comprehended by results of academic scholarship.

On the matter of self-definition by Aboriginal groups, the Board felt that appropriate consultations would alleviate any concerns about overlapping interests in a given area by different Aboriginal groups. It was agreed that the Board must be satisfied that there is agreement by all interested parties, Aboriginal and non-Aboriginal, before considering a cultural landscape for its historic significance.

3.19 Shipwrecks of National Historic Significance in Canada

In December 2000, the Board recommended:

For designation purposes, shipwreck shall mean an artifact representing a ship, boat, vessel or craft, whatever its type, which is deemed to have sunk, been driven aground, run aground or wrecked, and has been abandoned, thus putting an end to its career.

The shipwreck will be submerged and possibly embedded in an ocean, lake or waterway floor, be lying or buried in a tidal flat, beach or any other type of shore, including a modified ancient shore.

The physical condition of the shipwreck may vary. The shipwreck may be in one piece or in the form of remains spread out over a large area. In the latter case, a shipwreck may be nominated as an archaeological site or as archaeological remains, depending on the approach necessary to document it.

Included in the definition of shipwreck or shipwreck site will be the vestiges associated with the structure, cargo, equipment, human remains and personal effects of occupants, fragmented remains associated with these items and any natural accretions following the shipwreck. By extension, a shipwreck designated an archaeological site will include the preceding elements and even any natural accretions following the shipwreck, which may help to reconstitute the context of the wreck's evolution and to clarify its specific attributes.

3.20 Commemoration of Court Houses

In June 1980, the Board recommended [...]

that Court Houses selected for commemoration by the Board would be identified as falling into one of three distinct categories:

These categories are:

Category I: One Court House in each province, which is to be commemorated as being representative of the judicial institution in that province.

Category II: Court Houses, which are to be commemorated as being representative of significant functional types.

Category III: Court Houses, which are to be commemorated for reasons other than those stated in categories I and II; i.e., on the grounds of architectural merit, of aesthetic appeal or as exemplifying the work of a major architect.

4. Specific Guidelines: Person

4.1 Commemoration of Governors-General

This guideline was first adopted in June 1968, but was modified in December 2005 to read:

A governor may be designated of national historic significance if that person, in the performance of his or her vice-regal duties, made an outstanding and lasting contribution to Canadian history. To be regarded as a subject of national significance, a governor:

- 1) will have had a determining influence or impact on the constitutional evolution of Canada; [and/or]
- 2) will have had a determining influence or impact on Canadian external relations or military issues; [and/or]
- 3) will have had a determining influence or impact on the socio-cultural or economic life of the nation; [and/or]
- 4) will have distinguished himself or herself in an exceptional way by embodying the values of Canadians [and/or] by symbolizing Canada at home and abroad.*

* A governor who is of national historic significance because of achievement(s) outside the functions of viceroy, and not within, will be considered only in light of the Criterion for Persons of National Historic Significance.

4.2 Provincial Figures Both Prior to and Subsequent to Confederation

This guideline was first adopted in November 1973, but was modified in November 1990 to read:

any provincial or territorial figure of significance prior to the entry of the province or territory, in which the individual is active, into Confederation may be considered to be of national significance; but, post- Confederation figures who are of provincial or territorial significance must be proven to be of historic significance on the national scale, if they are to merit federal commemoration.

4.3 Commemoration of Prime Ministers

In December 2004, the Board asked that this guideline begin with the following statement:

Prime Ministers are eligible for consideration as national historic persons immediately upon death.

In May 1974, the Board recommended:

- 1) that the commemoration may take a number of forms: in some instances only the standard plaque may be erected; in some instances a distinctive monument may be more appropriate; and in others it may be desirable and practicable to acquire a house associated with a Prime Minister for preservation;
- 2) that the Board recognizes the desirability of retaining for the nation memorabilia, papers and other artifacts associated with Prime Ministers and it recommends that exploratory discussions be undertaken as soon as possible between officers of the [National Historic Sites Directorate],

the [National Archives of Canada] and the [Canadian Museum of Civilization] with a view to determining the most desirable way of ensuring the preservation of such materials. In the context of these discussions consideration should be given to the possibility of entering into agreements with incumbent Prime Ministers concerning the disposition of the appropriate effects;

- 3) that when a decision has been taken to acquire a house it would be most appropriate to choose one that is either closely associated with the most important period in the Prime Minister's career or which has very close family ties. When the Prime Minister is survived by a widow then life tenancy to the widow will in all cases be granted should she desire it;
- 4) that the present policy of not, with very rare exceptions, commemorating birthplaces and graves of Prime Ministers should be re-affirmed.

The National Program of Grave Sites of Canadian Prime Ministers is an additional form of commemoration.

4.4 Individuals of Importance in the Canadian Economy

In November 1990, the Board adopted the following guidelines for assessing the national significance of leaders in the economic field:

- 1) Economic leaders must have made a contribution to Canadian life that is of a definite or positive or undeniable kind.
- 2) Economic leaders must have made contributions, which are of national significance rather than of provincial or territorial importance.
- 3) In the consideration of business or economic leaders, where it seems appropriate that in the absence of outstanding individuals, firms which are no longer in existence may be commemorated.

4.5 Canadians Who Developed an Image of Canada Abroad

In November 1996, the Board recommended:

In exceptional circumstances, Canadians whose major accomplishments took place abroad may be recommended to be of national historic significance irrespective of whether or not those accomplishments had a direct impact on Canada, as long as the individual developed or sustained an image of Canada abroad, as was the case with Dr. Norman Bethune.

4.6 Evaluating Canadian Architects

In July 2003, the Board adopted the following guidelines:

An architect or, when appropriate, an architectural firm of national significance will have made an outstanding and lasting contribution to Canadian history. In this context, a contribution to Canadian history is:

- 1) a significant and/or influential creative architectural design achievement, either as a practitioner or as a theorist, as exemplified by a body* of consistently exceptional design work; and/or
- 2) a significant and/or influential contribution to the profession and discipline of architecture in Canada, as an exceptional educator, writer, organizer, or other activity not directly related to the architectural design process.

* In cases where an architect's reputation is based on a single (or small number of) exceptional architectural achievement(s), the individual work(s) should be considered for designation of national significance, not the architect *per se*.

4.7 Evaluating Canadian Athletes

In July 2007, the Board adopted the following guidelines:

An athlete may be considered of national historic significance if:

- 1 a) he or she fundamentally changed the way a sport in Canada is played through his or her performance; and/or,
b) he or she greatly expanded the perceived limits of athletic performance; and
- 2) he or she came to embody a sport, or had a transcendent impact on Canada

Note: When these guidelines are applied to a sport team, the team will be presented to the Board as an "event" rather than a "person"

5. Specific Guideline: Events/Other

5.1 Origins of Settlements

In 1923, the subject of settlements throughout Canada was thoroughly gone into in all its phases, and the following resolution was passed:

That the Board has considered with care the communication of Mr. W.H. Breithaupt, President of the Waterloo Historical Society, with reference to the proposed monuments to commemorate the pioneers of the County of Waterloo, as well as representations from other districts as to similar proposals therein, and desires to express its hearty approval of every effort to perpetuate and honour the memory of the founders of settlements, throughout the Dominion, and its high appreciation of Mr. Breithaupt's patriotic objects and efforts.

The Board, however, has to deal with so many sites of outstanding national importance which require priority of action that it feels it would **not be advisable for it to undertake at present action in the matter of the placing of memorials in connection with early settlements in Canada.**

This policy has been reaffirmed numerous times. For example, in October 1967:

In connection with the proposal to commemorate the Founding of Pictou, the Board reaffirmed its policy of not recommending the commemoration of settlement origins; but recommended that the Department suggest to the Government of Nova Scotia the appropriateness of a provincially sponsored commemoration.

In October 1969:

The Board reaffirmed its policy of not recommending the origins of existing communities for commemoration, but considered that the significance of former settlements and colonizing ventures should be considered each on its own merits.

5.2 Pre-Confederation Events

In November 1973, the Board recommended that:

pre-Confederation events should be regarded on their individual merits on a line basis, i.e., as significant events in the development of a region which later became a province of Canada.

5.3 Assessing the Role of Organized Religion in the Social Development of Canada

In November 1973, the Board enunciated that:

while recognizing the overwhelming impact of organized religion on the development of Canada, prefers for the present that the Board should deal with items in this category on an individual basis as they arise and that they be reviewed in the light of the Policy Statement's first stated [guidelines], i.e., a site, structure or object shall be closely associated or identified with events that have shaped Canadian history in a prominent way, or illustrate effectively the broad cultural, social, political, economic or military patterns of Canadian history.

5.4 Ethnic or Religious Groups

In November 1977, the Board recommended that:

religious and ethnic groups, per se should not be specifically commemorated but that we should pay particular attention to the contributions of such ethnic and religious groups as represented in buildings of national architectural or historical significance, individual leaders of national importance, or events of national historic significance.

In June 2002, the joint Cultural Community and Criteria Committees recommended, and the Board accepted, that this guideline be amended as follows:

The Board will assess the national historic significance of places, persons and events associated with the experience of ethnic or religious groups in Canada, rather than advocating an approach that would consider the commemoration of ethnic or religious groups themselves.

5.5 Disasters and Disaster Areas

In November 1982:

Following considerable discussion, the Board was unanimous in its recommendation that:

it continue to be guided in its deliberations by the 1967 “National Historic Sites Policy”

Amended as follows:

normally disasters will be excluded from consideration by the Board unless there is evidence that their long-term impact has been such that they would merit consideration under Criterion 1.6.ii of the general Board criteria [in the “Parks Canada Policy” (1979)], that is to say - as events which shaped Canadian history.

In November 1997, the Board reviewed its existing guideline and:

agreed that it would consider only the most exceptional disasters if they were seen to have caused changes to some facet of Canadian society, for example, changes to social programs, public policy, or causing long-standing economic impacts.

5.6 Commemoration of Post-Secondary Educational Institutions

In February 1992, following three requests in one year asking that it consider the possible national significance of institutions of higher learning, the Board asked the Criteria Committee to reflect on the matter. In November 1992, the Committee and, in turn, the Board recommended:

that due to the increasing number and complexity of post-secondary institutions which have been established in recent decades, and the consequent difficulty of assessing their significance to Canada in a rigorous and equitable manner, the Board should no longer recommend the commemoration of such institutions, per se. The Board, however, should continue to consider nationally significant aspects of universities, colleges and training schools, such as founders, administrators, faculty members, benefactors, and individual faculties or departments, as well as school and university architecture and research contributions.

6. Specific Guidelines: Forms of commemoration

6.1 Monuments Not Owned by the Department

In October 1967:

The Board reviewed the proposal of the Montmagny-L'Islet Historic Monuments Society, requesting federal assistance for a monument to Étienne-Pascal Taché. Considerable discussion ensued on the Department's monuments [guidelines]. The Board then passed the following resolution:

The Board as a policy does not recommend that the Minister contribute to the construction of monuments not owned or built by the Department, and further, recommends that in those cases in which the Department builds a monument, the Department should determine and control the design.

The above guideline was reiterated by the Board at its June 1985 meeting.

6.2 Distinctive Monuments

In June 1968, the Board recommended the following:

The Criteria Committee of the Board has had under consideration the future [guidelines] that should be followed with respect to distinctive monuments. It makes the following recommendations:

- 1) It is essential, for the future guidance of the Board, that precise and more restrictive principles should govern the choice of such monuments;
- 2) The Board believes that in the vast majority of cases the desire for a distinctive monument could and should be satisfied by a slight modification to the existing setting of the standard plaque. Where practical and appropriate, the design of the setting could be varied so as to represent the achievement of the person or the nature of the event to be commemorated, and in a manner suitable to the location;
- 3) Where existing standard plaques or settings must be replaced, the principles given in (2) above should be borne in mind;
- 4) With respect to distinctive and more elaborate monuments the Board believes that even its limited experience has indicated the many and serious problems involved. In the light of that experience it seems clear that those subjects selected for such commemoration should be few in number and should, in the opinion of the Board be either persons of quite exceptional importance, especially outstanding or unique fields of significant endeavour, or events which would be nationally regarded as turning points of decisive importance in Canadian history.

The Committee then considered what guidelines should be followed by the [Program] in respect to the design of distinctive and elaborate monuments, and recommended that the following considerations should be borne in mind:

- a) The National Historic Sites [Directorate] should be leaders in the field of designing distinctive monuments, and should not be slaves to tradition. Designs in all cases should be distinguished and exciting and not second-rate or banal, and landscaping should always be carefully planned.
- b) The [Directorate] should, in the choice of sculptors, be guided by the advice of the Directors of the National Gallery of Canada and of the leading government-operated gallery in the province concerned, and of the Board member in that province.

- c) The type and design of the monument in each instance will vary according to the person or event to be commemorated, the theme to be emphasized, the location of the monument and any special local circumstances that have to be taken into consideration.
- d) Generally the design will not be completely abstract and should be able to convey to the average member of the public some feeling of the theme to be emphasized in connection with the person or event.
- e) The most important audience to reach in every instance is the younger generation, for whom Canadian history must be made to live in all its excitement and significance.

6.3 Quality and Content of Plaque Inscriptions

In June 1988, the Board, following discussion, accepted the following recommendations regarding plaque inscriptions.

The Board first stated that it believed that the primary purpose of its plaques was to educate and it followed, therefore, that plaque inscriptions should be above all else informative. With this in mind, the Board put forward a number of specific recommendations to serve as guidelines when drafting plaque inscriptions:

- 1) a plaque inscription must state clearly why the subject of commemoration is of national significance;
- 2) an attempt should be made to put a human face on all inscriptions, in order to make them understandable to a general audience;
- 3) appealing words and phrases (e.g., “legendary character”) should be used in inscriptions when appropriate, as they add colour and tend to make the text more memorable;
- 4) when possible the title of the plaque should be used to convey information – this information need not be repeated in the text;
- 5) if in the title, birth and death dates should not be repeated in the text;
- 6) dates should be used judiciously in texts and be inserted only when relevant;
- 7) texts dealing with architecture should, whenever possible, have a historical anchor;
- 8) architects and architectural firms need not be identified in an inscription if they are not of some prominence in their own right.

In November 1997, the Board further added:

that in preparing inscriptions, staff should ensure that the first sentence clearly indicate the reason for national significance. Further, national significance must be a single, compelling justification and not a layering of many unrelated items, none of which on its own would constitute grounds for national significance.

6.4 The Use of Non-Official Language on Commemorative Plaques

In June 2000, a report was presented to the Board on the use of non-official languages on commemorative plaques. The Board approved the following guidelines:

- The Board may recommend the use of non-official languages when the national historic significance of the subject makes it appropriate to do so.
- Inscriptions which include non-official languages must conform to the *Official Languages Act* and the “Federal Identity Program Policy” with respect to precedence of English and French, and bilingual HSMBC corporate signature.

- Additional languages appear with the official languages on one plaque. In exceptional circumstances the Board may recommend separate, non-official language plaques. Such plaques will be erected with the bilingual plaque and will carry the Board's bilingual corporate signature.
- Non-official language inscriptions will be written according to the same linguistic standards as the official languages.

6.5 Consultation on Commemorative Plaque Texts

Since 1993, commemorative plaque texts have been sent to appropriate groups and/or individuals for comments or “vetting” before being reviewed by either the Inscriptions Committee or the full Board.

The vetting process provides stakeholders with the opportunity to verify historical facts and to offer their perspective for the text. While the Inscriptions Committee and the Board give every consideration to vettors' comments, not all comments may be incorporated into the final text.

The Board adopted the following guidelines in June 2000 and made modifications in November 2001. The final version reads:

- A Board plaque commemorates a person, place or event of national historic importance. It has a commemorative objective defined by the Board, and from a technical point of view, it must conform to a standard length.
- The text, usually in its first sentence, must clearly indicate the reason for national historic significance, as described in the Board Minutes.
- The authorship of the plaque text lies with the Board, and final approval of the text is given by the full Board.
- The Board seeks consistency in style, tone and arrangement of its plaque inscriptions; vettors are therefore discouraged from making comments on these matters.
- A report of the vettors' comments is included with the text when it is submitted to the Inscriptions Committee for review.

6.6 Style and Layout of Plaque Inscriptions

In June 2001, the Board approved the proposed plaque design and editing guidelines as follows:

- Textual material should be written for a high school reading level.
- A dynamic writing style should be used as opposed to a documentary style, which is more suited for a specialized audience.
- Titles for plaque inscriptions should be brief, simple and set out in distinctive type, using familiar and descriptive language, designed to draw the readers attention.
- Length of text should be limited to a maximum of 500 characters in each language in order to attract and retain reader attention.
- Plaque inscriptions should be divided into three short paragraphs. Each paragraph should begin with a larger capital letter than the capital letters used in the text.
- A line of text should have at least 45 characters and not more than 55 to 65 characters to facilitate scanning the information.

- Type style should be a serif character, which helps to clearly delineate each letter. Goudy font meets this requirement and in addition, offers the proper combination of height, width and thickness of character to enhance text readability.
- The font size for the body of a plaque text should be between 40 and 45 points, with 60 points for the title and 40 points for the sub-title.
- Factors such as spacing between letters, lines and paragraphs facilitate scanning, as well as left and right text justification.

6.7 Dual or Multiple Plaquing of a Designation

In December 2002, the Board approved these guidelines as follows:

Under normal circumstances, a single plaque will be erected for each person, event, or site designated of national historic significance. In rare instances, a dual or multiple plaquing of a designation may be considered as an option:

- where two or more discrete locations are explicitly and meaningfully associated or identified with a *national historic person*, and are integrally related to the national historic significance of the person; or
- where there are two or more discrete locations in different regions that are explicitly and meaningfully associated with a *national historic event*, and that played an integral part in establishing its national historic significance; or
- where there are two or more distinct components or phases of a *national historic event* that played an integral part in establishing its national historic significance, and are essential in conveying national historic significance; and that are directly associated with different locations; or
- where the significance of a *national historic event* resides in its great geographical extent and impact on two or more regions, and its national historic significance can be conveyed in a substantially more explicit and meaningful manner by marking its geographical extent; or
- where the configuration of a *national historic site* is such that it would render the commemoration substantially more explicit and meaningful.

For national historic events that encompass great geographical extent, only one plaque should be erected in any one region or province.

7. Specific Guidelines: Procedure

7.1 Original Fabric on the Ground Floors of Buildings

In June 1988, the Board recommended that:

as a guideline for future deliberations, the Board stated that the survival of original street-level entries and of original fabric on the ground floors of buildings brought forward for consideration were factors of such importance that the lack of either on a structure would seriously affect that structure's potential for designation.

In November 1988, the Board reiterated its above recommendation, and:

emphasized that, in future, architectural papers should clearly identify contemporary fabric in buildings when it was felt that the nature and extent of the use of new materials might be a determining factor in determining the significance of the structure in question.

7.2 Deferred Matters

In the context of a discussion of Fort Whoop-Up, Alberta, in November 1989, the Board noted that:

often, matters are deferred in order that additional material may be brought together on the subject which will permit the Board to objectively assess its national significance and put forward a recommendation to the Minister, in that regard. As the practice of waiting for formal Ministerial approval of all Board recommendations often resulted in lengthy delays in the resubmission of deferred items to the Board, which seemed to it to be unnecessary, it recommended that

the Minister consider deferred items to constitute non-recommendations of the Board, in order that such items might be followed up in advance of his/her approval of the minutes in which they appear.

7.3 National Historic Sites Whose Commemorative Integrity Has Been Destroyed

In December 2002, the Board received a discussion paper that explored various approaches to the treatment of national historic sites that have lost their commemorative integrity and recommended that:

On the advice of the Historic Sites and Monuments Board of Canada, the Minister may transfer a National Historic Site of Canada (NHSC) from the official list of NHSC to a list of NHSC whose commemorative integrity has been destroyed. Such action will rarely be undertaken and then only when:

- 1) the commemorative integrity of the site has been destroyed through loss or impairment of the resources directly related to the reasons for designation, or
- 2) the reasons for designation of a national historic site can no longer be effectively communicated to the public.

7.4 Preparation of Submissions to the [Status of Designations] Committee

In December 2000, the Board approved the following guidelines:

- 1) In considering a proposal to clarify the designated place of an existing national historic site, the current Board will use a strict constructionist approach to interpreting Board recommendations of record (i.e. recommendations from previously approved Minutes of Board meetings), insofar as they relate to designated place.
- 2) In considering new proposals to expand the designated place of an existing national historic site, the Board will not be constrained by recommendations of record, but will treat each new proposal on its merits, and with the understanding that the owner(s) of property directly affected by the proposed expansion of the designated place would need to give their consent.
- 3) In the interests of efficiency and of documenting decisions regarding designated place and commemorative intent, submissions should consist of a briefing note format, with the most essential information and analysis in a short paper, and additional material, chiefly Board Minutes, any preceding Agenda Paper or Submission Report, and maps or plans, in appendices.
- 4) The Parks Canada multi-disciplinary team will assess the feasibility of organizing the issues which require the Committees attention according to province/territory, table these issues by province/territory, and arrange to have the Board member of the relevant province or territory attend the Committees meetings.
- 5) In light of the time-sensitive nature of many of the requests that will be brought forward for clarification, Parks Canada will determine an approach to expediting the Committees recommendations for review and approval by the Minister.

7.5 Determining Designated Place

In the Fall of 1999, with amendments in June 2001, the Board approved the following guidelines:

- 1) The approved Board Minute is considered the definitive statement of the Board's intent;
- 2) If the approved Minute refers to a description in an Agenda Paper or Submission Report relating to the extent of the "designated place," then that description should be consulted;
- 3) A plaque inscription will not be used to determine the "designated place";
- 4) The reasons given for national significance do not determine the "designated place";
- 5) The "designated place" is the place that was considered by the Board at the time it made its recommendation, unless otherwise specified in the Minute; and,
- 6) When the boundaries of a national historic site were not defined at the time of designation, and the physical feature named in the recommendation of national historic significance was located on a single legally-defined property at the time of designation, the boundaries of the designated place are deemed to be the boundaries of the property at that time, subject to the Scope and Exceptions statement that accompanies this guideline.

Scope:

- Date and wording of the designation: the national historic site was designated before 1999; it was not assigned boundaries at the time of designation, but instead was designated by name.
- Property boundaries at the time of designation: at the time of designation, the whole of the nationally significant feature (or features) was located on a single, legally-defined property or parcel of land, or on adjoining properties owned by the same person or persons.

- Current property boundaries: since the time of designation, the property has not been subdivided or had its boundaries redrawn in a way that affects ownership of the feature named in the designation.

Exceptions:

General exceptions: for reasons of size and complexity, several types of properties are excluded from the application of this guideline. These exceptions relate to sites where the designated feature forms all or part of any of the following:

- An institutional complex, such as a university, hospital, ecclesiastical precinct, or airport;
- Defence works, notably forts, and sites of military operations, such as battlefields;
- A trading post, whether styled a “fort” or not;
- A fairground;
- A linear route or property (e.g. railway stations, roundhouses, dams, bridges, aqueducts, canals and trails);
- A Canadian Forces Base;
- A First Nations Reserve;
- Lands administered by Parks Canada;
- An extensive property, such as an estate or an industrial complex, which was subdivided before designation in a manner that left potential Level One resources (either above or below ground) outside the administered place;
- Sites designated for their archaeological value, or as cultural landscapes of associative value.

Special exception: vessels which are considered to be “places”, shipwrecks, and moveable cultural heritage objects are also excluded. In some cases (e.g. Alexander Graham Bell museum collection) the objects themselves are Level One cultural resources.

7.6 Changing the Directory of Designations of National Historic Significance

In December 2002, the Board approved the procedures as follows:

- Approved Minutes will continue to be used to determine the existence of designations and to determine the category to which they belong. Changes to the Directory will therefore be based on scrutiny of approved Minutes. Plaque texts, departmental publications and administrative correspondence may be consulted for context and corroboration, but will not be used to overrule the Minutes.
- When research confirms the existence of an administrative error in the Directory, an administrative process will be followed to correct it. That process will employ the interdisciplinary team which oversees reports to the Status of Designations Committee (SDC).
- The SDC will be informed in a brief note of each correction to the Directory which arises from administrative error in the past and which results in a change in the number of designations in any category. This note will be the official confirmation of the change.
- Changes arising from ambiguity or new knowledge will continue to receive the Board’s attention through formal reports to the SDC.

7.7 Guidelines for Establishing Names for National Historic Sites

In December 2003, the Board approved the guidelines as follows:

Four principles will be taken into account when site names are chosen; these are (i) well-established usage, (ii) historic usage, (iii) communication of the reasons for designation, and (iv) brevity and clarity. Ideally, Parks Canada and site owners will submit names which conform to all these principles. Often, though, it will be necessary for one or more principles to prevail over the others. The four principles are stated and explained in the first four proposed guidelines. The last two proposed guidelines deal with the use of official geographical names, and with the official status of names of national historic sites.

1. When a proposed or recommended national historic site already has an established name, that name should be used, unless there are good reasons to the contrary.

Notes:

- a. This principle is particularly appropriate when a site has had the same name throughout most of its recorded history. Established names may be one or more of the following: the name on the owner's publications or Web site; a name carved onto a building on the site, or written on a permanent sign; a name well-established in local usage. When there are variants of an established name, the full legal name will not necessarily be the best choice, especially if this is long, or generally not known in its locality; the choice shall be made in accordance with these guidelines as a whole.
- b. Bar U Ranch NHSC (Longview, Alberta), Fort Wellington NHSC (Prescott, Ontario) and Kicking Horse Pass NHSC (Yoho National Park of Canada, British Columbia) are examples of sites whose names were well established before they were designated as national historic sites.
- c. For sites not administered by Parks Canada, it is preferable for Parks Canada and the partner to use the same name. For example, the Emily Carr House NHSC in Victoria, British Columbia, is called Emily Carr House by its owner. However, if the name used by the site's owners or stakeholders communicates a different message than does the Board designation, the Board may recommend a different name. In the case of the Old Woodstock Town Hall NHSC (Woodstock, Ontario), the partner's name for the site is the Woodstock Museum. Since the Board designation clearly refers not to the museum, but to the architecture and former function of the town hall itself, Parks Canada uses a different name than does the partner.

In cases when a partner uses a different name than the official one, Parks Canada will use the generic "National Historic Site of Canada" ("lieu historique national du Canada") only with the Board-approved specific, and will encourage the partner to follow the same practice.
- d. A commercial name will not be used, even if it is the name used by the owner, unless this name reflects the reason for designation.
 - i. Maplelawn & Gardens NHSC (Ottawa, Ontario) is currently operated as a business called the Keg Manor. This name reflects its current use rather than its historic significance. In

this case, the historic name of the house, Maplelawn, is used by the Board and Parks Canada.

- ii. Commercial names can be used, however, when they are directly related to the national significance of the site. For example, the Gulf of Georgia Cannery NHSC (Richmond, British Columbia) or the Empress Hotel NHSC (Victoria, British Columbia) incorporate commercial names.
2. When a site's current or established name is not appropriate, for one reason or another, a historic name may be the best choice.

Notes:

- a. A historic name may be preferable in cases where a change in use or ownership has established a new name for a building or site. The Former Vancouver Law Courts NHSC, for example, currently houses the Vancouver Art Gallery, which is how the building is now known. The HSMBC name reflects the building's historic significance rather than its current function.
 - b. The advantage of a historic name is that it will continue to be appropriate over time even if the owner or use of the site changes.
 - c. When a site has had several names over time, and a choice must be made among these names, the name most closely associated with the site's national historic significance is generally preferable.
3. When possible, names should communicate the reasons for the designation of national historic significance.

Notes:

- a. Marconi Wireless Station NHSC (Port Morien, Nova Scotia), Riel House NHSC (Winnipeg, Manitoba) and St. John's WWII Coastal Defenses NHSC (St. John's, Newfoundland) are examples of names that clearly communicate the commemorative intent of the designation.
- b. A commemorative name may be appropriate for sites that are not associated with an established place name. In the past, for example, a number of descriptive, thematic names have been used, such as First Homestead in Western Canada NHSC (Portage La Prairie, Manitoba) or First Oil Wells in Canada NHSC (Oil Springs, Ontario)
- c. For certain types of designations, however, it is difficult to convey explicitly the commemorative intent in the site name:
 - when the designation arises through a thematic study, particularly an architectural study.

A site designated as "one of the finest examples of Carpenters' Gothic on the West Coast of Canada," for example, is not named Carpenters' Gothic NHSC, but rather Church of Our Lord NHSC (Victoria, British Columbia).

- when there are multiple reasons for national significance, requiring an arbitrary choice.

Rocky Mountain House NHSC was recognized in 1926 for “its connection with early trade, discovery and exploration towards the westward.” This was supplemented as follows in 1968: “and to interpret three major themes: the fur trade, David Thompson, and the role of the Peigan (Blackfoot) Indians.”

- when the factors that underpin national significance are too complex or abstract to express in a few words.

St. Mary’s Basilica NHSC (Halifax, Nova Scotia) was recognized “because of its central role in the religious history of Nova Scotia and more particularly because of its association with individuals and events that played a central role in the emancipation of Roman Catholics in the Province and in Canada.”

4. An ideal name is brief, clear and pleasing.

Notes:

- All official names must include the generic “National Historic Site of Canada” (“lieu historique national du Canada”). In addition, official site names will normally appear as plaque titles. For the specific part, then, brevity is of particular importance.
- It will normally not be necessary to specify locality, religious denominations, or similar identifiers in a site’s official name. In exceptional cases, such words may be required to avoid confusion at a local or national level. For example, in the case of St. John the Baptist Anglican Cathedral NHSC (St. John’s, Newfoundland) and St. John the Baptist Roman Catholic Basilica NHSC (St. John’s, Newfoundland), religious denominations are specified to distinguish between two sites with the same name, in the same locality.

Even if it is not part of the official name, this type of identifier may still be included in the descriptive note in the Directory of Designations.

- Dual or alternate names will be avoided in the future. The Directory of Designations, for example, currently contains entries such as Malahat Building / Old Victoria Custom House NHSC (Victoria, British Columbia), consisting of two names of apparently equal status. Rarely, separate aspects of a site’s history may be jointly reflected in a double-barrelled name joined by a long dash, for example, Port-la-Joye – Fort Amherst NHSC (Rocky Point, Prince Edward Island). In addition, it will sometimes be appropriate to use the conjunction “and” to link two places that are physically separate but jointly designated, for example, Arvia’juaq and Qikiqtaarjuk NHSC (Arviat, Nunavut).
- It is preferable not to use the word “site” in the specific part of the name, given that “National Historic Site of Canada” will always be part of the official name.
- “National Historic Site of Canada” is the only approved generic, and terms such as “National Historic District” or “National Rural Historic District” will not be used, either as a generic or within the specific.

5. When the name of a designation incorporates a geographic name approved by the Geographical Names Board of Canada, that approved form will normally be used.

Notes:

- a. The Geographical Names Board of Canada (GNBC) is the national body which coordinates all matters affecting geographical nomenclature in Canada. Geographical name decisions approved by the appropriate federal, provincial or territorial authority become official decisions of the GNBC (Order-in-Council P.C. 2000-83).
 - b. The GNBC-approved form of a geographic name should be used when it is part of the name of a designation. For example, the Smiths Falls Bascule Bridge NHSC incorporates the name of a settled place in Ontario, which has been approved by the GNBC as Smiths Falls (rather than Smyth's Falls or Smith's Falls, even though these forms were used in early official documents).
 - c. When a different, or earlier, form of a name than the one approved by the GNBC is used, it must be justified on historic grounds, or be part of an established name.
6. All official forms of names of designated national historic sites will be explicitly part of the Historic Sites and Monuments Board of Canada's advice to the Minister.

Notes:

- a. Names of designations will be among the details of the commemoration, which will be recommended by the Board to the Minister, and, when approved, will be the official names of these sites. Changes to official names will similarly require a Ministerially approved recommendation of the Board.
- b. All names of designations will have an official form in each of the official languages of Canada. These versions are not considered to be multiple names, but two forms of a single name, and they will be derived using established toponymic and translation rules. The Board may, at its discretion, recommend adoption of further forms of the name in another language that is directly related to the reasons for the commemoration.
- c. The present guidelines provide direction concerning the choice of names for future national historic sites, and name changes to existing designations, if required. These names will be considered official names.

Names, which have been explicitly addressed by the Board in the past, are also considered to be official. For example, in 1995 the Board recommended that the name Atherley Narrows Fish Weirs National Historic Site be changed to Mnjikaning Fish Weirs National Historic Site (Atherley, Ontario).

Procedures:

1. Names will be researched and documented at the time of preparation of submission reports. All submission reports will contain a documented statement of the proposed name(s) for designation.

This should include the current name as well as previous names by which the site has been known and, when appropriate, should reflect consultation with site owners or stakeholders.

2. Submission reports will provide the proposed name(s) only in the language of the paper. All required language forms of the name will be included in the Board minutes. The appropriate toponymic and translation authorities will be consulted in the derivation of the translated forms.
3. Name changes must be approved by the HSMBC.

Appendix B – Town of Oakville By-Laws

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B-1 By-Law 1962-177: A By-law to provide for the expropriation of certain lands, commonly called the Joyce Property in the former Village of Bronte for Public Park purposes

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THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NO. 1962 - 177

A By-law to provide for the expropriation of certain lands, commonly called the Joyce property in the former Village of Bronte for Public Park purposes.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF OAKVILLE ENACTS AS

FOLLOWS:

1. The lands described in Schedule "A" to this By-law are hereby expropriated for public Park purposes pursuant to paragraph 63 of section 377 of the Municipal Act.
2. The Town Solicitor is hereby authorized to procure appraisals of the property expropriated by this By-law and to enter into negotiations for the purpose of establishing the amount of compensation to be paid to the owner.
3. Failing agreement upon the amount of compensation to be paid to the owner the Town Solicitor is authorized to take such steps as may be necessary to have the compensation determined by arbitration according to law.

READ a first and second time this 17 day of Nov 1962.

W. A. Anderson
MAYOR

D. S. Jackson
CLERK

READ a third time and passed this 17 day of Nov 1962.

W. A. Anderson
MAYOR

D. S. Jackson
CLERK

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Town of Oakville, lately in the Township of Trafalgar and formerly in the Village of Bronte, in the County of Halton and being composed of:

Firstly, Lot 20 and Block "D" on the south side of Chisholm Street east of West River Street in the said Village of Bronte,

Secondly, Lots 15, 16, 17, 18, and 19 on the north side of Ontario Street east of West River Street in the said Village of Bronte,

Thirdly, Lots 15, 16, 17, 18, and 19 on the south side of Ontario Street east of West River Street in the said Village of Bronte.

Containing in all four and one-half acres ($4\frac{1}{2}$ acres) more or less.

B-2 By-Law 1966-145: A By-law to abandon an expropriation

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THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NO. 1966-145

A by-law to abandon an expropriation.

WHEREAS by By-law 1962-177 of the Corporation of the Town of Oakville passed the 5th day of November, 1962 the land described therein was expropriated for the purpose of a public park;

AND WHEREAS the aforesaid expropriation has been abandoned and the Corporation of the Town of Oakville has received releases from all the expropriated owners releasing the Corporation of the Town of Oakville from all claims and damages arising out of the abandonment of the aforesaid expropriation;

AND WHEREAS the purpose of this by-law is to confirm the aforesaid abandonment;

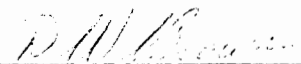
THE COUNCIL OF THE CORPORATION OF THE TOWN OF OAKVILLE ENACTS AS FOLLOWS:

1. By-law 1962-177 of the Corporation of the Town of Oakville is repealed.
2. The Mayor and the Clerk are authorized to execute a notice of abandonment in the form of the notice annexed as Schedule A to this by-law under the common seal of the Corporation.

PASSED by the Council this *3rd* day of *6 October* 1966.



Mayor.



Clerk.

NOTICE OF ABANDONMENT.

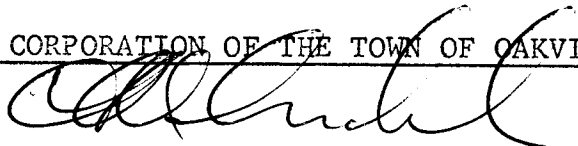
TAKE NOTICE that the land described in Schedule A to this notice, being the whole of the land expropriated by The Corporation of the Town of Oakville for the purpose of a public park by By-law 1962-177 of The Corporation of the Town of Oakville and registered in the Registry Office for the Registry Division of the County of Halton on the 13th day of November, 1962 as Number 144963, has been found not to be required;

AND THAT the land described in Schedule A to this notice is abandoned by The Corporation of the Town of Oakville and accordingly it reverts in the persons from whom it was expropriated or those entitled to claim under them;

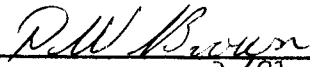
This notice is registered pursuant to Section 21 of The Expropriation Procedures Act, S.O. 1962-63.

DATED the *3rd* day of *October* 1966.

THE CORPORATION OF THE TOWN OF OAKVILLE



Mayor.



Clerk.

SCHEDULE A
to
NOTICE OF ABANDONMENT

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Town of Oakville, formerly in the Village of Bronte, in the County of Halton and being composed of:

FIRSTLY, Lot 20 and Block D on the south side of Chisholm Street east of West River Street in the said former Village of Bronte;

SECONDLY, Lots 15, 16, 17, 18, and 19 on the north side of Ontario Street east of West River Street in the said former Village of Bronte;

THIRDLY, Lots 15, 16, 17, 18, and 19 on the south side of Ontario Street east of West River Street in the said former Village of Bronte.

CONTAINING in all four and one-half acres ($4\frac{1}{2}$ acres) more or less.

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B-3 By-Law 1987-2587: A By-law to designate certain property as property of historic and architectural value and interest (3205 Shoreline Drive – The Charles Sovereign House)

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THE CORPORATION OF THE TOWN OF OAKVILLE

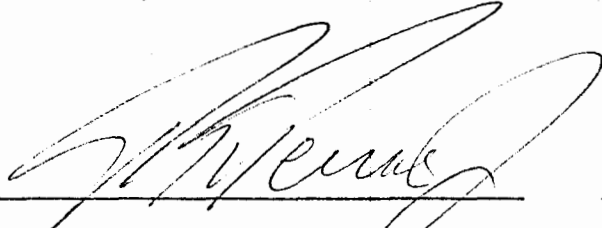
BY-LAW NUMBER 1987-257

A by-law to designate certain property as property of historic and architectural value and interest (3206 Shoreline Drive--The Charles Sovereign House)

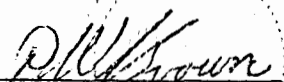
THE COUNCIL ENACTS AS FOLLOWS:

- 1. The property municipally known and referred to as 3206 Shoreline Drive (The Charles Sovereign House) is hereby designated as a property of historic and architectural value and interest pursuant to the Ontario Heritage Act, for the reason set out in Schedule "A" to this by-law.
- 2. The property designated by this by-law is the property described firstly in Schedule "B" to this by-law.
- 3. The Clerk is hereby authorized to withdraw the notice of intention to designate, in the manner stipulated in the Ontario Heritage Act, for the vacant lands abutting to the west of the lands hereby designated, said vacant lands more particularly described as secondly in Schedule "B".

PASSED by the Council this 8th day of October, 1987.



 MAYOR



 CLERK

RESCINDED
 By-law 1988-197

SCHEDULE "A" TO BY-LAW NUMBER 1987-257REASON FOR DESIGNATION:

The two-storey brick structure was built by Charles Sovereign circa 1825. It is one of the oldest existing dwellings in Trafalgar Township.

The Sovereigns were one of the first families to settle in the Bronte area. Charles Sovereign opened a school on his father's property in 1815, when he was only 17 years of age, and in 1842 became the first local school inspector. He also kept diaries and ledgers from 1834 to the year before his death. The ledgers were put into the Ontario Archives.

Subsequent to Charles Sovereign's death in 1885, there have been various important people that have lived in the subject dwelling. Local boat builder Dalt McDonald (1878-1975) resided in the dwelling and is responsible for building many of the local fishing boats around the turn of the century. Another resident of note is renowned author Mazo De La Roche, author of the Jalna series who lived there between 1910 and 1915.

SCHEDULE "B" TO BY-LAW 1987-257

FIRSTLY

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Town of Oakville, Regional Municipality of Halton and being composed of Part Lot 32, Concession 4, South of Dundas Street, more particularly described as Parts on Plan 20R-.

SECONDLY

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Town of Oakville, Regional Municipality of Halton and being composed of Part Lot 32, Concession 4, South of Dundas Street, more particularly described as Part on Plan 20R-.

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B-4 By-Law 1990-50: A By-law to designate certain property as property of historic and architectural value and interest (The Charles Sovereign House – 7 West River Street)

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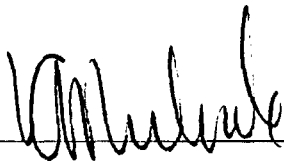
THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW 1990-50

A by-law to designate certain property as property of historic and architectural value and interest (The Charles Sovereign House - 7 West River Street)

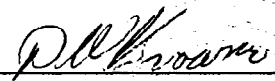
THE COUNCIL ENACTS AS FOLLOWS:

1. The property municipally known and referred to as 7 West River Street (The Charles Sovereign house) is hereby designated as a property of historic and architectural value and interest pursuant to the Ontario Heritage Act, for the reason set out in Schedule "A" to this by-law.
2. The property designated by this by-law is the property described in Schedule "B" to this by-law.

PASSED by the Council this 5th day of March, 1990.



MAYOR



CLERK

SCHEDULE "A"

to By-Law 1990-50

REASON FOR DESIGNATION:

The two-storey brick structure was built by Charles Sovereign circa 1825. It is one of the oldest existing dwellings in Trafalgar Township.

The Sovereigns were one of the first families to settle in the Bronte area. Charles Sovereign opened a school on his father's property in 1815, when he was only 17 years of age, and in 1842 became the first local school inspector. He also kept diaries and ledgers from 1834 to the year before his death. The ledgers were put into the Ontario Archives.

Subsequent to Charles Sovereign's death in 1885, there have been various important people that have lived in the subject dwelling. Local boat-builder, Dalt McDonald (1878-1975), resided in the dwelling and is responsible for building many of the local fishing boats around the turn of the century, Another resident of note is renowned author Mazo De La Roche, author of the Jalna series who lived here between 1910 and 1915

SCHEDULE "B"

to By-Law 1990-50

All and singular that certain parcel or tract of land and premises situate, lying, and being in the Town of Oakville, Regional Municipality of Halton, and being composed of Lot 84 on Plan M-11.

Being the whole of Parcel 84-1, Section M-11.

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B-5 By-Law 2014-124: A By-law to designate the Bronte Marina Building, formerly Metro Marine, at 2508 Lakeshore Road West as a property of historical, architectural and contextual significance.

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THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2014-124

A by-law to designate the Bronte Marina Building, formerly Metro Marine, at 2508 Lakeshore Road West as a property of historical, architectural and contextual significance.

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the council of the Corporation of the Town of Oakville has caused to be served on the owners of the lands and premises at:

2508 Lakeshore Road West
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Bronte Marine Building, formerly Metro Marine, at 2508 Lakeshore Road West as a property of historical, architectural and contextual significance and a statement of the reasons for the proposed designation, and further, has caused the notice of intention to be published in the Oakville Beaver, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

COUNCIL ENACTS AS FOLLOWS:

1. That the following real property, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" :

Bronte Marina Building, formerly Metro Marine
2508 Lakeshore Road West
Town of Oakville
The Regional Municipality of Halton

**SCHEDULE "A" TO
BY-LAW 2014-124**

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

2508 Lakeshore Road West
PLAN M11, LOT 91
Town of Oakville, Regional Municipality of Halton

**SCHEDULE “B” TO
BY-LAW 2014-124**

STATEMENT OF SIGNIFICANCE

Description of Property – Bronte Marina Building, formerly Metro Marine
2508 Lakeshore Road West

The Bronte Marina Building, formerly known as Metro Marine, is located on the south side of Lakeshore Road West in the Bronte Harbour. This tall, white shingle-clad building is surrounded on three elevations by parking and storage for cars and boats. The building is set at the water’s edge.

Statement of Cultural Heritage Value

Design Value or Physical Value

The Bronte Marina Building has design or physical value as a mid-20th century ship-building shed with a tall 2 storey simple shed form dominated by the large service doors on the north and south elevations. This type of building is rare and unique in Oakville and Bronte, which does not have many surviving industrial buildings associated with the historic ship-building industry.

The building is clad in white shingles with an asphalt shingle gable end roof. Wood windows line the east and west elevations, with four over four wood sash on the ground level and 4 pane fixed windows closer to the roofline. The two storey building is open on the interior from ground to roof to provide enough height for ships. A catwalk runs around the interior at what would be the floor of second storey.

Historical Value or Associative Value

The Bronte Marina Building, formerly known as Metro Marine, has historic value in its associations with the development of Bronte’s ship-building industry and then the development of Bronte Harbour as a recreational facility.

This ship building shed was likely built between 1943 and 1944 by the R.C. Huffman Construction Company of Canada for Northern Marine, also known as Northern Shipbuilding and Repair Company. For the first few years of its existence, the building was used to help construct and repair boats that were connected with the war effort, possibly for use by the Coast Guard. After the war, Northern Marine is reported to have constructed 29 boats at the facility between 1945 and 1954. Most

of the crafts were all-welded steel tugboat style vessels for various purposes from logging to fishing and tanking.

The Greb family founded the Metro Marine business in 1955, using the marina building and surrounding harbour to provide a full service marina, including haul-out and storage. This change in use was a result of the transition of the Bronte Harbour from industrial uses to recreational pursuits. The business remained in the family until 2005 when the marina facilities were taken over by the Town of Oakville and the building leased out to various marine-related businesses.

Contextual Value

The Bronte Marina Building has contextual value because it is physically, visually, and historically linked to its immediate setting, the Bronte Harbour. Clad in white shingles, the building is a landmark in the Bronte community and is highly visible from the surrounding shorelines and also from two principal thoroughfares in Bronte Village: Lakeshore Road and Bronte Road.

Description of Heritage Attributes

Key attributes that express the cultural heritage value of the Bronte Marina Building as a rare remaining example of a mid-20th century shipbuilding shed include its:

- 2 storey (24 ft) wood frame structure with rectangular plan
- Exterior shingle cladding
- Medium pitch gable end roof
- Historic wood sash and fixed pane windows on west and east elevations, including:
 - 4 over 4 sash wood windows with wood frame, sill and surround on ground level;
 - Square 4 pane fixed wood windows with wood frames, sills and surrounds on the second level of windows (similar to clerestory windows)
- 20' by 24' doors on north and south gable ends
- Original twin-leaf swing door, where each leaf is bi-fold on north elevation
- 1-1/2 storey addition on the west elevation of the building, excluding altered windows and entrances
- Interior open space from ground to interior of roof, excluding exposed interior framing
- Interior catwalk located at the same height as the second floor of the west addition

Explanatory Note

Re: Heritage Designation By-law No. 2014-124

By-law No. 2014-124 has the following purpose and effect:

To designate the Bronte Marina Building, formerly Metro Marine, located at 2508 Lakeshore Road West as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.