

# CULTURAL HERITAGE LANDSCAPE STRATEGY

## IMPLEMENTATION PHASE THREE: CONSERVATION PLAN OAKVILLE HARBOUR

Approved on November 23, 2020



COMMON  
BOND  
COLLECTIVE



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*Cover Image: Common Bond Collective, 2019*

## 1.0 Introduction

This plan applies to the Oakville Harbour Cultural Heritage Landscape (Oakville Harbour CHL) which is located in downtown Oakville at the confluence of Sixteen Mile Creek and Lake Ontario. The Oakville Harbour CHL has heritage value as a significant organically evolved and associative landscape. By terms of the *Ontario Heritage Act*, it is unlawful to alter this property in any way that is likely to affect the property's heritage attributes unless there is a prior application to the town and the town consents to the alteration. By the terms of provincial law and policy, town decisions affecting heritage planning matters shall ensure that the cultural heritage value or interest of significant heritage resources is conserved.

This plan provides guidance to the property owner/applicant and the town and provides information to all persons interested in the conservation of this significant heritage resource. It is intended to provide a clear and efficient process to assess proposed alterations and ensure that proposed alterations meet applicable heritage requirements.

## 2.0 Context of this Plan

Since 2005, the Province has directed municipalities to conserve cultural heritage landscapes through its Provincial Policy Statement (2005, revised 2020). Most recently, the Province supplemented that direction with new landscape conservation practice in the 2019 Growth Plan for the Greater Golden Horseshoe.

In January 2014, consistent with provincial policy direction, Oakville's Town Council adopted a Cultural Heritage Landscape Strategy (CHL Strategy). The CHL Strategy provides the foundation to identify and inventory candidate cultural heritage landscapes, and evaluate such landscapes to identify significant cultural heritage landscapes. The CHL Strategy has involved three phases of activity: Inventory; Assessment; and Implementation.

Phase One of the CHL Strategy commenced in June 2015 with the screening of over sixty properties across the town for candidate cultural heritage landscapes. This screening-level inventory categorized properties as being either 'high priority', 'medium priority', 'low priority', or properties which required 'no further action'. The inventory identified three sites that together comprise Oakville Harbour: Lakeside Park (medium priority); Oakville Harbour and Shipyard Park (medium priority); and Tannery Park (low priority).

Phase Two of the CHL Strategy for these three properties commenced in April 2019 when the Town of Oakville engaged Common Bond Collective to complete the Oakville Harbour Cultural Heritage Landscape Strategy Implementation project. The project involved three stages: 1) Research and Assessment of Potential Cultural Heritage Landscape(s); 2) Notice of Intention to Designate; and 3) Conservation Plan.

The consultant team was comprised of Common Bond Collective (Team Lead, Project Manager, Cultural Heritage Landscape Specialist); Timmins Martelle Heritage Consulting (Stakeholder Engagement and Cultural Heritage); Mark Laird (Natural Heritage Consultant) and Sean Hertel (Urban Planning Consultant).

In December 2019, Oakville Town Council recognized Oakville Harbour as a significant organically evolved and associative cultural heritage landscape and directed town staff to prepare a heritage designation by-law. The Town of Oakville is seeking designation of the Oakville Harbour CHL in tandem with presenting this Conservation Plan and as such the language of this document assumes the Oakville Harbour CHL is designated.

## 2.1 Understanding Cultural Heritage Landscapes

The Province provides the following definition and examples of cultural heritage landscapes:

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their relationship, meaning or association (PPS, 2020, p. 42).

The Town's CHL Strategy follows provincial policy and requirements. It also recognizes international guidance in providing that there are three types of recognized landscapes: designed landscapes, organically evolved landscapes, and associative landscapes. As set out in the Statement of Cultural Heritage Value and Interest, the Oakville Harbour CHL is an organically evolved and associative landscape.

## 2.2 Meaning of Conservation

Provincial policy in the 2020 Provincial Policy Statement and the 2019 Growth Plan provides a specific definition of 'conserved':

**Conserved:** means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes and archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2020, p. 41).

This plan also makes use of the *Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)*. In 2013, the town endorsed the *Standards and Guidelines* for application in the planning, stewardship and conservation of heritage resources in the town. The town considers the *Standards and Guidelines* to provide useful direction on how to conserve landscapes.

The *Standards and Guidelines* provides a specific definition of 'conservation':

**Conservation:** (*conservation*) all actions or processes that are aimed at safeguarding the *character-defining elements* of a cultural resource so as to retain its *heritage value* and extend its physical life. This may involve ‘*Preservation*’, ‘*Rehabilitation*’, ‘*Restoration*’, or a combination of these actions or processes.

## 2.3 Purpose of this Plan

The purpose of this cultural heritage landscape conservation plan (‘conservation plan’) for the Oakville Harbour CHL is to guide and mitigate future alterations of the CHL which are likely to affect its cultural heritage value as embodied in its heritage attributes. For such alterations, the plan provides direction on ensuring that any alteration conserves the Oakville Harbour CHL as a significant cultural heritage landscape. It does so by requiring that town decisions retain the property’s stated cultural heritage value or interest. In carrying out this obligation, the town will work with property owners/applicants to efficiently review applications, particularly where other heritage planning processes, such as those required under the Municipal Class Environmental Assessment are occurring at the same time.

This plan is not a maintenance plan for Oakville Harbour. Nor is it an operational plan. Maintenance, meaning routine non-destructive actions that preserve the existing form, and operations are exempt from town staff review. Other actions are exempt from heritage review because they will not affect the property’s heritage attributes.

This plan does not replace or supercede approvals required for individually designated properties within the Oakville Harbour CHL or properties that are subject to the Erchless Estate Conservation Plan, or the Old Oakville Heritage Conservation District.

The Oakville Harbour CHL contains registered archaeological sites as well as areas of archaeological potential. Per Part VI of the *Ontario Heritage Act* it is illegal for anyone but a licensed archaeologist to knowingly disturb an archaeological site. Livable Oakville directs that should development potentially ‘cause an impact to archaeological resources or areas of archaeological potential, an assessment by a qualified professional will be required in accordance with provincial standards and guidelines.’ Further, it directs that archaeological resources located on site ‘will be conserved’. As such, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence.

This plan provides details on what is exempt and what requires town staff review and decision in Section 5.0, Actions Subject to Town Heritage Review, and Schedule 4 (Category A Action - Exempt Works), Schedule 5 (Category B Alterations - Town

Review and Consent) and Schedule 6 (Category C Alterations - Town Council Review and Consent).

The boundary of the Oakville Harbour CHL is within the Conservation Halton Watershed and includes watercourses, flood plains, steep slope and the shoreline of Lake Ontario. According to Conservation Halton, “Permission is required from CH for undertaking any works in or adjacent to watercourses, river or stream valleys, lands adjacent or close to the shoreline for Lake Ontario, other natural hazards such as karst, and wetlands and surrounding lands where development could interfere with hydrologic function of a wetland.”

## 2.4 Components of this Plan

Consistent with the town’s definition of a cultural heritage landscape conservation plan, this Plan has the following components.

**Section 1.0 Introduction** and **Section 2.0 Context of this Plan** provides the context and purpose of this conservation plan.

**Section 3.0 Oakville Harbour Cultural Heritage Landscape** provides an overall description of the CHL, its conservation areas and boundaries. It also includes the property’s cultural heritage value or interest, and its heritage attributes.

**Section 4.0 Current Heritage Condition** provides a description of the condition of the conservation areas of the CHL as well as the landscape as a whole.

**Section 5.0 Actions Subject to Town Heritage Review** sets out details on what actions are exempt from heritage review by the town and what actions require town review. This part of the plan categorizes anticipated actions on the property into one of three categories:

1. Category A actions are those actions that (1) will not alter the Oakville Harbour CHL in any manner and/or (2) will not affect the property’s heritage attributes or impact its cultural heritage value or interest. Category A actions require no notice to, review by, and/or consent from the town under the *Ontario Heritage Act*. Exempt actions include property maintenance insofar as the maintenance is a routine, repeated activity, and reversible temporary installations.
2. Category B actions are alterations that are likely to affect the property’s heritage attributes and may impact its cultural heritage value or interest. These



alterations require notice to, review by and/or consent from town staff under the *Ontario Heritage Act*, prior to any work being undertaken. As the Oakville Harbour CHL has archaeological potential, the property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any proposed subsurface work may commence. Further, Oakville Harbour is within the Conservation Halton Watershed, therefore the property owner/applicant may be required to complete Conservation Halton approval processes.

3. Category C actions are alterations that are likely to affect the property's heritage attributes and may impact its cultural heritage value or interest. These alterations require notice to and review by town staff, the Heritage Oakville Advisory Committee; and, the review and consent of Council, prior to any work being undertaken. As the Oakville Harbour CHL has archaeological potential, the property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any proposed subsurface work may commence. Further, the Oakville Harbour is within the Conservation Halton Watershed, therefore the property owner/applicant may be required to complete Conservation Halton approval processes.

**Section 6.0 Guidelines for Alterations** sets out the policy framework to be applied by the town to make decisions on alterations that are likely to affect the heritage attributes of the property. The first part identifies the property's heritage attributes that are likely to be affected by proposed alterations and identifies the most appropriate/relevant conservation Standards and Guidelines, as outlined in *Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada*. The plan sets out a checklist for this part of the policy framework in Schedule 9. The second part of the policy framework identifies each cultural heritage value or interest that is likely to be affected by the proposed alteration and whether the impact is positive, negative or neutral. The plan sets out a checklist for this part of the policy framework in Schedule 10.

**Section 7.0 Application Process** describes the town process for reviewing proposed actions that require notice to, review by and/or consent from town staff. For Category B alterations, the town process includes town staff review and a decision on whether the alteration receives consent, including any conditions of consent. For Category C actions, the town process involves town staff review and preparation of a report to Council. It concludes with Council review of the town staff report and any additional relevant information in order to make a decision on the alteration, including any

conditions of consent.

## 3.0 Oakville Harbour Cultural Heritage Landscape

### 3.1 Description of the Property

#### 3.1.1 Physical Description of the CHL

The Oakville Harbour CHL is an organically evolved and associative landscape located at the mouth of Sixteen Mile Creek in downtown Oakville. The site contains a combination of natural and built features that have shaped and been shaped by ongoing human activity for hundreds of years at least. The CHL is roughly 11 hectares in size, and includes Oakville Harbour, Lakeside, Tannery and Shipyard parks, the Erchless Estate and an area referred to as the east bank of Sixteen Mile Creek.

#### 3.1.2 Layered Understanding of the CHL

Oakville Harbour represents a landscape with strong relationships between cultural values and the physical environment. The area sustains multiple associations and practises in relation to several communities: Indigenous associations with the creek mouth; cultural practises enabled by the access to water; and special meaning for its relationship to the founding and history of Oakville. As such, Oakville Harbour can be understood as a layered CHL, where distinct but related landscapes exist simultaneously in the same space. The three identified layers of this CHL are summarized below, and further description can be found in the Oakville Harbour CHL Strategy Implementation Phase 1: Research and Assessment Report.

While the layers themselves are not the proposed objects of conservation efforts, they provide a framework for considering the different ways in which this landscape is valued by communities – an understanding which underlies this conservation plan. Ultimately, this plan will guide the conservation of the CHL’s heritage attributes, which carry the landscape’s cultural heritage value.

#### *Indigenous Layer*

This layer represents the historic / traditional use of the harbour area by indigenous peoples, including spiritual connections to the harbour and related water bodies. As a layer sustained by powerful cultural associations with the natural environment, it is best understood as an associative cultural landscape. As such, its value lies in the integrity of the significant associations and meanings connected to the site, including the water itself.

The area of the Oakville CHL is part of the treaty and traditional lands of the Anishinaabe peoples, specifically the Mississaugas of the Credit First Nation. In 1806, the Mississaugas of the Credit and the British signed the Head of the Lake Treaty (Treaty No. 14) covering the lands along Lake Ontario between Etobicoke Creek and Burlington Bay and north for six miles. The Mississaugas maintained three reserves including a tract a mile on each side of the Credit River as well as the sole right of fisheries on Twelve and Sixteen Mile Creeks. Following the War of 1812, the influx of settlers into the Mississaugas' lands and fisheries weakened their traditional economy. After surrendering an additional 648,000 acres of territory in 1818 (Treaty No. 19), the Mississaugas of the Credit First Nation relinquished their reserves along the Credit River (Treaty No. 22 and 23) and at Twelve and Sixteen Mile Creeks (Treaty No. 22) in an attempt to secure the Credit Village and develop the Credit Mission.

The Oakville Harbour CHL area is subject to a claim submitted by the Mississaugas of the Credit First Nation in 2016 to the federal and provincial governments, claiming unextinguished Aboriginal title to all waters, beds of water and floodplains within the treaty lands and territory of the Mississaugas of the Credit First Nation. Under such a claim there is a heightened duty to consult with the First Nation by the Town of Oakville on any matter that has potential to impact the rights of the First Nation.

The area of the Oakville CHL is also of importance to the Six Nations (Haudenosaunee) Confederacy being part of the original Five Nations' Beaver Hunting Grounds as recognized and placed under the protection of the British Crown in the Fort Albany/Nanfan Treaty of 1701. The Beaver Hunting Grounds includes significant territory around the southern Great Lakes and extends southwest into the Midwestern United States. Lake Ontario and the Oakville area also have longstanding importance to other Indigenous nations such as the Huron-Wendat now in Québec and the United States, as well as Attawandaron (Neutral) peoples, many of whom were absorbed by the Haudenosaunee.

The physical heritage integrity of the associative Indigenous layer is difficult to discern as the area has been substantially modified and developed since the early 1800s. Further comprehensive archaeological studies are warranted to help better define the integrity of this layer. The ongoing stewardship of the area by Indigenous communities includes interest in planning, development and collaboration with the Town in the creation of interpretative materials and events relating to First Nations' history. Ongoing and sincere consultations acknowledging the historic and traditional Indigenous connections to the area are another important aspect of the layer's long-term integrity.

*Historic Harbour Layer*

As a layer borne of cultural practises undertaken in response to the natural environment, the Historic Harbour layer is best understood as an organically evolved landscape. Since recreational activities continue to support its ongoing evolution, it is considered a Continuing landscape within the evolved category. As such, its value lies in the ongoing evolution of the harbour sustained by the continued recreational practises within the area.

Overall the integrity of the Historic Harbour Layer is good, with a healthy relationship between the physical landscape and the ideas and practises that make it significant. The CHL continues to hold associations with the history of the harbour and town of Oakville, and supports active and passive recreational use by a large collection of individuals, groups and organizations. The physical, natural and manmade elements of the landscape support its capacity to sustain these practises and associations. However, flooding in recent years (2017 and 2019) has caused significant damage to the river flats and their functionality, negatively impacting the CHL's ability to support recreational activities.

*Heritage & Commemoration Layer*

This layer reflects the Harbour's role as a central location in Oakville's origin story, as well as a commemorative landscape where residents continue to share stories through heritage conservation and interpretation. As a layer produced and sustained by efforts to conserve stories and physical remnants of Oakville's history, the Heritage & Commemoration Layer is best understood as an associative cultural landscape. As such, its value lies in the integrity of the significant associations and meanings connected to the site.

The Heritage & Commemoration Layer maintains a high degree of integrity. The CHL's associations with efforts to conserve and interpret Oakville's history remain evident, and those efforts are ongoing. The CHL continues to support events and programming related to local heritage, and promotes public access to Oakville's stories through trails, plaques, signage systems, and other commemorative elements. The conservation of the CHL's heritage buildings and the memorial tree program also sustain this layer.

**3.2 Statement of Cultural Heritage Value and Interest**

One key component of a heritage resource's public significance is its stated "cultural heritage value or interest." Provincial policy requires that significant cultural heritage

landscapes be ‘conserved,’ which the Province defines to mean that the identified cultural heritage value or interest is retained.

The property’s Statement of Cultural Heritage Value and Interest and its associated heritage attributes are set out in By-law 2020-127 (attached as Schedule 1).

### **3.3 Conservation Areas within the Cultural Heritage Landscape**

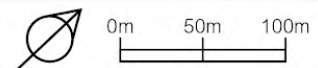
The Oakville Harbour CHL is an organically evolved and associative cultural heritage landscape and is composed of several areas characterized by specific functions and geophysical features. These can be divided into 5 areas: 3 areas are related to public parks, one area is related to an historic estate and one area is related to private and public recreational facilities. In order to offer guidance that reflects these distinct contexts, this plan organizes the CHL into 5 areas: 1) Lakeside Park; 2) East Bank; 3) Tannery Park; 4) Shipyard Park; 5) Erchless Estate. As a designed cultural heritage landscape, the Erchless Estate area is subject to its own conservation plan. Applicants whose alterations may affect the Erchless Estate area should consult the Erchless Estate CHL Conservation Plan for a distinct set of heritage values and heritage attributes related to that area, along with corresponding condition descriptions, alterations categories and heritage guidelines. For aspects of undertakings affecting the Erchless Estate conservation area, the Erchless Estate CHL Conservation Plan shall take precedence over the Oakville Harbour CHL Conservation Plan.

Each of the areas contains elements (buildings, structures and/or natural features) that have been identified as heritage attributes in the Statement of Cultural Heritage Value or Interest (Schedule 1). Each area also contains elements that have not been identified as heritage attributes.



Oakville Harbour CHL Conservation Plan  
**Map 1: Conservation Areas**

- CHL Boundary
  - 1** Area 1: Lakeside Park
  - 2** Area 2: East Bank
  - 3** Area 3: Tannery Park
  - 4** Area 4: Shipyards Park
  - 5** Area 5: Erchless Estate
- (Map Source: Google, 2019)*



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### Area 1: Lakeside Park

Area 1 includes Lakeside Park, its historic buildings (Post Office and Merrick Thomas House), contemporary buildings (public washrooms, TOWARF headquarters), structures (bandstand/gazebo, children's play equipment) as well as landscape elements (trees, plantings, paths, benches, lamp standards, tables, fencing, and commemorations).

### Area 2: East Bank

Area 2 includes the lands east of Sixteen Mile Creek and north of the Erchless Estate. It contains the Water Street Park and Oakville Club property.

### Area 3: Tannery Park

Area 3 includes Tannery Park, its buildings (public washrooms), structures (observation deck), grassed lawn, plantings, interpretative panels and parking areas.

### Area 4: Shipyard Park

Area 4 includes Shipyard Park, its historic buildings and structures (Lyon's Log Cabin, Oakville's Second Lighthouse), remnant historic machinery, the Oakville Yacht Squadron property, naturalized and grassed areas, parking areas, and interpretative panels.

### Area 5: Erchless Estate

The Erchless Estate is included within the boundaries of the Oakville Harbour CHL. The Erchless Estate was identified as a significant designed cultural heritage landscape in November 2019 (By-law 2019-057). Subsequently, the Erchless Estate CHL Conservation Plan was developed and approved by Town Council on 4 November 2019. Please consult that document for a detailed description of the Erchless Estate area and its cultural heritage values and attributes. The Erchless Estate CHL Conservation Plan shall take precedence over the Oakville Harbour CHL Conservation Plan for undertakings affecting this area.



## The Whole of the Landscape

Together, five areas describe the whole of the cultural heritage landscape. These areas, as well as being historically and biophysically inter-related, are also physically linked through a system of pathways, trails and views.<sup>1</sup>

The CHL contains one registered archaeological site (AiGw-401 - Erchless Estate) and includes multiple areas with the potential to find additional archaeological resources. Shipyard Park, Tannery Park, and Lakeside Park retain the potential for archaeological resources by virtue of proximity to water, association with historic Indigenous and settler land-use, among other criteria for archaeological potential. Historic industrial developments and infrastructure may have disturbed portions of these resources. As a result, the property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any proposed subsurface work may commence.

## Views and Vistas

Views to and from Oakville Harbour CHL, including:

- View 1: View from Lakeshore Road bridge, looking southeast toward the harbour entrance at Lake Ontario.
- View 2: View from Tannery Park observation deck, looking northwest up Sixteen Mile Creek along both banks of Oakville Harbour.
- View 3: View from Navy Street northwest of Front Street, looking southeast at the relationship between the Erchless Estate and Lakeside Park, with the topography giving way to Lake Ontario in the distance.
- View 4: View from Tannery Park observation deck, looking north to the Erchless Estate.
- View 5: View south from the foot of Navy Street, looking along the east pier and terminating at the navigation aid.
- View 6: View from Lakeside Park, looking east out onto Lake Ontario.

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<sup>1</sup> The biophysical environment includes living things (bio), such as plants and animals, and non-living things (physical), such as rocks, soils and water.

## 4.0 Condition of Heritage Attributes as of March 2020

The current physical condition of the Oakville Harbour CHL heritage attributes are a benchmark for ensuring the conservation of the property's cultural heritage value or interest.

The condition assessment considers the individual heritage attributes as well as the CHL as a whole. The meanings are as follows:

Rating	Meaning
Poor	The attribute is not functional.
Fair	The attribute is functional but requires some degree of modification.
Good	The attribute is functional.

In general, a CHL's cultural heritage value or interest is conserved when all the heritage attributes are in good condition, individually and as a whole. By contrast, a heritage attribute that is in poor condition or that has been destroyed or demolished may compromise the CHL's cultural heritage value or interest. Completion of a conditions assessment provides a general site record articulating the condition of the CHL's identified heritage attributes. In addition, the conditions assessment will serve as the baseline from which maintenance decisions can be made.

As part of this plan, the consultant team undertook a condition assessment of the heritage attributes of the Oakville Harbour CHL on May 6, 2019 and January 28, 2020. The result of the conditions assessment are outlined in Appendix B: Condition Assessment of Heritage Attributes. The assessment concluded that the CHL as a whole is generally in good conditions, with the following comments:

### Area 1: Lakeside Park

- Lakeside Park, including its trails, plaques and signage, is in good condition and functions well as a public park.
- The park's plantings appear in good condition and are very well maintained.
- The park is well sited to retain visual and pedestrian connections to the Erchless Estate grounds.

- The park's relocated and restored structures (the Post Office Museum, Merrick Thomas House and historic bandstand replica) are all in good condition overall.

## **Area 2: East Bank**

- The Civic Park on the historic site of the Market Square, including vegetation, benches and interpretive elements is in good condition, and functions well as a public park.
- The adaptively reused Granger's Warehouse building appears in good physical condition and continues to support recreational activity within the CHL.

## **Area 3: Tannery Park**

- The recently re-landscaped Tannery Park, including trails, panels and commemorative elements appears in good physical condition and functions well as a public park.
- Tannery Park's sizable trees are a mixture of evergreen and deciduous, with a good distribution of size and ages and are in good condition.

## **Area 4: Shipyard Park**

- Recent flooding has damaged large parts of Shipyard Park, and some trails are badly constricted with others lacking obvious connections to broader landscape. Overall these factors negatively impact Shipyard Park's functionality as a public park and it is considered fair.
- The relic semi-natural vegetation on slopes is considered in poor condition owing to a high percentage of invasive species and the low level of maintenance, and by the vegetation's constricted and disconnected relationships to the broader landscape and its plantings.
- Lyon's Log Cabin and Oakville's Second Lighthouse are both in good condition.

## **Whole Landscape**

- The steep banks retain the integrity of their form, effectively framing the lower harbour area alongside the river and are in good condition.
- Recent flooding has caused deterioration to the physical vegetation and landforms of the river flats, reducing their utility as a public recreational amenity and giving a condition of fair.
- A variety of recreational activities are regularly practised by individuals, groups and organizations throughout the CHL.

- The ongoing commemoration and interpretation of Oakville and the harbour's heritage takes the form of events, programming and physical installations throughout the CHL.
- The practise of conservation is healthy within the CHL, represented by ongoing conservation work to heritage buildings and a robust memorial tree program.
- The significant views to and from the CHL are unobstructed and in good condition.

## 5.0 Actions Subject to Town Heritage Review

The purpose of this plan is the conservation of the Oakville Harbour CHL as a significant cultural heritage landscape by ensuring its heritage attributes and cultural heritage value or interest are retained. Town consent is required for any action that is likely to affect the Oakville Harbour CHL's heritage attributes, heritage value and interest. This may also necessitate the property owner/applicant obtaining the approval from Conservation Halton and/or commissioning archaeological assessments before work can commence. It is the property owner/applicant's responsibility to maintain their property and where necessary to obtain consent from the Town of Oakville and/or Conservation Halton before making any alterations and/or undertaking restoration or repair work to the CHL's heritage attributes.

In addition, property owners/applicants are encouraged to refer to the Oakville Strategy for Biodiversity when planning Category B and C actions in order to identify best practices.

This part of the plan categorizes anticipated actions on Oakville Harbour CHL into one of three categories:

- Category 'A' - No heritage review required (see Schedule 4)
- Category 'B' - Town staff review and consent required (see Schedule 5)
- Category 'C' - Town Council review and consent required (see Schedule 6)

### 5.1 Property Alterations

This plan's focus on alterations that are likely to affect the Oakville Harbour CHL's heritage attributes comes from the *Ontario Heritage Act*. Section 33 of the *Act* provides that:

(1). No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes [...] unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.

(2). An application [...] shall be accompanied by a detailed plan and shall set out such information as the council may require.

Further, the *Ontario Heritage Act* defines "alter" as follows:

“alter” means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning.”

Based on these requirements, this plan exempts from heritage review those actions that will not negatively impact the Oakville Harbour CHL, its heritage attributes and/or heritage value or interest. For example, property maintenance is an exempt action. Maintenance means routine, repeated activity and reversible, temporary installations.

## 5.2 Three Categories of Planned Actions

This part of the plan identifies three categories of potential/anticipated actions on the CHL:

Category A - Exempt Works (See Schedule 4 for list of Category A actions).

Category B - Town staff review and consent (See Schedule 5 for list of Category B actions).

Category C - Town Council review and consent (see Schedule 6 for list of Category C actions).

In situations where proposed actions are not identified in Schedules 4, 5 or 6, the property owner/applicant is required to provide notice to town staff prior to the commencement of any work. Town staff will review the proposal and confirm the applicable category.

### 5.2.1 Category A - Exempt Works

Category A actions are those that 1) will not alter Oakville Harbour CHL in any manner and/or 2) will not affect the property’s heritage attributes nor impact its cultural heritage value or interest. Category A actions require no notice to, review by, or consent from the town under the *Ontario Heritage Act*. Exempt actions include property maintenance that is routine, repeated and reversible, temporary installations.

The list of Category A actions is set out in Schedule 4. This list does not authorize alteration of any heritage attributes. Town staff are available for consultation to clarify the scope of exempt works.

### 5.2.2 Category B - Town staff review and consent

Category B actions are those such as minor alterations that are likely to affect the CHL’s heritage attributes and may impact its cultural heritage value or interest. These

alterations require notice to, review of and consent from town staff under the *Ontario Heritage Act* prior to any work commencing.

The list of Category B actions is set out in Schedule 5. Should town staff not support a proposed Category B action, staff will forward the property owner/applicant application to the Heritage Oakville Advisory Committee for review and then to Town Council for a final decision.

The CHL (Sixteen Mile Creek and its valley) are within the jurisdiction of Conservation Halton. Conservation Halton requires permission be granted for work in or adjacent to watercourses, river or stream valleys, and lands adjacent or close to the shoreline of Lake Ontario. It is the responsibility of the property owner/applicant to obtain consent from Conservation Halton when required.

The CHL contains one registered archaeological site (AiGw-401 - Erchless Estate) and includes multiple areas with the potential to find additional archaeological resources. The property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any subsurface work can commence.

In addition, property owners/applicants are encouraged to refer to the Oakville Strategy for Biodiversity when planning Category B actions in order to identify applicable ecological restoration best practices that could be followed.

### 5.2.3 Category C - Town Council review and consent

Category C actions are those such as major alterations that are likely to affect the CHL's heritage attributes as well as impact its cultural heritage value or interest. These actions require review of and consent from town staff, the Heritage Oakville Advisory Committee and Town Council prior to any work commencing.

The list of Category C actions is set out in Schedule 6.

The CHL (Sixteen Mile Creek and its valley) are within the jurisdiction of Conservation Halton. Conservation Halton requires permission be granted for work in or adjacent to watercourses, river or stream valleys, and lands adjacent or close to the shoreline of Lake Ontario. It is the responsibility of the property owner/applicant to obtain consent from Conservation Halton when required.

The CHL contains one registered archaeological site (AiGw-401 - Erchless Estate) and includes multiple areas with the potential to find additional archaeological resources.

The property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any subsurface work can commence.

In addition, applicants are encouraged to refer to the Oakville Strategy for Biodiversity when planning Category C actions in order to identify applicable ecological restoration best practices.



## 6.0 Guidelines for Alterations

In March 2013, the town endorsed Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)* for application in the planning, stewardship and conservation of heritage resources in the town. The *Standards and Guidelines* provide direction on how to conserve cultural landscapes as well as their heritage attributes and as such this plan makes use of guidance provided by the *Standards and Guidelines*.

Town decisions on cultural heritage matters must be consistent with the *Provincial Policy Statement (2020)* and conform to the *Provincial Growth Plan for the Greater Golden Horseshoe (2019)*. This provincial guidance requires that significant cultural heritage landscapes such as the Oakville Harbour CHL be conserved. Further, “conserved” means that the landscape’s cultural heritage value or interest is retained. Thus, town review of Category B and C alterations must focus on whether and how the alteration affects the property’s stated cultural heritage value or interest and heritage attributes. The CHL’s Statement of Cultural Heritage Value or Interest is included as By-law 2020-127 (attached as Schedule 1).

### 6.1 Conservation Objectives

Category B and C alterations must ensure that the CHL’s cultural heritage value or interest is conserved. As outlined in the *Standards and Guidelines*, conservation has three treatment approaches: preservation, rehabilitation or restoration. All conservation treatments are applicable to cultural heritage landscapes however the appropriate treatment will depend upon the type of CHL (designed, organically evolved, associative) and the identified cultural heritage value or interest, and heritage attributes of the CHL itself.

Preservation is an appropriate treatment for cultural heritage landscapes when cultural heritage value or interest, and heritage attributes related to physical materials are the predominant reasons for its significance. Preservation tends to be the most cautious conservation treatment and retains the most materials.

Rehabilitation is an appropriate treatment for cultural heritage landscapes when cultural heritage value or interest, and heritage attributes related to context and associations are the predominant reasons for its significance. Rehabilitation can revitalize historical relationships and settings.

Restoration is an appropriate treatment for cultural heritage landscapes that are designed or organically evolved and when cultural heritage value or interest, and heritage attributes relate to a specific period of time. Restoration is most appropriate when strong associative values that have been obscured over time can be revealed through removal, repair and replacement based on historical evidence. Restoration is not commonly used as the primary conservation treatment for an entire cultural heritage landscape, but can be appropriate as a secondary treatment for heritage attributes.

### Oakville Harbour CHL

As an evolved and associative landscape, the heritage value of the Oakville Harbour CHL is related to the continued evolution of the site in response to its significant uses. As a layered landscape with heritage value related to several time periods, depiction during a particular period is not appropriate and restoration is not considered a suitable treatment for the CHL as a whole. This favours rehabilitation as a primary conservation treatment. However, preservation can be considered when continuing uses do not require extensive alterations or additions. Restoration may be relevant as a secondary treatment for specific heritage attributes.

### Preservation

Preservation involves protecting, retaining and stabilizing the existing form, material and integrity of the Oakville Harbour CHL or one of its heritage attributes, while protecting its value. Preservation is typically a Category B alteration. For the Oakville Harbour CHL, this conservation treatment is to be considered when:

- Materials, features and spaces are essentially intact and convey the value, without extensive repair or replacement;
- Depiction during a particular period in its history is not appropriate; and,
- Continuation or new use does not require extensive alterations or additions.

### Rehabilitation

Rehabilitation involves the sensitive adaptation of the Oakville Harbour CHL or one of its heritage attributes in order to continue or create a compatible contemporary use, while protecting its heritage value. This conservation approach at the Oakville Harbour CHL is to be considered when:

- Repair or replacement of deteriorated features is necessary;

- Alterations or additions to the historic place are planned for a new or continued use; and,
- Depiction during a particular period in its history is not appropriate.

## Restoration

Restoration involves accurately revealing, recovering or representing the state of the Oakville Harbour CHL or one of its heritage attributes as it appeared at a particular period in its history while retaining its heritage value. This conservation approach at the Oakville Harbour CHL is to be considered when:

- Its significance during a particular period in its history significantly outweighs the potential loss of existing, non character-defining materials, features and spaces from other periods.
- Substantial physical and documentary or oral evidence exists to accurately carry out the work; and,
- Contemporary additions or alterations are not planned.

## Other Conservation Frameworks: Oakville’s Strategy for Biodiversity

Oakville’s Strategy for Biodiversity (OSB, 2018) provides a framework for coordinated and focused action to protect and restore the health of Oakville for future generations. Oakville Council’s Strategic Plan (2015-2018) included a goal “to enhance our natural environment and to have programs and services that are environmentally sustainable.” The development of a biodiversity strategy was identified in Council’s plan as a key action to help implement this goal and create a cohesive approach. Development of the OSB benefited from a strong foundation in existing global, national and provincial plans.

<sup>2</sup> The OBS categorizing opportunities for biodiversity into four tiers:

Tier 1 Natural Heritage System - important natural areas supporting biodiversity such as native woodlands, wetlands, thickets and meadows.

Tier 2 Contributing Areas - areas with native woodlands, wetlands and cultural meadows that contribute to native biodiversity. While these areas may be smaller, they do provide supporting habitat and ecological connections or stepping stones for native species within the urban fabric.

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<sup>2</sup> These include the United Nations Convention on Biological Diversity, 1992, the Strategic Plan for Biodiversity 2011-2020, the Aichi Biodiversity Targets, Canadian Biodiversity Strategy, 1995 and Ontario’s Biodiversity Strategy, 2011.

Tier 3 Supporting Areas - include residential, commercial or industrial areas that are traditionally managed as lawns presenting the potential for tree planting and naturalization. They may also include drainage ditches and swales, where natural features can be enhanced to better support native biodiversity and improve stormwater control and water quality.

Tier 4 All Areas of Oakville - all areas have the ability to provide good quality native habitats in all forms.

Most of Sixteen Mile Creek, all the way beyond Highway 407, is categorized as a Tier 1 area. As such, the Oakville Harbour CHL has characteristics of the Tier 1 and Tier 2 areas. Tier 3 adjacent areas and Tier 4 are also relevant to the CHL in so far as they provide opportunities to assist the natural environment. The OSB provides best practices in ecological restoration. It is not an approvals document. When planning Category B or Category C actions, property owners/applicants are encouraged to refer to the Oakville Strategy for Biodiversity as well as Parks Canada's *Principles and Guidelines for Ecological Restoration in Canada's Protected Natural Areas* (2008).

## **6.2 Ensuring that proposed alterations conserve the Oakville Harbour Cultural Heritage Landscape Cultural Heritage Value and Interest**

This plan provides concrete guidance on conservation through two checklists set out as Schedules 9 and 10. These checklists are a key feature of this plan. They are intended to assist the town with ensuring that Category B and C alterations will conserve the heritage attributes and cultural heritage value or interest of the CHL.

Every property owner/applicant for Category B and C actions is required to complete the two checklists as part of their submission to the town. Together, these two checklists provide the town with the information necessary to answer the question: Is the proposed action consistent with conserving the cultural heritage value or interest of the Oakville Harbour CHL as embodied in its heritage attributes?

## **6.3 Heritage Guidelines Checklist**

The Heritage Guidelines Checklist, included as Schedule 9, sets out the CHL's identified heritage attributes alongside the most appropriate/relevant conservation standard, as outlined in the *Standards and Guidelines*. Parks Canada's 14 Standards are included in Schedule 7. The CHL's heritage attributes are set out in the Statement of Heritage Value in By-law 2020-127 (attached as Schedule 1). The Heritage

Guidelines Checklist incorporates a number of conservation principles including that proposed actions be minimal, compatible, reversible, and distinguishable from the CHL's identified heritage attributes.

The Heritage Guidelines Checklist integrates key aspects of this plan, as follows:

- 1) It incorporates all identified heritage attributes, as set out in By-law 2020-127 (attached as Schedule 1), and the most relevant Parks Canada Standard(s);
- 2) It considers whether and how the proposed alteration affects the heritage attributes;
- 3) It considers whether and how the proposed alteration affects the cultural heritage value or interest of the CHL; and,
- 4) It gives priority to rehabilitation over preservation, and preservation over restoration.

The checklist is organized based on the landscape as a whole and the individual heritage attributes. For each heritage attribute listed in the checklist, an answer is required for two questions: 1) Is the Standard relevant to the proposed alteration; and 2) if relevant, is the proposed alteration consistent with the Standard?

Property owners/applicants for Category B and C alteration are required to complete the Heritage Guidelines Checklist as part of its submission to the town. The town's heritage review of an application for a Category B or C alteration will include a town staff review of the Heritage Guidelines Checklist, as completed and submitted by the applicant, in order to ensure that the proposed alteration is consistent with the applicable conservation standard. If the town review accepts the entirety of the submitted checklist, it may be included in the town decision. Should the town review result in different answers to checklist questions, town staff will complete a new Heritage Guidelines Checklist that reflects the town considerations.

## **6.4 Heritage Values Checklist**

Town decisions on proposed alterations to a protected heritage property must ensure that the property's cultural heritage value or interest is conserved. The second checklist forming part of this plan addresses this requirement. As set out in Schedule 10, this checklist requires information on whether and how the proposed Category B or C alteration affects the cultural heritage value or interest of the Oakville Harbour CHL.

The Heritage Values Checklist in Schedule 10 requires an answer to the question of whether the proposed alteration will have a positive effect, a negative effect or no effect

on the Oakville Harbour CHL's cultural heritage value or interest. The third column in this checklist addresses the "type of effect" on the cultural heritage value or interest. There are three possible responses: positive (P); negative (N); or no effect (Nil).

Every property owner/applicant for a Category B or C alteration is required to complete the Heritage Values Checklist in Schedule 10 as part of its submission to the town. If the town review accepts the entirety of the submitted checklist, it may be included in the town decision. Should town staff review result in different answers to checklist questions, town staff should complete a new checklist that reflects the town considerations.

## 7.0 Application Process - Category B and Category C

The following section outlines the application process as described by the Town of Oakville. A visual of this process is also shown in Schedule 3.

Where the property owner/applicant seeks to alter the property and the alteration is not a Category A action as listed in Schedule 4, then town staff review and consent is required.

### 7.1 Step 1: Notice to the Town

The property owner/applicant is required to contact and advise town staff of the proposed alteration if the action is not listed as a Category A action in Schedule 4. Given the different processes involved, the property owner/applicant should also indicate to town staff whether the proposed alteration is listed as a Category B alteration in Schedule 5 or a Category C alteration in Schedule 6. Town staff will confirm whether the action is Category B or C.

The town notes that, if an action is not on any of the lists in Schedule 4, Schedule 5 or Schedule 6, the property owner/applicant shall advise town staff who will decide if the action is Category A, B, or C.

### 7.2 Step 2: Consultation with the Property Owner / Applicant

Town consent is required for Category B and or C alterations on the basis that the alteration is likely to affect the property's heritage attributes and/or its cultural heritage value or interest. The town will address this requirement for consent through review of the application. The application must be submitted in a manner that provides the town with a clear understanding of the specific details and visual representation of the proposed alterations to the property. Please refer to town staff or to the town website for submission deadline dates for Category C alterations.

Before the submission of an application, property owners/applicants may be required to meet with town staff and Heritage Oakville Committee members to discuss the proposed alterations. This pre-consultation is an important step in the application process as it provides an opportunity for the property owner/applicant and town staff to review the policies related to the property in order to ensure that the application meets the relevant requirements. Pre-consultation may also be required to allow town staff to confirm whether the action is Category A, B or C.

### 7.3 Step 3: Submission of Complete Application

All applications for Category B and Category C alterations must be complete. To be deemed complete, an application must include:

- Digital copy of the completed application form and any additional written description of the proposed changes;
- Digital copy of the completed Summary of Proposed Alterations (Schedule 8);
- Digital copy of the completed Heritage Guidelines Checklist (Schedule 9) and Heritage Values Checklist (Schedule 10);
- Digital copy of all drawings;
- Digital copy of all photographs

Town staff may also require drawings and visual materials to be submitted in order for an application to be deemed complete. When required by town staff, the following must also be submitted as part of the application:

- Digital copies of a site plan or current survey of the property that shows all buildings, structures, features, critical setbacks and distances from adjacent properties, and the location of all proposed work to structures and/or landscaping;
- Digital copies of a Heritage Impact Assessment;
- Digital copies of a Structural Assessment;
- Digital copies of architectural drawings that clearly illustrate the proposal and show all proposed changes to all buildings, structures, features, landforms, water features or plantings, including 3-D drawings or artist renderings of proposed work for large scale projects;
- Digital copies of photographs of the property, including:
  - Photographs of all impacted areas;
  - Photographs of all applicable portions of the property, including landscaping and structures;
  - Photographs of any impacted views; and
  - Photographs of the surrounding area, nearby streetscape(s), and/or neighbouring properties for context.
- Physical and/or visual samples of materials proposed to be used;
- Description of the current condition of the heritage attributes as related to the documented condition in Appendix B.



On receipt of a complete application, town staff will serve a notice of receipt of the application on the property owner/applicant.

## **7.4 Town Review and Decision**

### 7.4.1 Category B Alterations

Alterations to the property that are listed as Category B alterations in Schedule 5 require notice to, review by, and/or consent from town staff, prior to any work being undertaken.

Town evaluation of submitted Category B applications will conclude with the review of, and where necessary, the completion of the two checklists:

1. The Heritage Guidelines Checklist set out in Schedule 9 to this plan; and
2. The Heritage Values Checklist set out in Schedule 10 to this plan.

Where town staff has received all required information, the town review process should be completed in no more than five (5) business days whenever possible.

If town staff are unable to complete either checklist because they lack sufficient information to do so, staff may take all necessary steps to obtain the required information.

Where, following completion of the two checklists, town staff concludes that the proposed alteration is consistent with conserving the cultural heritage value or interest of the Oakville Harbour CHL, then town staff may consent to the application, or they may consent to the application and, if required, impose any necessary terms and conditions.

Where, following completion of the two checklists, town staff concludes that the proposed alteration is not consistent with conserving the cultural heritage value or interest of the Oakville Harbour CHL, then town staff shall not consent to the alteration, and shall refer the alteration to the Heritage Oakville Advisory Committee for review and to Council for review and decision.

### 7.4.2 Category C Alterations

Alterations to the property that are listed as Category C alterations in Schedule 6 require review by town staff; Heritage Oakville Advisory Committee; and, review and consent of Council, prior to any work being undertaken.

Town evaluation of submitted Category C applications will conclude with the review of, and where necessary, the completion of the two checklists:

1. The Heritage Guidelines Checklist set out in Schedule 9 to this plan; and
2. The Heritage Values Checklist set out in Schedule 10 to this plan.

If town staff are unable to complete either checklist because they lack sufficient information to do so, staff may take all necessary steps to obtain the required information.

Town staff will provide their information and recommendations, including the completed checklists, to the Heritage Oakville Advisory Committee.

The Heritage Oakville Advisory Committee will review the application and make a recommendation to Town Council. Town Council will review the application and recommendations and make a final decision. If Town Council does not make a decision on an application within 90 days after the notice of receipt of a complete application is served, the *Ontario Heritage Act* provides that Town Council shall be deemed to have consented to the application. If mutually agreed upon, an extension can be granted.

The following outlines the steps that an application for consent to a Category C alteration must go through, unless otherwise determined by the town staff. Please note that this process is subject to change as per provincial regulations and should be confirmed with staff prior to submission.

1	Property owner/applicant contacts town staff to advise of proposed Category C alteration and arrange pre-consultation meeting to discuss proposed work
↓	
2	Property owner/applicant meets with town staff (and members of Heritage Oakville if deemed necessary by staff) at a pre-consultation meeting prior to submission of application
↓	
3	Applicant submits all required components of the application to town staff
↓	
4	Planning services staff prepares report and recommendation on the application attaching completed checklists pursuant to Schedules 9 and 10 to this plan.
↓	

5	Heritage Oakville Meeting - Town staff present the report and recommendation on the application. Heritage Oakville makes a recommendation on the application and forward the recommendation to Council for decision.				
↓					
6	Planning and Development Council Meeting - Council makes decision to either:				
	Consent to application	<u>OR</u>	Consent to application with terms and conditions	<u>OR</u>	Refuse application
↓					
	Property owner/applicant either:				
	Accepts consent	<u>OR</u>	Accepts consent with Terms and Conditions OR Files objection to consent with terms and conditions with town and town refers objection to the CRB for a hearing	<u>OR</u>	Accepts refusal OR Files objection to refusal with town and town refers objection to the CRB for a hearing
	CRB - Conservation Review Board (tribunal that provides hearing reports setting out findings of fact and recommendations to a municipality or the Minister of Culture)				

### 7.5 Conditions of Town Consent

Town review of Category B and C applications may conclude that an alteration is acceptable, so long as the alteration complies with any specified terms and conditions. Where the town decision references terms and conditions of consent, these terms and conditions are binding and enforceable by the town.

## 8.0 Bibliography & Sources

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# Appendix A: Summary of Consultations

## 1. BACKGROUND

Common Bond Collective, Timmins Martelle Heritage Consultants Inc., Mark Laird and Sean Hertel were contracted in April 2019 by the Town of Oakville (the Town) to complete Phase Two of the Town's Cultural Heritage Landscape Strategy Implementation specifically relating to the Oakville Harbour Cultural Heritage Landscape (the CHL). The project consisted of three stages:

1. Research and Assessment of Potential Cultural Heritage Landscape(s) (completed November 2019);
2. Notice of Intention to Designate (completed January 2020); and,
3. Conservation Plan (completed October 2020).

TMHC undertook engagement on behalf of the project with the local Oakville residents and stakeholders, and Indigenous communities.

Twenty-two community organizations, institutions and Indigenous communities were identified, in consultation with the Town, as potentially having an interest in the development of the CHL.

## 1. OBJECTIVES

The objective of this engagement memo is to provide a high-level summary of community engagement processes and outcomes during each of the three project stages.

## 1. ENGAGEMENT SUMMARY

### **Stage 1: Research and Assessment of Potential Cultural Heritage Landscape(s)**

Following the development of an engagement strategy, successive attempts were made beginning in June 2019 to connect with each of the 22 identified organizations. By the end of August 2019, ten local organizations either had responded or had provided input during the project team's research visits to the Harbour. Some representatives provided information via email; others requested and participated in phone conversations.

The Mississaugas of the Credit First Nation's (MCFN) Department of Consultation and Accommodation (DOCA) also participated through emails and an in-community meeting in Hagersville on July 16, 2019.

Engagement participants were asked to provide information about their organization's connection to the history of Oakville Harbour, general history of the Harbour itself, and their current use of the area. Historian Dr. Donald Smith (University of Calgary) from Oakville was also contacted and provided information about historical research sources for the Harbour.

In total, 56 engagement outcomes (comments, narratives, resources, concerns, etc.) were catalogued for the research and assessment report from 21 email chains, phone conversations, and in-person meetings. Engagement outcomes typically focused on historical and contemporary land use (25), water use (6), traditional practices (5), and general participation in the study itself (10).

In addition to providing historical information, engagement participants shared their individual concerns about their organizations' interests in the Harbour's development. Among nearly all participants was a recognition of the historical and natural importance of Oakville Harbour, coupled with an appreciation for the ongoing functionality of active Harbour infrastructure. The balancing of heritage with functionality is a central concern for local stakeholders. From DOCA, historical information about Mississauga settlement and use of the area and subsequent treaties, paralleled potential interest in reintroducing traditional ceremonies to the Harbour.

Historical information provided by participants was incorporated into this stage's research and assessment report.

On November 14, 2019, at the conclusion of Stage 1, a Public Open House communicating the findings of the research and assessment report was held at the Trafalgar Park Community Centre (Oakville Arena). All engagement participants were invited to attend, and the event was advertised to Oakville residents more broadly. Between 15-20 residents attended, and six additional comments and suggestions were received from participants.

## **Stage 2: Notice of Intention to Designate**

In late December 2019 and early January 2020, the Statement of Cultural Heritage Value or Interest (SCHVI) for the CHL was produced in support of the Notice of

Intention to Designate. The SCHVI was first shared with Indigenous communities for comments on the language used to describe Indigenous-related heritage attributes. Substantive feedback was received from DOCA, resulting in refined historical dating language and additional treaty references.

Notification was also sent to community stakeholders when the SCHVI appeared on Heritage Oakville's agenda. Additional feedback from two participants was received at this time, resulting in more refined language in the SCHVI relating to water sports and activities.

### **Stage 3: Conservation Plan**

A supplement to the original engagement strategy was developed at the outset of Stage 3. The supplement detailed the various points and forms of outreach required for the preparation of the CHL's Conservation Plan.

A basic survey, approved by the Town, was distributed by email to all previously identified local stakeholders asking them about their priority areas of interest for the CHL's Conservation Plan relative to their organization's interests in Oakville Harbour, as well as if they wished to review the Draft Conservation Plan. A total of six survey responses were received identifying various community priorities, largely focused on the development or maintenance of harbour infrastructure but also referring to heritage considerations. Opportunities to further inform participants were taken where survey-identified priorities referred to elements outside of the scope of the CHL's Conservation Plan.

In lieu of surveys, emails were sent to Indigenous community participants asking for any additional insights into Indigenous land and water management of relevance to the Harbour's heritage as well as any ceremony-related and other traditional land-use planning implications. Preliminary discussions were undertaken with DOCA resulting in referrals to other community representatives; however, at the time of drafting this memo, these referrals have not resulted in substantive feedback. Recent MCFN engagement with the Town has been well-received according to DOCA. It is recommended that the Town continue to engage with MCFN and other Indigenous community participants.

The survey responses and email correspondence with MCFN were considered in the development of a draft Conservation Plan. This draft was circulated to all participants for review and feedback in March 2020, immediately prior to the implementation of COVID-19 restrictions.

As a result of COVID-19, the window for feedback was extended to early April. During this period, a single series of questions about the draft was received from a local stakeholder. As COVID-19 restrictions accelerated, the CHL's development was suspended until June 2020, at which time participants were reconnected with and given additional time to provide feedback. During this final period, substantive comments were received from Six Nations of the Grand River and MCFN, and additional Indigenous information was added to the draft Conservation Plan.

### **List of Local Stakeholders and Indigenous Communities Contacted**

Association of Oakville Harbours' Stakeholders

Burloak Canoe Club

Canadian Caribbean Association of Halton

Charterability

Haudenosaunee Development Institute (HDI)

Lake Ontario Swim Team (LOST)

Mississaugas of the Credit First Nation (MCFN)

Oakville Centre for the Performing Arts

Oakville Children's Festival

Oakville Club

Oakville Historical Society

Oakville Lakeside Residents' Association

Oakville Lawn Bowling Club

Oakville Museum

Oakville Power Boat Club

Oakville Public Library

Oakville Yacht Squadron

Oakvillegreen

Six Nations of the Grand River

Sport Oakville

Town of Oakville Water Air Rescue Force (TOWARF)

Wai Nui O Kanaka - Outrigger Canoe Club



### **Stage 3 Survey to Local Stakeholders**

As part of the design of the Oakville Harbour Cultural Heritage Landscape (CHL) Conservation Plan we have a couple of questions for you as a stakeholder in the area.

Just a reminder, the purpose of the Conservation Plan for the Oakville Harbour Cultural Heritage Landscape is to guide future alterations of Oakville Harbour CHL that are likely to affect cultural heritage value or interest, and/or heritage attributes as outlined in the Notice of Intent to Designate. For such alterations, the Conservation Plan provides direction on ensuring that any alteration conserves Oakville Harbour as a significant cultural heritage landscape. It does so by requiring that Town decisions retain the property's stated cultural heritage value or interest.

If you would like to see an example document to help guide your responses, please find the Conservation Plan for Erchless Estate attached.

### **Survey Questions**

1. To realize a comprehensive plan we want to know, what specific priorities, concerns and/or plans related to your organization's use of Oakville Harbour should inform the Oakville Harbour CHL Conservation Plan? *Please note interpretation of these responses will be limited to the mandate of the CHL Conservation Plan (i.e., activities that are likely to affect its heritage value and/or attributes).*
2. Would you like to review a draft version of the Conservation Plan for comment prior to completion of the final document? Please note that the window for this review will be limited. A deadline will be shared with the draft.

Please respond to these questions by February 10, 2020. Any responses received after this date may not be reviewed during the drafting of the Conservation Plan. Thank you for your assistance at this stage of the Oakville Harbour – Cultural Heritage Landscape Strategy Implementation process, The Oakville Harbour CHL Team

Please note that any information you share with us as part of the Oakville Harbour – Cultural Heritage Landscape Strategy Implementation process may be recorded, including the source of that information (you and/or your organization) and the date it was shared. This record may be used in reports, presentations and plans referring and relating to the proposed Oakville Harbour Cultural Heritage Landscape. These records will be subject to all privacy and access to information policies and regulations of and complied with by the consultants for this project and the Town of Oakville.

## Appendix B: Condition Assessment of Heritage Attributes



This appendix contains the findings of the condition assessment of the CHL’s attributes. The table below provides a narrative description of the attributes’ condition, along with a photograph and overall rating for that element. In certain cases attributes have been broken down to permit description of specific areas or parts. The primary attribute (as listed in By-law 2020-127 (attached as Schedule 1) is always listed in the table’s left column.



### Heritage Condition Ratings and Meaning



The ratings used to categorize conditions are described below. Functionality in this case relates to the physical condition of the attribute, as well as its ability to contribute to and sustain the CHL.



Rating	Meaning
Poor	The attribute is not functional.
Fair	The attribute is functional but requires some degree of modification.
Good	The attribute is functional.



### Heritage Condition of the Oakville Harbour CHL’s Heritage Attributes



Heritage Attribute	Description of Condition	Photograph	Rating
<p>The historic site of the Market Square</p>	<p>Civic Park</p>	<p>The Civic Park's vegetation, benches and interpretive elements are well maintained, and it functions well as a public park. Plantings on/alongside or near to the Colonnade gazebo include climbers and clipped boxwood, with mature trees such as spruce, oak and lime. Maples line the green to the south.</p>	 <p>Good</p>
	<p>Panels</p>	<p>Interpretive panels (8) are mounted on a colonnade gazebo's brick piers, and are in good physical condition. The panels contain information related to the harbour and early town. They support the continued promotion and interpretation of Oakville's heritage within the CHL.</p>	 <p>Good</p>

	<p>Signage</p>	<p>The wooden 'Market Square' sign is legible, though showing signs of deterioration and rot. Through a common shape and style, it relates the Market Square site with other historic features in the CHL.</p> <p>The 'Oakville Lawn Bowling Club' sign is legible and in sound condition, displaying some organic staining on the painted surface. Through a common shape and style, it relates the site to other public amenity spaces within the CHL.</p>		<p>Good</p>
<p>Lakeside Park as a historic town park and public amenity space</p>	<p>Lakeside Park</p>	<p>The park and its plantings appear in good condition and are very well maintained. Benches, playgrounds and washroom facilities encourage public use and it functions well as a public park.</p>		<p>Good</p>



	<p>Trails</p>	<p>Trails of both asphalt and gravel surfaces are unobstructed and in good physical condition. The trails facilitate public use, recreational activity, and foster connectivity with the larger CHL.</p>		<p>Good</p>
	<p>Plaques</p>	<p>Stone cairn and numerous plaques displayed throughout the park are legible and in good physical condition. They contribute to Lakeside Park as a place of commemoration and public memory within the CHL.</p>		<p>Good</p>



	<p>Signage</p>	<p>The 'Lakeside Park' sign is legible and in sound condition, displaying some minor decay on the painted surface. Through a common shape and style, it relates the site to other public amenity spaces within the CHL. Signs mounted on the Post Office Museum and Merrick Thomas House are in good condition and relate the buildings to other historic features in the CHL through a common shape and style. Separate standalone signs related to the Post Office Museum and Merrick Thomas House are in fair physical condition, but have unclear relationships to the rest of the site. Homecoming Trails signage is in good physical condition and legible.</p>		<p>Good</p>
<p>Lakeside Park as a historic town park and public amenity space, including: its number of sizable trees that are amongst the earliest plantings, including Sugar Maples, Norway Spruce, Bur Oak, Black Walnut and Red Oak</p>	<p>Sizable trees, including Sugar Maples, Norway Spruce, Bur Oak, Black Walnut and Red Oak</p>	<p>The park's plantings appear in good condition and are very well maintained. The Memorial Tree Program ensures preservation and renewal, and the upkeep of the park's trees and shrubs is excellent. The mix of evergreen and deciduous trees, and the good distribution of tree size/age classes, all contribute to this good condition.</p>		<p>Good</p>



<p>Lakeside Park as a historic town park and public amenity space, including its historic connection to the Chisholm Family as the former site of Mount Vernon.</p>	<p>its historic connection to the Chisholm Family as the former site of Mount Vernon.</p>	<p>The park is well sited to retain visual and pedestrian connections to the Erchless Estate grounds.</p>		<p>Good</p>
<p>Lakeside Park as a historic town park and public amenity space, including: its relocated and restored structures including the Post Office Museum, Merrick Thomas House as well as the replica historic bandstand.</p>	<p>Post Office Museum</p>	<p>The historic building appears to be maintained and in good physical condition. Organic growth on cedar shingles and light deterioration of wood on the porch and posts are noted. The historic character of the building is legible in its simple diminutive form and traditional materials palette. Ongoing conservation of the building supports the continued promotion of Oakville's heritage and the practise of conservation within the CHL.</p>		<p>Good</p>



	<p>Merrick Thomas House</p>	<p>The historic building appears to be maintained and in good physical condition. Light organic growth is noted on the cedar shingles. The historic character of the building is legible in its simple and functional form, and traditional materials palette. Ongoing conservation of the building supports the continued promotion of Oakville's heritage and the practise of conservation within the CHL.</p>		<p>Good</p>
	<p>Replica Bandstand</p>	<p>The present structure is a replica of the c1908 bandstand relocated to Lakeside Park in the 1950s. It is in good physical condition. A historic character is conveyed by its accurate replication of design, construction, and materials of its predecessor. The ongoing conservation of the bandstand supports the continued promotion of Oakville's heritage and the practise of conservation within the CHL.</p>		<p>Good</p>







<p>The Oakville Club as an early recreational organization established in 1907 and utilizing the Granger's Warehouse building which dates to c1878.</p>		<p>The adaptively reused Granger's Warehouse building appears in good physical condition and appears to be well maintained. Its adaptation from a granary into a recreational clubhouse represents multiple aspects of the harbour's history and evolution. It continues to support recreational activity within the CHL.</p>		<p>Good</p>
<p>Tannery Park</p>	<p>Tannery Park</p>	<p>The recently re-landscaped Tannery Park appears in good physical condition and is well maintained. It contains many amenities and it functions well as a public park.</p>		<p>Good</p>



	<p>Trails</p>	<p>Trails of poured concrete, asphalt, gravel, and paving slabs are all in good physical condition. The trails facilitate public use, recreational activity, and foster connectivity with the larger CHL.</p>		<p>Good</p>
	<p>Panels</p>	<p>Interpretive panels include an octagonal pavilion with 8 panels, five panels facing the Oakville Yacht Squadron docks, and an Indigenous timeline. Individual panels are found throughout the park related to the tannery; Harry Barrett; the Tannery Hill Beacon; and the HMCS Oakville. The pavilion is in fair physical condition, but as an exposed wooden structure will continue to deteriorate. The remaining panels are mounted on metal stands and in good condition, though the Harry Barrett panel is of an older style and is starting to fade. Together the panels represent designs from several interpretation initiatives, and support the continued promotion and interpretation of Oakville's and the harbour's heritage within the CHL.</p>		<p>Good</p>



	<p>Commemorative Elements including the HMCS Oakville cairn, and notable ship names carved into retaining wall stones</p>	<p>The stone cairn is in fair physical condition, showing cracked missing pointing, as well as organic staining in the joints. The cairn is prominently sited and legible. Ship names carved into retaining wall stones are in fair physical condition, with paint failure in the lettering negatively affecting the legibility of the names. The cairn and carved ship names both contribute to Tannery Park as a place of commemoration and public memory within the CHL.</p>		<p>Fair</p>
<p>Tannery Park, including its number of sizable trees including Black Walnut and substantial stand of Black Locust.</p>	<p>its number of sizable trees including Black Walnut and substantial stand of Black Locust.</p>	<p>The mix of evergreen and deciduous trees (e.g., Austrian Pine and Black Locust), and the good distribution of tree size/age classes, all contribute to a good condition. New plantings of White Pine and Hemlock sustain a connection to natural heritage, and a screen shrubbery and new, banked shrub/perennial plantings add to diversity for the benefit of biodiversity.</p>		<p>Good</p>

Shipyard Park	Shipyard Park	<p>Shipyard Park has been adversely affected by recent flooding, which has damaged large parts of the landscape. Around Lyon's Log Cabin are ornamentals (e.g., Crabapple, Honey Locust, Silver Maple, Willows, Magnolias, conifers, various types of Euonymus, Daylily, Ivy, and annual and perennial plantings including an incongruous summer palm). Although well maintained, with support from the Memorial Tree Program, the plantings lack a connection to cultural and natural heritage and are vulnerable to increasingly common flooding. The deteriorated physical condition related to flooding has negatively impacted its functionality as a public park, and its condition is considered fair.</p>		Fair
	Trails	<p>Gravel trail between the Yacht Squadron grounds and embankment is badly constricted, and has poor drainage. It connects to the waterfront trail at Tannery Park, but effectively ends at the asphalt parking area, lacking connections to Shipyard Park's waterfront or verdant areas. The waterfront trail of paving stones is in fair physical condition, with uneven surface conditions throughout. The trail lacks obvious connections to the surrounding areas and larger CHL.</p>		Fair



	<p>Panels &amp; Relic</p>	<p>Interpretive panels include an octagonal pavilion with 8 panels, and a dedicated panel at Lyon's Log Cabin. The pavilion is in fair physical condition, but as an exposed wooden structure will continue to deteriorate. It is sited in a somewhat obscured location, surrounded by vegetation north of the cabin. The cabin's panel is in good physical condition, and prominently sited off the park's main road. They support the continued promotion and interpretation of Oakville and the harbour's heritage within the CHL.</p> <p>The marine rail relic is in fair physical condition, acceptable to its role as an object in the landscape. It alludes to the site's history as an important boat building, passively interpreting the harbour's heritage.</p>		<p>Good</p>
	<p>Signage</p>	<p>The wooden 'Shipyard Park' sign is in good physical condition, and is related to other public amenity spaces in the CHL through municipal branding.</p> <p>Signs identifying the Larry Cain Trail and Heritage Trail - Sixteen Mile Creek are deteriorated, damaged and worn. Though legible, the latter is undersized and poorly placed, contributing to the strained physical connection between Shipyard and Tannery parks.</p>		<p>Fair</p>



<p>Shipyard Park, including relic semi-natural vegetation.</p>	<p>Relic Semi-natural vegetation</p>	<p>The treed slope of relic semi-natural vegetation surrounding Lyon's Log Cabin includes one sizable Willow, along with Black Locust and Larch, and an understory mixed in with invasive species such as Japanese Knot Grass. The upper slope is littered.</p> <p>The long bank of relic semi-natural vegetation above the badly constricted path contains a mix of woody plants with some invasive species and exotics like Oregon grape. It appears in poor condition and is not well maintained.</p>		<p>Poor</p>
<p>Shipyard Park, including relocated and restored structures of Lyon's Log Cabin and Oakville's second lighthouse</p>	<p>Lyon's Log Cabin</p>	<p>The historic building appears to be in good physical condition, having been restored in 2015. Organic staining on the porch's cedar shingles is noted. The historic character of the building is legible in its vernacular form and log construction. Ongoing conservation of the building supports the promotion of Oakville's heritage and the continuing practise of conservation within the CHL.</p>		<p>Good</p>



	<p>Oakville's Second Lighthouse</p>	<p>The historic building appears to be maintained and in good physical condition. As the east pier's former lighthouse, it is directly related to the history and evolution of harbour. The salvage and restoration of the lighthouse by a local recreational organization supports the continued promotion of Oakville's heritage and the practise of conservation within the CHL.</p>		<p>Good</p>
<p>Ongoing water and land-based recreational activities, both active and passive.</p>		<p>A variety of recreational activities are regularly practised by individuals, groups and organizations throughout the CHL.</p>		<p>Good</p>



<p>Ongoing commemorative and interpretive activities including panels, plaques, trails and signage throughout.</p>		<p>The ongoing commemoration and interpretation of Oakville and the harbour's heritage takes the form of events, programming and physical installations throughout the CHL.</p> <p>Panels, plaques, trails and signage serve as a unifying elements, relating heritage buildings, public amenity spaces or circulation networks to each other throughout the CHL. The condition of these elements are described within their respective park sections.</p>		<p>Good</p>
<p>Ongoing conservation activities including the town's memorial tree program.</p>		<p>The practise of conservation is healthy within the CHL, represented by ongoing conservation work to heritage buildings and a robust memorial tree program.</p>		



<p>The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.</p>	<p>Steep banks</p>	<p>The steep banks retain the integrity of their form, effectively framing the lower harbour area alongside the river.</p>		<p>Good</p>
	<p>River flats</p>	<p>The river flats on both sides are susceptible to increasingly frequent flooding, most recently in 2017 and 2019. Flood waters have caused deterioration to the physical vegetation and landforms, in addition to reducing their utility as a public recreational amenity.</p>		<p>Fair</p>

Significant views to and from Oakville Harbour CHL, including:	View 1: View from Lakeshore Road bridge, looking southeast toward the harbour entrance at Lake Ontario.	The view includes both sides of the harbour and is unobstructed.		Good
	View 2: View from Tannery Park observation deck, looking northwest up Sixteen Mile Creek along both banks of Oakville Harbour.	The view includes both sides of the harbour and is unobstructed.		Good

	<p>View 3: View from Navy Street northwest of Front Street, looking southeast at the relationship between the Erchless Estate and Lakeside Park, with the topography giving way to Lake Ontario in the distance.</p>	<p>The view contains the Erchless Estate buildings, Lakeside Park, mature vegetation and Lake Ontario, and is unobstructed.</p>		<p>Good</p>
	<p>View 4: View from Tannery Park observation deck, looking north to the Erchless Estate.</p>	<p>The view looks over the river to the Erchless Estate grounds, including historic buildings and rockery. It is unobstructed.</p>		<p>Good</p>

	<p>View 5: View south from the foot of Navy Street, looking along the east pier and terminating at the navigation aid.</p>	<p>The view along the east pier is unobstructed.</p>		<p>Good</p>
	<p>View 6: View from Lakeside Park, looking east out onto Lake Ontario.</p>	<p>The view to the Lake Ontario horizon is unobstructed.</p>		<p>Good</p>

## Schedule 1: Heritage Designation By-Law 2020-127

### Description of Property

The Oakville Harbour Cultural Heritage Landscape (CHL) is an organically evolved and associative landscape located at the mouth of Sixteen Mile Creek in downtown Oakville. The site contains a combination of natural and built features that have shaped and been shaped by ongoing human activity for hundreds of years at least. The Oakville Harbour environment is defined by steep banks dropping to river flats on both sides of the water. The CHL is comprised of several parcels including Oakville Harbour, Lakeside Park, Erchless Estate, Market Square, the Oakville Lawn Bowling Club, the Oakville Club, Water Street Park, Lakeshore Road Bridge, Shipyard Park, Tannery Park, and part of Sixteen Mile Creek. The CHL is roughly 11 hectares in size, and is bounded generally by Lakeshore Road to north, Forsythe Street and private dwellings to the west, Lake Ontario to the south, and residential areas to the east.

Oakville Harbour was established in the late 1820s and quickly developed into a busy commercial port with industries, shipyards, warehouses and commercial schooners crowding its banks. By the 1880s, the harbour was transitioning to recreational usage characterized by water-based activities, something that continues to define the area. Comprised largely of parkland, the CHL is characterized by open spaces, both manicured and semi natural and intimately connected to water with trees and planting, grass, paths and trails, slips and harbour infrastructure, historic buildings, recreational facilities, and clubhouses.

While the Erchless Estate is contained within the Oakville Harbour CHL, it has been designated as a separate CHL and is governed by its own designation by-law.

### Statement of Cultural Heritage Value and Interest

The Oakville Harbour CHL is of cultural heritage value or interest for its design, historical/associative, and contextual values.

The Oakville Harbour CHL is considered an Associative Cultural Landscape for its cultural connections to the Mississaugas of the Credit First Nation, who value the mouth of the river as a place of traditional practices and spirituality within their ancestral territory. It is also an Associative Cultural Landscape as it represents the town of Oakville's origins and historic town centre, and it reflects later efforts to commemorate Oakville's early history.

As a historic harbour, it is considered an organically evolved landscape (continuing) for cultural practices in response to the natural environment, including ongoing recreational activities, that have sustained the landscape's evolution.

### Design and Physical Value

The Oakville Harbour CHL has design value as a representative example of a semi-natural, river harbour -- where a harbour is formed naturally along a river but requires human-made elements for protection against wind and waves. Sixteen Mile Creek flows from the Niagara Escarpment south to Lake Ontario where it straightens and widens to form a harbour environment. In 1828, William Chisholm was granted permission by the Upper Canada House of Assembly to construct a harbour comprised of parallel east and west piers built on cribs. This was followed by dredging of the harbour in 1830. Since then, the area has been altered, repaired and consistently dredged to ensure its viability as a harbour for commercial and then recreational use.

### Historical and Associative Values

The Oakville Harbour CHL has historical/associative value for its direct associations with the Indigenous use of Nanzuhzaugewazon (Sixteen Mile Creek) and the surrounding area, part of Anishinaabe and Haudenosaunee traditional territories. Historically documented Indigenous use of the creek dating to the early 1700s, when the Mississaugas established summer camps in the vicinity of the harbour area. Here they hunted, fished, and cultivated corn on river flats before returning to northern hunting grounds for the winter months. The Mississauga formally gave up use of the lands at the mouth of Sixteen Mile Creek with the signing of Treaty 22 in 1820. As the confluence of Sixteen Mile Creek and Lake Ontario, the area is a notable water locale and continues to hold spiritual significance for the Mississauga of the Credit First Nation.

The Oakville Harbour CHL has historical/associative value for its direct associations with the theme of town of Oakville's founding and development. After the harbour's establishment, a townsite was surveyed in 1833 and Oakville grew around the booming commercial harbour to become a thriving port town with important civic institutions situated in the area. As an official Port of Entry into Canada, customs operations were based on the Erchless Estate grounds from at least the 1850s until 1910. An adjacent Market Square was planned in the original 1833 townsite and later housed the Market Building and Town Hall.

The Oakville Harbour CHL has historical/associative value for its direct associations with the theme of ship and boatbuilding. Shipbuilding began in 1827 when William Chisholm established his shipyard to construct commercial schooners to export wheat,

white oak and white pine. Commercial shipbuilding continued at a number of shipyards into the 1860s after which boatbuilding for competitive racing and recreation took over. In the 1880s, Captain James Andrew established his shipyard in the harbour and produced successful racing yachts including the *Aggie* (1887) and *Canada* (1895).

The Oakville Harbour CHL has historical/associative value for its direct associations with the theme of industrialization of Oakville beginning in the 1830s. Located primarily on the west side of the harbour these enterprises included the John Doty sawmill that operated between the 1850s and 1870s and the Marlatt & Armstrong Tannery which operated between the 1850s and 1920s in various forms.

The Oakville Harbour CHL has historical/associative value for its direct associations with the theme of recreational activities and organizations. The rise of recreation and leisure activities in the harbour began in the late 1880s when a growing middle class in Ontario had the time and resources to enjoy leisure pursuits. Oakville's position on Lake Ontario made it a prime summer destination for day-trippers and longer term vacationers arriving by steamship and train. As commercial shipping declined in the harbour popular leisure activities included sailing, boating, paddling, swimming and fishing. This growing public use of the area led the town to purchase property along the waterfront in 1877 and formally establish Lakeside Park in 1897. Several organizations related to recreation were established including the Oakville Club (1907), the Oakville Yacht Squadron (1946) and the Oakville Power Boat Club (1953). Additionally, the harbour has direct associations with competitive paddling having produced several Olympians including Larry Cain (sprint canoeist) and Adam van Koeverden (sprint kayaker).

The Oakville Harbour CHL has historical/associative value for its direct associations with the activities of conservation, commemoration and volunteerism which began in the 1950s. As an area associated with Oakville's founding and development, the Oakville Harbour CHL is home to numerous relocated and restored structures, several dating to the early 1800s. These include Lyon's Log Cabin (built c1820; moved 1966), Merrick Thomas House (built c1829; moved 1955), Post Office (built c1835; moved 1952), Oakville's Second Lighthouse (built 1889; moved 1960). Additional conservation initiatives recognizing the area's historical import include the Old Oakville Heritage Conservation District (1981), and restoration of the Erchless Estate by the town of Oakville. Commemorative activities include plaques, markers, memorial trees and trails acknowledging important people, events and structures in Oakville's history. In large part, these conservation and commemorative activities are the result of ongoing volunteer activities of the Oakville Historical Society (1953) and the Oakville Lakeside

Residents' Association (1966). In addition, the Town of Oakville Water Air Rescue Force (1954) relies on a substantial body of volunteers to provide search and rescue activities.

The Oakville Harbour CHL has historical/associative value for its direct associations with several members of the Chisholm family. The Chisholm family was responsible for constructing the harbour in 1828 (William) and the Erchless Estate in 1856 (Robert Kerr), serving as local business owners and public officials (William and Robert Kerr), establishing organizations including the Oakville Club (Allan Stuart) and the Oakville Historical Society (Hazel Mathews) and for restoring the Erchless Estate and providing property for public use as Lakeside Park (Hazel Mathews).

The Oakville Harbour CHL has historical/associative value for its direct associations with the christening of the H.M.C.S *Oakville*. The *Oakville* was an armoured submarine hunter and convoy escort and part of Canada's World War II effort. On November 5, 1941, the *Oakville* anchored off shore and thousands of local citizens gathered in Lakeside Park to cheer on the ship and crew. The town presented several items to the crew including the clock from the *Aggie*.

The Oakville Harbour CHL has historical/associative value for archaeological potential at Lakeside, Shipyard and Tannery parks as well as the Erchless Estate.

### Contextual Value

The Oakville Harbour CHL has contextual value for its role in defining the character of the area. Sixteen Mile Creek, with its steep banks on the east and west, define the area as a harbour with the area's topography affording numerous views and visual connections to the creek and Lake Ontario.

The Oakville Harbour CHL has contextual value as a place functionally linked to its surroundings. With its wide creek mouth and shoreline flats, it was a natural location for a harbour. Its historic function as a commercial harbour, and current function as a recreational harbour have always been related to the physical situation and conditions of the creek mouth where it meets Lake Ontario.

The Oakville Harbour CHL has contextual value as a landmark. It is a prominent feature in the town of Oakville and a well-used public amenity space.

### Description of Heritage Attributes

The heritage attributes of the Oakville Harbour CHL relate to its historical/associative and contextual values.

These include:



### **Historical/Associative Attributes**

As a site with direct associations to the theme of Oakville’s founding and development, the Oakville Harbour CHL contains the following attributes:

- The historic site of the Market Square.
- Lakeside Park as a historic town park and public amenity space, including:
  - its number of sizable trees that are amongst the earliest plantings, including Sugar Maples, Norway Spruce, Bur Oak, Black Walnut and Red Oak.
  - its historic connection to the Chisholm Family as the former site of Mount Vernon.
  - its relocated and restored structures including the Post Office Museum, Merrick Thomas House as well as the replica historic bandstand.
- Tannery Park, including:
  - its number of sizable trees including Black Walnut and substantial stand of Black Locust.
- Shipyard Park, including:
  - its relocated and restored structures of Lyon’s Log Cabin and Oakville’s second lighthouse as well as shipyard relics.
  - its relic semi-natural vegetation.

As a site with direct associations to the theme of recreational activities and organizations, the Oakville Harbour CHL contains the following attributes:

- The Oakville Club as an early recreational organization established in 1907 and utilizing the Granger’s Warehouse building which dates to c1878.
- Ongoing water and land-based recreational activities, both active and passive.
- Ongoing water and land-based recreational activities, both active and passive.

As a site with direct associations to the activities of conservation, commemoration and volunteerism, the Oakville Harbour CHL contains the following attributes:

- Ongoing commemorative and interpretive activities including panels, plaques, trails and signage throughout.
- Ongoing conservation activities including the town’s memorial tree program.

### **Contextual Attributes**

As a defining characteristic of the area, the Oakville Harbour CHL contains the following attributes:

- The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.
- Significant views to and from Oakville Harbour CHL, including:
  - View 1: View from Lakeshore Road bridge, looking southeast toward the harbour entrance at Lake Ontario.
  - View 2: View from Tannery Park observation deck, looking northwest up Sixteen Mile Creek along both banks of Oakville Harbour.
  - View 3: View from Navy Street northwest of Front Street, looking southeast at the relationship between the Erchless Estate and Lakeside Park, with the topography giving way to Lake Ontario in the distance.
  - View 4: View from Tannery Park observation deck, looking north to the Erchless Estate.
  - View 5: View south from the foot of Navy Street, looking along the east pier and terminating at the navigation aid.
  - View 6: View from Lakeside Park, looking east out onto Lake Ontario.



Oakville Harbour CHL Conservation Plan  
**Map 2: CHL Area**



CHL Boundary



0m 50m 100m

COMMON  
BOND  
COLLECTIVE

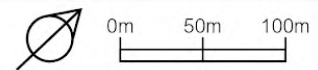
(Map Source: Google, 2019)



Oakville Harbour CHL Conservation Plan  
**Map 3: Views**



**5** Individual Views



COMMON  
BOND  
COLLECTIVE

(Map Source: Google, 2019)

## Schedule 2: Glossary

“**Alter**” means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning (*Ontario Heritage Act*, s. 1).

“**Character-defining element**” means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the *heritage value* of a *historic place*, and which must be retained in order to preserve its *heritage value* (Standards and Guidelines). Note: This term may be used interchangeably with the terms ‘heritage attribute’ or ‘heritage attributes’.

“**Compatible**” when used together with any building, use, alteration or any other form of change means consistent with the heritage attributes value of a property, and which has little or no adverse impact on its appearance, heritage attributes, and integrity (*Downtown Oakville Heritage Conservation District Plan and Guidelines*, 2013).

“**Conservation**” means all actions or processes that are aimed at safeguarding the *character-defining elements* of a cultural resource so as to retain its *heritage value* and extend its physical life. This may involve “*Preservation*,” “*Rehabilitation*,” “*Restoration*,” or a combination of these actions or processes (*Standards and Guidelines*).

“**Conserved**” means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*Provincial Policy Statement*, 2020).

“**Cultural heritage landscape**” means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (*Provincial Policy Statement*, 2020).

“**Cultural heritage value**” means the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings (*Standards and Guidelines*).

**“Distinguishable”** means a change that strikes a balance between imitation and contrast, thereby complementing the property in a manner that respects its heritage value or interest.

**“Heritage attributes”** means the principal features or elements that contribute to a *protected heritage property’s* cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a *protected heritage property*) (*Provincial Policy Statement*, 2020). Note: This term may be used interchangeably with the term ‘character-defining element’.

**“Heritage Oakville Advisory Committee”**, or ‘Heritage Oakville’, is a municipal heritage committee that Council established, by by-law, to advise and assist council on heritage related matters. Heritage Oakville reviews heritage permits and other heritage-related matters [*Ontario Heritage Act*, s. 28(1)].

**“Maintenance”** means the routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save (*Standards and Guidelines*).

**“Permanent”** means lasting or intended to last indefinitely.

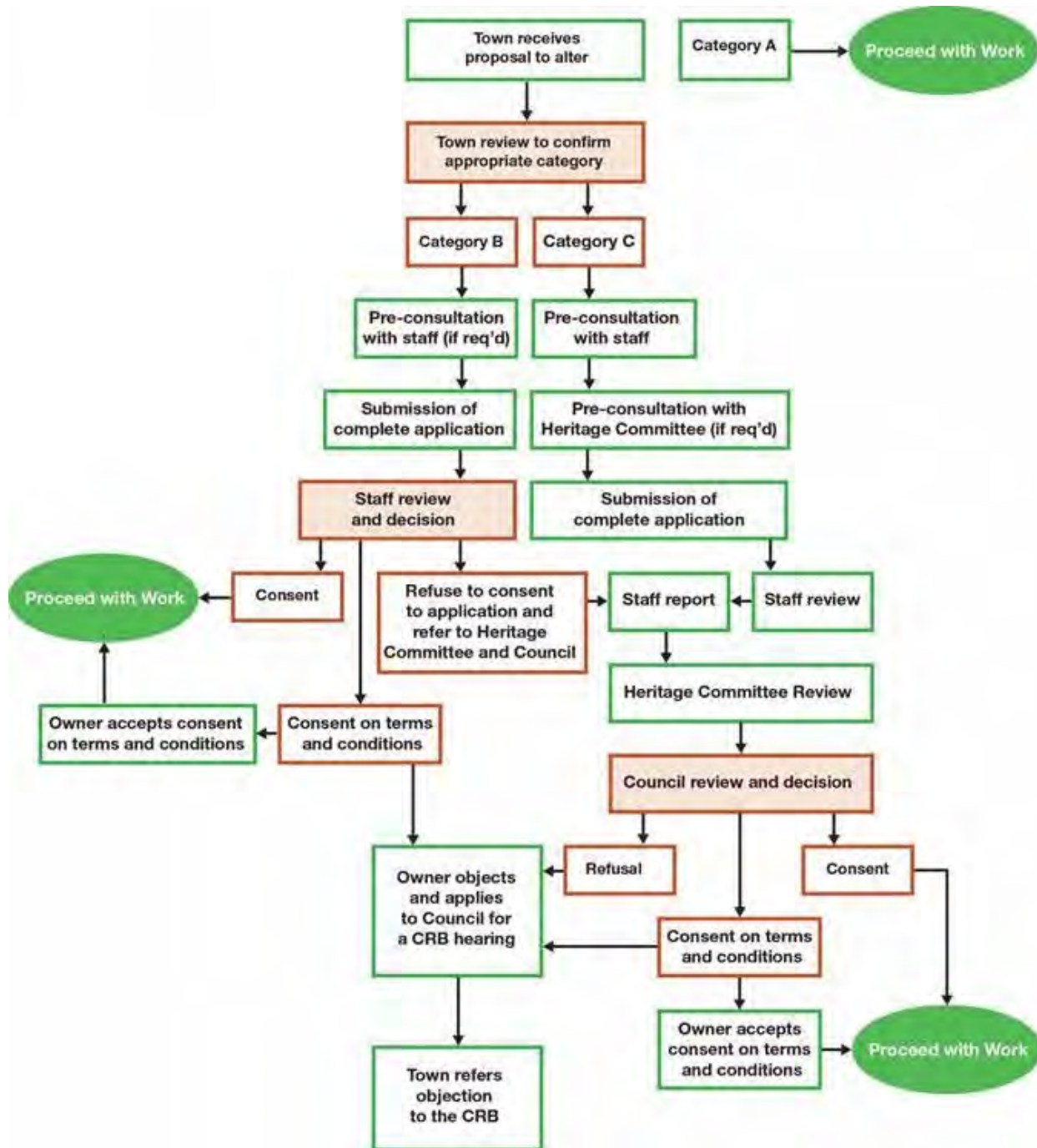
**“Reversible”** means a change that permits restoration to the prior state or condition at a later date without damaging the heritage attributes of a property. This is particularly important if a change is related to a new use that may also later change. Reversible alterations are not destructive.

**“Subordinate”** means an alteration that does not detract from the property or affect its heritage value.

***Where this plan uses terms defined under provincial law and policy and Town by-laws and policies, those definitions, as amended, apply to the use of these terms in this plan***

## Schedule 3: Decision-Making Tree

Please note that the process set out below is subject to change as per provincial regulations and should be confirmed with staff prior to submission.



## Schedule 4: Category A Actions - Exempt Works

Category A actions are those actions that (1) will not alter the Oakville Harbour Cultural Heritage Landscape in any manner and/or (2) will not affect the cultural heritage landscape's heritage attributes nor impact its cultural heritage value or interest. Category A actions require no notice to, review by, and/or consent from the town under the *Ontario Heritage Act*. Exempt actions include property maintenance insofar as the maintenance is a routine, repeated activity, and reversible temporary installations.

### 1. Maintenance

#### Property Maintenance

- 1) Normal use of the property, including rentals;
- 2) Maintenance and mowing of lawns;
- 3) Watering, both automated and manual;
- 4) Planting and maintenance of decorative flower beds and grass areas.;
- 5) Trash removal;
- 6) Regular maintenance of trees and shrubs, including pruning of dead/damaged limbs, that does not involve the removal or addition of trees, except for the removal of self-seeded saplings in maintained areas and invasive species, where needed, in the treed canopy areas;
- 7) Removal of tree stumps (already cut down) in maintained landscape open space areas;
- 8) Manual weed control;
- 9) Snow removal, salting, and sanding as needed;
- 10) Driveway and parking lot surface upkeep, including filling in cracks and potholes, resurfacing, and line repainting;
- 11) Shoreline slope maintenance of the steep banks of Sixteen Mile Creek;
- 12) Repair of walkways.

#### Facilities Maintenance

- 13) Repair of facilities with same materials;
- 14) Replacement of boat slips;
- 15) Repair and repainting of existing signage;
- 16) Installation of new directional or traffic control signage;
- 17) Repair of above-ground utilities or services;
- 18) Repair and repainting of existing fencing;
- 19) Installation of temporary seasonal decorations, including lighting and signage.



## General Building Maintenance

- 20) All interior maintenance (note: windows and doors are considered external features of a building), except any original/early interior heritage attributes;
- 21) Re-roofing with same materials;
- 22) Installation of security and amenity lighting;
- 23) Repair and replacement in-kind of non-heritage eaves trough and downspouts on all buildings;
- 24) Re-painting of exterior cladding and trim;
- 25) Repair of exterior stairs and steps with same materials;
- 26) Installation of storm windows and doors, where applicable.

## Ecological Maintenance

- 27) Removal of invasive species to restore ecosystem health;
- 28) Planting and maintenance with biodiverse native plant material;
- 29) Planting native species to reduce erosion and improve slope stability.

## **2. Actions that will not affect heritage attributes**

- 30) Subsurface works of less than 30 days that will not result in permanent change to the ground surface or land massing;
- 31) Repaving of parking lots and driveway to existing footprint with same materials;
- 32) In-kind replacement or repair of damaged features after unexpected events include inclement weather, vandalism, electrical damage, and mechanical damage. (Note: repairs that are not “in-kind” may require heritage review).

## **3. Actions that will not affect heritage attributes – Reversible, Temporary installations (returned to original condition within 30 days)**

- 33) Roping off areas;
- 34) Temporary installations, including tents, portable washrooms, hydration stations, food and beverage booths, advertising structures, ramps, walkways, benches, and signage.

## Emergency Actions

- 35) Emergency actions required to address safety issues resulting from a storm, flooding, or similar natural event that are not in-kind replacement or repair, so long as impact to heritage attributes is avoided or minimized as practicable, and the property owner/applicant prepares and submits to the town as soon as possible a photographic record of the damage incurred to the property and work undertaken;
- 36) Emergency actions required to address site operations resulting from a storm, flooding, or similar natural event that are not in-kind replacement or repair and may impact the

heritage attributes of the property, so long as the property owner/applicant prepares and submits to the town as soon as possible a photographic record of the damage incurred to the property and work undertaken, and an application for the applicable heritage approval.

## Schedule 5: Category B Alterations - Town review and consent

Category B actions are alterations that are likely to affect the property's heritage attributes and may impact its cultural heritage value or interest. Under the *Ontario Heritage Act*, these alterations require notice to, review by and/or consent from town staff prior to any work being undertaken.

The cultural heritage landscape is within the Conservation Halton Watershed and includes watercourses, flood plains, steep slopes, and the shoreline of Lake Ontario. Category B alterations may also require notice to, review by, and/or consent from Conservation Halton prior to any work being undertaken.

Portions of the Oakville Harbour Cultural Heritage Landscape have archaeological potential. As such, the property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any proposed subsurface work can commence.

See Section 5.2.2 for a definition of the alteration category and Section 7.0 for an outline of the application process.

In addition, property owners/applicants are encouraged to refer to the Oakville Strategy for Biodiversity when planning Category B actions in order to identify applicable ecological restoration best practices and could be employed.

### 1. Landscape Alterations

- 1) Addition/removal/replacement of, or other changes to permanent landscaping features, as follows:
  - a) parking lots, driveways, and internal roads;
  - b) physical layout of trails, pathways, boardwalks, sidewalks, and open space and garden areas;
  - c) in-ground and hanging planters;
  - d) fences;
  - e) gates;
  - f) walls;
  - g) trellises, arbours, and gazebos;
  - h) permanent signage;
  - i) light standards;
  - j) new park equipment and amenities (e.g. playground, benches);
  - k) sea wall construction/reconstruction;

- l) boat ramp infrastructure;
  - m) interpretive panels;
  - n) commemorative features or plaques;
  - o) patios.
- 2) Injury, destruction or removal of one (1) to three (3) trees annually with a diameter at breast height (DBH) of fifteen (15) cm or greater on private property, in accordance with Town of Oakville By-law 2017-038 (the “Private Tree Protection By-law”), except where tree injury, destruction or removal is consistent with applicable provisions of that By-law;
  - 3) Injury, destruction or removal of one (1) to three (3) trees annually on Town of Oakville property, in accordance with Town of Oakville By-law 2009-025 (the “Town Tree Protection By-law”), except where tree injury, destruction or removal is consistent with applicable provisions of that By-law;
  - 4) Addition of trees to the landscape on private property;
  - 5) Addition of trees to the landscape on Town of Oakville property, in accordance with the Town Tree Protection By-law;
  - 6) Changes to existing landforms including, but not limited to, the harbour juncture of Sixteen Mile Creek and Lake Ontario, including river flats that give way to steep banks; the flat topography of Lakeside Park that transitions to a pebble beach; the steep banks and elevated lawns of Tannery Park; and the low-lying area of Shipyard Park.

## **2. Alterations/Additions to Buildings/Structures within Landscape**

- 7) Addition, removal or replacement of a new permanent building or structure provided that the entire footprint of the alteration, including all open porches and spaces, is less than 15 square metres (or 161 square feet);
- 8) Minor revision to previously approved section 33 *Ontario Heritage Act* alterations

## **3. Additional Considerations: Ecological Restoration Best Practices**

- 9) Installation of permeable paving or natural surfaces.
- 10) Addition of green infrastructure (natural assets), such as rain gardens, bioswales, native trees and shrubs, and native pollinator patches.
- 11) Addition of native tree species.

## Schedule 6: Category C Alterations - Council Consent

Category C actions are alterations that are likely to affect the property’s heritage attributes and/or impact its cultural heritage value or interest. Under the *Ontario Heritage Act*, these alterations require notice to and review by town staff, the Heritage Oakville Advisory Committee, and the review and consent of Council prior to any work being undertaken.

As the landscape is located within the Conservation Halton Watershed and includes watercourses, flood plains, steep slopes and the shoreline of Lake Ontario, Category C alterations may also require notice to, review by and/or consent from Conservation Halton prior to any work being undertaken.

Portions of the Oakville Harbour Cultural Heritage Landscape have archaeological potential. As such, the property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any proposed subsurface work can commence.

See Section 5.2.3 for the definition of the alteration category and Section 7.0 for an outline of the application process.

In addition, property owners/applicants are encouraged to refer to the Oakville Strategy for Biodiversity when planning Category C actions in order to identify applicable ecological restoration best practices that could be employed.

### **1. Addition/removal/replacement of, or other changes to heritage attributes as identified in By-law 2020-127 (attached as Schedule 1) not listed in Schedules 4 or 5.**

### **2. Landscape Alterations**

- 1) Injury, destruction or removal of four (4) or more trees annually with a diameter at breast height (DBH) of fifteen (15) cm or greater on private property, in accordance with Town of Oakville By-law 2017-038 (the “Private Tree Protection By-law”), except where tree injury, destruction or removal is consistent with applicable provisions of that By-law;
- 2) Injury, destruction or removal of four (4) or more trees annually on Town of Oakville property, in accordance with Town of Oakville By-law 2009-025 (the “Town Tree Protection By-law”), except where tree injury, destruction or removal is consistent with applicable provisions of that By-law;
- 3) New public access road to the property from a municipal road;

- 4) Physical change that adds or removes a use or changes the boundary of an identified Conservation Area.

### **3. Alterations/Additions to Buildings/Structures within Landscape**

- 5) Construction of a new permanent building or structure that is greater than 15 square metres (or 161 square feet);
- 6) Addition to or partial removal of a permanent building or structure, that has a total footprint, including all open porches and spaces, that is greater than 15 square metres (or 161 square feet).

### **4. Additional Considerations: Ecological Restoration Best Practices**

- 7) Restoring stable soil surfaces, stream banks and shorelines through the re-initiation of natural processes, and/or using natural materials.
- 8) Choosing a mix of species and genotypes that will facilitate the establishment of other native species and provide habitat for species that are:
  - a) already present in the protected area;
  - b) are expected to migrate into the protected area; or
  - c) will be re-introduced as part of the restoration plan.
- 9) Restoring habitat features in hydrology such as floodplains and riparian systems, using natural materials wherever possible.

## Schedule 7: Parks Canada’s Standards for Preservation, Rehabilitation and Restoration

Treatment	No.	Description
<b>GENERAL STANDARDS</b>	1	Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.
	2	Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
	3	Conserve heritage value by adopting an approach calling for minimal intervention.
	4	Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
	5	Find a use for an historic place that requires minimal or no change to its character-defining elements.
	6	Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
	7	Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
	8	Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
	9	Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

<b>ADDITIONAL: REHABILITATION</b>	<b>10</b>	Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
	<b>11</b>	Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
	<b>12</b>	Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.
<b>ADDITIONAL: RESTORATION</b>	<b>13</b>	Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
	<b>14</b>	Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Summarizing the Standards:

- Respect and conserve heritage value;
- Respect authenticity;
- Minimize change;
- Adhere to the hierarchy of interventions: Maintain, conserve, repair, and lastly replace. Repair and replace must be based on industry recognized best practices;
- Undertake an evaluation/condition assessment to determine if change is necessary;
- Before repair or replacement occurs: protect the character-defining element (heritage attribute); stabilize it; and, mitigate damage and loss of information;
- Determine the gentlest change possible;
- Make changes compatible, distinguishable and reversible;
- Document changes made.



## Schedule 8: Summary of Proposed Alterations

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## Schedule 9: Heritage Guidelines Checklist

The checklist set out below addresses the key input to the town in relation to an application to the town under section 33 of the Ontario Heritage Act for the Oakville Harbour Cultural Heritage Landscape. Based on the cultural heritage landscape conservation plan for this property, this checklist requires information on whether and how the proposed Category 'B' or 'C' alteration affects the heritage attributes of the landscape, as set out in By-law 2020-127 (attached as Schedule 1).

The Heritage Guidelines Checklist integrates key aspects of this place, as follows:

- 1) It incorporates all identified heritage attributes, as set out in Schedule 1, and the most relevant Parks Canada Standards;
- 2) It considers whether and how the proposed alteration affects the attributes;
- 3) It considers whether and how the proposed alteration affects the cultural heritage landscape as a whole and the individual heritage attributes; and
- 4) It gives priority to rehabilitation over preservation, and preservation over restoration.

The checklist is organized based on the landscape as a whole and the individual heritage attributes. For each heritage attribute listed in the checklist, an answer is required for two questions: Are the Standards relevant to the proposed alteration; and if relevant, is the proposed alteration consistent with the Standards? Columns four and five in this checklist addresses these questions and allow for three possible responses: Yes (Y), No (N), or Not Applicable (N/A).

Every applicant for a Category 'B' or 'C' alteration is to complete this checklist as part of its submission to the town. Town heritage review of an application for a Category 'B' or 'C' alteration will include a town staff review of the Heritage Guidelines Checklist, as completed and submitted by the applicant, in order to ensure that the proposed alteration is consistent with the applicable Standards. If the town review accepts the entirety of the submitted checklist, it may be included in the town decision. Should the town review result in different answers to checklist questions, town staff will complete a new Heritage Guidelines Checklist that reflects the town considerations.

<b>Area 1: Lakeside Park</b>				
<b>Conservation: Preservation, Rehabilitation and Restoration Guidelines</b>				
<b>Heritage Attribute</b>	<b>Relevant Parks Canada Standards</b>	<b>Summary of Parks Canada's Standards and Guidelines</b>	<b>Relevant</b>	<b>Consistent</b>
Lakeside Park as a historic town park and public amenity space	1,2,4,5,7,8 & 11	Conserve Lakeside Park by maintaining its use as a public park that supports the ongoing practises of recreational activities, as well as commemoration and interpretation of Oakville Harbour's history. Maintain and enhance the features that support these uses, including paths, signage, plaques, and the significant structures on site: the Post Office Museum, the Merrick Thomas House, and the replica historic bandstand. Promote the legibility of the park's changes over time, including its connections to the Erchless Estate and its accumulation of structures that reflect Oakville's early history as a town. When proposing an alteration or addition to Lakeside Park, design new features that are compatible with and support the area's uses as a public park.		
Lakeside Park as a historic town park and public amenity space, including large trees, including its number of sizable trees that are amongst the earliest plantings, including Sugar Maples, Norway Spruce, Bur Oak, Black Walnut and Red Oak	1,2,3,4,6,7,8,9,10,11 & 12	Conserve, protect and maintain the physical and visual relationships created by the layout and plantings of Lakeside Park as part of an organically evolved and associative landscape. Conserve its landscape features by minimizing and documenting physical change, while always respecting the authenticity of Lakeside Park as it has evolved over more than a century of growth. For natural heritage, authenticity of vegetation involves replanting in kind or substituting similar and compatible plant materials, or replicating the design intent of an entire planted element through careful detailing to minimize conjecture. When altering		

		<p>or adding to the historic vegetation is deemed necessary, whether for a new use or for new environmental reasons, ensure that plantings are compatible with, subordinate to, and distinguishable (by interpretation in signage) from the heritage attributes. Do not introduce plant materials from other places or properties, or combine planting features, which historically never co-existed. Undertake preventative maintenance, including judicious pruning or fixing branch-cable supports. Rejuvenate the historic vegetation by corrective pruning, deep root fertilizing, aerating the soil, and by renewing seasonal plantings. When necessary, through the memorial tree program, replace heritage attributes with in-kind plant materials to ensure a good distribution of size/age classes and the mix of evergreen and deciduous species.</p>		
<p>Lakeside Park as a historic town park and public amenity space, including its historic connection to the Chisholm Family as the former site of Mount Vernon</p>	<p>1 &amp; 5</p>	<p>Conserve features that reflect Lakeside Park’s historic connection to Erchless Estate as the former site of Mount Vernon, both estates having belonged to the Chisholm family. In particular, maintain sightlines and pedestrian connectivity between Lakeside Park and the Erchless Estate, as well as any interpretive features that promote an understanding of their related histories.</p>		

<p>Lakeside Park as a historic town park and public amenity space, including its relocated and restored structures including the Post Office Museum, Merrick Thomas House as well as the replica historic bandstand</p>	<p>1,3,4,7,8,9,13</p>	<p>Conserve the Post Office Museum, the Merrick Thomas House, and the replica historic bandstand as significant features of Lakeside Park, which contribute to the ongoing practise of commemorating and interpreting Oakville’s history in this location. Maintain and protect the buildings’ historic architectural elements. Promote the understanding of each structure’s individual history and significance as well as their collective significance within the historic evolution of Lakeside Park. Do not create a false sense of historical development by representing these structures as having originally co-existed in this location; rather, conserve the structures as reflecting changes made to Lakeside Park that now contribute to its cultural value.</p>		
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Area 2: East Bank				
Conservation: Preservation, Rehabilitation and Restoration Guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
The historic site of the Market Square	1,2,4,5,7,8,9,10 & 11	<p>Conserve the land use of the historic site of the Market Square as a historic municipal site and public amenity supporting ongoing recreational as well as commemorative and interpretive activities. Understand, protect and maintain the recreational, and interpretive and commemorative uses that contribute to the heritage value of the CHL.</p> <p>When altering or adding to the site, do not create a false historical appearance and ensure new features are visually compatible. Design new features that are compatible with or improve the significant uses. Do not make alterations that are incompatible with the ongoing uses. Comply with accessibility guidelines to improve public use of the park. Understand the site's historic relationships with the Erchless Estate and Oakville Club when contemplating interventions, and seek to promote physical connectivity through improved wayfinding and circulation.</p>		
The Oakville Club as an early recreational organization established in 1907 and utilizing the Granger's Warehouse building which dates to c1878.	1,3,4,7,8,9,10 & 11	Conserve the Oakville Club building as an early example of adaptive reuse in Oakville, with a longstanding recreational organization utilizing a former grain warehouse. Maintain and protect the building's historic architectural elements, and the legibility of both its original and current uses. Maintain		

		and enhance features of the Oakville Harbour Cultural Heritage Landscape that support the ongoing practises of recreational activities connected with the Oakville Club, particularly sailing. When proposing an alteration or addition to the Oakville Club building, repair rather than replace historic elements if possible, and ensure that any new elements are compatible with the building's historic character.		
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<b>Area 3: Tannery Park</b>				
<b>Conservation: Preservation, Rehabilitation and Restoration Guidelines</b>				
<b>Heritage Attribute</b>	<b>Relevant Parks Canada Standards</b>	<b>Summary of Parks Canada's Standards and Guidelines</b>	<b>Relevant</b>	<b>Consistent</b>
Tannery Park	1,4,5,7,8,9 & 11	<p>Conserve Tannery Park by maintaining the land use of the heritage attribute as a public park. Tannery Park supports the ongoing practises of recreational activities, as well as commemoration and interpretation of the harbour's history. Understand the recreational as well as interpretive and commemorative uses that contribute to the heritage value of the CHL, and understand how the local topography supports ongoing recreational uses. Protect and maintain the features that support these uses, including topography, trails, signage and panels.</p> <p>When altering or adding to Tannery Park, do not create a false historical appearance. Design new features that are compatible with the significant uses, or improves the public park's capacity to support them. Do not make alterations that obscure, or are incompatible with the ongoing uses.</p>		
Tannery Park including its number of sizable trees including Black Walnut and substantial stand of Black Locust.	1,2,3,4,6,7,8 & 9	<p>Conserve, protect and maintain the physical and visual relationships created by the planted attributes, which, as character-defining elements, contribute to the heritage value of the newly re-landscaped Tannery Park within the organically evolved and associative landscape of Oakville Harbour. For natural heritage, authenticity of vegetation involves replanting in kind or</p>		



		<p>substituting similar and compatible plant materials, or replicating the design intent of an entire planted element through careful detailing to minimize conjecture. When altering or adding to the historic vegetation is deemed necessary, whether for a new use or for new environmental reasons, ensure that plantings are compatible with, subordinate to, and distinguishable (by interpretation in signage) from the heritage attributes. Undertake preventative maintenance, including judicious pruning or fixing branch-cable supports. Rejuvenate the historic trees and shrubs by corrective pruning, deep root fertilizing, aerating the soil and by renewed seasonal plantings. When necessary, through the memorial tree program, replace the heritage attributes with in-kind plant materials to ensure a good distribution of size/age classes and the mix of evergreen and deciduous species. Repair or rejuvenate the heritage stand of Black Locust using recognized methods and personnel trained in both historical ecology and arboriculture.</p>		
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<b>Area 4: Shipyard Park</b>				
<b>Conservation: Preservation, Rehabilitation and Restoration Guidelines</b>				
<b>Heritage Attribute</b>	<b>Relevant Parks Canada Standards</b>	<b>Summary of Parks Canada's Standards and Guidelines</b>	<b>Relevant</b>	<b>Consistent</b>
Shipyard Park	1,2,4,5,6,7,8,9 & 11	<p>Conserve Shipyard Park by maintaining the land use of the heritage attribute as a public park, and improving its capacity to support significant uses. Shipyard Park supports the ongoing practises of recreational activities, built heritage conservation, and commemoration and interpretation of the harbour's history. Understand the recreational, conservation, and interpretive and commemorative uses that contribute to the heritage value of the CHL. Protect and maintain the features that support significant uses, including signage and panels. Assess, repair, and where necessary replace trails to support recreational uses and better integrate circulation networks with Tannery Park.</p> <p>When altering or adding to Shipyard Park, do not create a false historical appearance. Design new features that are compatible with the significant uses, or improves the public park's capacity to support them. Do not make alterations that obscure, or are incompatible with the ongoing uses. Comply with accessibility guidelines to increase public use of the park.</p>		

<p>Shipyard Park including its Relic Semi-natural vegetation</p>	<p>1,6,7,8,9,10,11 &amp; 12</p>	<p>Conserve, protect and maintain the physical and visual relationships created by the attribute, which, as a character-defining element, contributes to the heritage value of Shipyard Park’s vegetation within the overall topography of the organically evolved and associative landscape of Oakville Harbour. Assess the ecological functionality of all the plantings in Shipyard Park with a view to rehabilitation rather than ecological restoration to a former period or condition. To conserve layers of associative value, repair degraded ecological features, notably the relic semi-natural vegetation, basing the intervention on physical and documentary evidence. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical or documentary evidence exists, replace them with new elements that match the range of documented plant-material species, e.g., the water’s edge vegetation. Where there is insufficient physical evidence, make the detailing with plant materials a new element that is compatible with the documentary evidence of the historic place. In thus altering or adding to the historic vegetation, ensure that plantings are compatible with and distinguishable (by interpretation in signage) from the heritage attribute itself.</p>		
<p>Shipyard Park including its relocated and restored structures of Lyon’s Log Cabin and Oakville’s second lighthouse</p>	<p>1,3,4,7,8,9 &amp; 13</p>	<p>Conserve Lyon’s Log Cabin and Oakville’s second lighthouse as significant features of Shipyard Park, which contribute to the ongoing practise of commemorating and interpreting Oakville’s history in this location. Maintain and protect the buildings’ historic architectural elements. Promote the understanding of each structure’s individual history</p>		

		and significance as well as their collective significance within the historic evolution of Shipyard Park. Do not create a false sense of historical development by representing these structures as having originally co-existed in this location; rather, conserve the structures as reflecting changes made to Shipyard Park that now contribute to its cultural value.		
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<b>The Whole Landscape</b>				
<b>Conservation: Preservation, Rehabilitation and Restoration Guidelines</b>				
<b>Heritage Attribute</b>	<b>Relevant Parks Canada Standards</b>	<b>Summary of Parks Canada's Standards and Guidelines</b>	<b>Relevant</b>	<b>Consistent</b>
Ongoing water and land-based recreational activities, both active and passive.	1 & 5	<p>Conserve the land uses of ongoing active and passive recreational activities, as an important attribute of the organically evolved CHL. Conservation means maintaining these uses, which help sustain Oakville Harbour and drive its continued evolution. Understand the recreational uses and the natural and built features that support them, including trails, benches, vegetation, open lawn spaces, water access points, the bowling green, and tennis courts. Also understand how ecological processes, including bird and fish migrations support recreational activity. Assess and protect the features supporting recreational activities, repairing or replacing them as required to sustain peak functionality.</p> <p>When altering or adding to the CHL, ensure new features are compatible with the ongoing recreational activities. Assess the landscape's existing features, and how alterations can improve or add to them. Comply with accessibility guidelines to maximize public access to and use of the CHL.</p>		
Ongoing commemorative and interpretive activities including panels, plaques, trails and signage throughout.	1 & 5	Conserve the land uses of commemorative and interpretive activities, as an important attribute contributing to the CHLs important associations. Conservation means maintaining these uses, which in		

		<p>turn sustains Oakville Harbour as a landscape that engages with public memory via historical associations. Understand the commemorative and interpretive uses and the features that support them, including panels, plaques, cairns, trails and signage. Assess panels, plaques and cairns, protecting, maintaining, repairing and replacing as required to sustain their legibility. Understand and assess how trails constitute a CHL-wide circulatory system, and promote its use as an integrated landscape rather than a collection of adjacent parks sites. Protect, maintain, repair and replace trails as required to sustain optimal usage and interconnectivity within the overall CHL. Understand how signage supports the CHL as an integrated landscape, serving as a wayfinding tool, and providing consistent branding. Assess signage protecting, maintaining, repairing and replacing as required to improve wayfinding and reinforce interconnectivity.</p> <p>When altering or adding to the CHL, ensure new features are compatible with existing commemorative and interpretive activities, and consider how new features could expand on them. When designing new trails, seek to create connections to the larger circulation network. When designing new signage, seek to create consistencies with similar sign types in the CHL.</p>		
<p>Ongoing conservation activities including the town’s memorial tree program.</p>	<p>1 &amp; 5</p>	<p>Conserve the land uses of conservation activities, as an important attribute contributing to the CHLs important associations. Conservation means maintaining these uses, which sustain Oakville</p>		

		<p>Harbour as landscape promoting and nurturing the town's history. Understand the conservation uses, which include built and natural conservation activities. Understand the features that support these uses, including conserved built heritage in Lakeside and Shipyard parks, and memorial trees throughout the CHL.</p> <p>When altering or adding to the CHL, ensure new features are compatible with existing conservation activities, and consider how new features could promote or expand upon them.</p>		
<p>The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.</p>	<p>1,2,3,4,6,7,8,9,10,11 &amp; 12</p>	<p>Conserve, protect and maintain the steep banks and flats on the east and west flanks of the organically evolved and associative landscape of Oakville Harbour, notably in terms of the physical, visual and ecological relationships among landform, water and vegetation. By minimizing changes to the topography and vegetation, the appropriate level of understanding, documenting and assessing of ecological functionality can be established. Protecting these ecological features, by using non-destructive methods in daily, seasonal and cyclical tasks, is as important as not allowing the features to degrade from incompatible development or neglect. Repairing degraded semi-natural relic vegetation or replacing degraded or missing ecological features can include, when required by a new use, the introduction of a new element. In such rehabilitation, the new element must be compatible with cultural and natural heritage values, including associative values, and not have a negative</p>		

		<p>impact on the natural heritage and condition of the ecological feature.</p>		
<p>Significant views to and from Oakville Harbour CHL, including:</p> <p>View 1: View from Lakeshore Road bridge, looking southeast toward the harbour entrance at Lake Ontario.</p> <p>View 2: View from Tannery Park observation deck, looking northwest up Sixteen Mile Creek along both banks of Oakville Harbour.</p> <p>View 3: View from Navy Street northwest of Front Street, looking southeast at the relationship between the Erchless Estate and Lakeside Park, with the topography giving way to Lake Ontario in the distance.</p> <p>View 4: View from Tannery Park observation deck, looking north to the Erchless Estate.</p> <p>View 5: View south from the foot of Navy Street, looking along the east pier and terminating at the navigation aid.</p> <p>View 6: View from Lakeside Park, looking east out onto Lake Ontario.</p>	<p>1, 8 &amp; 9</p>	<p>Conserve the identified significant views to and from the CHL. Consider the visual relationships between structural and natural components of the CHL. Protect and maintain the features that frame, facilitate, or contribute to significant views. Do not make changes to these features in a way that alters or obscures significant visual relationships.</p>		



## Schedule 10: Heritage Values Checklist

The checklist set out below addresses key input to the town in relation to an application to the town under section 33 of the *Ontario Heritage Act* for the Oakville Harbour Cultural Heritage Landscape. Based on the cultural heritage landscape conservation plan for this property, this checklist requires information on whether and how the proposed Category 'B' or 'C' alteration affects the cultural heritage value and interest of the Oakville Harbour Cultural Heritage Landscape as set out in By-law 2020-127 (attached as Schedule 1).

The checklist demands an answer for the question of whether the proposed alteration will have a positive effect, negative effect, or no effect on the landscape's cultural heritage value and interest. The third column in this checklist addresses the "Type of Effect." There are three possible responses: Positive (P), Negative (N), or No Effect (Nil).

Every applicant for a Category 'B' or 'C' alteration is required to complete this checklist as part of its submission to the town. It comprises a comprehensive list of heritage values, identifying every heritage attribute related to each. In some cases heritage attributes are related to multiple heritage values. Town heritage review of an application for a Category 'B' or 'C' alteration will include a town staff review of the Heritage Values Checklist, as completed and submitted by the applicant, in order to ensure that the proposed alteration is consistent with the applicable Parks Canada Standards. If the town review accepts the entirety of the submitted checklist, it may be included in the town decision. Should the town review result in different answers to checklist questions, town staff will complete a new Heritage Guidelines Checklist that reflects the town considerations.

Cultural Heritage Value and Interest	Heritage Attribute	Type of Effect
Design value as a representative example of a semi-natural, river harbour	Ongoing water and land-based recreational activities, both active and passive.	
	The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.	
	View 1: View from Lakeshore Road bridge, looking southeast toward the harbour entrance at Lake Ontario.	
	View 2: View from Tannery Park observation deck, looking northwest up Sixteen Mile Creek along both banks of Oakville Harbour.	
	View 4: View from Tannery Park observation deck, looking north to the Erchless Estate.	
<b>Comments:</b>		
Historical and associative value for its direct associations with the Indigenous use of Nanzuhzaugewazon (Sixteen Mile Creek) and the surrounding area, part of Anishinaabe and Haudenosaunee traditional territories	Shipyard Park including its relic semi-natural vegetation.	
	The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.	
<b>Comments:</b>		
Historical and associative value for its direct associations with the town of Oakville's founding and development	The historic site of the Market Square.	
	Lakeside Park as a historic town park and public amenity space, including: -its number of sizable trees that are amongst the earliest plantings, including Sugar Maples, Norway Spruce, Bur Oak, Black Walnut and Red Oak. -its historic connection to Erchless Estate as the former site of Mount Vernon. -its relocated and restored structures including the Post Office	

	Museum, Merrick Thomas House as well as the replica historic bandstand.	
	The Oakville Club as an early recreational organization established in 1907 and utilizing the Granger’s Warehouse building which dates to c1878.	
	Tannery Park, including its number of sizable trees including Black Walnut and substantial stand of Black Locust.	
	Shipyard Park, including: -its relocated and restored structures of Lyon’s Log Cabin and Oakville’s second lighthouse as well as shipyard relics. -its relic semi-natural vegetation.	
	Ongoing water and land-based recreational activities, both active and passive.	
	Ongoing commemorative and interpretive activities including panels, plaques, trails and signage throughout.	
	Ongoing conservation activities including the town’s memorial tree program.	
	The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.	
	Significant views to and from Oakville Harbour CHL, including: -View 1: View from Lakeshore Road bridge, looking southeast toward the harbour entrance at Lake Ontario. -View 2: View from Tannery Park observation deck, looking northwest up Sixteen Mile Creek along both banks of Oakville Harbour. -View 3: View from Navy Street northwest of Front Street, looking southeast at the relationship between the Erchless Estate and Lakeside Park, with the topography giving way to Lake Ontario in the distance. -View 4: View from Tannery Park observation deck, looking north to the Erchless Estate.	
<b>Comments:</b>		
Historical and associative value for its direct associations with ship and boatbuilding	Shipyard Park.	
	Ongoing water and land-based recreational activities, both active and passive.	
	Ongoing commemorative and interpretive activities including panels, plaques, trails and signage throughout.	

<p><b>Comments:</b></p>		
<p>Historical and associative value for its direct associations with the industrialization of Oakville beginning in the 1830s</p>	<p>Tannery Park.</p>	
	<p>Ongoing commemorative and interpretive activities including panels, plaques, trails and signage throughout.</p>	
<p><b>Comments:</b></p>		
<p>Historical and associative value for its direct associations with recreational activities and organizations</p>	<p>The historic site of the Market Square.</p>	
	<p>Lakeside Park as a historic town park and public amenity space, including: -its number of sizable trees that are amongst the earliest plantings, including Sugar Maples, Norway Spruce, Bur Oak, Black Walnut and Red Oak.</p>	
	<p>The Oakville Club as an early recreational organization established in 1907 and utilizing the Granger’s Warehouse building which dates to c1878.</p>	
	<p>Tannery Park with its number of sizable trees including Black Walnut and substantial stand of Black Locust.</p>	
	<p>Shipyard Park with its relocated and restored structures of Lyon’s Log Cabin and Oakville’s second lighthouse as well as shipyard relics and relic semi-natural vegetation.</p>	
	<p>Ongoing water and land-based recreational activities, both active and passive.</p>	
	<p>The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.</p>	
	<p>Significant views to and from Oakville Harbour CHL, including: -View 1: View from Lakeshore Road bridge, looking southeast toward the harbour entrance at Lake Ontario. -View 2: View from Tannery Park observation deck, looking northwest up Sixteen Mile Creek along both banks of Oakville Harbour. -View 5: View south from the foot of Navy Street, looking along the east pier and terminating at the navigation aid. -View 6: View from Lakeside Park, looking east out onto Lake Ontario.</p>	

<b>Comments:</b>		
Historical and associative value for its direct associations with the activities of conservation, commemoration and volunteerism which began in the 1950s	<p>The historic site of the Market Square.</p> <p>Lakeside Park as a historic town park and public amenity space, including:                      -its number of sizable trees that are amongst the earliest plantings, including Sugar Maples, Norway Spruce, Bur Oak, Black Walnut and Red Oak.                      -its historic connection to the Chisholm Family as the former site of Mount Vernon.                      -its relocated and restored structures including the Post Office Museum, Merrick Thomas House as well as the replica historic bandstand.</p> <p>The Oakville Club as an early recreational organization established in 1907 and utilizing the Granger’s Warehouse building which dates to c1878.</p> <p>Tannery Park including its number of sizable trees including Black Walnut and substantial stand of Black Locust.</p> <p>Shipyard Park including its relocated and restored structures of Lyon’s Log Cabin and Oakville’s second lighthouse.</p> <p>Ongoing commemorative and interpretive activities including panels, plaques, trails and signage throughout.</p> <p>Ongoing conservation activities including the town’s memorial tree program.</p> <p>The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.</p>	
<b>Comments:</b>		
Historical and associative value for its direct associations with several members of the Chisholm family	<p>Lakeside Park as a historic town park and public amenity space, including:                      -its historic connection to the Chisholm Family as the former site of Mount Vernon.                      -its relocated and restored structures including the Post Office Museum, Merrick Thomas House as well as the replica historic bandstand.</p> <p>The Oakville Club as an early recreational organization established in 1907 and utilizing the Granger’s Warehouse building which dates to c1878.</p>	

	Ongoing commemorative and interpretive activities including panels, plaques, trails and signage throughout.	
	Ongoing conservation activities including the town’s memorial tree program.	
	The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.	
	Significant views to and from Oakville Harbour CHL, including: -View 3: View from Navy Street northwest of Front Street, looking southeast at the relationship between the Erchless Estate and Lakeside Park, with the topography giving way to Lake Ontario in the distance. -View 4: View from Tannery Park observation deck, looking north to the Erchless Estate.	
<b>Comments:</b>		
Historical and associative value for its direct associations with the christening of the H.M.C.S Oakville	Tannery Park including its number of sizable trees including Black Walnut and substantial stand of Black Locust.	
	Ongoing commemorative and interpretive activities including panels, plaques, trails and signage throughout.	
<b>Comments:</b>		
Historical and associative value for its archaeological potential at Lakeside, Shipyard and Tannery parks as well as Erchless Estate	Lakeside Park.	
	Tannery Park.	
	Shipyard Park.	
	Ongoing conservation activities including the town’s memorial tree program.	
<b>Comments:</b>		
Contextual value for its role in defining the character of the area	The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.	

	<p>Significant views to and from Oakville Harbour CHL, including:</p> <ul style="list-style-type: none"> <li>-View 1: View from Lakeshore Road bridge, looking southeast toward the harbour entrance at Lake Ontario.</li> <li>-View 2: View from Tannery Park observation deck, looking northwest up Sixteen Mile Creek along both banks of Oakville Harbour.</li> <li>-View 3: View from Navy Street northwest of Front Street, looking southeast at the relationship between the Erchless Estate and Lakeside Park, with the topography giving way to Lake Ontario in the distance.</li> <li>-View 4: View from Tannery Park observation deck, looking north to the Erchless Estate.</li> <li>-View 5: View south from the foot of Navy Street, looking along the east pier and terminating at the navigation aid.</li> <li>-View 6: View from Lakeside Park, looking east out onto Lake Ontario.</li> </ul>	
<b>Comments:</b>		
Contextual value as a place functionally linked to its surroundings	<p>Lakeside Park as a historic town park and public amenity space.</p> <p>The Oakville Club as an early recreational organization established in 1907 and utilizing the Granger’s Warehouse building which dates to c1878.</p> <p>Tannery Park including its number of sizable trees including Black Walnut and substantial stand of Black Locust.</p> <p>Shipyards Park, including its relic semi-natural vegetation.</p> <p>Ongoing water and land-based recreational activities, both active and passive.</p> <p>The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.</p> <p>Significant views to and from Oakville Harbour CHL, including:</p> <ul style="list-style-type: none"> <li>-View 1: View from Lakeshore Road bridge, looking southeast toward the harbour entrance at Lake Ontario.</li> <li>-View 6: View from Lakeside Park, looking east out onto Lake Ontario.</li> </ul>	
<b>Comments:</b>		

Contextual value as a landmark	The historic site of the Market Square.	
	Lakeside Park as a historic town park and public amenity space.	
	Tannery Park including its number of sizable trees including Black Walnut and substantial stand of Black Locust.	
	Shipyards Park including its relocated and restored structures of Lyon's Log Cabin and Oakville's second lighthouse.	
	Ongoing water and land-based recreational activities, both active and passive.	
	The topography of the area with its steep banks on the east and west and flats flanking the river through to Lake Ontario.	
	Significant views to and from Oakville Harbour CHL, including: -View 1: View from Lakeshore Road bridge, looking southeast toward the harbour entrance at Lake Ontario.	
<b>Comments:</b>		