

FINAL REPORT:

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

**4243 SIXTH LINE, OAKVILLE,
ONTARIO**



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Executive Summary

Letourneau Heritage Consulting Inc., in partnership with Amy Barnes Consulting, Chris Uchiyama Heritage, Hoyle & Associates, Aboud & Associates Inc., and Laurie Smith Heritage Consulting, was retained by the Corporation of the Town of Oakville (the Town) in August 2016 to provide consulting services for part of Phase II of the Town's Cultural Heritage Landscape Strategy Implementation Project. As part of the project, this Cultural Heritage Evaluation Report was completed for the property at 4243 Sixth Line, considering its potential as a cultural heritage landscape.

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

A site review was undertaken on November 10, 2016. Permission to access the property was provided by the current tenant.

Based on upon the above approach, in the professional opinion of the project team, the property at 4243 Sixth Line is a significant cultural heritage landscape as defined within the 2014 *Provincial Policy Statement*.

Following the application of the three evaluative methods used for this project, it was determined that the property does not meet the criteria of Ontario Regulation 10/06 or the National Historic Sites Criteria. However, it was found that the property does meet the criteria of Ontario Regulation 9/06 and does have cultural heritage value. In particular, it was found that the property has design or physical value as a representative example of an evolved agricultural landscape. The property also has historical/associative value because of its direct association with Michael Biggar, and the Biggar family more generally, and the theme of agricultural development in Trafalgar Township. Lastly, the property has contextual value as a property that is physically and historically linked to its surroundings. The cultural heritage landscape is limited to the current legal boundaries of 4243 Sixth Line.

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

- The property, as a coherent whole, which is still legible as an agricultural landscape with its prominently located 1898 farmhouse, complex of agricultural structures amid a flat, open yard, surrounded by rolling agricultural fields, and gravel lane-way; as well as the positioning and interrelationships of these elements of the property;
- The organization of the property into two distinct areas: *i.e.*, the farmhouse and outbuilding area and the surrounding agricultural fields;
- The organization of the structures and the access roads/laneways connecting them.
- The 1898, two-and-a-half storey, red-brick farmhouse fronting on Sixth Line with its decorative brick elements; date stone; projecting two-storey bay window; hipped roof and single gabled attic dormer on the rear façade; two single-stack red-brick chimneys; segmentally arched openings with simple brick headers and lug sills; cut-stone foundation; and, one-storey, frame tail with original openings, built on a rectangular plan and set on a fieldstone foundation;
- The imposing, two-and-a-half storey, 19th century, L-shaped bank barn with its frame construction, tall rubblestone and concrete foundation, red-brick headers over openings, decorative metal gambrel and gable roofs, pedimented projecting bank entrance, earthen bank off the north façade (and any potential buried bank construction materials), vents and lightening rods, and associated silos;

- The 19th century, one-and-a-half storey, wooden drivshed with its frame construction, board-and-batten cladding, rubblestone foundation, interior loft space, and rectangular openings;
- The early- to mid-20th century, concrete-block, milk house set on a square plan with hipped roof, attic space, wooden doors, and its rectangular openings with stone lintels and slip sills; and,
- The rolling agricultural fields to the south and east of the farm complex.

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

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APPENDIX A Evaluation Criteria

1 Project Overview

1.1 Project Background

Letourneau Heritage Consulting Inc., in partnership with Amy Barnes Consulting, Chris Uchiyama Heritage, Hoyle & Associates, Aboud & Associates Inc., and Laurie Smith Heritage Consulting, was retained by the Corporation of the Town of Oakville (the Town) in August 2016 to provide consulting services for part of Phase II of the Town's Cultural Heritage Landscape Strategy Implementation Project. As part of the project, a Cultural Heritage Evaluation Report was completed for the property at 4243 Sixth Line, considering its potential as a cultural heritage landscape.

Phase I of the Cultural Heritage Landscape Strategy Implementation Project resulted in the screening-level evaluation of a total of 63 potential cultural heritage landscapes. Based on the screening evaluation, a total of eight properties were recommended for further assessment in Phase II. 4243 Sixth Line was identified as one of the eight properties recommended to undergo a Cultural Heritage Evaluation Report to determine its cultural heritage value or interest and identify heritage attributes.

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

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

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

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

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

1.2 Methodology

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

1.2.1 Cultural Heritage Landscape Policy Analysis

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

1.2.2 Site Specific Analysis

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

1.2.2.1 Property Overview

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

1.2.2.2 Property Context

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

1.2.2.3 Research

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

1.2.2.4 Site Review

Access to the site was given on September 10, 2015 by the tenants during Phase I of the Cultural Heritage Landscape Strategy Implementation Project.

During Phase II, a site review was carried out on November 10th, 2016. Interior access was facilitated by the tenant. Consultant team members present at the site review were: M. Létourneau, L. Smith, A. Barnes, E. Eldridge, and C. Uchiyama. Also present during the site review was Sue Schappert from the Town of Oakville. K. Hoyle independently viewed the site from the public-right-of-way.

1.2.2.5 Historical Themes, Cultural Landscape Layers, and View identification

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

1.2.2.6 Draft Evaluations

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

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

1.2.2.7 Engagement

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

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

The following people and/or organizations were contacted for information pertinent to 4243 Sixth Line:

Property Owners:

- S. Schappert, Heritage Planner for the Town of Oakville, was responsible for communications with the property owner (Bell Canada).
- The tenant provided their personal contact information in Phase I, and was followed up with in Phase II. The tenant provided access for a site visit and provided the consultant with some personal photographs. Emails were exchanged in follow up regarding potential changes to property owner and tenant relations.

Township of Trafalgar Historical Society (TTHS)

- Michael Reid, Chair of the TTHS was contacted on May 12, 2016 via email regarding the start-up of Phase II. A request was made about viewing any information relevant to 4243 Sixth Line that the TTHS might have in their collection.
- Mr. Reid suggested coming to the TTHS open house on June 17, 2016. A. Barnes attended the Open House on June 17, 2016 briefly to get a sense of the materials in their collection. A. Barnes did not carry out an exhaustive search as the project was on hold.
- Upon the reinstatement of the project in August 2016, email communication began with TTHS members A. Little, M. Reid and M. Knolls. Direction regarding TTHS online materials was provided.
- A. Barnes followed up with A. Little in November and attempts to view the collection in December were unsuccessful. A. Barnes attended the TTHS Open house on January 20, 2017.

Conservation Halton

- Barb Veale, Manager of Planning and Regulation Service with Conservation Halton, was initially contacted May 12, 2016 at the onset of the Phase II. Emails were exchanged back and forth regarding any input, research or information about the property. Ms. Veale provided a few sources and reports that she thought might be useful; however, none were applicable to this property.

Oakville Public Library

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

Oakville Historical Society

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

Open House

A public meeting for the purposes of collecting background information was held on March 7, 2017. The community was invited to provide information pertinent to this property at that time.

1.2.2.8 Report

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

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

The report includes a list of definitions that are being employed within this assessment.

1.3 Definitions²

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

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 under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

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

² Unless otherwise noted, definitions provided reflect the definitions provided in the 2014 *Provincial Policy Statement*.

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

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

Heritage attributes (Ontario Heritage Act) means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.³

MTCS means Ministry of Tourism, Culture and Sport

OHA means Ontario Heritage Act.

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

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

³ Ontario Heritage Act R.S.O. 1990, Chapter O.18.

2 Cultural Landscapes and the Provincial Heritage Planning Framework

2.1 Understanding and Defining Cultural Landscapes

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

The definition of cultural landscape, and its uses for inventory, analysis, and policymaking, has evolved over the last century. According to some recent critics of cultural landscapes within the field of geography,⁴ there have been three major phases of the formal geographical study of cultural landscape (and, by implication, of the ways in which cultural landscapes are valued, designed or altered).

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

As the problems associated with environmental determinism became evident in the last century, they spawned competing versions. The second phase, associated with Carl Sauer and the Berkeley School of cultural geography, is credited with coining the term “cultural landscape”. This approach rejected environmental determinism, citing cultures as discrete entities that imposed their character on physical settings. However, the underlying assumption of this approach was that cultures could be clearly defined; in other words, they were “distinct, static, and therefore predictable”⁵. Further, the Berkeley School tended to focus on vernacular landscapes, most often in rural areas, and often in exotic locations. But the main criticism of this approach was that it substituted cultural determinism for environmental determinism, whereby individual human action was governed, and constrained, by some higher order of culture. This “superorganic” conception of human interaction with landscape tended to lump individuals together into a supposedly homogenous cultural group, regardless of differences within such cultures, and ignoring the effects of individual values and actions. Conflict, and cultural change, were excluded from this approach. Other critiques showed the tendency of this approach to focus on the material evidence of culture, to the expense of an understanding of the influence of underlying cultural values.

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

⁴ Hilary P.M. Winchester, *et.al.*, *Landscapes: Ways of Imagining the World*. New York, Routledge (2003).

⁵ Hilary P.M. Winchester, *et.al.*, *Landscapes: Ways of Imagining the World*. New York, Routledge (2003): 17.

If we were to define this “new” cultural geography it would be contemporary as well as historical (but always contextual and theoretically informed); social as well as spatial (but not confined exclusively to narrowly-defined landscape issues); urban as well as rural; and interested in the contingent nature of culture, in dominant ideologies and in forms of resistance to them.⁶

This approach built upon the earlier work of both American and British cultural geographers who considered cultural landscapes to have multiple meanings and, within that understanding, to find ordinary and everyday landscapes (and their portrayal in popular culture) to be valid subjects of academic study. In a similar vein was the parallel work in cultural studies in which landscapes are seen as the ground in which social relations are manifest, and relations of dominance and resistance played out. Cultural landscapes are now seen as being critical to (and often inseparable from) the concept of both individual and group identity and memory. They are also understood as often existing simultaneously as texts, symbols, and ‘ways of seeing.’⁷ From this work and that of the “new” cultural geographers has emerged an assessment of cultural landscapes as having layers of meaning, accumulated over time, each over-writing but also influenced by, the underlying layers.

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

Within the Ontario heritage planning context, the terms cultural landscape and cultural heritage landscapes are often used interchangeably,⁸ and it may be more accurate to understand a cultural heritage landscape as a *type* of cultural landscape. Nevertheless, cultural landscapes must be understood as a compilation of layers of meaning and the result of a dynamic process. Thus, the conservation of cultural landscapes can be complex and multifaceted and a single evaluative method may not be sufficient to determine the multiple values associated with layered, overlapping, and/or nested cultural landscapes; a single property may by itself contain or be located within all three types (Figure 1). Within geography, this concept is often illustrated by a comparison between landscape and a mediaeval palimpsest that has been used and reused several times. In order to understand how these different landscapes can interplay upon a single property (and leave an imprint upon the contemporary landscape.

In addition, a single property may have values that are significant at a national, provincial and/or local level to one or multiple communities. In these instances, it may be necessary to apply a range of interpretive and interdisciplinary tools and approaches to understand a property. It is with this holistic, contextual and contingent understanding that the following analysis proceeds.

⁶ Denis Cosgrove and Peter Jackson, “New Directions in Cultural Geography,” in Wiley on behalf of *The Royal Geographical Society (with the Institute of British Geographers)*. Vol. 19, No. 2 (June 1987): 95.

⁷ Yvonne Whelan, “Landscape and Iconography.” In. John Morrissey et al. (Eds.) *Key Concepts in Historical Geography*. London, Sage (2014): 165.

⁸ See for example, The Ontario Heritage Trust. Cultural Heritage Landscapes – An Introduction. Updated 2012. Available at: <http://www.heritagetrust.on.ca/CorporateSite/media/oh/oh/PDFs/HIS-020-Cultural-heritage-landscapes---An-introduction-ENG.pdf>.

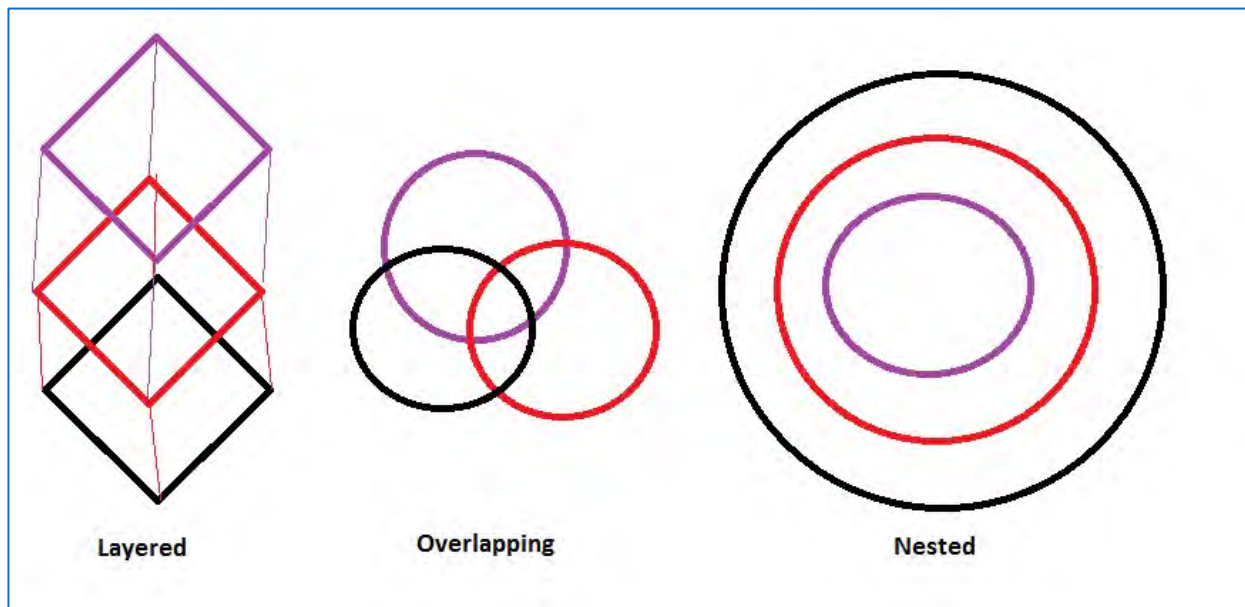


Figure 1: Graphic representation of layering, overlapping and nested cultural landscapes.

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

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

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

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

The idea of significance is also one that merits additional mention. As noted, the definition of significance is as follows:

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

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

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

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

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

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

Region of Halton Official Plan (2009)

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

In this regard, Halton will undertake the necessary steps to ensure that growth will be accommodated in a fashion that is orderly, manageable, yet sensitive to its natural environment, heritage and culture. To maintain Halton as a desirable and identifiable place for this and future generations, certain landscapes within Halton must be preserved permanently. This concept of "landscape permanence" represents Halton's fundamental value in land use planning and will guide its decisions and actions on proposed land use changes accordingly.⁹

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

114.1(1) To maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas and associated Cultural Heritage Resources.

114.1(2) To maintain and enhance the landscape quality and open space character of Escarpment features

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

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

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

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

⁹ Halton Region, *Halton Region Official Plan [2009]*. December 2009: 6.

114.1(17) To preserve the aesthetic character of natural features.¹⁰

The Plan also identifies the importance of Waterfront Parks, and the protection of cultural heritage resources within these areas (Sections 133-136).

The conservation of cultural heritage landscapes is also identified as a key objective of the Region as stated in Section 146(3). This is echoed in Section 147(2)¹¹ which states it is the policy of the Region to:

Establish, jointly with the Local Municipalities and local historical organizations, criteria for identifying and means for preserving those rural and urban landscapes that are unique, historically significant and representative of Halton's heritage. The preservation of rural landscape should have regard for normal farm practices.¹²

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

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

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

225. CUMULATIVE IMPACT means the effect on the physical, natural, visual and Cultural Heritage Resources resulting from the incremental activities of development over a period of time and over an area. All past, present and foreseeable future activities are to be considered in assessing cumulative impact.¹³

Town of Oakville Strategic Plans

The Town of Oakville has made the identification of cultural heritage resources a priority. In its 2007-2010 Strategic Plan, it identified the need to "Enhance Town's ability to identify and protect Heritage properties"¹⁴. In its 2015-2018 Strategic Plan, which was approved on Monday, May 25, 2015, the preparation of a Cultural Heritage Landscapes study report was identified as a major initiative. In the Town of Oakville *Vision 2057* document, heritage conservation has been identified as a key strategic direction.¹⁵

As stated:

The conservation of cultural heritage resources in the town is an integral part of the town's planning and decision making. The town uses legislation and planning to protect and conserve cultural heritage resources throughout the community. Ongoing studies and initiatives are also undertaken to continue a culture of conservation.¹⁶

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

¹⁰ Ibid: 81.

¹¹ Approved 2014-11-28.

¹² Ibid: 121.

¹³ Ibid: 178-179.

¹⁴ Town of Oakville. 2010a: 7.

¹⁵ Town of Oakville. 2015: 3.

¹⁶ Ibid: 22.

Livable Oakville

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

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

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

...a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.¹⁷

Relevant sections of the OP which address CHLs include:

- The Town may designate cultural heritage landscapes (Section 5.2.1 (e));
- The Town shall identify, evaluate and conserve cultural heritage landscapes in accordance with the Cultural Heritage Landscape Strategy (Section 5.3.12);
- Signs on cultural heritage properties or within Heritage Conservation Districts or cultural heritage landscapes shall be compatible with the architecture and character of the property or district (Section 6.15.3); and,
- Potential and identified cultural heritage landscapes shall be conserved according to the Cultural Heritage Landscape Strategy (Section 24.4.4 (d)).

Conservation of cultural heritage landscapes also extends to Section 5.2.1 h) which indicates that the Town "may establish policies and/or urban design guidelines to recognize the importance of cultural heritage context."¹⁸ It is also applied in Section 6.4.2 which states that new development should contribute to the "creation of a cohesive streetscape by improving the visibility and prominence of and access to unique natural, heritage, and built features."¹⁹

North Oakville West Secondary Plan

The subject property lies within the boundaries of the North Oakville West Secondary Plan (By-Law Number 2009-014, Official Plan Amendment 289). The purpose of the Secondary Plan is to provide detailed policies to guide the future development of the area and set out conditions for future development applications. Section 8.2.3.6 "Cultural Heritage" provides a general development objective for the conservation of cultural heritage resources, as follows:

To encourage, where appropriate and feasible, the incorporation of cultural heritage resources, including their adaptive reuse, as part of the development of North Oakville West.

The protection of cultural heritage resources is further addressed in Section 8.4.14 "Cultural Heritage Resources", which provides (in conjunction with the requirements of the *Ontario Heritage Act*) a framework for the protection of cultural heritage resources in North Oakville West. Section 8.4.14.1 "Designation of Cultural Heritage Resources" describes the power of the Town, under the *Ontario Heritage Act*, to prohibit the demolition or removal of properties designated under the Act or to attach terms and conditions

¹⁷ Town of Oakville, 2009a: F-20.

¹⁸ Ibid: C-10.

¹⁹ Ibid: C-14 – C-15.

to the approval of demolition. Section 8.4.14.1 (b) references the Town's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* as a list of properties which may be considered for designation.

Section 8.4.14.3 "Integration of Heritage Resources" provides a framework for evaluation of development applications for designated and listed properties on the Town's Heritage Register, as follows:

- a) In evaluating development applications, the Town shall:
 - i) encourage the use or adaptive reuse of cultural heritage resources, or key components of such resources, whenever possible as part of the new development in situ, or on an alternate site; or,
 - ii) where resources which are not designated, and are not to be conserved, request the documentation of such resources in a cultural heritage report with a detailed property history, architectural description and photographic recording.
- b) The Town may also take additional steps to recognize the heritage of North Oakville West, including:
 - i) the use of interpretative plaques and displays;
 - ii) integration of cultural heritage landscape features into public parkland or other public facilities where feasible and appropriate;
 - iii) commemorating historic persons, families and events in the naming of public buildings, streets, parks and other public places; and,
 - iv) provision of incentives to encourage the retention of cultural heritage resources such as the establishment of an area of publicly owned land for their relocation.

Potential impacts to archaeological resources are addressed in Section 8.4.15 Archaeological Resources, which requires the completion of a Stage 2 Archaeological Assessment in areas of archaeological potential. Development and site alteration are only permitted on lands containing archaeological resources or areas of archaeological potential "if the significant archaeological resources have been conserved by removal and documentation or by preservation on site."²⁰

Cultural Heritage Landscape Strategy

The Town's Cultural Heritage Landscape Strategy (adopted by Oakville Council on January 13, 2014), describes three categories of cultural heritage landscapes, as a starting point for identification and classification. These categories, as defined by the Ontario Heritage Trust (2012) are based on the 1992 United Nations Educational, Scientific and Cultural Organization (UNESCO) categories (and subcategories), as follows:

Designed Landscape - the "clearly defined landscape designed and created intentionally by man."

Organically Evolved Landscape - that "results from an initial social, economic, administrative, and/or religious imperative and has developed in its present form in response to its natural environment". Within this category two sub-categories are identified:

Relict landscape, "in which an evolutionary process came to an end at some time in the past", and for which "significant distinguishing features, are, however still visible in material form."

Continuing landscape which "retains an active social role in contemporary society closely associated with the traditional way of life, and which the evolutionary process is still in progress."

²⁰ Town of Oakville, North Oakville West Secondary Plan. 2009: 25.

Associative Cultural Landscape – which is “justifiable by virtue of the powerful religious, artistic, or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.”²¹

Within the Town’s Cultural Heritage Landscape Strategy, the primary evaluative framework identified for the assessment of cultural heritage landscapes is Ontario Regulation 9/06.

Once a potential cultural heritage landscape area has been identified, it should be evaluated using the criteria provided in Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06), made under the Ontario Heritage Act.²²

The document goes further, and also states:

All potential cultural heritage landscapes shall be evaluated using these criteria, in order to provide consistency in the Town’s approach to evaluation of potential resources.²³

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

a) to safeguard and protect cultural heritage resources through use of available tools to designate heritage resources and ensure that all new development and site alteration conserve cultural heritage resources and areas of cultural heritage significance.²⁴

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

The Town will use the power and tools provided by legislation, policies, and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, and the Municipal Act in implementing and enforcing the cultural heritage policies of the Town.²⁵

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

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

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

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

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

²¹ Town of Oakville, *Cultural Heritage Landscape Strategy*, 2014: 5-7.

²² Town of Oakville, “Section 2.4 Evaluation of Cultural Heritage Landscapes,” *Cultural Heritage Landscapes Strategy*, 2014: 9.

²³ Ibid: 9.

²⁴ Town of Oakville, 2009a: C-9.

²⁵ Ibid: C-9.

2.3 Changes since the completion of the Cultural Heritage Landscape Strategy

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

The question remains following this update if Ontario Regulation 9/06 remains the most appropriate evaluative framework for the assessment of Oakville's cultural heritage landscapes. While it does provide a foundation and a common language for the assessment of properties, its analytical focus is predicated upon the evaluation of a singular piece of real property and the heritage attributes thereon for local significance. This limits its ability to respond to cultural heritage landscapes that are located across multiple properties, in instances where there are significant views that are located off a property, and in instances where the values may be of provincial or national significance. Still, it provides a common language for assessment, and in reviewing comparable municipal approaches, it is a commonly applied approach and has been already used in the Province of Ontario for the identification, evaluation, and protection of cultural heritage landscapes. However, this is with the caveat that the cultural heritage landscapes must be considered holistically and in the application of Ontario Regulation 9/06, these limitations must be recognized and acknowledged. In the absence of any other provincial evaluative frameworks for cultural heritage landscapes, and in accordance with the Town's current policies, the primary evaluative framework for this project will continue to be Ontario Regulation 9/06. Nevertheless, it is recommended that this evaluative framework be augmented with other existing Ontario and Canadian evaluative frameworks where appropriate. This is in keeping with the provincial policy statement which indicates that "criteria for determining significance for the resources...are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used."²⁶ As discussed above, this report will build on established analytical approaches to understanding and contextualizing the history and evolution of the subject property and consider the potential level of significance of the property by considering it against three evaluative frameworks.

2.4 Evaluation Criteria and Frameworks

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

Evaluation Criteria	Description
<ul style="list-style-type: none"> Ontario Regulation 9/06 	Under the <i>Ontario Heritage Act</i> (OHA), Ontario Regulation 9/06 (CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST) provides the minimum criteria against which a piece of real property must be evaluated in order for a municipality to designate it under Section 29, Part IV of the OHA. (Regulation attached in Appendix A)
<ul style="list-style-type: none"> Ontario Regulation 10/06 	Under the OHA, Ontario Regulation 10/06 (CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST OF PROVINCIAL SIGNIFICANCE) provides the minimum criteria against which a piece of real property must be evaluated in order for the Province to designate it under Section 34.5, Part IV of the

²⁶ *Provincial Policy Statement, 2014.*

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

3 Study Area

The Study Area for the evaluation of the cultural heritage value of 4243 Sixth Line was confined to the 10-acre legal parcel of land described as "Part Lot 15, Concession 2 Trafalgar, North of Dundas Street (as in 783783, except Part 1, PE150), Trafalgar Township", in the Town of Oakville. Background research and the on-site review included a consideration of the possible relationships of the Study Area to its surrounding context, including: the former 200-acre farm and the east branch of Sixteen Mile Creek (Figure 4 to 6).

Existing Heritage Designations

4243 Sixth Line is currently listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value of Interest (NOT Designated)*. It is listed under the authority of Section 27 of the *Ontario Heritage Act*. The description provided in the register is, as follows, "This property has potential cultural heritage value for its historic farmstead, including the Victorian style brick farmhouse, barn and outbuilding."

3.1 Description of Property

Municipal Address	4243 Sixth Line
Name (if applicable)	Biggar Farms, Schulz Farm
Legal Description	PT LT 15, CON 2 TRAFALGAR, NORTH OF DUNDAS STREET, AS IN 783783, EXCEPT PT 1, PE150; OAKVILLE/TRAFALGAR
Location of Property	Located at 4243 Sixth Line, comprising of a square parcel of land directly south of the 407 Express Toll Route and north of Burnhamthorpe Road East.
Ownership	Private – Bell Canada
Access	September 10, 2015 & November 10 th , 2016
Current Observed Use	Residence, agricultural
Existing Heritage Designation	Listed on the Register of Properties of Cultural Heritage Value of Interest (NOT Designated) under Section 27 of the <i>Ontario Heritage Act</i> . Description: "This property has potential cultural heritage value for its historic farmstead, including the Victorian style brick farmhouse, barn and outbuilding." This area is zoned Parkway Belt Agriculture.
General Description	This large property has a Victorian style farmhouse (built 1898) with a one-and-a-half-storey frame tail (likely c.1850s), 19th century bank barn and drive shed and several other outbuildings. There are open fields to the east and south, 407 Express Toll Route to the north, and Sixth Line to the west. It has a large cellular tower on site. The property was owned by one of the first settlers of Trafalgar Township, the Biggar family. They operated and farmed the land until 1985.



Figure 2: View of front and south façades of the residential building at 4243 Sixth Line (AB, 2016)



Figure 3: View of the agricultural outbuildings, driveways and cell tower (AB, 2016).



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

Air photo dated May 22, 2015 obtained
from Google Earth

Figure 4:
Location of 4243
Sixth Line

LEGEND
★ CHL Study Property

Drawing not to scale



Highway 407

Pond

Barn

Manure Pit

Cell Tower

Old Fuel Pump

Newer Building

Farmhouse

Field

Sixth Line



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

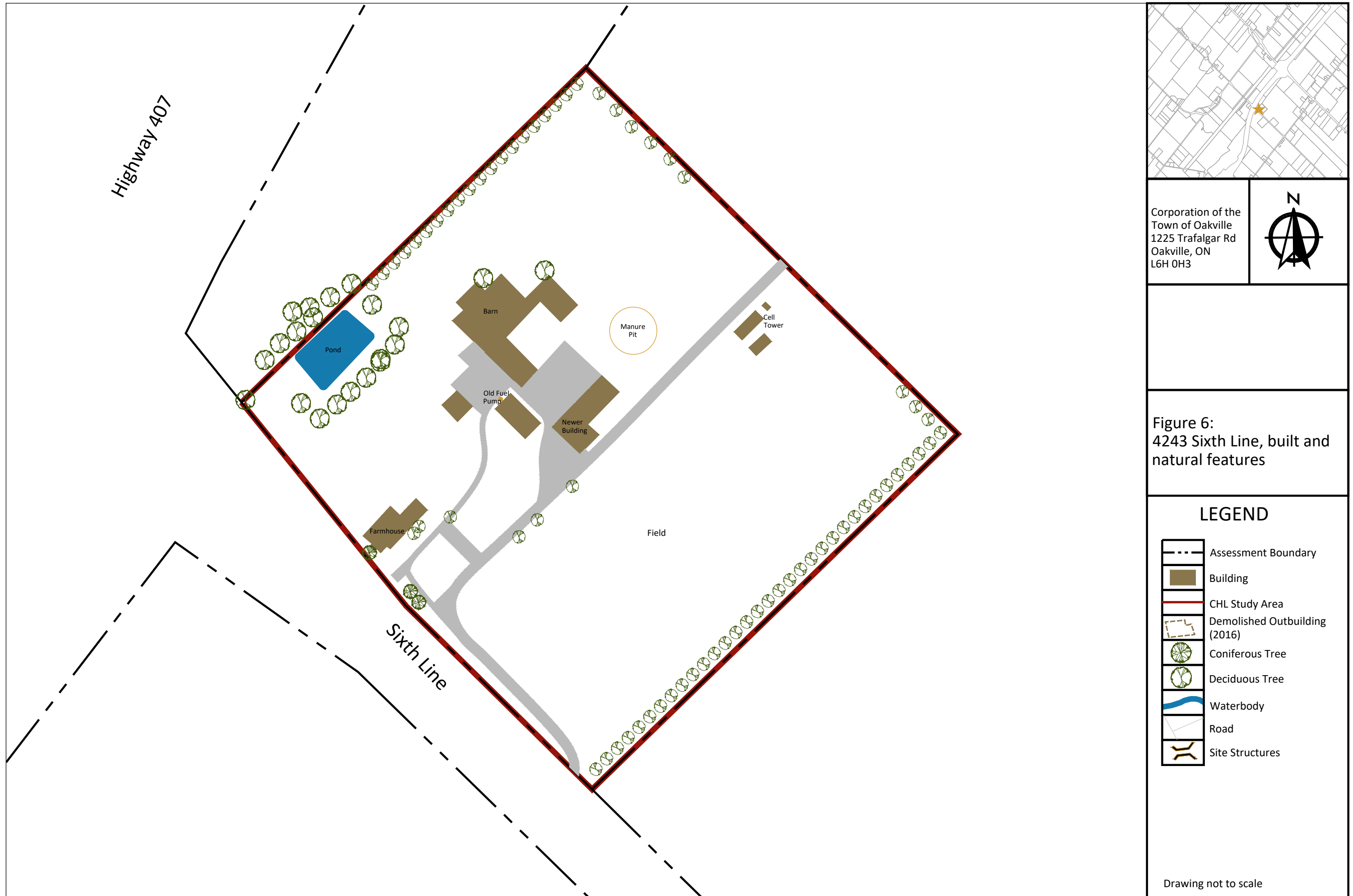


Figure 5:
4243 Sixth Line, Current
Conditions

LEGEND

 CHL Study Area

Drawing not to scale



3.2 Context

The property located at 4243 Sixth Line is located on the east side of Sixth Line; the property's northern edge is where it meets Highway 407. Historically the property was part of a large land parcel associated with the Biggar family which had a prosperous agricultural operation. The approximate 10-acre property representing the agricultural nature of the farm complex, has remained legible despite the additional of the 407 Express Toll Route and transportation development pressure.

Observed present-day land use around the property is primarily agricultural; comprising large open fields with wood lots.



Figure 7: Relationship between the residence and agricultural structures *i.e.*, bank barn, milk house, and drive shed (AB, 2016).



Figure 8: 4243 Sixth Line, viewed from 407 Express Toll Route, westbound (Google Streetview, 2016).



Figure 9: Cell tower and concrete waste holding area (AB, 2016).

3.3 Current Conditions

The property at 4243 Sixth Line is a 10-acre parcel comprising a complex of agricultural buildings. This grouping of buildings is surrounded by rolling agricultural fields. The topography is generally flat in the area of the house and outbuildings.

The complex includes a number of structures, including: a two-and-a-half storey, red brick farmhouse (built 1898); the farmhouse has a one-storey frame tail, the date of which cannot be definitively determined²⁷; the large, L-shaped bank barn with associated silos; a smaller wooden barn to the rear (east) of the bank barn; the wooden drive shed; the concrete block milk house/work shop; and an L-shaped building constructed by the Schulz family which is currently used as an egg-grading station and farm store.

3.3.1 Farmhouse

The farmhouse is a two-and-a-half storey, red brick, Queen Anne Revival style house built in 1898. The farmhouse generally follows a rectangular plan with short façade fronting on Sixth Line; there is a one storey frame tail which is connected on the east elevation of the farmhouse. There is also a projecting bay window on the south façade.

The farmhouse has a full below ground basement and sits on a cut stone foundation. The frame tail rests on a rubblestone and concrete foundation. The red-brick farmhouse has several decorative brickwork features. This includes the detailed finish of the mortar, the projecting brick design that skirts all the exterior elevations and most visibly the detailed brick pattern found on the southern elevation (Figure 13).

The house has a hipped roof made with asphalt shingles and a single gable roofed dormer is found at the rear (east elevation). The roof line has overhanging eaves with a plain frieze. There are two, single staked, exterior red brick chimneys on the north and south elevation; both chimneys cut through the roofline, and protrude slightly causing a break in the exterior elevations.

The front façade has been significantly altered. A mix of vinyl siding and stone veneer covers the original brickwork. Breaks in the vinyl indicate that the red brickwork is still present underneath. A date stone, which reads 1898, is located at centre of the wall, just under the roofline of the façade.

There are two entrance points to the house: the front façade (original entrance) and the southern elevation (currently main entrance). The front façade originally had a wooden open porch, with decorative trim, which spanned the entire elevation, however, it has been removed. Currently there are simple concrete steps leading to a small open porch. An awning is present which is supported by two plain metal posts; there is a metal railing which encases the porch. The main entrance is now located on the southern elevation and accessed by newer walk-up concrete stairs. The stairs lead to a covered porch and double glass sliding doors with a rectangular transom.

The windows on the brick farmhouse have all been updated; the windows on the rear tail are all older. The farmhouse windows all have rectangular openings with a rusticated stone lintel and a rusticated stone lug sill except for the basement window which have a segmental opening with brick header voussoirs. The main floor windows are 6 over 1 and the second level are 3 over 1 windows.

There is a one storey, frame rear (east) tail that is attached to the main house. The date "1854" is painted inside on the brick, but it could not be determined if this was a pre-existing date stone. The frame tail is clad in plank wood and currently has an additional vinyl layer on the north and south elevations. There are two rectangular window openings on the north and south elevation which retain the original wood, 2 over 2, double hung windows. The rear (east) elevation has a single wooden door

²⁷ The tail may date to as early as 1854 based on: 1) a date on one of the bricks on the structure; and, 2) census records that indicate a one-storey structure pre-dated the brick farmhouse. However, it could not be determined whether the extant tail is in whole, or in part, the 1854 structure.

opening and a small single paned square window above. The brick exterior of the farmhouse is visible inside the tail; there is also a door which leads to farmhouse which can be accessed from inside.

Interior

The farmhouse follows a side hall plan; however, the primary entrance is from the kitchen along the south elevation. The living room and a bedroom/office are accessed off the kitchen. In the living room a door leads to the original front entrance foyer, a sitting room and the stairs to the second level. To the north off the kitchen are stairs which lead to the second level, a small hallway with a powder room and the stairs to the basement.

The basement has new concrete flooring. There is exposed brick and stonework throughout. It is divided into several rooms; the mechanical equipment is housed in the basement. The second floor has multiple bedrooms and a bathroom. There is a walk-up attic which currently has some of the original furniture and trucks which were owned by the Biggar family.

The interiors are built with lath and plaster. The tenant noted that the interior has undergone significant alterations over the years; however, the flooring on the main floor appears original. It appears that wood casements, trim, and furnishing are newer.



Figure 10: South façade, residence (AB, 2016).



Figure 11: Front façade, residence (AB, 2016).



Figure 12: Residence, north façade, looking south (AB, 2016).



Figure 13: Detail of decorative brick elements (AB, 2016).

3.3.2 Bank Barn

The large bank barn is the dominant built feature of the site and was possibly built at the same time as the farmhouse in the late 19th century, although a definitive date could not be determined. The bank barn generally follows an L shaped pattern; a separate shed has been attached to the bank barn and gives the overall complex a U-shaped plan. The bank barn is a large two-and-a-half storey structure with a metal gambrel roof. The tail has a gable roof; the roof is made of decorative metal. There are also ventilators and lighting rods present on the roof. The northern part of the barn where the 'bank' is located projects outwards, giving the entrance more prominence; it has a simple gable pediment. There are two large metal silos located to the east of the barn.

The main level of the barn is of fieldstone, rubblestone and concrete construction. The windows are rhythmically placed and have segmental openings with newer square windows; they all have arched red brick voussoirs and no sills. There are two wooden doorways on the west elevation which provide access to the lower level; access to the upper levels is provided by the two large, wooden, sliding doors on the northern bank, one of which has recently been replaced.

The upper portion of the barn is made with vertical board and batten and the wood has traces of black paint, from a time when all farming buildings on the property were painted black. There are sporadic square and rectangular openings on the upper levels.

To the southeast of the bank barn, there is a smaller one and a half storey barn. It attaches to the main barn through the attic level. It has a cinderblock foundation and is clad in vertical plank board. There are many places which the materials have been replaced. The majority of the windows have been boarded up. It appears that this was originally a free-standing structure connected to the loft of the bank barn at a later addition.

Interior

The lower level of the bank barn is made predominately with concrete. When the barn was actively used for farming, it was used historically as a piggery and to house cattle. The internal structure of the main floor, including ventilation structures, and subfloor troughs, are set up to accommodate needs of the farming operation.

The upper levels of the barn have large original hand hewn beams and posts. The flooring is wood planks of various sizes. There is a square room, with smaller stalls inside, on the western elevation. They were used to keep the stored hay in place. There are boxed vents that were added to the barn in areas to allow for proper ventilation of the lower level. Some areas of the wood are rotten but in general the original wood materials are in good shape.

Both the wing and main barn have many pieces of wood, metal equipment and tools remaining from when the farm was operational.



Figure 14: Bank barn and tail, west façade (AB, 2016).



Figure 15: Bank barn, north and west facades of the barn (AB, 2016).



Figure 16: Bank barn, north façade (bank) showing one of two silos and cell tower (AB, 2016).



Figure 17: Small barn located at the south-east corner of the bank barn, south façade (AB, 2016).



Figure 18: Bank barn, south façade (AB, 2016).



Figure 19: Bank barn, south façade (AB, 2016).



Figure 20: Bank barn, interior (AB, 2016).



Figure 21: Interior of the lower level of the bank barn tail (AB, 2016).



Figure 22: Interior hallway of the lower level of the bank barn tail (AB, 2016).

3.3.3 Drive Shed

The drive shed dates from the 19th century and is located to the southwest of the bank barn. The one and a half story structure follows a rectangular plan and is made with vertical board and batten. It is built on a rubble stone foundation. There are numerous square window openings, none of which have glazings. The structure has a metal gable end roof, with overhanging eaves. On the east and west elevations large sliding doors are present and the wood shows traces of black paint from early time.

Interior

The interior is accessed by a large sliding door on the west elevation. The drive shed has a dirt floor, and the interior is almost completely filled with a mix of historical artifacts from the period it was under the ownership of the Biggar family and tool and items from the period it was the Schultz family farm. Access to the upper level is provided by wooden stairs in the northeast corner. The upper level has some extant finishings (pulley systems) that are suspended from the roof.



Figure 23: Drive shed, east façade (AB, 2016).



Figure 24: Drive shed, north façade (AB, 2016).



Figure 25: Drive shed, west façade (AB, 2016).

3.3.4 Milk House

The workshop (former milk house) follows a square plan and is located to the west of the bank barn and northwest of the drive shed. It has a hipped roof with asphalt shingles and overhanging eaves. A single stack red brick chimney is located on the eastern elevation. Rectangular single sashed wooden windows are found on the north, south and west windows. All windows and the door opening have plain stone lintels and a plain stone slip sills. The east elevation has a large single wooden garage door, an oversize single wood door, and one square single paned wooden window in the middle.

The exterior of the workshop is concrete block.

Interior

The milk house is divided into three rooms, each of which were filled with artifacts, equipment and materials amassed over the years. A second level storage area was accessible via a ladder.



Figure 26: Workshop (former milk house), west façade (AB, 2016).



Figure 27: Workshop (former milk house) showing the garage door and rusticated stone exterior, east façade (AB, 2016).

3.3.5 Additional Built Features

Additional built features of the property include:

- A more recent outbuilding (farmer's market storefront and cold storage area);
- Bell Cellular tower, located to the south east of the new outbuilding;
- Large circular concrete waste holding area, located behind the new barn (east) and north of the tower;
- Hydro poles;
- Wooden fencing; and,
- Two silos.

4 Historical Research

4.1 History of the Area

The following sections (4.1.1 to 4.1.3) describe general patterns of land use and development in and around the property at 4243 Sixth Line. Section 4.2 provides an outline of property-specific land-use beginning with the 1806 survey of the property by Deputy Surveyor Samuel S. Wilmot.

4.1.1 Pre-European Contact

Paleo-Indian (9500-8000 BC)

The cultural history of southern Ontario began around 11,000 years ago,²⁸ following the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo-Indian period (9500-8000 BC), the climate was similar to the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometres in a single year.²⁹

Archaic (8000-1000 BC)

During the Archaic archaeological period (8000-1000 BC) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. Within Oakville, known Archaic sites tend to be distributed along the Bronte Creek drainage basin.³⁰ The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites points to long distance trade for exotic items and increased ceremonialism with respect to burial customs towards the end of the period.³¹

Woodland (1000 BC – AD 1650)

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

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

The Late Woodland period is divided into three distinct stages: Early Iroquoian (AD 1000–1300); Middle Iroquoian (AD 1300–1400); and Late Iroquoian (AD 1400–1650). The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the tribal level; by the 1500s,

²⁸ Chris Ellis and D. Brian Deller, "Paleo-Indians," (1990): 37.

²⁹ David s. Smith, "The Native History of the Regional Municipality of Halton and the Town of Oakville: Part I," n.d., Accessed online August, 2015 <http://www.oakville.ca/culture/rec/is-firstnations.html>.

³⁰ Smith, "Part II," n.d., Accessed online August, 2015 <http://www.oakville.ca/culture/rec/is-firstnations.html>.

³¹ Chris Ellis *et al.*, "The Archaic," (1990): pp. 65-66.

Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Neutral Confederacies. Oakville is located in a transitional or frontier territory between the Neutral and Huron.

During this period, domesticated plant crops were supplemented by continued foraging for wild food and medicinal plants, as well as hunting, trapping, and fishing. Camp sites from this period are often found in similar locations (if not the same exact location) to temporary or seasonal sites used by earlier, migratory southern Ontario populations. Village sites themselves were periodically abandoned or rotated as soil nutrients and nearby resources were depleted; a typical cycle for village site may have lasted somewhere between 10 and 30 years.³² A number of late Woodland village sites have been recorded along both the Bronte and Sixteen Mile Creeks.

European Contact (c.1650)

When French explorers and missionaries first arrived in southern Ontario during the first half of the 17th century, they encountered the Huron, Petun and – in the general vicinity of Oakville – the Neutral. The French brought with them diseases for which the Iroquois had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also, contributing to the collapse and eventual dispersal of the Huron, Petun, and Neutral, was the movement of the Five Nations Iroquoian Confederacy from south of Lake Ontario. Between 1649 and 1655, the Five Nations waged military warfare on the Huron, Petun, and Neutral, pushing them out of their villages and the general area. As the Five Nations moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in military conflict with the Five Nations over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Five Nations, eventually forcing them back to the south of Lake Ontario. Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Iroquois. A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the New Credit First Nation.³³

Throughout the 18th century, the Mississaugas who settled in between Toronto and Lake Erie were involved in the fur trade. Although they did practice agriculture of domesticated food crops, they continued to follow a seasonal cycle of movement for resource harvesting. Families were scattered across the wider hunting territory during winter months, hunting deer, small game, birds and fur animals. In spring, groups moved to sugar bushes to harvest sap prior to congregating at the Credit River.³⁴ The Credit was an important site in the spring for Salmon. The Credit was also the location where furs and pelts were brought to trade.

Agricultural crops were planted in early summer, including: corn, squash, and beans. These crops were harvested in the summer and fall, along with wild crops such as berries, mushrooms, roots, and wild rice. Wilmot's 1806 survey map of Trafalgar Township shows the locations of the Mississauga's agricultural fields at the mouths of the Bronte and Sixteen Mile Creeks. These tracts of land at the mouths of the creeks were delineated as part of the 1806 Treaty 13A,³⁵ which defined specific rights to fisheries in the Bronte (Twelve Mile) Creek, Sixteen Mile Creek, Etobicoke River, and the Credit River. With the pressures of European settlement mounting in the area, the lands at the mouth of the Twelve Mile and Sixteen Mile Creeks were

³² Smith, David. "Part III," n.d., Accessed online August, 2015 <http://www.oakville.ca/culture/rec/is-firstnations.html>.

³³ Mississaugas of the New Credit First Nation, "The History of the Mississaugas of the New Credit First Nation," 2015: 5-6.

³⁴ The name for the Credit River and by extension the Mississaugas of the Credit, derives from the practice of French, and later English, traders providing credit to the Mississaugas at that river location.

³⁵ Mississaugas of the New Credit First Nation, "The History of the Mississaugas of the New Credit First Nation," 2015: 12.

surrendered in treaties in 1820 in which the Mississaugas retained only a 200-acre reserve on the east bank of the Credit River.³⁶

4.1.2 Early Settlement (1795-c.1850)

The property at 4243 Sixth Line is a parcel of a former 200-acre comprising Lot 15, Concession II, North of Dundas Street in the historic Trafalgar Township.

The earliest portion of Trafalgar Township to be surveyed was Dundas Street – an important and strategic military transportation route between York (Toronto) and the lakehead at Dundas (Hamilton) - in 1795. Deputy Provincial Surveyor Samuel S. Wilmot surveyed the County of Halton, including Trafalgar Township, in 1806 using Dundas Street as a baseline. Dundas Street through Trafalgar Township had been partially cleared by 1800, but in order to ensure the timely clearing and improvement of "The Dundas Road" allowance, the first lots to be granted to settlers were along this route.³⁷ Early settlers were "required to clear 5 acres, fence in their lots and build a house" and the properties which boarded on a road had to clear the trees within 100 feet and make improvements to the road.³⁸

By 1805, all of the land along the northern shores of Lake Ontario had been delineated into three Townships, with the exception of the Reserve of the Mississaugas, found between Burlington Bay and Etobicoke. The following year, the British government acquired portions of the Mississauga tract in order to open up the area and encourage settlement. Deputy Surveyor Samuel S. Wilmot was selected carried out a detailed land survey dated June 28th, 1806 which he titled "Trafalgar: Plan of the Second Township, In [sic] the tract of Land Lately Purchased from the Mississauga Indians".

Settlement of Trafalgar Township began in the spring and summer of 1807.^{27F}³⁹ As a result, a number of small hamlets and villages in what is now North Oakville were established prior to 1820 when the remainder of the Mississauga Tract was ceded to the crown and land at the mouth of the Sixteen Mile Creek and Bronte Creek was able to be purchased.

Early families included names such as: Biggar (sometimes Bigger), Bowbeer, Clements, Featherstone, Kaitting, Munn, Post, Fish and Snider. Wilmot's 1806 survey map shows the locations of Clergy and Crown reserves as well as numerous private grants. As land was settled and cleared a number of villages were established along Dundas Street, including:

- Sixteen Hollow (Proudfoot's Hollow);
- Palermo;
- Merton;
- Trafalgar (Post's Corners, Postville);
- Munn's Corners;
- Sniders Corners; and
- Glenorchy.

Dundas Street played an important role in the development of the township; by the 1820s stage coach lines were established along the route. As Oakville harbour grew in importance, wheat and other exports were able to be shipped out of Oakville and, to a lesser extent, Bronte.

The property-specific history from the 1840s to present-day is described in Section 4.2.

³⁶ Sheila Campbell and Betty-Jean Lawrence, "The Treaty Period (1801-1847)," n.d., Accessed August, 2015 at <http://www.oakville.ca/culturerec/firstnations-essay6.html>.

³⁷ Judith Bourke, "Sixteen Hollow – 1820-1880," n.d., Accessed August, 2015 <http://www.oakville.ca/culturerec/is-sixteen.html>

³⁸ *Early Ward 5 History*, Trafalgar Township Historical Society.

³⁹ Robert Gourlay, "Trafalgar's Story, 1817," *Trafalgar Township Historical Society*. Summer 2014 Newsletter: 7. Accessed online September, 2015 <http://www.tths.ca/Newsletter-Summer2014.pdf>.

4.1.3 20th Century Development

With the increase in automobile traffic following the Second World War, and the continued growth of Oakville, the landscape around Dundas Street was dramatically altered. The widening of roads and the construction of turning lanes resulted in the loss of numerous older buildings; this is particularly notable in the former village Trafalgar (also known as Post's Corners or Postville). This small village was closest in proximity to the 4243 Sixth Line. The southern portion of Trafalgar Township amalgamated with the Town of Oakville in 1962, and the area continued to experience dramatic changes as it transitioned from rural to central suburban core.⁴⁰ By 2009, much of the land south of Dundas Street was developed into residential or commercial land use areas.

4.2 Study Area Property History

Lot 15, Con II, NDS

The property at 4243 Sixth Line comprises a portion of the original 200-acre survey lot (Lot 15, Concession II, North of Dundas Street, Trafalgar Township). The 1806 Wilmot survey of Trafalgar Township indicates that Lot 15, Concession II (NDS) was originally set aside as a clergy reserve (Figure 28).

In April 1842, James Appelbe was granted the crown patent for the 200-acre lot. James Appelbe was born in Ireland in 1802 to parents Pierce and Patience Appelbe and immigrated in 1815 at the age of 13.⁴¹ James married Jemima McDuffee in 1831 and went on to become a successful merchant and well-known postmaster for the area. Jemima was the daughter of John Kaitting and Elizabeth Biggar who had settled in Trafalgar in 1808.⁴² James Appelbe owned the property until 1854, although it is unlikely that he ever lived there or farmed the land.

In 1854, the 200-acre property was sold to Michael Biggar [sometime written as Bigger], a member of another one of Oakville's earliest founding families.⁴³ Michael Lafey Biggar was born in 1826 in Winona, Ontario, Canada West (now part of Hamilton) to United Empire Loyalists Richard Biggar and Esther Lafey.⁴⁴ Michael married Belinda (née Cronkrite) and together they had two sons, Albert Anson Biggar (b. 1856) and James 'William' Biggar (b. 1863 d. 1921). Tremaine's 1858 *Map of the County of Halton* indicates that Michael Biggar occupied the entire 200-acre lot (Figure 29).

The 1861 census indicates that Michael Biggar had a one-storey frame house. It is possible that this is the current, one-storey frame tail of the red-brick house, but definitive proof was not found. Michael is listed as a farmer.⁴⁵ The census suggests that it was one of the most successful and prosperous farms in the area. The land was valued at \$8000, with an additional \$200 in farming implements or machinery. At the time, 40 acres was under cultivation, 38 acres was pasture, 2 acres were orchard and 60 acres were identified as being wooded or wild area.⁴⁶ Harvest yields for the 1861 year included 507 bushels of fall wheat, 150 bushels of spring wheat, 125 bushels of barley, 200 bushels of peas, 400 bushels of oats, 350 bushels of buckwheat, 250 bushels of potatoes, 50 bushels of beets, 250 bushels of carrots, 10 to 16lb bundles of hay, and 2 bushels of clover, seed or other grass seeds.⁴⁷

⁴⁰ Town of Oakville. Heritage Planning, Planning Services. North Oakville Heritage Resource: Review and Strategy. 2010b: 17.

⁴¹ Uterman McPhail Associates, Cultural Heritage Assessment Report Built Heritage Resources and Cultural Heritage Landscapes. 2013.

⁴² Uterman McPhail Associates, Cultural Heritage Assessment Report Built Heritage Resources and Cultural Heritage Landscapes. 2013

⁴³ Town of Oakville. Heritage Planning, Planning Services. *North Oakville Heritage Resource: Review and Strategy*. March 2010. Note: The Early Ward history indicates that Charles Biggar was one of the first to sign the conditions for settlement form, July 10, 1806 and was assigned lot 19 Con1, and had completed clearing 5 acres, fencing in lot and building a house, by July 12th, 1808. The specific family relationship is unclear.

⁴⁴ Archives of Ontario; Series: MS935; Reel: 277.

⁴⁵ 1861 Census, Enumeration District No. 4 Township of Trafalgar, in County of Halton. Pg. 8, Line 1-3.

⁴⁶ 1861, Agricultural Census. Enumeration Dist. 4, Township of Trafalgar, in County of Halton, pg 101, line 1.

⁴⁷ Ibid. Enumeration Dist. 4, Township of Trafalgar, in County of Halton, pg 101, line 1.

On the 1877 Map of Trafalgar Township from the *Illustrated Historical Atlas of the County of Halton*, a building is shown in a similar position to the extant residence, surrounded by an orchard (Figure 30). A second building is shown on the 1877 map at the south end of Biggar's property, fronting Burnhamthorpe Road. This second building was the subject of archaeological investigations in 2012. The Stages 3 and 4 archaeological assessment resulted in the identification of a registered site, AjGw-500; a Euro-Canadian homestead dating from the 1830s to 1860s.⁴⁸

Michael L Biggar was a prominent figure in the community, not only because of the prosperous, diversified farm operation, but also because he served as Deputy Reeve on the Halton County Council in 1890-1891.⁴⁹

Michael transferred 100 acres of land to his son, Albert, in 1899. The remaining 100 acres was transferred to his other son, James (William,) in 1920. Michael died December 10th 1921 at the age of 96. In a strange and unfortunate coincidence, his son James (William) was crushed to death while in the stall of a three-year-old Holstein bull at 9 am that morning. Michael, unaware of this news, passed that evening at 5 pm. Father and son were buried together in St. Jude's Cemetery.⁵⁰

As a result of the deaths, Albert Anson Biggar took over his brother's portion of land and had legal ownership of the full 200 acres by 1932.⁵¹ Albert Biggar and his wife Henrietta 'Hettie' Biggar (née Munn) are believed to have built the red-brick house in 1898.⁵² They named the farm "Glenclare Farm" (sometime spelled Glenclaire). Albert married Hettie on January 17, [1883 at the Methodist Church in Munn's Corners and together had at least three children: Clara (b. 1884); William (b. 1886); and Wilbert (b. 1887).⁵³ Hettie was the grand-daughter of Daniel Munn, one of the first European settlers in the area.⁵⁴

Although Albert died in 1938, Hettie remained on the farm and continued to be very active in the community. She was well known for playing the church organ, which she did well into her 90s. She lived to be 102 years old and passed in 1962.⁵⁵ The farming tradition carried on for many more decades as Albert's son, Wilbert, purchased the adjacent 300 acres for his son Harold. Up until his retirement, Norman Biggar, Harold's son, actively farmed a large portion of that land.⁵⁶ With respect to Glenclare Farm, the northwest 10 acres, which includes the house, barns and outbuildings, were sold to Gertrud Schulz for \$140, 000 on April 18th, 1985; ending Biggar ownership of the property.

The Schulz family built some additional structures and currently operate a small shop on site selling local produce and products. The farm is known as Schulz Farm.

The construction of the 407 Express Toll Route took place in the mid-1990s. It can be seen and heard from the property as it lies immediately to the north. The most significant changes to the property from the highway extension was the change to Sixth Line frontage, which significantly reduced the house front yard and created a bank along the street edge.

The Schulz family sold the property to Bell Cellular in 1992 and a large tower was erected.

⁴⁸ Ministry of Tourism Culture and Sport, AjGw-500: Master Site Record and Site Update.

⁴⁹ TTHS, Digital Collection, <http://images.ourontario.ca/TrafalgarTownship/3208062/data?n=32>.

⁵⁰ Newspaper Clipping re the 1921 Deaths of Michael Lafey and James William Biggar, TTHS Digital Collection.

⁵¹ LRO#20, Abstracts.

⁵² Trafalgar Township Historical Society Digital Collection <http://images.ourontario.ca/TrafalgarTownship/3181281/data?n=3>.

⁵³ Find a grave. Albert Biggar, <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=110105377&ref=acom>

⁵⁴ TTHS, Digital Collection, <http://images.ourontario.ca/TrafalgarTownship/3199769/data?n=2>.

⁵⁵ Ibid.

⁵⁶ TTHS, Digital Collection, <http://images.ourontario.ca/TrafalgarTownship/3207070/data?n=2>.

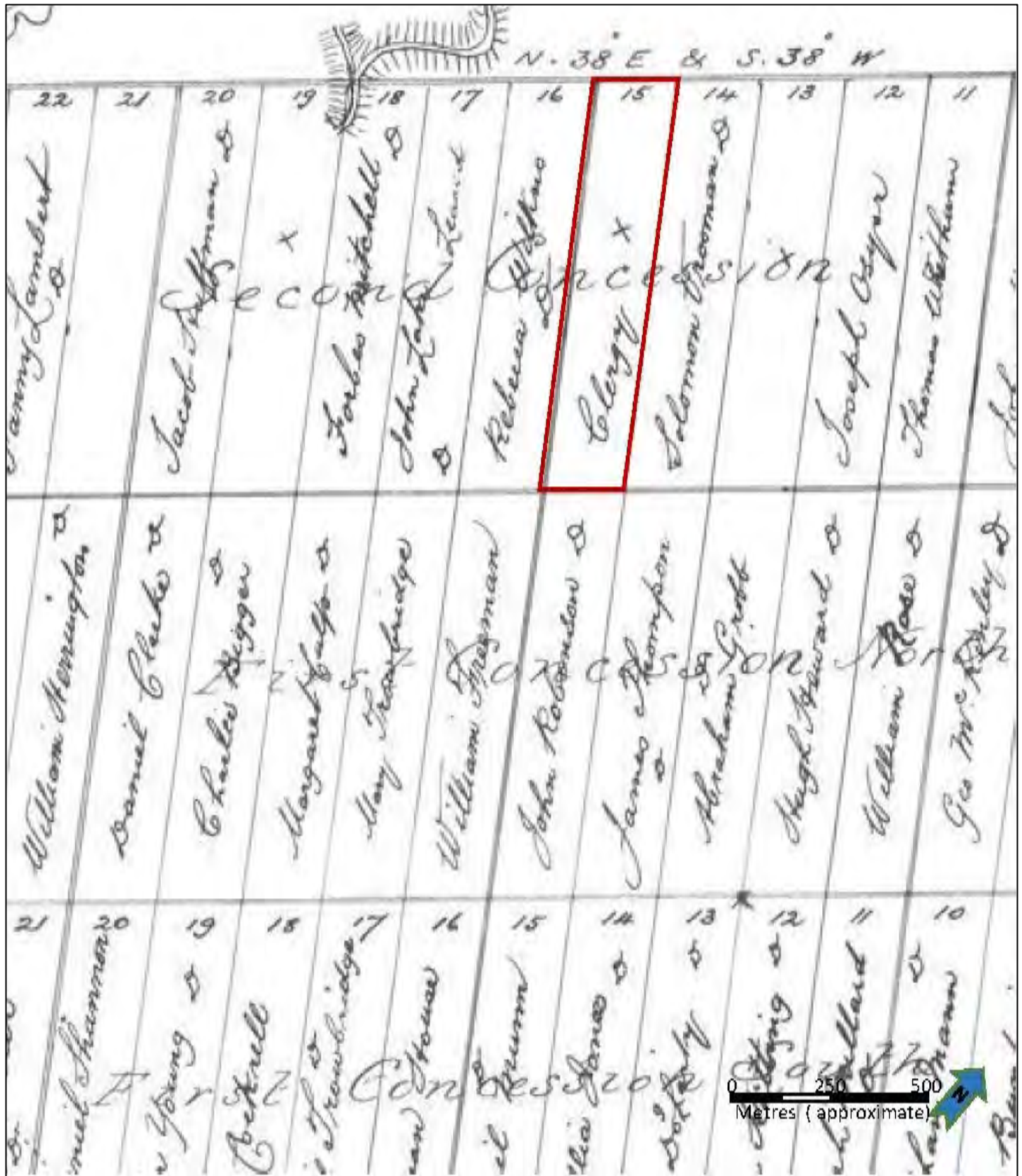


Figure 28: 1806 Wilmot Survey, Lot 15, Concession II NDS outlined in red (Base map source: Wilmot, 1806).

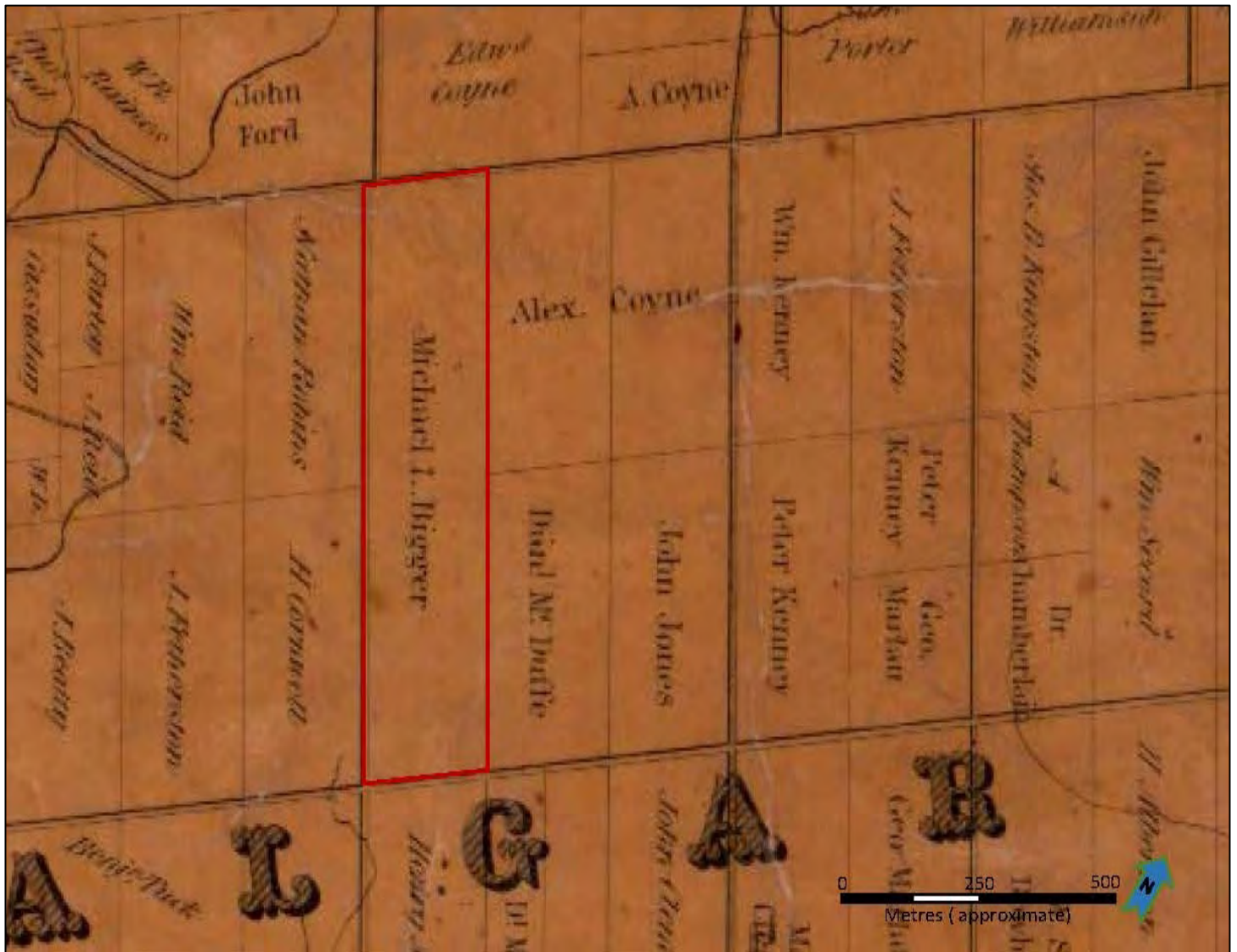


Figure 29: 1858 Map of Halton County showing 200-acre Biggar farm outlined in red (Base map source: Tremaine, 1858).

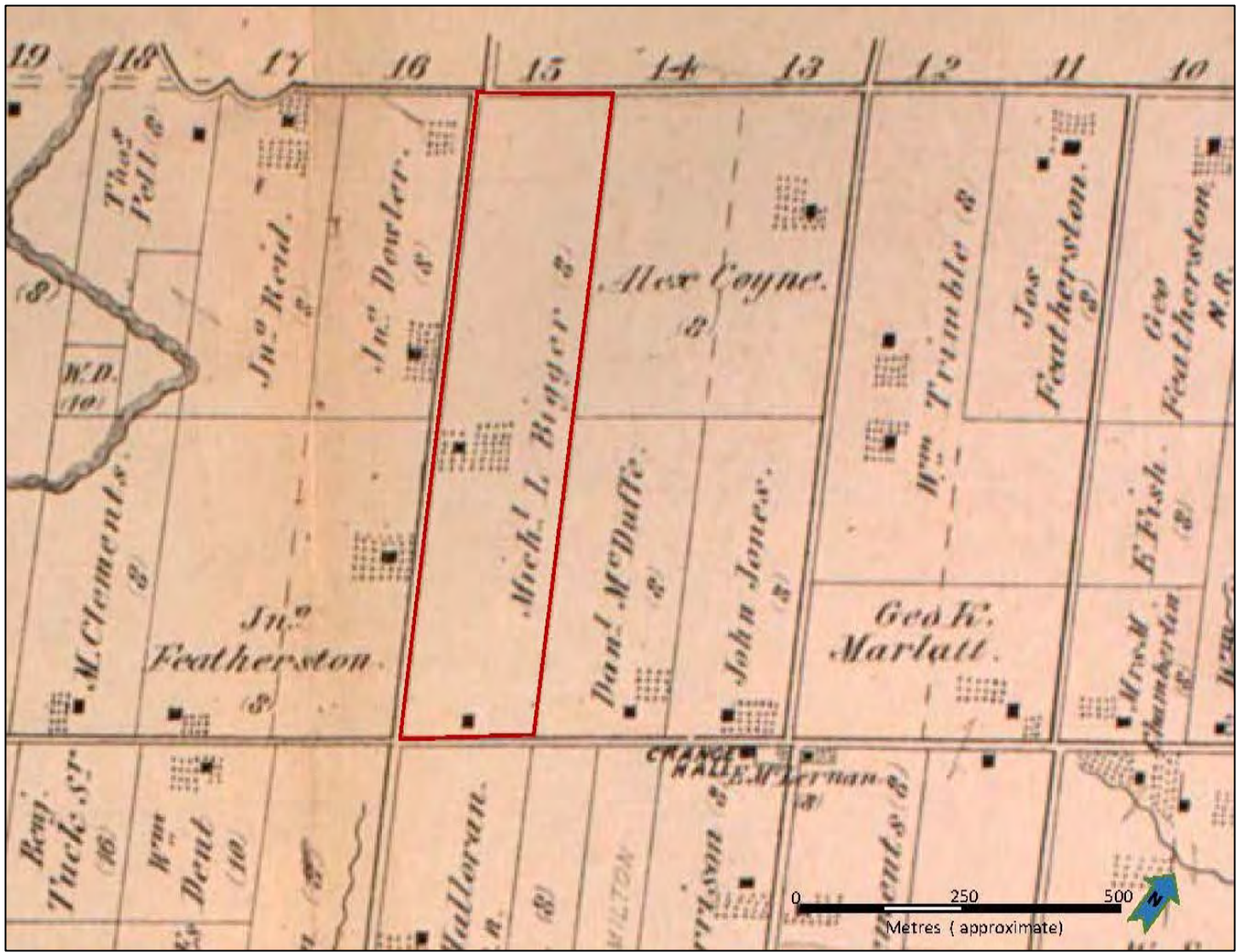


Figure 30: 1877 Map of Trafalgar Township showing 200-acre Biggar farm outlined in red (Base Map Source: Pope, 1877).

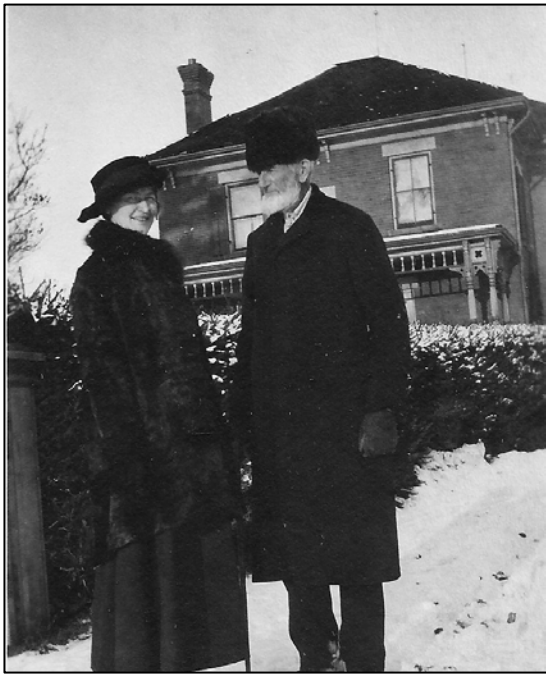


Figure 31: Clara Biggar with her grandfather, Michael Biggar, in front of house in winter, sometime between 1898 when the house was built and 1921 when Michael died (TTHS, Digital Collection).



Figure 32: Albert and Hettie Biggar with Children, Clara and Wilbert (TTHS, Digital Collection).



Figure 33: Red brick house at Glencare Farm circa 1900 (TTHS, Digital Collection).



Figure 34: Four Generations, Michael (right), Albert, Wilbert, baby Harold Biggar, n.d. (TTHS, Digital Collection).



Figure 35: Schulz family c. 1980 while living at 4243 Sixth Line (C. Schulz, 2016).

4.2.1 Property Evolution

The property has evolved since Michael Biggar established his farm on Lot 15, Concession II NDS in 1854. This section focuses on the evolution of the landscape throughout its history. The existing landscape is described in detail below.

As described above, the majority of the 200-acre farm has been severed and sold over time. The most visible changes to the landscape result from the construction of the 407 Express Toll Route, which runs parallel to the property to the north, and the redevelopment and expansion of Sixth Line in order to allow the road to pass over the highway. This has altered the original front lawn and the farm's traditional access and circulation patterns.

Fortunately, a large number of historical photographs were available for this property depicting the various structures and surrounding landscape from a variety of angles which not only reflect the evolution of the property, but also provide an insight into the features to which previous owners and the community have ascribed value. For this reason, coupled with a paucity of high resolution historical aerial imagery, photographs were considered to be the best method of illustrating property morphology.

The following images illustrate the evolution of the property and associated features (Figures 37 to 47). Figure 36 provides an overview of the evolution of the landscape using aerial images from 1960, 1995, 2006 and 2015.

In general, the farm complex has evolved in a very legible way over the course of its history, but has maintained key 19th to early 20th century features. The property and its associated components have evolved as a result of three factors: 1) internal forces related to ongoing maintenance and changes in the operation of the farm, such as focus on different livestock or crops or farming techniques; 2) changes in ownership (*e.g.* addition of the Bell telecommunications tower); or, 3) external forces in the surrounding area, such as the construction of the 407 Express Toll Route which resulted in changes along the north of the property and altered elevation and access patterns along the Sixth Line Right of Way.

Notable changes to the cultural landscape and individual features include:

- In order to construct a bridge along Sixth Line to pass over the 407 Express Toll Route, the elevation of the right-of-way was increased significantly (see Figures 38 and 39). Because of this change in elevation, the access point for the property, which was formerly just south of the residence, was rerouted approximately 100m to the southeast (Figure 38).
- Alteration of the front (west) façade of the residence sometime prior to the Schultz purchase. Vinyl siding and a band of stone cladding (above the foundation) were applied to the front of the residence (See Figure 39). Red brick is still visible below this cladding. The front porch that formerly spanned the front façade has been removed (Figure 39). Cornice brackets below the eaves have been removed although ghosting is still visible (Figure 40). The side (south) entrance to the residence through the living room has been replaced with a sliding glass door to the kitchen (Figure 40). The rear (east) façade of the residence has changed very little aside from the application of siding along the north and south façades of the frame tail (Figure 41). This one-storey frame building is possibly the structure (built circa 1854) listed in the 1861 census and shown 1877 map of Trafalgar Township (see Figure 30).
- One feature that appears to have been removed sometime in the 20th century is the split-rail fencing that once delineated various areas of the property. This fence-line was visible around the residential area (Figure 41) and fence posts north of the bank barn in early photos (Figure 41). These fence lines appear to have been removed prior to the Schulz purchase of the farm (see Figure 38).
- Two other features that were formerly located to the north of the residence are a windmill (visible north of the house in Figure 41 – possibly associated with a well) and an access road that ran along the north of the house, likely providing direct access from the milk house and bank barn to the road (see Figure 41).
- The agricultural buildings have changed very little, aside from the addition of a concrete block milking house and a one storey farm building which now houses the Schulz farm store (see Figures 37, 38, 42, and 43).

- In addition to changes to the property's built features, the landscaping of the property has been altered by the removal of trees including the orchard trees shown on the 1877 map (Figure 30), tree-lines along the laneway (Figure 45), windbreaks (Figure 41 and 44), and trees which may have been intentional landscaping features (Figures 33, 35, 39 and 41). An air photo from 1960 suggests that many of these trees were removed after the image was taken (Figure 36).
- The interior of the residence was extensively renovated in the 1980s (Figures 46 and 47).

Key Views

No key views related to the cultural heritage value or interest of the agricultural landscape at 4243 Sixth Line were identified.

Key Themes

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

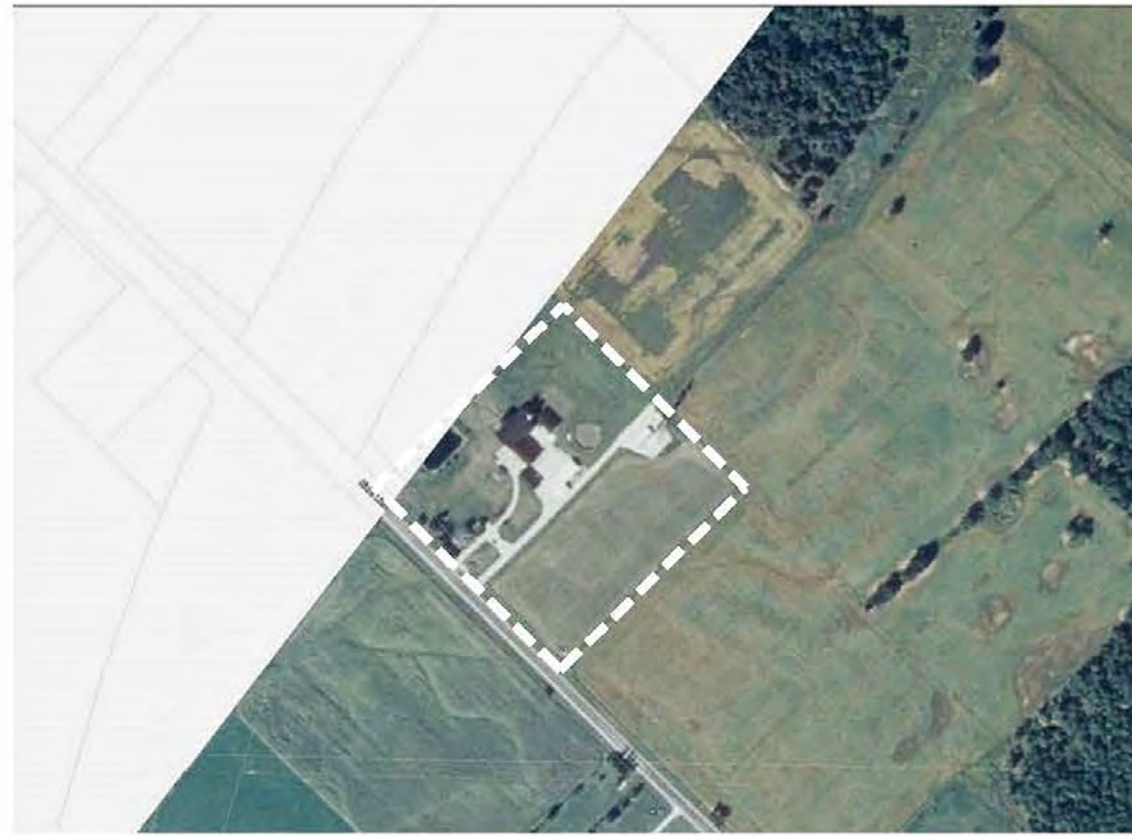
Key themes for 4243 Sixth Line include:

- Pre-European contact land-use along the east branch of the Sixteen Mile Creek;
- Early settlement of Trafalgar Township; and,
- Agricultural history of North Oakville.

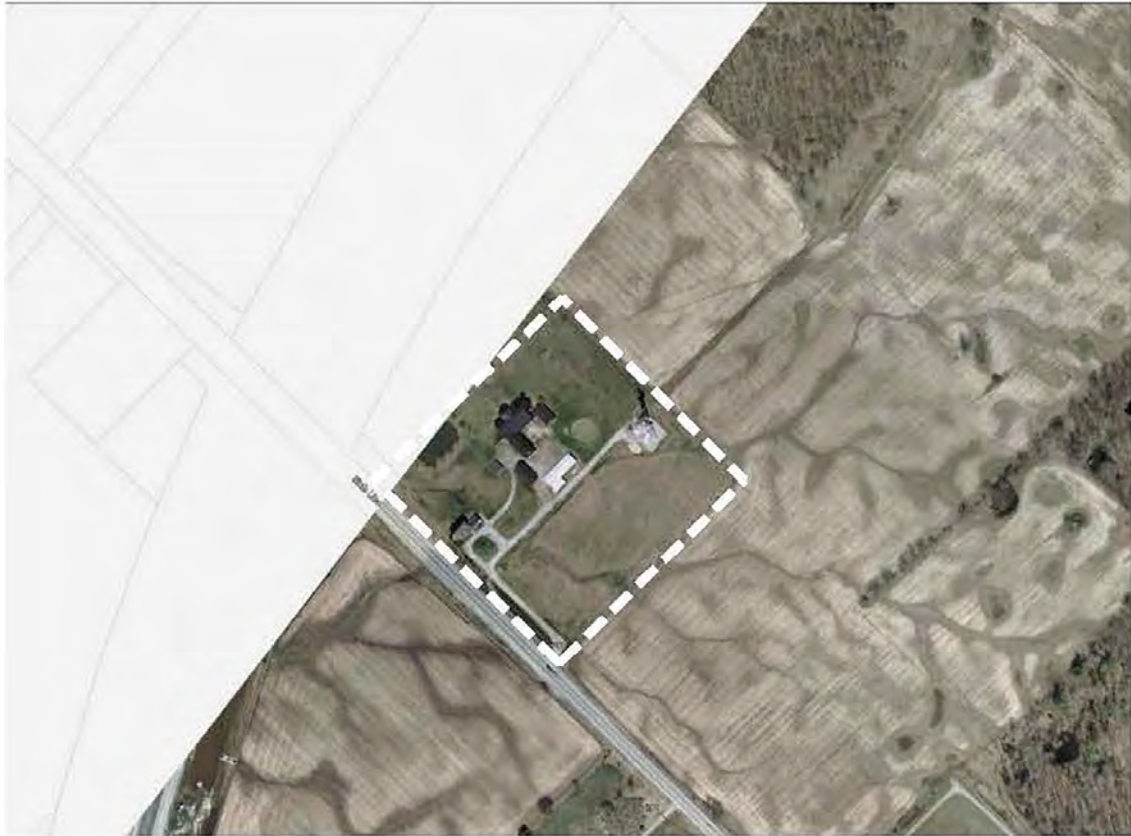
1960



1995



2006



2015



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



Figure 36: 4243 Sixth Line
Property Evolution



Figure 37: Images illustrating the alteration of the property for the 407 Express Toll Route, including alteration to the laneway. Top left: Air photo from Schulz collection showing circa 1980-90s farm (Provided by C. Schulz, 2016); bottom left: Google Streetview (2016) looking north along Sixth Line towards 4243 Sixth Line; right: aerial image of 4243 Sixth Line illustrating alteration of access to laneway from road, but relatively unchanged laneways within the property when compared with air photo in top left (Google Earth Pro, 2016).



Figure 38: Alterations to the front façade of the residence Top: photograph found in attic at 4243 Sixth Line likely taken mid-20th century (Provided by C. Schulz, 2016), bottom: Google Streetview, 2016.



Figure 39: Images of side (south) façade of residence. Top: Schultz family c.1980 (Provided by C. Schulz, 2016); bottom: photograph showing current sliding door entrance along south façade and ghosting from cornice brackets below eaves (AB, 2015).



Figure 40: View from rear of residence towards Sixth Line. Top: mid-20th century photograph found in attic at 4243 Sixth Line (Provided by C. Schulz, 2016); bottom current conditions showing concrete block milk house and rear façade of residence (CU 2016).



Figure 41: Evolution of the bank barn. Top right: Circa 1900 (TTHS Digital Collection); top right and bottom: current views (AB 2015).

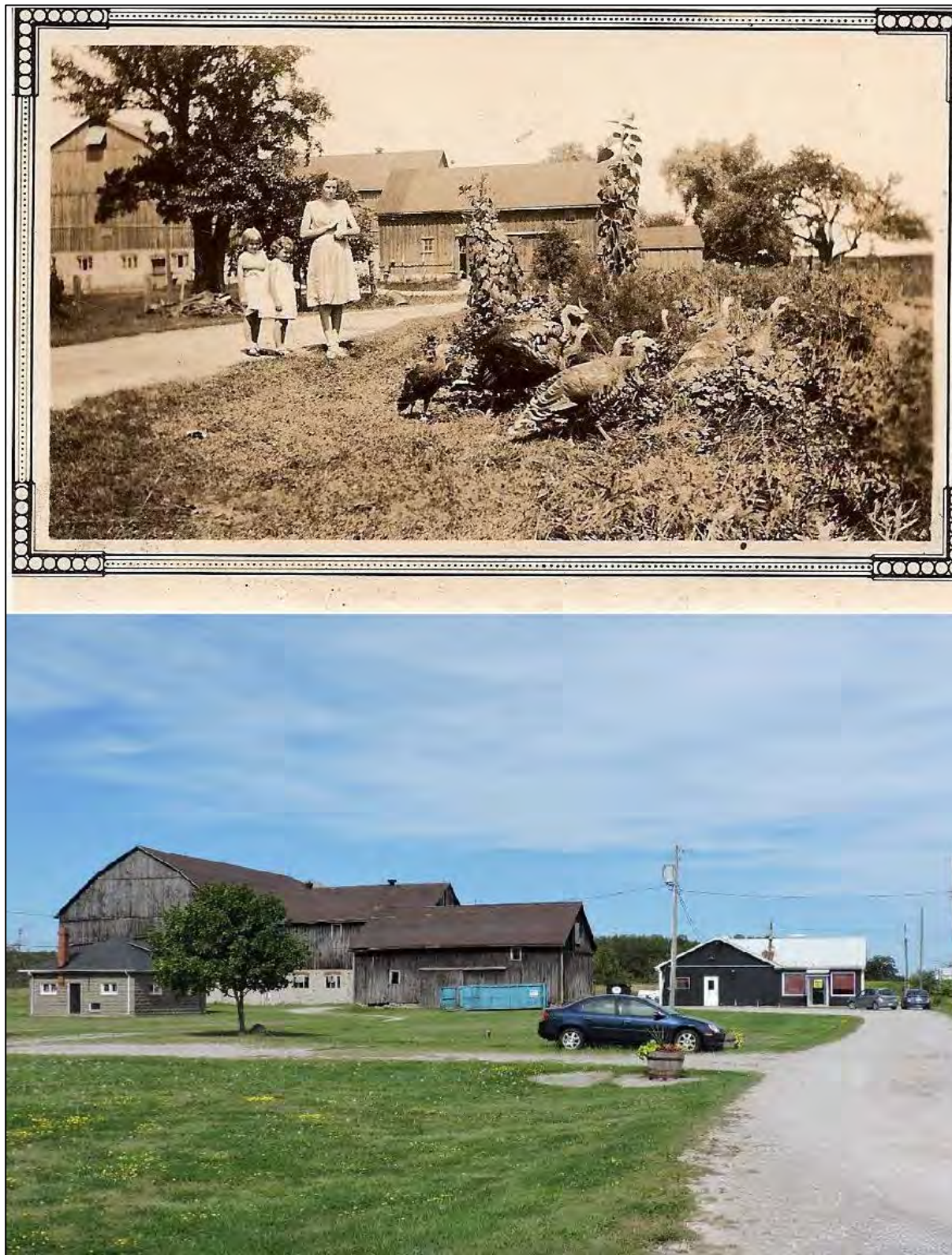


Figure 42: Evolution of agricultural outbuildings. Top: circa 1934 photograph (TTHS Digital Collection); bottom: current conditions (CU 2016).

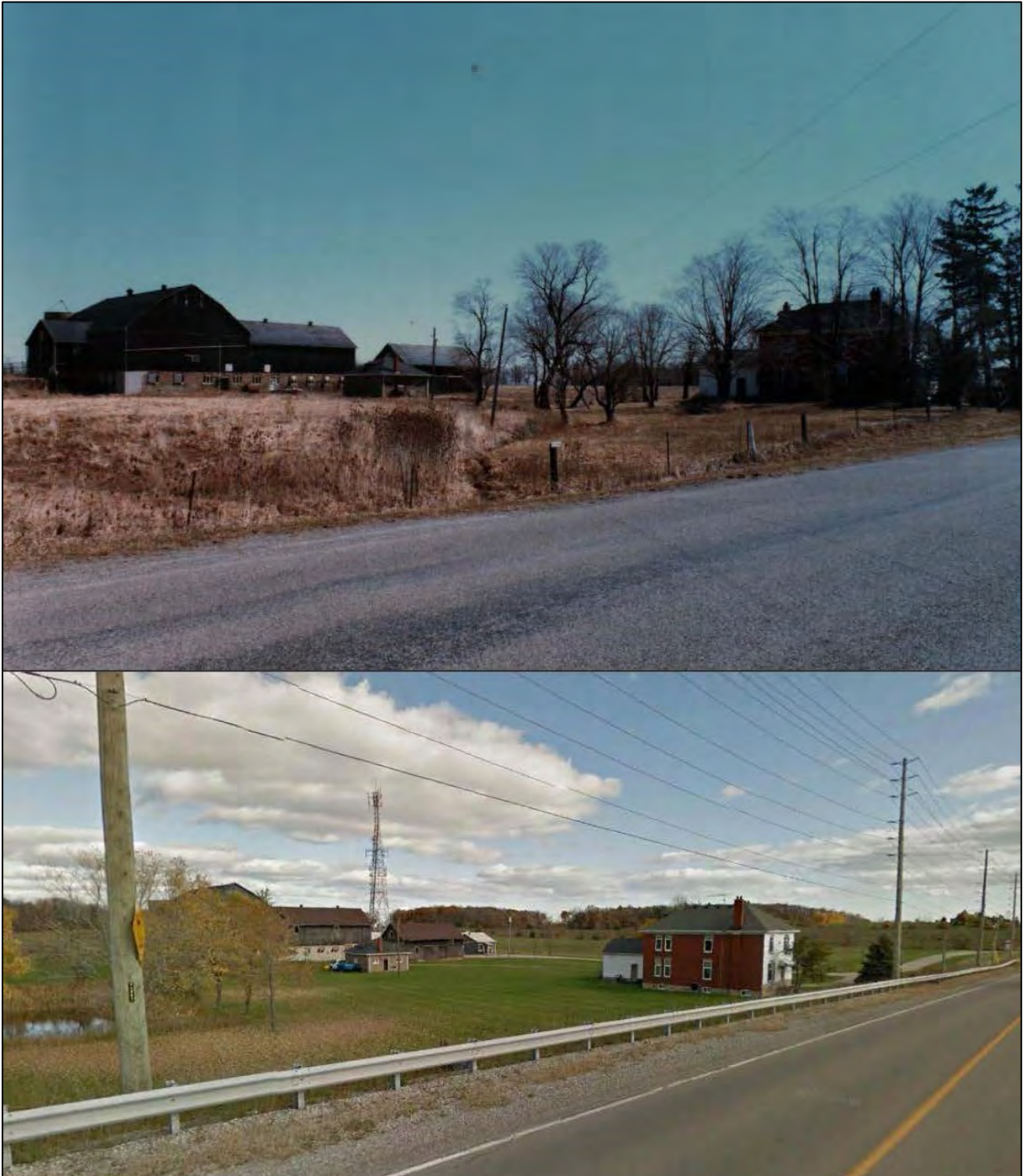


Figure 43: View of 4243 Sixth Line from Sixth Line, looking southeast. Top: Schulz Farm circa 1980s; bottom: current conditions (Google Streetview, 2016).



Figure 44: Circa 1980 photographs of the agricultural outbuildings and residence with trees (Provided by C. Schulz, 2016); bottom right: current aerial image showing lack of trees in the vicinity of the house and agricultural outbuildings (Google Earth Pro, 2016).



Figure 45: Interior renovations, showing staircase and front entrance c. 1980 (Provided by C. Schulz, 2016).



Figure 46: Interior renovation of the main level showing the exposed lath and plaster (C. Schulz, 2016).

5 Evaluation

5.1 Evaluation of Cultural Heritage Value of Interest

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

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

Evaluation of the Cultural Heritage Value or Interest of the property at 4243 Sixth Line was guided by the evaluation criteria provided in *Ontario Regulation 9/06: Criteria for determining cultural heritage value or interest under the Ontario Heritage Act*. A discussion of the evaluation follows. Table 1 provides a summary.

Evaluation of the design value or physical value considered common components and layouts of 19th century to early 20th century farmstead design.

The topography of Lot 15, Concession II, NDS may have been a determining factor in the layout of the Biggar Farm. A key component in the layout of 19th century farms and the location of farm buildings was access to water. Prior to the 1860s when well-digging became increasingly more common, settlers relied on surficial bodies of water.⁵⁷ In the case of this property, the east branch of Sixteen Mile Creek (the closest major watercourse) is closest to the original 200-acre lot at the location of the extant house, although it is possible that seasonal drainage or other smaller, now relict streams may have crossed the property. The location of the house along Sixth Line would have provided convenient access to both the village of Trafalgar on Burnhamthorpe Road and the community north of the property via present-day Lower Base Line.

The specific layout of the farmhouse and outbuildings is a representative southern Ontario farm layout. In addition to the farmhouse and barn, typical farm components which comprised the “nerve centre of the operating farm”⁵⁸ included: “silos, smoke-houses, wells, corn cribs, sheds, driveways, utility lines, windmills, and tree-line windbreaks.”⁵⁹ A well and pump, cistern, and privy would also have been found in the vicinity of the house. The house, with its most attractive, public face to the road, shielded more utilitarian features from public view. The kitchen was generally located to the rear of the house and acted as the access to and from the farm’s activity areas. The farm yard served a number of purposes. It provided a space for a number of the farm’s activities (e.g., washing, vegetable or ornamental gardening) and formed a buffer between the house and farming activities. Tree-lines and fencing which appear to have delineate this domestic area in historic photos have been lost (see Figures 33, 34 and 37). The gravel lane-way, once stretched further eastward, connecting to Third Line. Although it has been reconfigured along Sixth Line for the construction of the overpass, it remains essentially in tact (see Figure 30).

In these respects, the property at 4243 Sixth Line is a representative example of the components and layout of a 19th century farm.

Evaluation of the historical or associative value of the property took into consideration historic themes which emerged from historical research on the general area (see Section 4.1) as well as property-specific research (see Section 4.2).

⁵⁷ Thomas F. McIlwraith, *Looking for Old Ontario*. Toronto, Dundurn Press (1999): 242.

⁵⁸ McIlwraith, (1999): 243.

⁵⁹ McIlwraith, (1999): 243.

The property is associated with Michael Biggar, a prominent figure in Trafalgar who served as Deputy Reeve on the Halton County Council in 1890-1891. The Biggar family was one of the early settlers in Trafalgar Township.

Furthermore, the property as a whole is associated with the theme of farming in Trafalgar Township in the 19th century and the agricultural history of the area. The study of the various buildings and their inter-relationships may provide some insight into the agricultural history of the area. There is a possibility for areas of the property which have not yet been subject to archaeological investigation to provide information regarding the occupation and use of the landscape.

Evaluation of the contextual value of the property took into consideration the current conditions of the property in relation to its surrounding area, which included: its immediate surroundings; the east branch of the Sixteen Mile Creek; and the geographic township of Trafalgar more generally. The property is historically linked to the surrounding agricultural fields which once comprised Michael Biggar's 200-acre farmstead. Although the immediate surrounding area has been altered by the construction of the 407 Express Toll Route, the farm complex at 4243 Sixth Line is still legible as an agricultural landscape.

Table 1: Evaluation of 4243 Sixth Line against Ontario Regulation 9/06 Criteria

Ontario Regulation 9/06 Criteria	Criteria Met (y/n)	Justification
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The property as a whole, including the house, bank barn, drive shed and workshop, serves as a rare and representative example of a 19 th century farmstead. The two-and-a-half storey house built in 1898 is a representative example of a Queen Anne Revival style farmhouse. This is expressed through the asymmetrical house design, the decorative brickwork, bay window, hipped roof and the large windows.
ii. displays a high degree of craftsmanship or artistic merit, or	N	The property, as a whole, and its individual features were constructed using techniques and materials consistent with their dates of construction.
iii. demonstrates a high degree of technical or scientific achievement.	N	The property and its individual features were constructed using techniques and materials consistent with their dates of construction.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	The property at 4243 Sixth Line is associated with the Biggar family. The Biggar family was one of the early settlers to Trafalgar Township. Patriarch Michael L Biggar was a prominent figure in Trafalgar and served as Deputy Reeve on the Halton County Council in 1890-1891.

Ontario Regulation 9/06 Criteria	Criteria Met (y/n)	Justification
		The property as a whole is associated with the theme of farming in Trafalgar Township in the 19 th century and the agricultural history of the area.
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	Y	At present, the property and the extant structures have the potential to yield information that contributes to an understanding of Trafalgar Township. The study of the various buildings and their inter-relationships may provide some insight into the agricultural history of the area. There is a possibility for areas of the property which have not yet been subject to archaeological investigation to provide information regarding the occupation and use of the landscape.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The property, as a cultural heritage landscape, does not demonstrate or reflect the work or ideas of any architect, artist, builder, designer or theorist who is significant to the community. The builders of the farmhouse and outbuildings are unknown.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Y	Although the immediate surrounding area has been altered by the construction of the 407 Express Toll Route, the farm complex at 4243 Sixth Line is still legible as an agricultural landscape.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	The property is historically linked to the surrounding agricultural fields that once comprised the larger Biggar farmstead.
iii. is a landmark.	N	The property is not a landmark.

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

Evaluation of the Cultural Heritage Value or Interest of the property at 4243 Sixth Line was guided by the evaluation criteria provided in *Ontario Regulation 10/06: Criteria for determining cultural heritage value or interest of Provincial Significance*.

Considering the property in the broader context of Ontario's history, it does not appear to represent or demonstrate any themes or patterns which are significant in the province's history. It is associated with the agricultural development of Trafalgar Township; although, this theme is more regionally than provincially significant. There is no evidence to suggest that Michael Biggar had an influence outside of the local community.

In general, the property and its history are associated with locally significant themes and figures, rather than broader provincial themes. Table 2 provides a summary of the results of that evaluation.

Table 2: Evaluation of 4243 Sixth Line against Ontario Regulation 10/06 Criteria

Ontario Regulation 10/06 Criteria	Criteria Met (y/n)	Summary
A property may be designated under section 34.5 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest of provincial significance:		
1. The property represents or demonstrates a theme or pattern in Ontario's history.	N	The property does not demonstrate or represent an important aspect of Ontario's history, rather it reflects local settlement and development patterns.
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	N	The property has the potential to yield information, through investigation of its potential archaeological resources and extant built features; however, this information would contribute to discrete, local communities rather than the province as a whole.
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	N	The cultural landscape at 4243 Sixth Line and its individual features were designed and constructed using materials and techniques consistent with their dates of construction. The property does not include any aspects or features which are uncommon, rare or unique in Ontario.
4. The property is of aesthetic, visual or contextual importance to the province.	N	The property is not of aesthetic, visual or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	N	The cultural landscape at 4243 Sixth Line and its individual features were designed and constructed using materials and techniques consistent with their dates of construction.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	N	The property does not have a strong or special association with the entire province, or with a community found in more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	N	The property is directly associated with Michael Biggar and the Biggar family, more generally; however, this is a locally significant association rather than provincial.
8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N	The property is not located in unorganized territory.

5.1.3 Evaluation of National Historic Significance

Evaluation of the property at 4243 Sixth Line per the National Historic Sites Criteria involved the comparison of nationally significant farmstead and agricultural sites against the current conditions of the agricultural landscape at 4243 Sixth Line. Comparative examples of National Historic Sites that reflect 19th agricultural philosophies include:

- Motherwell Homestead National Historic Site of Canada, Abernethy SK
- Thistle Ha' National Historic Site of Canada, Pickering Township ON
- Seager Wheeler's Maple Grove Farm National Historic Site of Canada, Rosthern SK

The Motherwell Homestead National Historic Site of Canada is a 3.59-hectare farmstead developed by W.R. Motherwell from 1882 to 1939. It was recognized by the Historic Sites and Monuments Board of Canada (HSMBC) in 1966 for "its association with the career of W. R. Motherwell and in its illustration of an individual dispersed prairie homestead planned around scientific farming principles."⁶⁰

Thistle Ha' National Historic Site of Canada is an 80-hectare agricultural landscape established around 1840, comprising a stone house, large wooden barn, and various outbuildings. It was designated by the HSMBC in 1973 because of its "historic associations with John Miller; a pioneer, importer and breeder of pedigree livestock in Canada. Miller's example played an important role in improving stock breeding throughout North and South America in the 19th century."⁶¹

Seager Wheeler's Maple Grove Farm National Historic Site of Canada is a 17-hectare farmstead established in 1898. The site was designated by the HSMBC in 1994 for its association with Seager Wheeler, a farmer, agronomist and pioneering seed breeder who established the farm in 1898. "The site includes various buildings, archaeological resources, and landscape features that depict a model farm of the Wheat Boom era from 1898-1940."⁶²

The aforementioned examples were all reviewed by the HSMBC and deemed to be nationally significant. In each instance, in addition to being a significant agricultural landscape, the site is associated with a theme or event that contributed to the development of Canada – such as the Wheat Boom era in the prairies – and/or a well-known figure who contributed to the advancement of Canadian agricultural sciences – such as pioneering seed breeder Seager Wheeler, livestock breeder John Miller, or W.R. Motherwell, a well-known figure in the advancement of scientific farming principles in Canada.

Although the Biggar Farm was a relatively prosperous farm and Michael Biggar was locally significant, no evidence was found to suggest an influence outside of the local community and it is unlikely that the property would be deemed nationally significant by the HSMBC.

⁶⁰ Historic Sites and Monuments Board of Canada Minutes, May 1966 as cited on *Canada's Historic Places* <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=1209&pid=0>.

⁶¹ Historic Sites and Monuments Board of Canada Minutes, June 1973 as cited on *Canada's Historic Places* <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=9632&pid=0>.

⁶² Historic Sites and Monuments Board of Canada Minutes, November 1994 as cited on *Canada's Historic Places* <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=12136&pid=0>.

Table 3: Evaluation of 4243 Sixth Line against National Historic Sites Criteria

Criteria for National Historic Significance	Criteria Met (y/n)	Summary
1. A place may be designated of national historic significance by virtue of a direct association with a nationally significant aspect of Canadian history. An archaeological site, structure, building, group of buildings, district, or cultural landscape of potential national historic significance will:		
a) illustrate an exceptional creative achievement in concept and design, technology and/or planning, or a significant stage in the development of Canada; or	N	The cultural landscape at 4243 Sixth Line and its individual features were designed and constructed using materials and techniques consistent with their dates of construction.
b) illustrate or symbolize in whole or in part a cultural tradition, a way of life, or ideas important in the development of Canada; or	N	The cultural landscape at 4243 Sixth Line represents a mid- to late-19 th century evolved agricultural landscape. This property does not illustrate or symbolize in whole or in part a cultural tradition, a way of life, or ideas important in the development of Canada as well as comparative examples of nationally significant agricultural landscapes such as Motherwell Homestead or Thistle Ha'.
c) be most explicitly and meaningfully associated or identified with persons who are deemed of national historic importance; or	N	The property is directly associated with Michael Biggar and the Biggar family, more generally; however, this is a locally significant association rather than national.
d) be most explicitly and meaningfully associated or identified with events that are deemed of national historic importance.	N	The property is not explicitly and meaningfully associated or identified with any defining action, episode, movement, or experience in Canadian history.
2. A person (or persons) may be designated of national historic significance if that person individually or as the representative of a group made an outstanding and lasting contribution to Canadian history.	N	The property is directly associated with Michael Biggar and the Biggar family, more generally; however, this is a locally significant association rather than national.
3. An event may be designated of national historic significance if it represents a defining action, episode, movement, or experience in Canadian history.	N	The property is associated with the theme/event of the agricultural development of Trafalgar Township. This is, however, a local theme and is not a defining action, episode, movement, or experience in Canadian history.

5.2 Cultural Heritage Landscape and Results of Evaluation

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

The property at 4243 Sixth Line Road **meets** the criteria of Regulation 9/06 for determining cultural heritage interest or value under the *Ontario Heritage Act*.

However, it **does not meet** the criteria of Regulation 10/06 or the Historic Sites and Monuments Board of Canada Criteria (1998).

Based upon the analysis of the property, there do not appear to be any significant views associated with the property.

5.3 Summary of Evaluation Findings

5.3.1 Property Boundaries

4243 Sixth Line is an approximately 10-acre parcel of land located on the east side of Sixth Line, south of the 407 Express Toll Route. The legal description of the property is "Part Lot 15, Concession 2 Trafalgar, North of Dundas Street (as in 783783, except Part 1, PE150), Trafalgar Township", in the Town of Oakville.

The property at 4243 Sixth Line is a 10-acre parcel comprising a farm complex. The property includes a number of structures (described below): the 1898 two-and-a-half storey, red-brick farmhouse with one storey frame tail; the large, L-shaped bank barn with associated silos; the wooden drive shed; and the concrete block milk house/work shop. These are connected by gravel laneways and surrounded by rolling agricultural fields. The topography is generally flat in the area of the house and outbuildings.

5.3.2 Summary of Cultural Heritage Value or Interest

The property at 4243 Sixth Line, as a whole, has design value as a representative example of an evolved 19th to 20th century agricultural landscape. The agricultural landscape of the property is organized in two distinct areas (*i.e.*, the farmhouse and outbuilding area and the open, rolling agricultural fields). The property includes a number of structures connected by gravel laneways including: the 1898 two-and-a-half storey, red-brick farmhouse with one storey frame tail; the large, L-shaped bank barn with associated silos; the wooden drive shed; and the concrete block milk house/work shop. The topography is generally flat in the area of the house and outbuildings. This complex of buildings is surrounded by rolling agricultural fields to the east and south.

The two-and-a-half storey red brick residence was constructed in the Queen Anne Revival style in 1898. It includes several features that are typical of the style, including a projecting two-storey bay window with cut-away corners on the south façade and decorative brickwork. The brick residence rests on a cut-stone foundation. It has a one-storey frame tail. The frame building rests on a rubblestone foundation and has a central doorway along the south façade.

The large bank barn is an imposing structure that includes a number of decorative features, such as arched brick headers above openings, in addition to its more utilitarian features. The bank barn and driveshed appear to date to the 19th century. Additional structures, including the concrete-block milk house and silos contribute to the design value of the landscape and reflect the evolution of the farmstead over the course of its history.

The property has associative value for its direct association with Michael Biggar, a prominent figure in Trafalgar who served as Deputy Reeve on the Halton County Council in 1890-1891. The Biggar family was one of the early settlers in Trafalgar

Township. The property as a whole is associated with the theme of farming in Trafalgar Township in the 19th century and the agricultural history of the area. The study of the various buildings and their inter-relationships may provide some insight into the agricultural history of the area. There is a possibility for areas of the property which have not yet been subject to archaeological investigation to provide information regarding the occupation and use of the landscape.

The property is historically linked to the surrounding agricultural fields which once comprised the larger 200-acre property. Although the immediate surrounding area has been altered by the construction of the 407 Express Toll Route, the farm complex at 4243 Sixth Line is still legible as an agricultural landscape.

5.3.3 Key Features

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

- The property, as a coherent whole, which is still legible as an agricultural landscape with its prominently located 1898 farmhouse and frame tail, complex of agricultural structures amid a flat, open yard, surrounded by rolling agricultural fields, and gravel lane-way connecting these features; as well as the positioning and interrelationships of these elements of the property, organized into two distinct areas: *i.e.*, the farmhouse and outbuilding area and the open, rolling agricultural fields;
- The 1898, two-and-a-half storey, red-brick farmhouse fronting on Sixth Line with its decorative brick elements; date stone; projecting two-storey bay window; hipped roof and single gabled attic dormer on the rear façade; two single-stack red-brick chimneys; segmentally arched openings with simple brick headers and lug sills; cut-stone foundation; and, one-storey frame tail, built on a rectangular plan and set on a fieldstone and concrete foundation;
- The imposing, two-and-a-half storey, 19th century, L-shaped bank barn with its frame construction, tall rubblestone and concrete foundation, red-brick headers over openings, decorative metal gambrel and gable roofs, pedimented projecting bank entrance, earthen bank off the north façade (and any potential buried bank construction materials), vents and lightening rods, and associated silos;
- The 19th century, one-and-a-half storey, wooden driveshed with its frame construction, board-and-batten cladding, rubblestone foundation, interior loft space, and rectangular openings;
- The early- to mid-20th century, concrete-block, milk house set on a square plan with hipped roof, attic space, wooden doors, and its rectangular openings with stone lintels and slip sills; and,
- The rolling agricultural fields to the south and east of the farm complex.

6 Conclusions

Letourneau Heritage Consulting Inc., in partnership with Amy Barnes Consulting, Chris Uchiyama Heritage, Hoyle & Associates, Aboud & Associates Inc., and Laurie Smith Heritage Consulting, was retained by the Corporation of the Town of Oakville (the Town) in August 2016 to provide consulting services for part of Phase II of the Town's Cultural Heritage Landscape Strategy Implementation Project. As part of the project, a Cultural Heritage Evaluation Report was completed for the property at 4243 Sixth Line, considering its potential as a cultural heritage landscape.

Although cultural heritage landscapes have been identified as a type of cultural heritage resource by the Province of Ontario, there is no standard methodological approach for the assessments of cultural heritage landscapes in the province. Building on the Town's existing cultural heritage landscape strategy, this project considers the layered, nested, and overlapping aspects of cultural heritage landscapes (include views associated with properties) that included the development of a land-use history of the property and the documentation of current conditions. To better understand the potential cultural heritage values of the properties being considered, three evaluation methods were used. These include the criteria in Ontario Regulation 9/06, Ontario Regulation 10/06, and the National Historic Sites Criteria.

A site review was undertaken on November 10, 2016. Permission to access the property was provided by the current tenant.

Based on upon the above approach, in the professional opinion of the project team, the property at 4243 Sixth Line is a *significant cultural heritage landscape* as defined within the 2014 *Provincial Policy Statement*. Following the application of the three evaluative methods used for this project, it was determined that the property does not meet the criteria of Ontario Regulation 10/06 or National Historic Sites Criteria. However, it was confirmed that the property does meet the criteria of Ontario Regulation 9/06 and does have cultural heritage value.

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Uterman McPhail Associates,

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Wilmot, Samuel.

1806 Trafalgar Plan of the Second Township in the track of land lately purchased from the Mississauga Indians. Map provided by Town of Oakville Staff.

7.2 Legislation

Environmental Assessment Act, R.S.O. 1990, c. E.18.

Ontario Heritage Act, R.S.O. 1990, c.0.18

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

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

Provincial Policy Statement (2014)

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

APPENDIX A – Evaluation Criteria

Ontario Heritage Act

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

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

No amendments.

This is the English version of a bilingual regulation.

Criteria

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

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

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

Transition

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

Ontario Heritage Act

ONTARIO REGULATION 10/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST OF PROVINCIAL SIGNIFICANCE

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

No amendments.

This is the English version of a bilingual regulation.

Criteria

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

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

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



Historic Sites and
Monuments Board
of Canada

Commission des lieux et
monuments historiques
du Canada

Criteria

General Guidelines

Specific Guidelines

for evaluating subjects of potential national
historic significance

Spring 2008

Historic Sites and Monuments Board of Canada

Criteria, General Guidelines & Specific Guidelines

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Introduction

About the National Commemoration Program

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

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

About this Booklet

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

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

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

1. Criteria for National Historic Significance (1998)

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

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

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

2. General Guidelines (1998)

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

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

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

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

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

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

PLACES (2007)

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

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

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

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

PERSONS

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

EVENTS (2002)

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

3. Specific Guidelines: Place

3.1 Extra-Territorial Commemorations

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

It was moved, seconded and carried,

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

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

3.2 Commemoration of Cemeteries

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

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

In June 1990:

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

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

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

3.3 Churches and Buildings Still in Religious Use

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

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

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

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

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

that the following definition of a religious property be adopted:

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

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

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

3.4 Archaeological Sites

In June 1978:

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

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

3.5 Facades of Historical Structures Integrated into Modern Developments

In November 1986:

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

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

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

3.6 Identification of Historic Districts of National Significance

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

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

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

3.7 Identification of Schools of National Significance

In November 1988, the Board agreed that:

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

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

3.8 Monuments Which Themselves Have Commemorative Purpose

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

Following considerable discussion, the Board recommended that

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

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

3.9 Commemoration of Movable Heritage Property

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

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

3.10 Identification of Parks and Gardens of National Significance

In November 1994, the Board recommended that:

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

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

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

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

3.11 Identification of Rural Historic Districts of National Significance

In November 1994, the Board adopted the following:

Definition

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

[Guidelines]

Rural historic districts of national significance:

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

3.12 Country Grain Elevators

In November 1995, the Board adopted the following:

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

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

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

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

3.13 Assessing Sites Associated with Persons of National Historic Significance

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

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

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

3.14 Built Heritage of the Modern Era

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

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

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

3.15 Framework for Identifying and Assessing Settlement Patterns

In November 1997:

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

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

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

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

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

3.16 Historic Engineering Landmarks

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

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

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

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

3.17 Assessing the National Historic Significance of Lighthouses

In December 1998, the Board approved the following guidelines:

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

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

3.18 Aboriginal Cultural Landscapes

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

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

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

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

3.19 Shipwrecks of National Historic Significance in Canada

In December 2000, the Board recommended:

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

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

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

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

3.20 Commemoration of Court Houses

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

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

These categories are:

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

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

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

4. Specific Guidelines: Person

4.1 Commemoration of Governors-General

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

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

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

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

4.2 Provincial Figures Both Prior to and Subsequent to Confederation

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

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

4.3 Commemoration of Prime Ministers

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

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

In May 1974, the Board recommended:

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

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

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

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

4.4 Individuals of Importance in the Canadian Economy

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

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

4.5 Canadians Who Developed an Image of Canada Abroad

In November 1996, the Board recommended:

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

4.6 Evaluating Canadian Architects

In July 2003, the Board adopted the following guidelines:

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

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

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

4.7 Evaluating Canadian Athletes

In July 2007, the Board adopted the following guidelines:

An athlete may be considered of national historic significance if:

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

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

5. Specific Guideline: Events/Other

5.1 Origins of Settlements

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

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

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

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

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

In October 1969:

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

5.2 Pre-Confederation Events

In November 1973, the Board recommended that:

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

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

In November 1973, the Board enunciated that:

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

5.4 Ethnic or Religious Groups

In November 1977, the Board recommended that:

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

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

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

5.5 Disasters and Disaster Areas

In November 1982:

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

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

Amended as follows:

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

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

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

5.6 Commemoration of Post-Secondary Educational Institutions

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

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

6. Specific Guidelines: Forms of commemoration

6.1 Monuments Not Owned by the Department

In October 1967:

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

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

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

6.2 Distinctive Monuments

In June 1968, the Board recommended the following:

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

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

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

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

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

6.3 Quality and Content of Plaque Inscriptions

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

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

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

In November 1997, the Board further added:

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

6.4 The Use of Non-Official Language on Commemorative Plaques

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

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

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

6.5 Consultation on Commemorative Plaque Texts

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

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

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

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

6.6 Style and Layout of Plaque Inscriptions

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

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

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

6.7 Dual or Multiple Plaquing of a Designation

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

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

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

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

7. Specific Guidelines: Procedure

7.1 Original Fabric on the Ground Floors of Buildings

In June 1988, the Board recommended that:

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

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

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

7.2 Deferred Matters

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

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

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

7.3 National Historic Sites Whose Commemorative Integrity Has Been Destroyed

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

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

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

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

In December 2000, the Board approved the following guidelines:

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

7.5 Determining Designated Place

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

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

Scope:

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

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

Exceptions:

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

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

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

7.6 Changing the Directory of Designations of National Historic Significance

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

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

7.7 Guidelines for Establishing Names for National Historic Sites

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

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

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

Notes:

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

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

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

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

Notes:

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

Notes:

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

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

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

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

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

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

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

Notes:

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

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

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

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

Notes:

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

Notes:

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

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

Procedures:

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

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

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