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**Appendices**

- Appendix A – Property Inventory Sheets
- Appendix B – Lost Built Heritage in Bronte
- Appendix C – Excerpts from the Livable Oakville Plan
- Appendix D – Property Standards By-law 2007-100
Executive Summary

The Bronte Heritage Resources Review and Strategy has been an ongoing project for Heritage Planning staff since 2009 to examine heritage resources within the historic boundaries of Bronte Village. The purpose of the study is to provide an overview of the existing cultural heritage resources remaining in Bronte Village and a strategy for protecting and managing these resources for the future.

The area of Bronte Village is currently an identified growth area in the Livable Oakville Plan. Over the next decades, it is planned to be transformed into a more dense urban area with mixed-use residential and commercial developments. The planned vision for Bronte Village is a vibrant community, with a thriving commercial area and a variety of housing opportunities, while reflecting the distinct historical roots and small-town heritage of Bronte Village.

This study documents the remaining heritage resources within Bronte Village, as well as the general history of the area. The findings of this research show that despite numerous changes within Bronte Village in recent decades, the area still contains a number of heritage resources. These elements continue to define the landscape, planned and developed by pioneer settlers who were attracted to the area by the harbour and associated industries.

In addition to documenting these cultural heritage resources, staff has developed strategies and guidelines for their long-term conservation. These strategies are in accordance with and reflect the heritage conservation policies outlined in the Livable Oakville Plan.

At the present time, there are a total of 36 properties which have been identified by staff as being of heritage value or interest. These include 12 properties which are designated under Part IV of the Ontario Heritage Act and 24 properties which are listed on the Oakville Register of Properties of Cultural Heritage Value or Interest (not designated).
1.0 Introduction

The purpose of this study is to provide an overview of the existing heritage resources remaining in Bronte Village and a strategy for these resources for the future. The objectives of this study are outlined below in Section 1.3.

This document includes a background on the history of Bronte Village, from the pre-Colonial period to today, in Section 2.0. Section 3.0 outlines the heritage resources which have been identified in Bronte Village. General strategies for the recognition, conservation and commemoration of the heritage for the whole of Bronte Village are outlined in Section 4.0.

Attached as appendices to this study are several documents which expand upon and support this review and strategy document:

Appendix A is a collection of inventory sheets completed for each property in Bronte Village which has been identified as containing cultural heritage resources;

Appendix B includes photographs of several historic structures in Bronte Village which have been demolished. This provides a record of these structures and underlines the importance of conserving the remaining heritage resources in the area;

Appendix C includes excerpts related to heritage conservation from the Livable Oakville Plan (2009); and,

Appendix D is the Property Standards By-law 2007-100.
1.1 Background Reference Material

As part of this Bronte Village study, staff reviewed existing policies which affect the properties identified in Bronte. These include the Livable Oakville Plan and various guidelines and studies which affect the conservation of heritage properties in general.

Livable Oakville Plan

The Livable Oakville Plan was adopted by Town of Oakville Council on June 22, 2009 and approved by the Ontario Municipal Board on May 10, 2011, except for ten site specific appeals. There is one site specific appeal remaining on the Bronte Village Mall site. The Livable Oakville Plan identifies Bronte Village as a Secondary Growth Area and recognizes it as a historic area with a village character. The policies for the Bronte Village Growth Area were formulated as a result of the background report, the Bronte Village Revitalization Study (2009). The Livable Oakville Plan provides policies for growth and development and functional policies for transportation, urban design and cultural heritage resources. Section 24.4.4 describes the policies for maintenance and protection of cultural heritage resources in Bronte Village (see Appendix C).

The Livable Oakville Plan has been approved as being consistent with the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006). The Cultural Heritage Resources Policy Discussion Paper (2009) was developed as part of the Livable Oakville process and resulted in the policies in Livable Oakville that specifically relate to the conservation of cultural heritage resources found in Section 5.3 (see Appendix C).

The study area for the Bronte Village Heritage Resources Review and Strategy is larger than the area defined as a Secondary Growth Area in the Livable Oakville Plan. The study area includes not only the commercial core of Bronte Village, but also the stable residential areas that surround it. Livable Oakville provides policies regarding intensification and development within stable residential areas in Sections 11.1.9 and 11.1.9 (see Appendix C).
1.2 Boundary of Study Area

The study area of the Bronte Village Heritage Resources Review and Strategy is bounded by Lake Ontario to the south, Rebecca Street to the north and East and West Streets, respectively. This area includes the original survey of Bronte Village where most of the remaining heritage resources are located. A map of this area is shown below:

Fig. 1.1 – Study Area of Historic Bronte Village
1.3 Objectives of Study

The Town of Oakville has been a leader in the conservation of cultural heritage resources, notably in historic downtown Oakville along the lake. There are, however, a considerable amount of heritage resources in Bronte Village, especially around the Bronte Harbour, where early industries such as shipping and fishing developed. As required by the Livable Oakville Plan in Section 24.4.4.c, Heritage Planning staff have completed this study to address the following principle objectives:

1. To identify and document the remaining cultural heritage resources of Bronte Village;
2. To identify lost heritage resources;
3. To recommend policies to address the preservation or commemoration of Bronte Village’s cultural heritage resources (both existing and lost);
4. To establish criteria for the relocation of threatened cultural heritage resources;
5. To evaluate the merits of a heritage conservation district in Bronte Village.

These objectives correspond to the goals and objectives outlined in the Livable Oakville Plan for the conservation, protection and integration of heritage resources in the Town of Oakville.
2.0 BRONTE HISTORY

2.1 Pre-colonial Period and European Settlement

From its early beginnings as a shipping depot for wheat and lumber, to its importance as a fishing village and present role as a regional recreational marina, Bronte is a community defined by its strong ties to the Lake Ontario waterfront.

The Mississaugas, a sub-tribe of the Anishinaabe First Nations people, inhabited the area around the mouth of Twelve Mile Creek prior to the arrival of Europeans in Halton region and the New Purchase in 1805 declared the area a fishing and hunting reserve. However, after the War of 1812, the demand for land in southern Ontario increased dramatically and lots began to be sold or leased to European settlers and United Empire Loyalists. In 1814, Philip Sovereign bought a lot on the west side of the Twelve Mile Creek and John Belyea leased land from the Mississaugas on the east side of the creek.

In 1820, the five Mississauga Chiefs ceded the reserve land to European settlement. Lots were purchased at public auction in 1826 by notable early Bronte settlers William Peacock, Joseph Hixon and Asabel Davis, but the land was not immediately developed. The town site at the mouth of the Creek was surveyed in 1834 by William Hawkins, Deputy Provincial Surveyor, and as the town lots were sold, the money was deposited in an account for the Mississaugas, who had re-located to a small government-provided village on the west bank of the Credit River. The original survey of Bronte Village went to Rebecca Street (then Concession Line) to the north, and East Street and West Street respectively, and the lake to the south.

The village was named for Lord Nelson, the British naval hero who received the Duchy of Bronte from King Ferdinand of Naples and Sicily in 1799. Townships of the area also bore tribute to Lord Nelson: Nelson Township and Trafalgar Township.

In 1837, Samuel Bealy Harrison acquired Joseph Hixon's mill lands and built a saw and grist mill, and went on to petition the government, raise funds and eventually formed a public company to create a harbour at the mouth of the creek. Bronte Harbour was completed in 1856, and Bronte rapidly became a popular regional port for wheat, fruit and lumber exports. Skilled ship builders

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2 Unknown, *Bronte: New Life in Old Town*, article in local newspaper, date unknown
3 Brimacombe, 7.
4 *Bronte: New Life in Old Town*
gravitated towards Bronte, capitalizing on the successful harbour community and a plentiful supply of lumber.\textsuperscript{6}

The harbour activity attracted businesses to the Bronte area and offered increased trade opportunities for area farmers. Hotels were built to cater to overnight visitors, farmers and businessmen and the Thompson Hotel was established as a stage coach stop. During the early 1850s, the village reportedly had over 200 inhabitants, plus two hotels, a saw mill, two grist mills, a clothing factory, a shingle mill, a wagon works and a blacksmith shop.\textsuperscript{7} The permanent residents of early Bronte Village were largely labourers, mariners, and farmers.

**Bronte Road**

This road, also known as Regional Highway 25, links the historic villages of Bronte and Milton and is a busy highway in the west end of Oakville. The highway runs from Bronte Village across the QEW up to Palermo where it intersects with Dundas Street and continues on to Milton. Bronte Road was originally known as Trafalgar Street and Lakeshore Road (formerly Triller Street) were the main arterial roads in Bronte Village. Bronte Road was used as one of the main trade routes to and from Halton County (i.e. Georgetown, Acton, Milton), especially during the wheat boom of the early 1850s.

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\textsuperscript{6} Turcotte, 88.
\textsuperscript{7} Brimacombe, 15.
2.2 Development of Industry

While the harbour was the centre of Bronte industry, its success and prosperity was limited by a drop in the grain trade and the newly developed railway to the north, which began to shift shipping interests to favour Hamilton and Toronto.\(^8\) When the Grand Trunk Railroad opened its track between Montreal and Sarnia, passing through Georgetown and Acton, most farmers in Halton County began carrying their wagonloads of grain to these towns, eliminating the necessity of long wagon trips south to Bronte.\(^9\) Between 1856 and 1877, the population of the village dropped from a peak of 550 to approximately 220.\(^10\)

As the shipping industry in Bronte began to decline, commercial interests shifted to the utilization of other natural resources. “Stone-hooking”, the dredging of stone from the lake bottom, became an important source of income in Bronte.

Commercial fishing also became an important local industry and fishing activities defined the waterfront landscape at the turn of the century through to the 1930s. However, declining fish populations and the great storm of 1944 brought the fishing industry into a slump from which it never recovered.

As a result of the stonehooking, fishing and shipping industries, Bronte became known for its skilled woodworking tradesmen, particularly ship-building. Local carpenters and shipbuilders created vessels suitable for each of the industries, including large two-masted schooners, smaller two-masted fishing boats and flat bottom schooners for stone-hooking.

With the slowing of industry at the Bronte harbour between WWI and WWII, the area became known as a summer resort location for vacationing families from Toronto and the surrounding area. While there were some cottages built specifically to meet this new demand, it was not uncommon for low-income Bronte residents to move out of their homes for a period of time so that they could rent to families on holiday.

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8 Turcotte, 88.
9 Brimacombe, 22.
10 Brimacombe, 23.
2.3 Twentieth Century Changes

Until 1945 Bronte was, in all respects, a village-size community. It was small in area and had clearly defined edges, marked by Lake Ontario to the south and otherwise surrounded by open countryside. After 1945, however, the character of Bronte began to change dramatically. The increase in automobile traffic between Toronto and Hamilton after the Second World War necessitated the development of Highway 2 (Triller St./Lakeshore Rd.) and a new bridge over Bronte Creek. This bridge was the only crossing south of Highway 5, and the volume of traffic through Bronte increased significantly. The resulting boom of commercial development along Lakeshore Rd. was vehicle-oriented.

Bronte was only officially incorporated as a Village in 1951, but reverted to Trafalgar Township in 1959. Three years later, Bronte, with the rest of Trafalgar Township was amalgamated into the Town of Oakville, as widespread suburban development engulfed the countryside that previously defined the border of Bronte village. By 1960, Bronte was one small section of the continuous belt of suburbia between Hamilton and Toronto, with no perceivable edges. However, despite new residential and intensive commercial development along Lakeshore Road, Bronte has maintained its identity as a village community. The map in Fig. 2.4 illustrates the date of construction of many properties within the study area, based on available MPAC data. While much of the commercial centre of Bronte Village has been rebuilt, the map shows the development of the surrounding stable residential areas.

Figure 2.3 - Concrete bridge at Lakeshore Road, constructed 1918.
Source: Bronte Historical Society
Figure 2.4 Development of Bronte Village
3.0 Identification of Cultural Heritage Resources

As part of this study of Bronte, Heritage Planning staff has identified and categorized the cultural heritage resources of the area into two categories: designated properties and listed properties. As of September 2011, 36 heritage properties have been identified by staff in Bronte:

12 are designated under Part IV of the *Ontario Heritage Act*
24 are listed in the Oakville Register

Further investigation and evaluation of the cultural heritage value of these properties was completed by staff, an overview of which is provided in the inventory sheets, attached in Appendix A. A map showing the location of these properties is available below as Fig. 3.1.

These lists of designated and listed properties are subject to change as properties are added to the lists in the future.

**Designated Properties**

<table>
<thead>
<tr>
<th>Address</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>144 Bronte Road</td>
<td>Walton United Church Manse</td>
</tr>
<tr>
<td>141-161 Bronte Road</td>
<td>Church of the Epiphany (demolished)</td>
</tr>
<tr>
<td>49 Bronte Road</td>
<td>Stoneboats</td>
</tr>
<tr>
<td>2489 Lakeshore Road West</td>
<td>Walton Memorial United Church</td>
</tr>
<tr>
<td>2333 Ontario Street</td>
<td>Blacksmith Shop, Bronte Quad</td>
</tr>
<tr>
<td>2405 Ontario Street</td>
<td>Glendella House, Bronte Quad</td>
</tr>
<tr>
<td>2409 Ontario Street</td>
<td>Bronte Post Office, Bronte Quad</td>
</tr>
<tr>
<td>2411 Ontario Street</td>
<td>Bronte Police Station, Bronte Quad</td>
</tr>
<tr>
<td>3065 Seneca Drive</td>
<td>Darlington Cottage</td>
</tr>
<tr>
<td>3128 Seneca Drive</td>
<td>Dalt McDonald-Belyea House</td>
</tr>
<tr>
<td>West Street</td>
<td>Bronte Cemetery</td>
</tr>
<tr>
<td>7 West River Street</td>
<td>Sovereign House</td>
</tr>
</tbody>
</table>
Listed Properties

<table>
<thead>
<tr>
<th>Address</th>
<th>Name/Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>93 Bronte Road</td>
<td>Edwardian house</td>
</tr>
<tr>
<td>184 Bronte Road</td>
<td>Pattern-book house</td>
</tr>
<tr>
<td>225 Bronte Road</td>
<td>Stone wall remnant</td>
</tr>
<tr>
<td>231 Bronte Road</td>
<td>Arts and Crafts house</td>
</tr>
<tr>
<td>79 Jones Street</td>
<td>Legion Hall</td>
</tr>
<tr>
<td>103-107 Jones Street</td>
<td>Commercial building</td>
</tr>
<tr>
<td>125 Jones Street</td>
<td>Vernacular house</td>
</tr>
<tr>
<td>129 Jones Street</td>
<td>Vernacular house</td>
</tr>
<tr>
<td>133 Jones Street</td>
<td>Vernacular house</td>
</tr>
<tr>
<td>2457 Lakeshore Road West</td>
<td>Bronte Cenotaph</td>
</tr>
<tr>
<td>2500 Lakeshore Road West</td>
<td>Bronte Cenotaph</td>
</tr>
<tr>
<td>2508 Lakeshore Road West</td>
<td>Bronte Marina</td>
</tr>
<tr>
<td>70 Mississauga Street</td>
<td>Craftsman house</td>
</tr>
<tr>
<td>2423 Rebecca Street</td>
<td>Modern church</td>
</tr>
<tr>
<td>3060 Seneca Drive</td>
<td>Colonial Revival house</td>
</tr>
<tr>
<td>3073 Seneca Drive</td>
<td>Arts and Crafts bungalow</td>
</tr>
<tr>
<td>2297 Sovereign Street</td>
<td>1875 house</td>
</tr>
<tr>
<td>2348 Sovereign Street</td>
<td>Colonial Revival house</td>
</tr>
<tr>
<td>2366 Sovereign Street</td>
<td>Vernacular house</td>
</tr>
<tr>
<td>2370 Sovereign Street</td>
<td>Vernacular house</td>
</tr>
<tr>
<td>2374 Sovereign Street</td>
<td>Vernacular house</td>
</tr>
<tr>
<td>2378 Sovereign Street</td>
<td>Vernacular house</td>
</tr>
<tr>
<td>2451 Sovereign Street</td>
<td>Edwardian house</td>
</tr>
<tr>
<td>14 Timber Lane</td>
<td>Dutch Revival house</td>
</tr>
</tbody>
</table>
Fig 3.1 Map of Heritage Resources in Bronte
4.0 General Conservation and Commemoration Strategies

Despite the many changes that have occurred in Bronte Village in the past several decades, there are a number of significant cultural heritage resources which remain. There are distinct benefits in the recognition and conservation of the remaining heritage resources of Bronte as it ensures that this history is still visible for future generations.

It is important to note that for any property or project, several of these various conservation strategies may be applicable. For example, a heritage resource may be incorporated into new development in an adaptive reuse with a plaque erected to indicate its significance.

The conservation and commemoration strategies are as follows:

1) Add cultural heritage resources to the Oakville Heritage Register;
2) Pro-actively designate heritage resources under Part IV of the Ontario Heritage Act;
3) Guide proposed development to ensure compatibility with and respect of identified heritage resources;
4) Seek opportunities to incorporate houses, other structures and natural heritage features into new developments;
5) Require stabilization and protection of vacant heritage resources which are being conserved;
6) Incorporate signage on existing roads that recognize the historical significance of Bronte Village;
7) Establishing incentive programs to encourage the conservation of heritage properties;
8) Consider the various planning tools available to preserve and protect heritage character areas, such as infill housing guidelines that include define appropriate design standards, streetscape guidelines, community improvement plans and/or heritage conservation districts.

1) Add cultural heritage resources to the Oakville Heritage Register

Listing properties on the Oakville Register of Cultural Heritage Value or Interest provides some limited protection against demolition in the event that an application to demolish a structure is submitted. Potential heritage resources which are not listed are not protected.

In July 2009, Town of Oakville Council approved the addition of properties in the Bronte Village area to the Register, as listed (not designated) properties. Each property was evaluated according to the document Evaluation of Heritage Resources in the Town of Oakville. This document, developed by Town of
Oakville Heritage Planning staff, outlines the process used by staff to determine whether or not a property should be listed on the Register.

A property will be recommended to Council for inclusion in the Register if it has the potential to meet at least one of the three criteria outlined in Ontario Regulation 9/06. This regulation, made under the *Ontario Heritage Act*, outlines the evaluation criteria under which a property must be assessed in order to determine if it merits designation. While a property must meet at least one of the criteria for designation, Heritage Planning staff uses these criteria for listing properties as well, but the property only needs to have the potential to meet one of the criteria. The criteria are grouped into three categories as follows:

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
   iii. demonstrates a high degree of technical or scientific achievement

2. The property has historical value or associative value because it,
   i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
   ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
   iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

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

The only restriction for a property listed on the Register is a 60-day waiting period for a demolition permit. During that time, Council may consider whether or not the property should be designated under the *Ontario Heritage Act* or removed from the Register, therefore allowing demolition. If the property is to be demolished, the Town may request the ability to document the building for posterity or to salvage historic materials in advance of demolition. If designation is proposed, it is a separate process requiring consultation with property owners.
2) Pro-actively designate cultural heritage resources under Part IV of the Ontario Heritage Act

Designation provides increased protection against demolition of a property and encourages the recognition and celebration of our cultural heritage resources. Designation ensures that a property is legally protected under the Ontario Heritage Act and provides a legal means to ensure that adjacent development considers, and is sensitive to, the designated heritage resources.

The designation of a property does not prevent the redevelopment of the site. There are many instances where designated heritage resources are sensitively conserved and integrated into new subdivisions, commercial developments and condominium projects. Designation does not prevent owners from altering the property or changing its use, but merely guides the manner in which these changes are done.

In accordance with the Ontario Heritage Act, an extensive evaluation of a property must be undertaken in order to determine if it merits designation. The criteria used to evaluate a property for designation is Ontario Regulation 9/06, and a property must meet one or more of its criteria in order to be designated. These criteria are described in the previous section.

3) Guide proposed development to ensure compatibility with and respect of identified heritage resources

A new development which is adjacent to, or in the immediate vicinity of, a heritage resource should as much as possible be physically and visually compatible with, respectful of and distinguishable from a heritage resource. The heritage resource should therefore be treated in such a way that all nearby work is not only sympathetic to the building, but allows for it to maintain its presence and even its landmark quality.

In addition, Section 2.6.3 of the Provincial Policy Statement recognizes the importance of evaluating and guiding development on properties adjacent to protected heritage properties.

A key to preserving cultural heritage resources within new developments is to work with the applicants proposing to re-develop the land from the earliest part of the process as possible. The Town of Oakville has worked with developers on the conservation of historic buildings within new plans of subdivision in Oakville. While retaining the historic building on its original site is the most ideal option, it is not always possible due to various circumstances. In these cases, staff needs to work with the developers to find a solution in which the building can be conserved within the site or on a nearby site.
The following is a basic overview of the strategy that is recommended for staff to use when attempting to conserve a built heritage resource which is located in an area which is to be developed:

1) Staff is to meet with the developers and/or applicants as soon as possible in the process in order to ensure all parties understand the significance of the built heritage resource and the possible outcomes for it;
2) Staff is to require a Heritage Impact Assessment from the owner and/or developer, which outlines how the heritage resource will be affected by the proposed development.
3) Staff is to require a Conservation Plan which outlines various options for the structure, including conservation, restoration, expansion, relocation, and use, as well as any costs associated with these projects.
4) Staff is to prepare and present a report to the Heritage Oakville Committee which outlines the applicant's proposal, reviews the Heritage Impact Assessment(s), Conservation Plans and other documents and important information; and,
5) If the property is not already designated and staff determines that the property is worthy of designation under Part IV of the Ontario Heritage Act, staff is to prepare a designation brief outlining the design or physical value, historical or associative value and contextual value of the property. This is to be presented to the Heritage Oakville Advisory Committee who may then recommend to Council that the property be designated. If possible, it is recommended that staff work with the owner of the property in order to pursue designation with their support.

**4) Seek opportunities to incorporate houses, other structures and natural heritage features into new developments**

Should any of the identified cultural heritage features listed or designated on the Oakville Heritage Register be located on a parcel of land to be developed, the development should incorporate the heritage resource within the development.

The integration of heritage resources with medium and high density development projects will not be without its challenges, however, it is achievable and should be considered from the preliminary stages of development. There are numerous examples across Ontario where heritage buildings and new developments have been successfully integrated.

*Prioritized Conservation Strategies*

Where new development is taking place in the location of an identified cultural heritage resource, the following is a list of possible outcomes for the resource, beginning with the most ideal option:
1) Retain the resource *in situ* and manage the new development in a manner that is compatible with and respectful of the heritage resource. This is the most ideal conservation option for a heritage resource. The grading plan for the new development should be designed or adjusted to accommodate the existing grading around the heritage resource. This is to ensure that the heritage resource is not at a significantly higher or lower grade than the rest of the development surrounding it.

2) If *in situ* retention is not possible, relocate the resource within the site and manage the new development in a manner that is compatible with and respectful of the heritage resource. It should be determined by staff that on site retention of the heritage resource is not viable prior to its relocation. It is recommended that staff work with the owners and/or developers to choose a location that is most suitable for the heritage resource. It should be noted that relocation is a last resort method of conserving built heritage resources and should only be utilized when all other options have been exhausted. The relocation of a built heritage resource shall only be considered through a Heritage Impact Assessment that addresses the retention and relocation of the heritage resource.

3) If retention *in situ* or within the site is not possible, relocate the resource to a new site where the surroundings are compatible with and respectful of the heritage resource. Within the Bronte area, there may be other area suitable for relocation, such as the northeast corner of Ontario and Jones Street. This portion of town-owned land may be available for relocation of up to three heritage buildings. However, any relocation of a heritage structure to this area would be a last resort option, and may not be suitable for every structure. Relocation would also be restricted by the availability of the land, which may be sold or allocated for another purpose at the Town’s discretion at any time. Any proposed relocation of a heritage structure would be evaluated on an individual basis by Heritage Planning staff and Heritage Oakville, based on the submitted Heritage Impact Assessment.

4) In the event that options for retention on site and relocation as a whole structure are determined by staff to not be feasible, another option may be considered which involves the documentation, cataloguing, dismantling and reconstruction of the built resource. For example, in the case of a heritage house, the new house should be constructed to be as close as possible to the original house in design, form and materials. The new house should be reconstructed in an appropriate location as close as possible to the original site of the house with the original orientation of the house maintained if possible. If on-site reconstruction is not possible, the new house could be relocated within the site, and if this is not possible, outside of the site. Detailed architectural drawings and photography is required to accurately reconstruct the new house. Each material should
be documented, handled and stored carefully for re-use in the new house. This option is to be considered only in very rare circumstances.

5) If retention *in situ* or relocation is not possible, document the resource through photography and historical research. Additionally, materials which are found to have cultural heritage significance should be removed and salvaged for future investigations and as a remnant of the lost resource.

**Use**

The best use for a historic building is its original use. However, there may be circumstances where this is not possible and alternative options should be explored which do not significantly alter the heritage features of the building. For buildings historically used as residences, other uses such as commercial, retail, office or institutional are possible options. Larger buildings, such as churches and commercial buildings, could also be used for residential, commercial, institutional or industrial purposes.

**5) Require stabilization and protection of vacant heritage resources which are being conserved**

Once it has been determined that a vacant built heritage resource will be conserved, it is extremely important to stabilize the structure and provide security measures. The owner of the property containing the cultural heritage resource could take measures to secure the properties which include, but are not limited to:

1) Board up all window and door openings and paint the boards;
2) Erect a high fence close to the building to limit access to the structure;
3) Erect a locked gate at the end of the lane or driveway to prevent vehicular access;
4) Erect a sign that is clearly visible at the edge of the roadway, or other area seen by the public, that the building is in the process of being restored for future use;
5) Install video monitoring system to dissuade vandalism activity; and,
6) Continue ongoing inspection and monitoring of the building.

The Town may seek opportunities such as subdivision or site plan approvals where it may be appropriate to impose specific requirements to ensure that a site is secure.

In some circumstances, the Town may require that the owner carefully remove and store in a dry and secure place significant architectural details of the heritage resource for safekeeping until such a time that the restoration of the building can take place.
Section 10.0 of the Town of Oakville Property Standards By-law 2007-100 (attached as Appendix F) outlines the minimum standards for the maintenance and occupancy of a designated property. Section 10.5 outlines guidelines specifically for heritage properties which are vacant.

All designated properties are subject to the guidelines in Section 10.0 of this By-law. Regular inspections of designated properties should be completed by Town staff in order to ensure that the heritage buildings are secured and protected. In the event that a property does not meet the requirements set out in By-law 2007-100, staff may issue an Inspection Order on the owner with a requirement to remedy the deficiencies outlined in the Order.

6) Incorporate signage on existing roads and that recognize the historical significance of Bronte

Signage allows for the recognition of historical communities by enhancing their village or hamlet character while creating a sense of arrival. Signage would benefit the historic settlement of Bronte by defining entry points to the village and by recognizing its historical significance as a pioneer settlement area.

The following are examples of signs that would be appropriate to install at the edge of Bronte Village:

![Signage Example 1](source: Town of Markham)

![Signage Example 2](source: City of St. Catharines)

Interpretative plaques or displays may also be appropriate for specific sites of heritage significance, including in front of conserved heritage buildings or in spaces where heritage buildings and/or landscapes previously existed, as a reminder of the past.

The history of Bronte Village, including its early settlement, transportation routes, geography and other historical information on Bronte could be relayed through new signage, as a continuation of the Town’s successful Heritage Trails project.
7) Consider the potential for establishing incentive programs to encourage the conservation of heritage properties

Heritage conservation incentives for heritage properties (both monetary and non-monetary) are tools used by municipalities in Canada aimed at promoting the retention and restoration of heritage resources. The establishment of incentive programs for heritage properties in Oakville, and more specifically in Bronte, could be a useful tool for encouraging good stewardship and restoration of heritage properties. The potential for establishing conservation incentives for heritage properties to augment the Town’s existing heritage conservation program would be considered in greater detail in a future report to Council prepared in consultation with the Finance Department. It is anticipated that such a report will be presented to Council in 2012.

8) Consider the various planning tools available to preserve and protect heritage character areas, such as infill housing guidelines that define appropriate design standards, streetscape guidelines, community improvement plans and/or heritage conservation districts.

Due to the loss of much of the heritage fabric of Bronte Village, the potential for a heritage conservation district under Part V of the Ontario Heritage Act is limited. Very few areas within Bronte could still be considered intact cultural heritage landscapes.
However, small pockets of Bronte could possibly be considered for a heritage conservation district study to determine whether the area warrants designation. The area from the Bronte Harbour, Lakeshore Road West at West River Street along Seneca Drive to West Street does have several significant heritage resources and retains some of its historic character in small cottages and larger residences, with a streetscape of mature trees.

In order to proceed with a heritage conservation district study, there would need to be public support for proceeding with the study. The town would require the support of the majority of area property owners and stakeholders before initiating any such study. The level of public support and interest could be determined by holding a public information meeting in Bronte to discuss heritage tools with area property owners/stakeholders, as well as collecting feedback in survey form to determine the level of interest in a heritage conservation district. Following the collection of this information, staff would report back to Council with a recommendation for the appropriate planning tools to implement in Bronte. If a heritage conservation district study is not requested by the majority of stakeholders, there are other planning tools that could be utilized to protect and preserve heritage resources.

Community improvement plans may be a useful tool for certain portions of Bronte. Community improvement plans have been used several times in Bronte with the creation of plans in 1988 and 1998. A new community improvement plan for Bronte is required as part of the Secondary Growth Area policies and is proposed to be updated. Potential changes could include: a focus on conservation of existing heritage resources; streetscape plan and improvements to highlight and celebrate heritage properties; and, grant programs designed to assist heritage property owners with restoration projects.

Infill housing guidelines for areas within Bronte, especially areas that have both heritage buildings and modern construction are needed. Infill guidelines would address issues of setback, height, scale and design to ensure that new developments respect the remaining heritage fabric of Bronte. Design standards can help maintain the character of streets and landscapes which are threatened due to unsympathetic development of neighbouring properties.

Infill housing guidelines could effectively act in a similar manner to a heritage conservation district in that new construction will be subject to controls that ensure the proposed structure fits in with the character of the existing streetscape. Unlike a heritage conservation district, however, heritage permits would not be required to alter non-designated buildings within the area. Infill housing guidelines would be the most appropriate solution to manage change within the Bronte area, if there is not enough support for heritage conservation districts or municipal funding available for community improvement plans.
5.0 Heritage Inspections and Enforcement

A key consideration of the Bronte Heritage Resources Review and Strategy is the maintenance of heritage properties in compliance with the Property Standards By-law 2007-100. This By-law outlines the requirements for proper maintenance and security of buildings in the town, with a specific section regarding properties which have been designated under the *Ontario Heritage Act* in Section 10.

Owners of properties designated in accordance with Section 29, Part IV of the *Ontario Heritage Act* are obligated to maintain their property according to the requirements outlined in By-law 2007-100 (attached as Appendix F). This ensures that the heritage resources are in a good and sound condition when the time comes to consider integrating the heritage resources into new developments. By providing proper maintenance up to and during the development process, property owners can benefit from a significant reduction in the costs and efforts required to bring the heritage resource to a habitable condition.
6.0 Conclusions and Recommendations

The purpose of the study is to provide an overview of existing heritage resources remaining in Bronte Village and a strategy for these resources for the future.

Bronte Village contains heritage resources which should be conserved as part of the development of that area. Without the conservation of these buildings and landscapes, the significant history of Bronte Village will not be maintained for future generations.

As part of the implementation of this study, the following recommendations are being made by staff:

1. That this study be used as a reference tool and as a guide for managing heritage conservation in Bronte Village;
2. That the general conservation strategies outlined in Section 4.0 of this report be implemented by staff;
3. That a public information meeting be held in Bronte to discuss heritage preservation and planning tools;
4. That surveys be made available to collect feedback regarding support for a heritage conservation district and/or alternative planning tools;
5. That a report be brought back to Council to present the feedback received from the public information meeting and surveys, and to present a final staff recommendation that reflects the community input.