

3437 TRAFALGAR ROAD & 340
BURNHAMTHORPE ROAD EAST
Cultural Heritage Evaluation Report

March 19, 2026

ERA

Project # 25-009-01
ERA Contributors: PE / SI / JQ / KK / MS

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1 EXECUTIVE SUMMARY

This Cultural Heritage Evaluation Report (“CHER”) was prepared by ERA Architects Inc. (“ERA”) for two properties in the Town of Oakville, known municipally as 3437 Trafalgar Road and 340 Burnhamthorpe Road East (the “Site”).

The property at 3437 Trafalgar Road contains a two-and-a-half-storey mid-19th century farmhouse on a 0.88-acre parcel. The property at 340 Burnhamthorpe Road contains two structures - a circa 1840s one-and-a-half-storey house-form building in an advanced state of deterioration (relocated from the southeast corner of Trafalgar and Burnhamthorpe Roads during the second half of the 20th century), and a mid-20th-century house-form building currently occupied by the Vic Hadfield Golf & Learning Centre.

Based on historical research, it is our professional opinion that the property at 3437 Trafalgar Road meets one Ontario Regulation 9/06 (“O.Reg. 9/06”) criterion for historic/associative value, while the property at 340 Burnhamthorpe Road East meets no criteria. Based on this evaluation, neither property comprising the Site is a candidate for designation under Part IV, Section 29 of the *Ontario Heritage Act* (“OHA”).

2 PROPERTY OWNER

2.1 Owner

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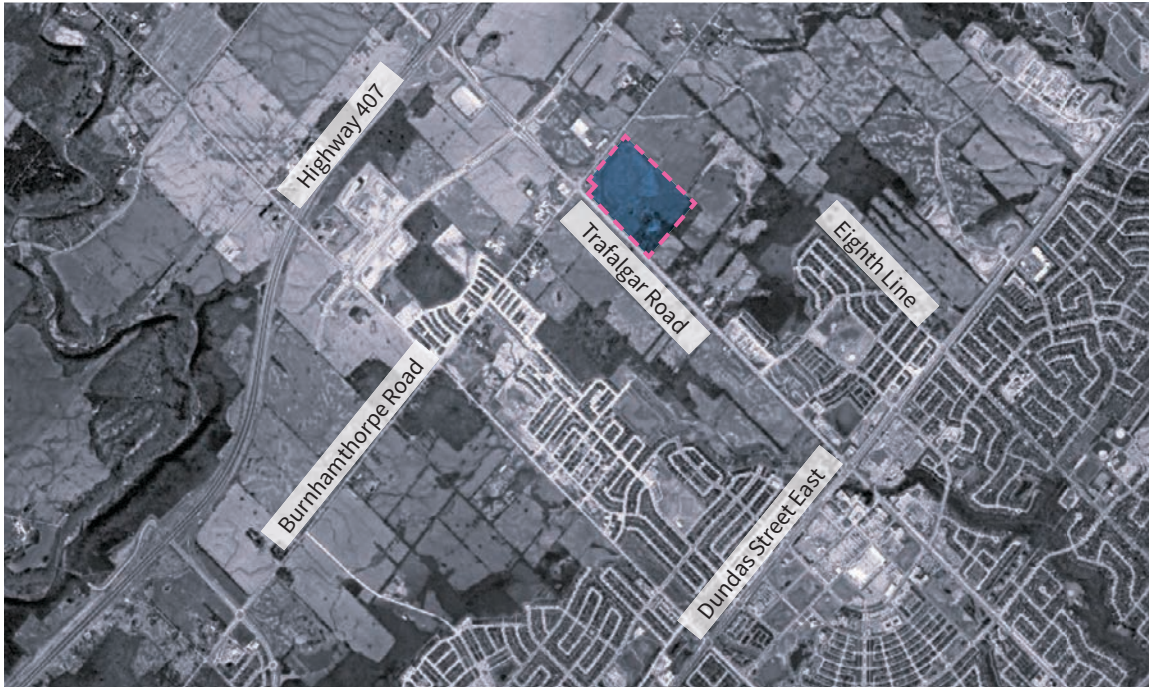
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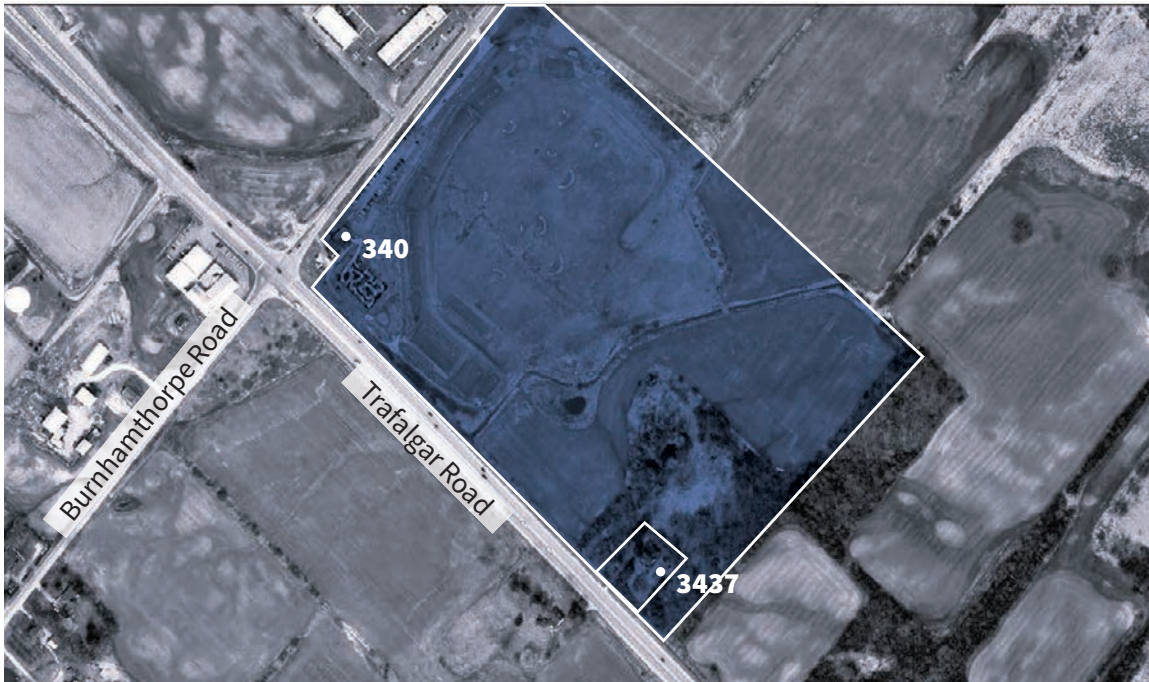
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3 INTRODUCTION TO THE PROPERTY

3.1 Location and Site Plan



Aerial image showing the Site, shaded blue and dashed in pink, and surrounding context (Town of Oakville, 2025; annotated by ERA).



Aerial image showing the two properties comprising the Site, shaded blue (Town of Oakville, 2025; annotated by ERA).

3.2 Site Overview

The Site is comprised of two properties in the Town of Oakville, known municipally as 3437 Trafalgar Road and 340 Burnhamthorpe Road East (the “Site”). The Site is bounded by Trafalgar Road to the west, Burnhamthorpe Road to the north, and farm fields to the east and south. Below is a summary of relevant information pertaining to the Site:

- Legal address (3437 Trafalgar Road): PT LT 12, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, AS IN 759281
- Legal address (340 Burnhamthorpe Road East): PT LT 12, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 714764 & 709598 EXCEPT PT 2 & 3, 20R11324
- Land use designation: Trafalgar Urban Core Area
- Secondary Plan: North Oakville Secondary Plan
- Heritage status: (3437 Trafalgar Road): listed
- Heritage status: (340 Burnhamthorpe Road East): listed

Both properties comprising the Site are listed on the Town of Oakville Heritage Register but are not designated under Part IV, Section 29 of the *Ontario Heritage Act* (“OHA”). The Site is considered adjacent to the heritage resource at 3444 Trafalgar Road (The Bentley Family Farmhouse), which is designated under Part IV, Section 29 of the OHA by By-law 2023-154 (currently under appeal).

3.2.1 3437 Trafalgar Road

The property at 3437 Trafalgar Road contains a vacant two-and-a-half-storey mid-19th century vernacular farmhouse on a 0.88-acre parcel. The farmhouse features two 20th-century rear additions, is enclosed by a chainlink fence, and is obscured from Trafalgar Road by dense vegetation. 3437 Trafalgar Road was part of a larger farm complex throughout the majority of the 19th and part of the 20th century. None of the farm buildings associated with the farmhouse are extant.



Aerial image indicating evolution of 3437 Trafalgar Road, with the approximate dates of each portion of the structure indicated (Town of Oakville, 2025; annotated by ERA).

3.2.2 340 Burnhamthorpe Road East

The property at 340 Burnhamthorpe Road East contains a vacant circa 1840s one-and-a-half-storey house-form building in an advanced state of deterioration. The building is located at the edge of a farm field on the Site and is obscured by dense vegetation. The property also contains a mid-20th-century house-form building currently occupied by the Vic Hadfield Golf & Learning Centre, which fronts onto Burnhamthorpe Road East, an associated parking lot to the east, and an approximately 18-acre golf green to the south.

Part of the property at 340 Burnhamthorpe Road East appears to be farmed and the southern portion features an agricultural landscape. A small pond is located approximately 90 meters from Trafalgar Road, and a shallow watercourse running east-west divides the farm field and 1840s building from the golf green. The south-west corner of the property is wooded.



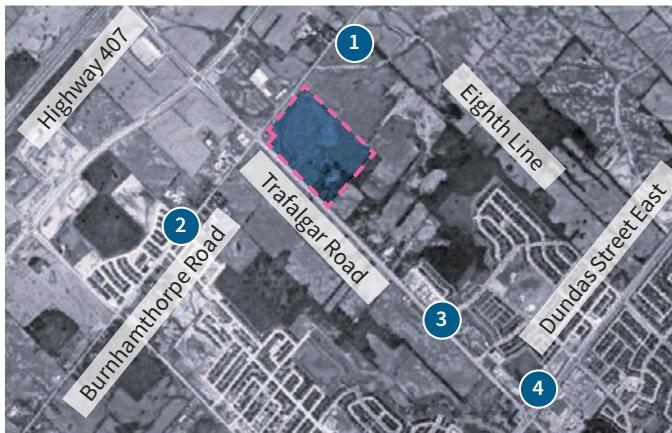
Aerial image showing the approximate location of structures at 340 Burnhamthorpe Road East, circled in pink (Town of Oakville, 2025; annotated by ERA).

3.3 Description of Surrounding Neighbourhood

The Site is located on the south side of Burnhamthorpe Road East in the North Oakville community (north of Dundas Street East and south of Highway 407). Contextually, the Site forms part of an evolving landscape at the northernmost part of Oakville, which is undergoing a transition from rural to urban land uses.

The area to the south of Dundas Street East is defined primarily by residential subdivisions and includes pockets of contemporary commercial development with arterial strip fabric (e.g. gas stations and large-scale retail outlets). Prior to approximately 2010, the lands immediately north of Dundas Street East were rural and characterized largely by agricultural uses. Development has since begun to extend northward, including at Ninth Line and Burnhamthorpe Road East to the west of the Site. The evolving built form north of Dundas Street East east of Trafalgar Road consists of mid- to high-rise residential buildings located along Trafalgar Road.

The Site's immediate context remains agricultural. The Al Falah Islamic Centre and mosque is located in a former mid-20th century building to the north of the Site on the north side of Burnhamthorpe Road East. A large warehouse building currently housing a pet store is located at the northwest corner of Trafalgar Road and Burnhamthorpe Road East. Areas behind the mid- and high-rise development along Trafalgar Road are predominantly characterized by low-rise residential uses, such as townhomes or single-detached houses.



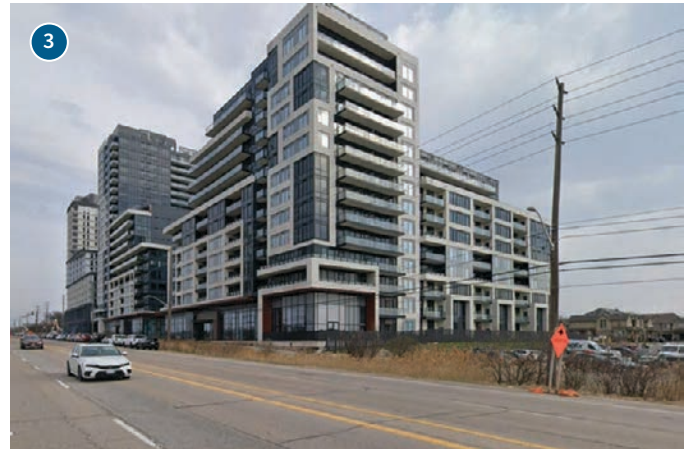
Current aerial photograph showing the Site and context, with the Site shaded in blue (Town of Oakville, 2025; annotated by ERA).



Rural stretch of Burnhamthorpe Road East to the northeast of the Site (Google, 2025).



New residential subdivision with a mixed-use building fronting onto Burnhamthorpe Road East (Google, 2025).



Recently-completed mid-rise building along Trafalgar Road, with low-scale residential beyond (Google, 2025).



Southeast corner of Trafalgar and Burnhamthorpe Roads (Google, 2025).

4 CURRENT PHOTOGRAPHS

4.1 Site Photographs

Photographs were taken by ERA in May and September 2025, unless otherwise noted. This Section provides photographs of the Site. Due to dense vegetation surrounding the 19th-century buildings on the Site, full elevation photos could not be obtained.

4.1.1 3437 Trafalgar Road



Looking east from Trafalgar Road towards 3437 Trafalgar Road. The building on the property is obscured by vegetation and is not visible (ERA, 2025).



Looking towards the south elevation of the building at 3437 Trafalgar Road from behind the security fence (ERA, 2025).



Looking towards the north elevation and one-storey addition at the rear of the 19th-century building (ERA, 2025).



Looking southeastward towards the principal (west) elevation of the building at 3437 Trafalgar Road from behind the security fence (ERA, 2025).



Portion of the principal (west) elevation and main entrance (ERA, 2025).



Bay window at the principal (west) elevation (ERA, 2025).



Looking into the front hall from the main entrance (ERA, 2025).



Looking into one of the two front rooms on the ground floor (ERA, 2025).



Wood trim around the windows in one of the two front rooms on the ground floor (ERA, 2025).



Ceiling medallion on the ground floor (ERA, 2025).



Looking towards the enclosed sunroom off of one of the two front rooms on the ground floor (ERA, 2025).



Enclosed sunroom on the ground floor (ERA, 2025).



Looking down into the hallway on the ground floor from the staircase (ERA, 2025).



Looking up the staircase to the landing and 20th-century rear addition beyond (ERA, 2025).



The roof in the 20th-century two-storey addition has failed (ERA, 2025).



Looking towards the 20th-century rear addition from the second storey. Note the balustrade has been removed (ERA, 2025).



Looking towards the three rooms on the second floor. Note the ladder to the attic (ERA, 2025).



Looking towards the pair of sliding doors on the south elevation, leading into the kitchen (ERA, 2025).



Looking towards the exterior entrance to the rear one-storey addition (ERA, 2025).



Evidence of masonry underneath the stucco at the original portion of the building. Note the presence of both red and buff brick, suggesting possible buff brick quoining (ERA, 2025).



Concrete block structure visible underneath stucco at the two-storey rear addition (ERA, 2025).

4.1.2 340 Burnhamthorpe Road



Principal (west) and side (north) elevations of the circa 1840s building at 340 Burnhamthorpe Road (ERA, 2025).



Side (south) and rear (east) elevations of the circa 1840s building at 340 Burnhamthorpe Road. Note the failure and collapse of the rear wall (ERA, 2025).



Dense vegetation at the principal (west) elevation (ERA, 2025).



Window opening at the principal (west) elevation (ERA, 2025).



Enlarged window opening at the principal (west) elevation (ERA, 2025).



Large opening on the south elevation where a fireplace would likely have been located (ERA, 2025).



Collapsed second storey and large opening at side (south) elevation (ERA, 2025).



Looking into bathroom on ground floor (ERA, 2025).



Stairs to second storey (ERA, 2025).



Collapsed roof and exposed gable end (ERA, 2025).



Collapsed floor on the south side of the house. Note the hewn timber beam (ERA, 2025).



Collapsed roof on the first storey, looking northeast from the main entrance (ERA, 2025).



Collapsed floor on the south side of the house. Note the hewn timber beam (ERA, 2025).



Close-up photo of the mortise-and-tenon joinery at the exterior walls, with wooden dowels connecting the post and beam (ERA, 2025).



Beam tenon on the east elevation where the mortise-and-tenon connection has failed (ERA, 2025).



Mid 20th-century house-form building at 340 Burnhamthorpe Road, fronting on to Burnhamthorpe Road (ERA, 2025).



Rear (south) elevation of mid 20th-century house-form building at 340 Burnhamthorpe Road (ERA, 2025).



Side (east) elevation (ERA, 2025).



Rear (south) and side (east) elevations (ERA, 2025).



Storage shed at the southeast corner of the building (ERA, 2025).



Entrance to the mini putt at the principal (north) elevation (ERA, 2025).



Looking southeast towards one of the fairways on the golf course (ERA, 2025).



Looking southeast towards one of the fairways on the golf course (ERA, 2025).



Looking southeast towards the watercourse separating golf course from farm fields to the south (ERA, 2025).



Looking northwest towards Trafalgar and Burnhamthorpe Roads (ERA, 2025).



Looking southwest towards the 19th-century farmhouse at 340 Burnhamthorpe Road (ERA, 2025).



Looking northeast towards golf course and farm fields beyond (ERA, 2025).

4.2 Context Photographs



Looking east along Burnhamthorpe Road from the driveway to 340 Burnhamthorpe Road (ERA, 2025).



Looking north towards parking lot at the Vic Hadfield Golf and Learning Centre (ERA, 2025).



Looking northwest from the intersection of Trafalgar and Burnhamthorpe Roads (ERA, 2025).



Looking north along Trafalgar Road from the intersection of Trafalgar and Burnhamthorpe Roads (ERA, 2025).



Looking north along Trafalgar Road towards the intersection of Trafalgar and Burnhamthorpe Roads (ERA, 2025).



Looking west across Trafalgar Road towards 3444 Trafalgar Road (ERA, 2025).



Looking west along Burnhamthorpe Road towards 273 Burnhamthorpe Road (Google, 2025).



Looking east along Burnhamthorpe Road, with the Al Falah Islamic Centre on the left side of the photo (Google, 2025).



Looking east along Burnhamthorpe Road towards the Ren's Pets building at the corner of Trafalgar and Burnhamthorpe Roads (Google, 2025).



Looking south along Trafalgar Road from slightly south of the Site (Google, 2025).



Looking southeast from the intersection of Trafalgar Road and Threshing Mill Boulevard, where residential construction is ongoing (Google, 2025).



Looking north along Trafalgar Road, with the Site (indicated by an arrow) obscured by high-rise construction (Google, 2025).

5 ASSESSMENT OF EXISTING CONDITION

ERA performed a visual inspection of the buildings at 3437 Trafalgar Road and 340 Burnhamthorpe Road East in May 2025. All observations were carried out from grade. Inspections included visible exterior envelope features including foundations, siding materials (stucco, wood, and metal), chimneys, shingle roof, wood windows, wood doors, metal flashing, wood bargeboard, fascia and soffits, and metal eavestroughs and downspouts, as well as visible interior features.

No close up “hands on” inspections were carried out using scaffolding or a lift. The review does not include mechanical, electrical, or structural systems/elements.

5.1 340 Burnhamthorpe Road East - Vic Hadfield Golf & Learning Centre Building

5.1.1 Cladding

The building has a mix of cladding materials on the exterior elevations including stucco, metal and wood siding and concrete block wall. The stucco is painted white and beige and appears to be in poor condition showing areas of paint flaking, staining, cracking and delamination. The white metal siding appears to be in fair condition with areas of poor condition showing staining and warping. The brown wood siding and apron appears to be in fair condition with areas of poor condition showing cracking and dry rot. The concrete block wall appears to be in fair condition with areas of poor condition showing paint flaking and step cracking.

5.1.2 Window, Doors and Wood

The windows are a combination of wood and metal. The wood windows appear to be in poor condition showing paint flaking and wood rot. The metal windows appear to be in fair condition. The wood double doors appear to be in fair condition. The single door on the east elevation appears to be in fair condition with areas of poor condition showing paint flaking and wood rot. The single door on the west elevation appears to be in fair condition.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Excellent: Superior aging performance. Functioning as intended; no deterioration observed.

Good: Normal result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

Fair: Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.

Poor: Not functioning as intended; significant deterioration and distress observed, maintenance and some repair required within the next year to restore functionality.

Defective: Not functioning as intended; significant deterioration and major distress observed.

The wood bargeboard, fascia and soffit appear to be in poor condition showing paint flaking, wood rot and cracking.

5.1.3 Roof Shingles, Metal and Water Management

The asphalt roof shingles appear to be in good condition. The metal window hoods and shutters appear to be in fair condition. The metal eavestrough and downspouts appear to be in fair condition with an area of poor condition missing a downspout elbow.



Mid 20th-century house-form building, constructed between 1954-1978 (ERA, 2025).



Stucco in poor condition (ERA, 2025).



Stucco in poor condition, showing delamination (ERA, 2025).



Stucco in poor condition, showing cracking and delamination (ERA, 2025).



Metal siding in fair condition, with areas of poor condition (ERA, 2025).



Wood siding in fair condition, with areas of poor condition (ERA, 2025).



Concrete block wall mostly in fair condition despite defects (ERA, 2025).



Concrete block wall with areas of poor condition, including step cracking (ERA, 2025).



Wood windows in poor condition, with areas of wood rot (ERA, 2025).



Metal windows in fair condition (ERA, 2025).



Bargeboard, fascia and soffit show paint flaking, wood rot and cracking (ERA, 2025).



Asphalt roof shingles in good condition (ERA, 2025).



Metal eavestrough and downspouts in fair condition with an area of poor condition, with a missing downspout elbow (ERA, 2025).

5.2 340 Burnhamthorpe Road East - 19th-Century Farmhouse

The 19th-century farmhouse at 340 Burnhamthorpe Road East is clad with white stucco siding and has asphalt shingle roofing. Generally, the farmhouse appears to be in defective condition with missing framing and stucco sections at the rear elevation, missing framing and asphalt sections of the roof, and wood rot at the exposed framing. The majority of the wood windows are no longer on site. The remaining wood windows on site appear to be in defective condition showing wood rot and missing glazing.



Stucco missing from entirety of rear (east) elevation (ERA, 2025).



Close-up photo of rear (east) elevation wall, where the absence of stucco reveals the wooden siding and sheathing underneath which is in defective condition (ERA, 2025).



Close-up photo of window on principal (west) elevation in defective condition, with missing glazing (ERA, 2025).



Partially collapsed roof and missing framing have exposed part of the second storey to the elements (ERA, 2025).



Significant wood rot at the exposed framing, particularly at grade as there is no foundation and the bottom of the walls sit below grade (ERA, 2025).

5.3 3437 Trafalgar Road

5.3.1 Exterior - Cladding

The building exterior is primarily composed of painted rough-cast stucco on brickwork or wood framing in some locations. Concrete blocks were also used to construct a section of the exterior walls. The foundations are primarily composed of fieldstones, and the building features an exposed brick chimney. The stucco facade appears to be in poor condition showing areas of flaking paint and staining with areas in defective condition showing extensive cracking, delamination, and missing sections. Where visible, the fieldstone foundations appear to be in poor condition as well showing mortar loss and delamination. The concrete block wall appears to be in fair condition, showing graffiti. The exposed red brick chimney above the roofline appears to be in fair condition.

5.3.2 Exterior - Wood, Windows and Doors

The wood fascia appears to be in poor condition showing areas of flaking paint, wood rot, and gaps between some of the wood components. The majority of the windows are boarded up and are not visible from the exterior. The window review was completed from the interior, and the windows generally appear to be in defective condition, showing extensive broken or missing glazing for the majority of the windows. The main entry door appears to be in poor condition and the side-lights are in defective condition with broken glazing. The sliding door at the side (south) elevation appears to be in defective condition with broken glazing.

5.3.3 Exterior - Roof and Water Management

The asphalt shingle roof appears to be in defective condition showing blistered, cracked, curled, and missing sections of shingles and underlayment. The metal gutters and downspout appear to be in defective condition with some missing downspout sections.



Stucco facade at the side (south) elevation in poor condition (ERA, 2025).



Areas of stucco in defective condition (ERA, 2025).



Concrete block wall in fair condition, with sections of graffiti (ERA, 2025).



Exposed brick chimney at the roofline in fair condition (ERA, 2025).



Wood fascia in poor condition (ERA, 2025).



Window in defective condition, with extensive missing glazing (ERA, 2025).



Main entry door in poor condition with sidelights in defective condition with broken glazing (ERA, 2025).



Sliding door on side (south) elevation in defective condition (ERA, 2025).



Missing downspout section near the foundation (ERA, 2025).

5.3.4 Interior - General Observations

Generally, the interior spaces are in defective condition with extensive areas of water damage and missing or damaged finishes exposing wood lath and concrete block under the plaster or drywall.

The fieldstone foundations, viewed from within the basement, is in poor condition showing extensive material delamination, efflorescence, cracks in the masonry, and mortar loss.

5.3.5 Interior - Floors

The interior flooring material is a mix of wood, tile, and carpet. The wood floors at the original portion of the building appear to be in fair to poor condition, although debris throughout the building precluded a thorough review. The tile floors at the later addition appear to be in defective condition showing significant damaged and missing sections exposing the floor structure underneath. The carpet floors at the second floor appear to be in poor to defective condition showing areas of staining and water damage.

5.3.6 Interior - Walls and Ceilings

The plaster walls at the original portion of the building appear to be in poor condition with areas of defective condition showing cracking, paint flaking, and missing material due to vandalism and water exposure.

The drywall at the later additions appears to be in poor to defective condition showing paint flaking and delamination, and significant material loss. At the second floor, the roof of the south portion of the later addition appears to be in defective condition and was partially collapsed. The ceiling at the north portion of the later addition appears to be in poor condition showing staining and water damage.

The plaster ceilings at the original portion of the building appear to be in poor to defective condition showing areas of water damage and large areas of missing material, revealing wood lath underneath.



Interior spaces generally in defective condition (ERA, 2025).



Interior spaces showing missing and damaged finished, revealing materials underneath (ERA, 2025).



Fieldstone foundations, viewed from the basement, in poor condition (ERA, 2025).



Floors at the original portion of building in fair to poor condition (ERA, 2025).



Tile floors at the later addition in defective condition (ERA, 2025).



Carpet floors at the second floor in poor to defective condition, with extensive water damage (ERA, 2025).



Drywall at the later addition in poor to defective condition (ERA, 2025).



The roof of the south portion of the later addition is partially collapsed (ERA, 2025).



Ceiling at the north part of the later addition in poor condition (ERA, 2025).

5.3.7 Interior - Wood Millwork and Plaster

The wood window surrounds and baseboards at the original portion of the building appear to be in fair condition. The staircase at the original portion of the building is in defective condition, with significant damaged and missing sections (including the balustrade).

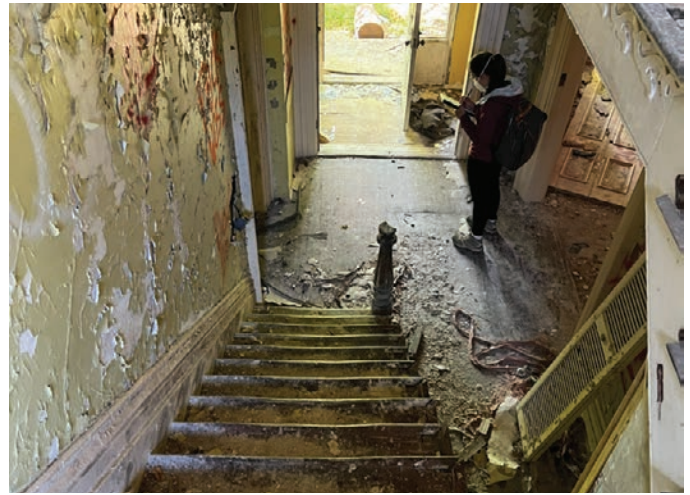
The plasterwork appears to be in poor to defective condition showing paint flaking, cracking, and missing material.



Window surrounds in fair condition (ERA, 2025).



Plaster ceiling at original portion of building in poor to defective condition, showing large areas of missing material (ERA, 2025).



Staircase at original portion of building in defective condition, with significant damaged and missing sections (ERA, 2025).



Wood trim at original portion of building in fair condition (ERA, 2025).



Plaster cornice in poor to defective condition (ERA, 2025).

6 PRIMARY AND SECONDARY RESEARCH

6.1 Methodology

As part of this CHER, ERA undertook primary and secondary research to identify the Site's history of ownership and development. The following resources were consulted:

- Archives of Ontario;
- Ontario Land Registry;
- Oakville Public Library;
- Toronto Public Library;
- Census records;
- Tax assessment records;
- Fire insurance plans;
- Historical newspaper archives (including but not limited to Toronto Star, Globe and Mail, and Oakville Beaver);
- Oakville Historical Society digital collections;
- Trafalgar Township Historical Society digital collections;
- Town of Oakville aerial photographs; and,
- York University aerial photograph collection.

This section includes a written narrative describing the Site's history, which is organized into contextual (i.e. broader study area) and site-specific history. The research results are used as the basis for the evaluation of the Site's cultural heritage value (following O. Reg. 9/06) in Section 7. A complete list of sources can be found in Appendix A.

6.2 Historical Context

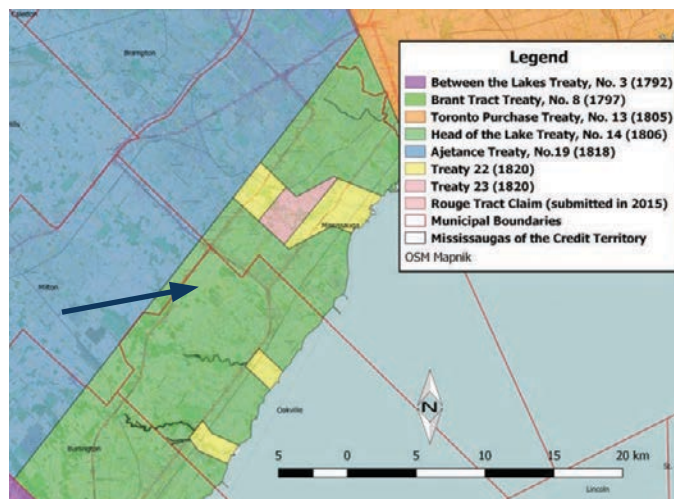
Pre-Colonial and Early Colonial Period

For millennia, the lands surrounding the Site have formed the ancestral territory of diverse Indigenous peoples. The Wendat, Neutral, and Petun established villages on the lands now known as Oakville, cultivating crops while also migrating along rivers and streams, such as the Sixteen Mile Creek west of the Site, in accordance with seasonal cycles to hunt, fish, and gather.

The area now known as Oakville forms part of the territory of the Mississaugas of the Credit First Nation, who arrived in Southern Ontario in the late 17th century. Sixteen Mile Creek was known to the Mississaugas as *niizhozaagiwan* (“having two outlets”). The area is part of the Dish With One Spoon, a treaty between the Anishinaabe, Mississaugas, and Haudenosaunee that bound them to share the territory and protect the land.

During the 17th century, French explorers also arrived in the region, which until that point had been the territory of the Huron-Wendat and Haudenosaunee. The French established a series of military and trading posts in what is now Toronto during the first half of the 18th century, but never settled in the region en masse.

After the British conquest of New France in 1763, the Crown issued a royal proclamation, which established guidelines for the colonization of Indigenous territories in North America. The proclamation stated that Indigenous peoples held title to their territory until it was ceded by a treaty. The Head of the Lake Purchase, or Treaty 14, was signed on September 5, 1806, by representatives of the Crown and the Mississaugas of the Credit.¹ The agreement followed the Toronto Purchase of 1805 and involved the cession of approximately 70,784 acres of land. The territory was bounded by the Toronto Purchase of 1787 (revised in 1805) to the east, the Brant Tract to the west, and a northern boundary located six miles inland from the Lake Ontario shoreline. In exchange, the Mississaugas received £1,000 in trade goods, exclusive fishing rights at 12 Mile Creek



Map showing the Head of the Lake Treaty Number 14 in green, with three reserves (later ceded) shown in yellow. Approximate location of the Site is indicated with a blue arrow (Mississaugas of the Credit First Nation; annotated by ERA).

and 16 Mile Creek, including the flats of each creek, and retained a one-mile strip of land on both banks of the Credit River. The Site is located within Treaty 14 boundaries.

In 1806, Deputy Provincial Surveyor Samuel Wilmot surveyed the newly acquired treaty lands, dividing them into three new townships including Trafalgar Township. At this time, most of the land in the Trafalgar Township was granted to settlers, excluding the reserve lands. On the Sixteen Mile Creek Reserve, the Mississaugas established camps, fisheries, and agriculture. In 1820, the reserves at Twelve Mile Creek, Sixteen Mile Creek, and Credit River were ceded to the Crown under Treaties 22 and 23.

Trafalgar Township

Trafalgar Township, established during Wilmot’s 1806 survey, laid out four concessions south of Dundas Street and two to the north, forming the Old Survey. After purchasing additional land from the Mississaugas in 1818 through the Ajeltance Treaty, or Treaty 19, the township extended north into what became the New Survey.

Settlers began arriving in 1807,² and many patents for land were issued between 1807–1810. By 1817, the

1 “Head of the Lake Treaty, No. 14 (1806),” Mississaugas of the Credit First Nation, Nov 4, 2020, <https://mncfn.ca/head-of-the-lake-treaty-no-14-1806/>.

2 *County of Halton Gazetteer and Directory for the Years 1881–5: 1881–5*. Hamilton, Ont.: W.H. Irwin & Co., Compilers and Publishers, 1880. https://www.canadiana.ca/view/oocihm.8_00037_2/1.

TRAFALGAR

PLAN of the Second TOWNSHIP
In the tract of Land lately Purchased from the Mississauga Indians

2242
OFFICE
REGISTRATION No.:



Samuel Wilmot's 1806 map of Trafalgar Township. The lots with names written on them have been granted to settlers. The Twelve Mile Creek Reserve is outlined with a dashed red line. The Sixteen Mile Creek Reserve is outlined with a dashed blue line. Note the lack of settler names in the reserves. The original Lot 12, Concession 1 NDS is shaded in light blue, and the approximate location of the Site is indicated with a blue circle (Halton Images; annotated by ERA).

population had reached 548.³ Early hamlets appeared along Dundas Street, including Post's Corners in 1817, located at the intersection of Dundas Street and Trafalgar Road (originally known as Seventh Line) - later called Postsville and Trafalgar. The first post office opened there in 1820.⁴

Dundas Street, surveyed as a military road in 1793, served as the main east-west route through Trafalgar Township in the early 19th century. By 1816, a stage-coach operated between Toronto and Hamilton, stopping at Post's Corners.⁵ Trafalgar Road, running north-south between Lots 12 and 13, opened in 1831 to connect settlers north of Lower Baseline Road with Oakville. It became the township's principal north-south route, carrying traffic from northern townships to Oakville's port.⁶

3 County of Halton Gazetteer and Directory for 1869-70: First Edition. Hamilton, Ont.: A. Lawson & Co., Publishers, Printers and Bookbinders, 1868. https://www.canadiana.ca/view/ocicm.8_00037_1/1

4 County of Halton Gazetteer and Directory for the Years 1881-5: 1881-5. Hamilton, Ont.: W.H. Irwin & Co., Compilers and Publishers, 1880. https://www.canadiana.ca/view/ocicm.8_00037_2/1.

5 "North Oakville." Trafalgar Township Historical Society. <https://tths.ca/north-oakville>.

6 "North Oakville." Trafalgar Township Historical Society. <https://tths.ca/north-oakville>.

The Trafalgar, Esquering and Erin Road Company formed in 1846 with the intention of building a plank road from Oakville to Fergus.⁷ Planking began in 1850, with tolls collected along the route. Poor maintenance and lack of funds led to its removal in the late 1850s.⁸

By 1869, Trafalgar Township's population had grown to 5,846.⁹ The *1877 Illustrated Historical Atlas of the County of Halton* shows the community of Trafalgar at Dundas Street and Trafalgar Road, and another small crossroads hamlet at Trafalgar Road and Burnhamthorpe Road East, featuring a blacksmith shop and an Orange Hall.

Trafalgar Township retained its rural character into the last quarter of the 20th century, the landscape defined by a pattern of fields and woodlots. In 1962, Trafalgar Township amalgamated with Bronte Township and the Village of Oakville to form the Town of Oakville.

6.3 Site History

Lot 12, Concession 1 North of Dundas Street ("NDS")

Historically, the Site formed part of Lot 12, Concession 1 North of Dundas Street ("NDS") in Trafalgar Township, County of Halton. The Site is located approximately 2 kilometers north of the former village of Trafalgar, which developed at the intersection of Dundas Street East and Trafalgar Road, and 2.8 kilometers west of the former hamlet of Snider's Corners.

In 1810, Hugh Howard was granted the 200 acres of land constituting the entirety of Lot 12, Concession 1 NDS by the Crown.¹⁰ The day after the land was granted, Howard sold the northernmost 50 acres to David Kenney. Howard sold the remaining 150 acres several months later.¹¹

7 "Walking Tour – Trafalgar-Allan Corridor." Oakville Historical Society. <https://www.oakvillehistory.org/activities/walking-tour-trafalgar-allan-corridor>.

8 "Walking Tour – Trafalgar-Allan Corridor." Oakville Historical Society. <https://www.oakvillehistory.org/activities/walking-tour-trafalgar-allan-corridor>.

9 *County of Halton Gazetteer and Directory for 1869–70: First Edition*. Hamilton, Ont.: A. Lawson & Co., Publishers, Printers and Bookbinders, 1868. https://www.canadiana.ca/view/oocihm.8_00037_1/1.

10 Ontario Land Registry Office 20, Book 23.

11 Ontario Land Registry Office 20, Book 23.

In 1820, David Kenney sold the 50 acres to his son Peter Kenney, who in turn sold the land to John Kenney in 1826. John Kenney sold the property to Peter Kenney Sr. in 1834. Peter Kenney Sr. potentially had unpaid debts, however, as in May 1839, the 50-acre parcel was sold by William Munson Jarvis through a Sheriff's Deed to George Chalmers.¹² Ten days after the sale, Chalmers sold the property to Michael Buck. It is not clear whether a dwelling had already been built on the property at the time of the sale, although primary sources reviewed suggest this was not the case.^{13,14}

Available tax records¹⁵ provide the first mention of a dwelling on the 50-acre property: the 1840 tax assessment roll lists Michael Buck on Lot 12, Concession 1 NDS, with a frame house under two storeys somewhere on the 50-acre parcel, 40 cultivated acres, two horses, and four milk cows.¹⁶ Buck, a United Empire Loyalist who was born in Pennsylvania in 1774 to German parents and who had served in the War of 1812, first lived in Bertie Township near the Niagara River before arriving in Trafalgar Township at some point prior to 1816.¹⁷ In 1842, after approximately three years of ownership, Michael Buck sold the 50 acres to Michael Snider.¹⁸ The 1842 census does not list an individual on the northern portion of Lot 12, Concession 1 NDS.¹⁹ Tax records for 1844 show Michael Snider on Lot 12, Concession 1 NDS with a frame house under two storeys.²⁰

12 Ontario Land Registry Office 20, Book 23.

13 *Trafalgar Township Tax Assessment Roll*, 1833 (microfilm), Oakville Public Library, Local History Collection.

14 *Trafalgar Township Tax Assessment Roll*, 1834 (microfilm), Oakville Public Library, Local History Collection.

15 Tax records on microfiche were reviewed at the Oakville Public Library as part of the research process. Records are missing or illegible for the years between 1835-39. In 1833, John Kenney was located on Lot 12 and 13 Con 1 NDS, as well as Lot 12, Con 2 NDS (for a total of 255 acres), assessed at "333" across all land. A frame house under two storeys is recorded for Lot 13, Con 1 NDS, but no house is shown to exist on Lot 12, Con 1 NDS for John Kenney.

16 *Trafalgar Township Tax Assessment Roll*, 1840 (microfilm), Oakville Public Library, Local History Collection.

17 *Trafalgar Township Tax Assessment Roll*, 1816, transcribed by Fred Blair from Oakville Public Library microfilm, Trafalgar Township Historical Society, Nov 22, 2012. Michael Buck appears in the transcribed list of individuals in Trafalgar Township.

18 Ontario Land Registry Office 20, Book 23.

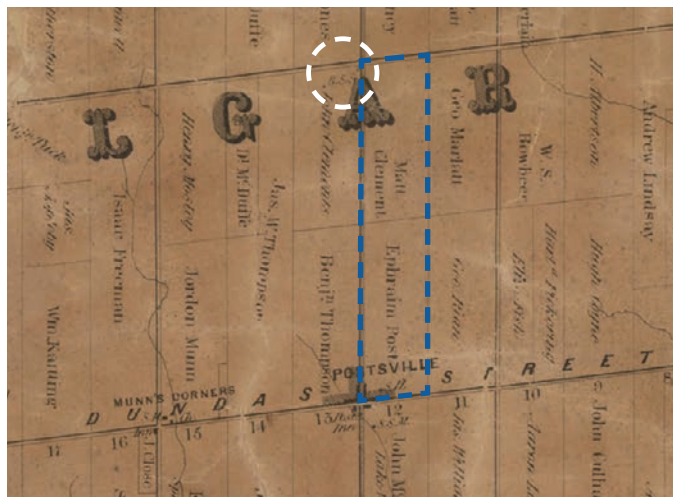
19 Census of Canada West, 1842. At least one other individual (Arthur Grantham) is located on Lot 12, Concession 1 NDS at this time, but his parcel was to the south of the Site.

20 *Trafalgar Township Tax Assessment Roll*, 1844 (microfilm), Oakville Public Library, Local History Collection.

Creation of Lot at the Corner of Trafalgar and Burnhamthorpe Roads

In 1844, two years after Michael Snider purchased 50 acres at the northern end of Lot 12, he sold one-eighth of an acre at the northwest corner to Touissant Shileno, a blacksmith.²¹ While Touissant does not appear in the 1851 census, Samuel Sleno does.²² Samuel Sleno, initially baptised Eusebe and presumably a relative of Touissant, was born in 1819 in Longueuil, Quebec to Andre Gelineau and Angelique Frechette.²³ Sleno eventually became a blacksmith and by the late 1830s had moved to Ontario. In 1839, Sleno, who was living in Oakville, met and married Adaline (or Adelaide) Landry²⁴. By 1851, the couple had seven children aged 1 through 12, with all residing in a one-and-a-half-storey frame house on the Site. This house was likely the extant house presently standing in the field at 340 Burnhamthorpe Road East.²⁵ The 1851 census also notes the presence of a blacksmith shop located on the property.²⁶ Tax records from 1851 onwards corroborate Sleno's presence on Lot 12.²⁷ The 1854 tax assessment roll shows Sleno on Lot 12, Concession 1 NDS living in a frame house under two storeys.

In 1861, census records show Samuel and Adaline still living in a one-and-a-half-storey frame house on one eighth of an acre with eight children, a cow, and four pigs. Their 19-year-old son Israel had become a blacksmith, while sons Joseph and Samuel Jr. were labourers. With two employees on average, Sleno's blacksmith shop produced an annual output of \$600 using approximately 2,500 pounds of raw material (iron).²⁸



1860 Tremaine Map of York County showing Lot 12, Concession 1 NDS, dashed in blue, which includes the Site. Note the "B.S.S." at the southwest corner of Trafalgar and Burnhamthorpe Roads, denoting a blacksmith shop, circled in white (annotated by ERA).

In 1871, Samuel Sleno Sr. sold three quarters of an acre to Patrick Tobin, a farmer, for 100 dollars. A week before the sale, Matthew Clements, who owned the majority of the northern half of Lot 12, conveyed a quarter of an acre to Patrick Tobin in exchange for one dollar.²⁹ By this point the Sleno family was living in Plympton in Lambton County, according to census records. Samuel and Adaline, aged 53 and 47 respectively, and five children (Joseph, Ellen, William, Matilda, and Margret) were living together, with Samuel's two adult sons also working as blacksmiths.³⁰

Tobin did not own the land for long, and by October 1871, had sold the three eighths of an acre to Edward McLernan for a sum of \$300. McLernan, who had settled in Trafalgar in 1826,³¹ likely took over Sleno's business, as he is listed in the 1869-70 *County Gazetteer* as a general blacksmith and carriage manufacturer,³² and in the 1877 *Atlas of Halton County* as a blacksmith and wagon-maker.³³ By 1881, McLernan, now 62, was living on the

29 Ontario Land Registry Office 20, Book 23. An agreement was made in 1868 between Patrick Tobin and Edward McLernan concerning Sleno's former property and blacksmith shop. A copy of this agreement could not be obtained.

30 Census of Canada, 1871.

31 Pope, J. H. *Illustrated Historical Atlas of the County of Halton for 1877*. Toronto: Walker and Miles, 1877.

32 *County of Halton Gazetteer and Directory for 1869-70: First Edition*. Hamilton, Ont.: A. Lawson & Co., Publishers, Printers and Bookbinders, 1868. https://www.canadiana.ca/view/oocihm.8_00037_1/1.

33 Pope, J. H. *Illustrated Historical Atlas of the County of Halton for 1877*. Toronto: Walker and Miles, 1877.

21 Ontario Land Registry Office 20, Book 23.

22 Census of Canada West, 1851.

23 Vital and Church Records (1621-1968), Drouin Collection, ancestry.ca. <https://www.ancestry.ca/search/collections/1091/records/11969507>.

24 Register Book I: Baptisms and Marriages, Wildfield [Toronto Gore] (1833-1857), Roman Catholic Baptisms, Marriages, and Burials, 1760-1923, ancestry.ca. <https://www.ancestry.ca/search/collections/61505/records/626542>.

25 Census of Canada West, 1851.

26 While the 1851 census places Samuel Sleno on Lot 12, the 1858 Tremaine map shows the presence of a blacksmith shop on Lot 13 at the southwest (instead of southeast) corner of what was to become Trafalgar and Burnhamthorpe Roads.

27 *Trafalgar Township Tax Assessment Roll* for the years 1850, 1851, 1852, 1853, 1854, 1855 were examined.

28 Census of Canada West, 1851.



1877 County Atlas showing Edward McLernan at the southeast corner of Trafalgar and Burnhamthorpe Roads (McGill University Library; annotated by ERA).

property with his wife Eliza and two unmarried employees – 52-year-old carriage maker Aubrey Campbell, and 17-year-old William Essel, a labourer.³⁴ In 1886, McLernan sold his land to Joseph Lewis Fisher, and by 1891 was living in Milton with Eliza while employed as a blacksmith.³⁵ The 1891 census lists Fisher and his wife Mary in a frame, two-storey house, with Fisher employed as a thresher.³⁶

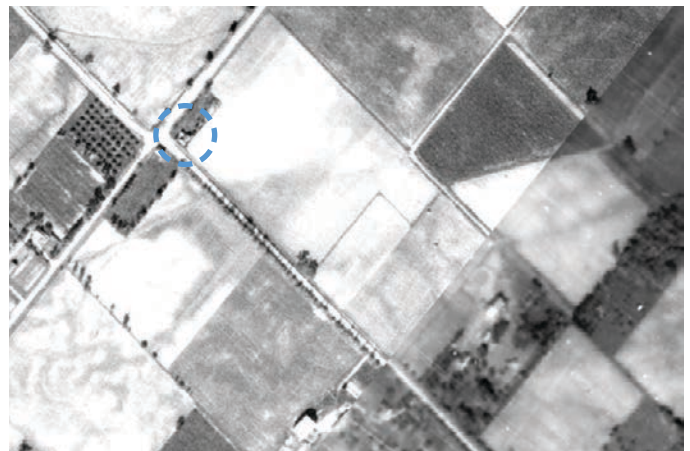
In 1897, Joseph Fisher sold the land to Annie E. Pell.³⁷ It is uncertain whether Annie resided on the property, though it is unlikely, as the 1901 census places Annie and her husband William Pell, a farmer, on Lots 15, 16, and 17, Concession 2 South of Dundas Street (“SDS”).³⁸ According to census records, Frank Ashin, a day labourer, and his wife Mabel were residing on an acre of rented land across both Lots 12 and 13 in 1901 and living in a seven-roomed frame dwelling, with a barn located on the property.³⁹

In 1902, Pell sold the same three eighths of an acre to David Turner, who subsequently sold the lot to George Joyce in 1908.⁴⁰ The 1911 census lists George Joyce on part of Lot 12, Concession 1 NDS with his sister Rachael Joyce and son Gordon, with both George and Gordon employed as labourers on a farm.⁴¹

34 Census of Canada, 1881.
 35 Ontario Land Registry Office 20, Book 23; Census of Canada, 1871.
 36 Census of Canada, 1891.
 37 Ontario Land Registry Office 20, Book 23
 38 Census of Canada, 1901.
 39 Census of Canada, 1901.
 40 Ontario Land Registry Office 20, Book 23.
 41 Census of Canada, 1911.

In 1919, George Joyce sold the property to James A. Stephens. Following his death in 1927, his wife Emily Stephens sold the property to George Johnston. Following Johnston’s death in 1945, John Johnson, the administrator of George’s will, sold the property to Agnes Kennedy Watson.⁴² Watson, a widow, had immigrated from Ireland with her husband Isaac Watson and seven children in 1929.⁴³ In 1931, the family was renting a farm in Trafalgar Township, with the three eldest men in the family including Isaac were working as labourers on a farm. Five years after their arrival, Isaac died of a coronary thrombosis at the age of 47, leaving his wife and eight children “nearly destitute”.⁴⁴

According to accounts by neighbour Sybil Rampen, when the property at the corner of Trafalgar and Burnhamthorpe Roads was listed for sale, Mr. Read of the Bank of Montreal gave Watson a \$2,000 mortgage to purchase it, as she had previously rented an “isolated farmhouse with no hydro or heat”.⁴⁵ According to Sybil, three of Agnes’ children lived with her on the property. A son converted a farm building into a house, while a daughter built a house at the end of the garden, and



1934 aerial of the Site prior to the relocation of the mid-19th century farmhouse at 340 Burnhamthorpe Road East (Town of Oakville; annotated by ERA).

42 Ontario Land Registry Office 20, Book 23.
 43 Passenger Lists, 1865–1935. Series RG 76-C, Roll T-14819. Canada, Incoming Passenger Lists, ancestry.ca. <https://www.ancestry.ca/search/collections/1263/records/3082787?tid=155951395&pid=352057519067&ssrc=pt>.
 44 Rampen, Sybil. “*Watson Family Legacy*.” Trafalgar Township Historical Society. Trafalgar Township Historical Society. <https://tths.ca/watson-family-legacy>.
 45 Rampen, Sybil. “*Watson Family Legacy*.” Trafalgar Township Historical Society. Trafalgar Township Historical Society. <https://tths.ca/watson-family-legacy>.



Undated photograph of Agnes and Isaac Watson, taken shortly after the birth of daughter Noel (ancestry.ca, Julie Hadfield family tree).

another son added a sunroom to the back of the extant building for his family.⁴⁶ In 1949, four years after her purchase, Watson sold a quarter acre to John B. Walsh while retaining the rest for herself.⁴⁷

The quarter of an acre would change hands several times during the second half of the 20th century.⁴⁸ The extant two-storey split-level home on the Site was likely constructed during this period by either Kenneth and Dora May Bayliss (1956-1964) or by Douglas Cameron and Joan Marie Thompson (1964-1981). Watson sold her remaining land on the southeast corner of Trafalgar and Burnhamthorpe Roads, including the house, in 1974 to Robert and Margaret Read. This land changed hands a few times over the next 13 years, and in 1987, the owner at the time, Serge Laverne, sold a portion of the corner to the Regional Municipality of Halton, presumably to facilitate future road widening.⁴⁹

At some point following Watson's sale of her property to the Read family (but not before 1978), the house was relocated to the field on the adjacent property to the south, possibly by one of Sybil's brothers.⁵⁰ The house was not relocated onto a new foundation, and it is likely

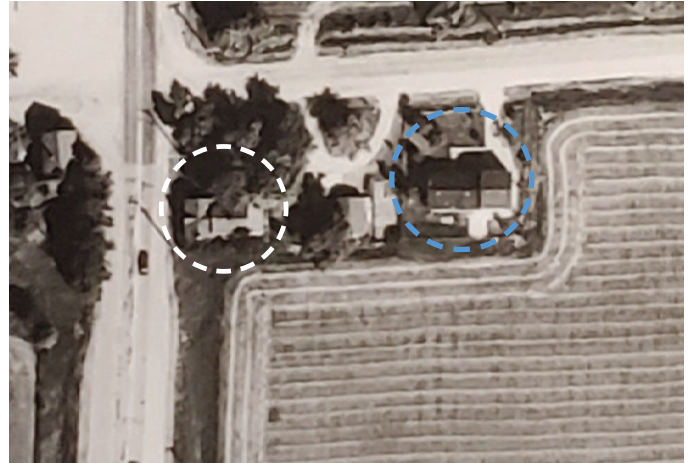
46 Rampen, Sybil. "Watson Family Legacy." Trafalgar Township Historical Society. Trafalgar Township Historical Society. <https://tths.ca/watson-family-legacy>.

47 Ontario Land Registry Office 20, Book 23.

48 Ontario Land Registry Office 20, Book 23.

49 Ontario Land Registry Office 20, Book 23.

50 Rampen, Sybil. "Watson Family Legacy." Trafalgar Township Historical Society. Trafalgar Township Historical Society. <https://tths.ca/watson-family-legacy>.



1978 aerial of the corner of Trafalgar and Burnhamthorpe Roads prior to the relocation of the mid-19th century dwelling (circled in white). The extant mid-20th century building is circled in blue (York University; annotated by ERA).



2015 aerial of the Site following the relocation of the mid-19th century farmhouse (Town of Oakville; annotated by ERA).



2006 close-up aerial photo of the farmhouse at 340 Burnhamthorpe Road East. Note the two openings on the east and south elevations where the fireplace and rear addition would have been prior to the relocation of the building (Town of Oakville).

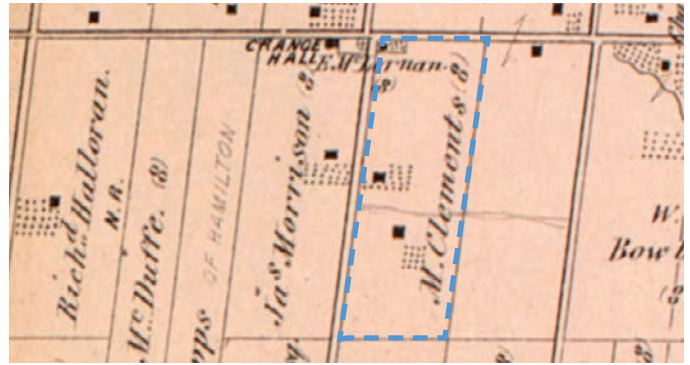
that the rear sunroom addition did not survive the move or was demolished shortly thereafter. At some point, the property, with the exception of an approximately 0.15-acre piece of land at the corner of Trafalgar and Burnhamthorpe Roads, was consolidated with the adjacent land to the south and east. The extant mid-20th century house is currently used by the Vic Hadfield Golf and Learning Centre, operated by a grandson of Agnes Watson.⁵¹

50-Acre Lot

Michael Snider, who had purchased the northern portion of Lot 12, Concession 1 NDS in 1842, would remain on the property until 1853. The 1851 census lists Snider, a farmer, living with his wife Elizabeth and their three children in a one-and-a-half-storey frame house.⁵² Michael Snider was the grandson of Michael Snider, an early settler in Trafalgar Township who had arrived from Pennsylvania at the turn of the 19th century with his family. “Snider’s Corners” is named after David Snider, the elder Michael Snider’s son.⁵³

In August 1853, Snider sold the 50 acres, with the exception of the small parcel he had sold to Sleno nine years prior, to John Clements. John Clements, along with his wife Jane Barr, arrived in Canada from Tyrone, Ireland in 1823. They farmed in Cornwall for two years, and in 1825 moved to the Town of York, where their first son Matthew was born near the present-day Allan Gardens.⁵⁴ In 1831, the family relocated again to Trafalgar Township, settling on part of Lot 17 Concession 4 (approximately a mile from Milton), where they remained until John’s death in 1873.⁵⁵

In 1855, John sold the 50 acres he had purchased from Michael Snider to his eldest son Matthew, although according to the 1854 tax assessment, Matthew was already present on the 50 acres. The 1861 census lists Matthew living with his wife Margaret Clements and



1877 County Atlas showing Matthew Clements on the northern 100 acres of Lot 12, Concession 1 NDS (outlined in blue). Note the presence of two dwellings - the northern one likely the extant farmhouse at 3437 Trafalgar Road (McGill University Library; annotated by ERA).

their children William and Emily, aged 6 and 3, in a one-and-a-half-storey frame dwelling. One dwelling was listed as vacant at this time.⁵⁶ It is not clear whether the vacant dwelling refers to the extant building on the property. However, the fact that the Clements family was residing in a frame dwelling suggests that this was not the case, as a new dwelling would have likely been occupied almost immediately after construction. Further, a house still under construction would be identified as “being built” rather than “vacant”.

In 1865, John Clements sold an additional 50 acres of Lot 12 to his son, purchased from Arthur Grantham and located directly adjacent to Matthew’s property to the north.⁵⁷ By the 1871 census, Matthew had come to own 200 acres with three dwelling houses across them, as well as four barns and stables, six carriages/wagons/sleds, and numerous pieces of farm equipment.⁵⁸ It is unclear whether the extant farmhouse at 3437 Trafalgar Road was one of the three dwelling houses identified in the census. By 1877, the extant farmhouse was likely completed, as the *1877 Illustrated Historical Atlas of Halton County* shows a house and an orchard located in the same spot that the farmhouse is located today.⁵⁹ A second farmhouse is shown on Matthew’s property - this may be one of the three dwelling houses identified in the 1871 census. It is unclear whether this house was inhabited, but the presence of an orchard near the house suggests that it may have been.

51 Rampen, Sybil. “Watson Family Legacy.” Trafalgar Township Historical Society. Trafalgar Township Historical Society. <https://tths.ca/watson-family-legacy>.

52 Census of Canada West, 1851.

53 Nicole Mair, “Snider’s Corners,” in *Journey to the past: the lost villages of Mississauga*. Heritage Mississauga, 2010.

54 “Universal Sorrow at Death of Sheriff Clements.” *Acton Free Press*, Jan 26, 1983.

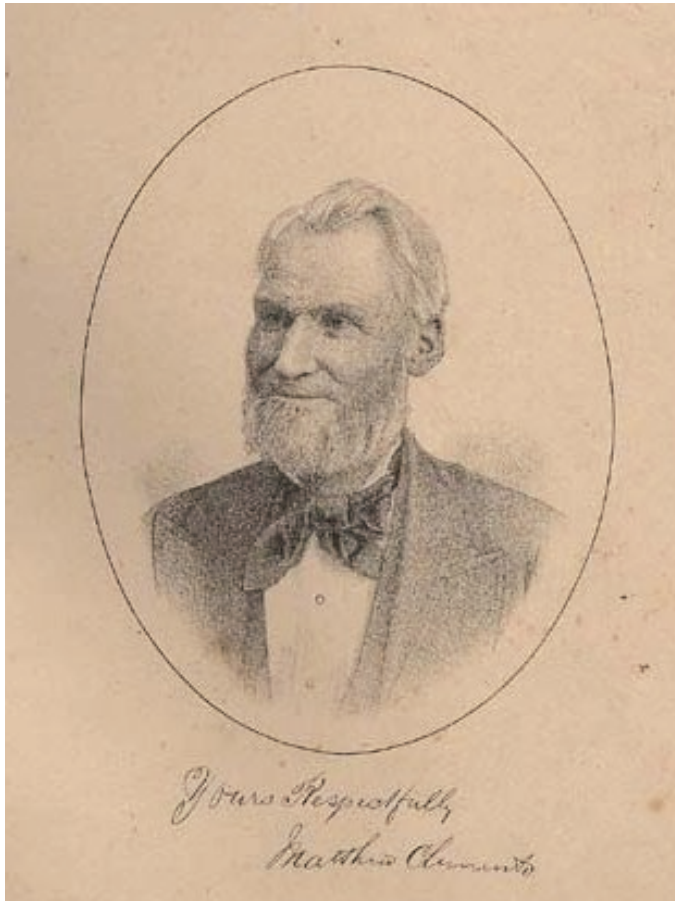
55 “Obituary, Mr. John Clements.” *Canadian Champion*, Feb 27, 1873.

56 Census of Canada West, 1861.

57 Ontario Land Registry Office 20, Book 23.

58 Census of Canada, 1871.

59 Pope, J. H. *Illustrated Historical Atlas of the County of Halton for 1877*. Toronto: Walker and Miles, 1877.



Matthew Clements pictured in the 1877 County Atlas (McGill University Library).

Clements remained in the area for 31 years, achieving success as a farmer⁶⁰. In addition to farming, he served as assessor of the Township for 11 years, was a member of the Township Council for 12 years, and sat on the County Council for 11 years.⁶¹ From 1877 to 1878, he held the position of Warden of Halton County, during which time he oversaw the addition to the Court House in Milton.

In June 1882, he was appointed Sheriff. Clements was also active in the social and religious life of the community, serving as recording steward of the Methodist Church.⁶²

60 "Sheriff Clements was Much Trusted." *Toronto Star*, Jul 21, 1909.

61 "Universal Sorrow at Death of Sheriff Clements." *Acton Free Press*, Jan 26, 1983.

62 "Universal Sorrow at Death of Sheriff Clements." *Acton Free Press*, Jan 26, 1983.

Company, ...
 Presidency of the latter, and remains
 a large shareholder.

SHERIFF CLEMENTS WAS MUCH TRUSTED

All Halton Bereaved by Death of Earnest, Painstaking Man, Who Was Everywhere Respected.

Special to The Star.

Milton, July 21.—Mathew Clements, sheriff of the county of Halton, who passed away at his residence, Milton on Monday, was buried this afternoon.

He was born in Ireland, and came to this country with his parents when a mere child. For a short time his parents remained in Toronto, but soon removed to Trafalgar near Milton, where he was brought up on his father's farm.

He was studious and industrious all his life. He shrank from no work that was to be done, making himself master of anything he undertook. Quiet and unostentations, but thoroughly reliable, he soon became the advisor and friend of all who knew him.

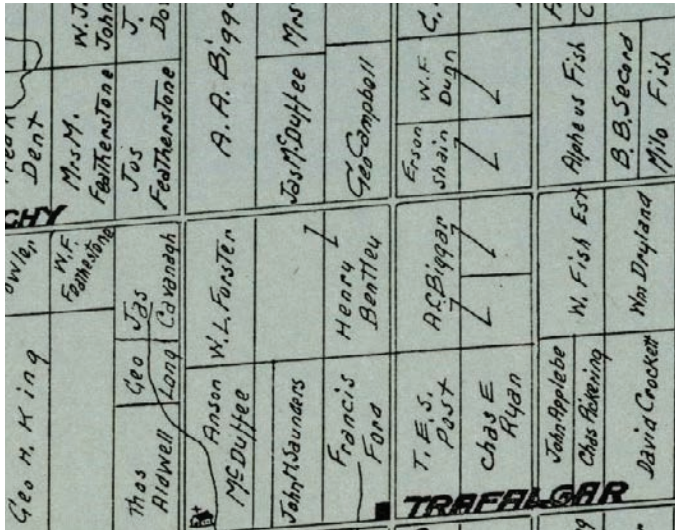
He settled on a farm near Postville after his marriage. A successful farmer, a grower of fruit and flowers, a rising man, he was pressed into the township Council, thence to the County Council, where he soon became Warden, an office that he filled with much satisfaction to his friends and honor to himself. Then he was appointed to the office now made vacant by his death. As to all other stations to which he was called, elected, or appointed, he brought a well trained mind, clear insight into all the details, and a faithful painstaking perseverance.

For many years he was recording steward of the Methodist Church on the Trafalgar and Milton circuits. He was a man of few words, but prompt in action and directed by good judgment, hence he was trusted by all who knew him.

His family and friends have the broad sympathy of an appreciative public. Such men as Sheriff Clements leave vacancies not easy to fill.

WINE USED HEART

Notices of Matthew Clements' death were published in papers across southern Ontario, including one in the *Toronto Star* (*Toronto Star*, July 21, 1909).



1919 Guidal Directory Map showing Albert C. Biggar on Lots 11 and 12, Concession 1 NDS (Trafalgar Township Historical Society).

In 1883, shortly after his appointment as Sheriff, Matthew Clements sold 101.25 acres, including the Site, to his son William J. Clements, relocating to and building himself a house in Milton in 1888.^{63,64} In 1891, William Clements sold the same 101.25 acres to Richard Biggar, although it is unclear whether Biggar farmed the land.⁶⁵ Upon his death in 1908, Biggar willed the northwest halves of Lots 11 and 12 to his son Albert. Following the elder Biggar's death, the executors of his will, John Ford and Edward McCann, sold the property to Albert.⁶⁶

In 1920, Albert Biggar sold 50 acres to Sybil Maitland Calverley, a “married woman” from Oakville, for \$1.⁶⁷ Sybil (née Salvin) Calverley and her husband Edmond Leveson Calverley immigrated to Canada in 1912 with four children: Hugh Salvin, Amice Mary, Osbert Leveson, and Caroline Bettina. According to letters written by eldest son Hugh Salvin Calverley to his sister Amice Mary Calverley during the first two decades (digital copies of which are held by the Town of Oakville), he had “returned from [World War One] wounded, exhausted, and unable to cope”.⁶⁸ Around the time Hugh returned from the war, his family had sold their house

in Oakville, purchasing the farm on Lot 12, Concession 1 NDS from the Biggar family.⁶⁹ Hugh's father, who had also served in the war, remained in England, and the 1921 census lists Sybil living with three of her children (her fourth son had been killed in aviation training in Texas several years prior),⁷⁰ and Emilie Franceska Firtsch, whom Hugh would marry two years later.⁷¹

In 1922, Sybil sold the property to Hugh. Three years later, she passed away,⁷² and Hugh continued to live in the house with Emilie. The couple would have a total of four children between 1924 and 1931 – Osbert Michael, Petronella Anne, Anthony Hugh, Sybil Salvin, and John Leveson. The 1931 census lists Hugh and Emilie living with all four children, a farm hand, and a maid.⁷³

Letters written by Hugh to his sister Amice throughout the 1920s describe some of the alterations to the house during this time. In the spring of 1927, a new foundation was put under the “old house”, connecting it to the “new house”, with a bathroom, bedroom, kitchen, and workroom added. Both the brick house and the “old house” were stuccoed, and all the wooden trim removed.⁷⁴ The open verandah was replaced with a sun-room and porch.



Principal (west) elevation of 3437 Trafalgar Road (Town of Oakville, courtesy of Sybil Rampen).

63 Ontario Land Registry Office 20, Book 23.

64 *Residence of Sheriff Clements*. Circa 1905. Photograph. Milton Images. <https://vitacollections.ca/miltonhistoricalsociety/5004/data>.

65 Ontario Land Registry Office 20, Book 23.

66 Ontario Land Registry Office 20, Book 23.

67 Ontario Land Registry Office 20, Book 23.

68 Town of Oakville. *Cultural Heritage Evaluation Report, The Calverley Farm, 3437 Trafalgar Road, Oakville, Ontario*. Oakville: 2023.

69 Town of Oakville. *Cultural Heritage Evaluation Report, The Calverley Farm, 3437 Trafalgar Road, Oakville, Ontario*. Oakville: 2023.

70 “Funeral Held.” *The Hamilton Spectator*, Nov 16, 1925; “Osbert Leveson Calverley Killed.” *The Globe and Mail*, July 18, 1918.

71 Census of Canada, 1921.

72 “Funeral Held.” *The Hamilton Spectator*, Nov 16, 1925.

73 Census of Canada, 1931.

74 Town of Oakville. *Cultural Heritage Evaluation Report, The Calverley Farm, 3437 Trafalgar Road, Oakville, Ontario*. Oakville: 2023.



Hugh Calverley with an unknown person (possibly Emilie) standing in front of an unaltered farmhouse in the summer of 1923 (Town of Oakville, courtesy of Sybil Rampen).

The following letter from 1927 describes the connection of the new and “old” house, suggesting an older structure on the property may have been incorporated into the existing structure:⁷⁵

“In the actual connection of the two houses we were lucky enough to make the landing of the stairs in the brick house meet the new bedroom and bathroom with only a step of three inches. With the help of a couple of dormer windows, we made it just strike inside the old house. The dormer window is for Michael’s room and has a lovely view. The bathroom window looks discretely into the trees.”⁷⁶

75 Despite these descriptions, on-site examination has not provided physical evidence of an older structure comprising the two-storey addition. However, no destructive testing was carried out so this conclusion was based solely on hands-off observation.

76 Town of Oakville. *Cultural Heritage Evaluation Report, The Calverley*



Main entrance circa 1928, with the new enclosed sun porch and steps visible (Town of Oakville, courtesy of Sybil Rampen).



Undated photo of Amice Calverley in front of 3437 Trafalgar Road (Town of Oakville, courtesy of Sybil Rampen).

In 1950, Hugh Calverley purchased 1068 Burnhamthorpe Road East, originally part of Lots 9 and 10, Concession 1 NDS. Sybil Salvin, with her husband Leo Rampen, took ownership in 1956, a year after their marriage.^{77,78} The same year, Hugh sold the 50 acres at 3437 Trafalgar Road to son John Leveson Calverley and his wife Francis Hazel Calverley.⁷⁹ At the time of Hugh’s death in 1971, he was living in a house beside his daughter Sybil along Burnhamthorpe Road East.

Farm, 3437 Trafalgar Road, Oakville, Ontario. Oakville: 2023.

77 Town of Oakville. By-law Number 2018-136. Oakville: 2018.

78 “Engagements.” *The Globe and Mail*, Mar 7, 1995.

79 Ontario Land Registry Office 20, Book 23.



A group of unknown individuals in front of 3437 Trafalgar Road (Town of Oakville, courtesy of Sybil Rampen).

Sybil Rampen (née Calverley) was born at 3437 Trafalgar Road in 1929, leaving home to study art and archaeology at the University of Toronto.⁸⁰ Sybil lived and studied abroad in London and Paris in the early 1950s before returning to Oakville. In 1955, she married Leonardus Edouard Egbert Rampen (Leo Rampen).⁸¹ Following a hiatus from her personal creative pursuits to raise their five children, Sybil took up stitching and embroidery in earnest in 1975^{82, 83}. Shortly thereafter, she began teaching fibre arts and painting at Sheridan College.⁸⁴

80 Mary Lynn O'Shea, "Stitching art and nature," *Toronto Star*, Dec 26, 1999.

81 "Engagements," *The Globe and Mail*, March 7, 1955.

82 "Embroidery becomes a craft and career for former housewife," *Etobicoke Guardian*, May 9, 1977.

83 Mary Lynn O'Shea, "Stitching art and nature," *Toronto Star*, Dec 26, 1999.

84 Jackie Hoffman, "Helen Stortini sets up Island show," *The Sault Star*, July 21, 1976.

Sybil quickly gained recognition for her work with a broad range of methods and media including natural materials like wild cucumber vine and milkweed⁸⁵, going on to exhibit her work and teach at institutions and galleries in Oakville and around Ontario. Sybil founded the Oakville Stitchery Guild and established the non-profit Joshua Farm Gallery (formerly the Joshua Creek Heritage Art Centre) at her home at 1086 Burnhamthorpe Road East, which she chairs and where she teaches classes. Sybil has also curated exhibitions about the Calverley family's history, including her aunt Amice Calverley, a renowned Egyptologist, and great-great-grandfather Anthony Salvin, a British architect and conservator.^{86, 87}

The property at 3437 Trafalgar Road stayed in the Calverley family until 1967, when John Leveson Calverley and Francis Hazel Calverley sold the house on 0.884 acres of land to Andrew and Irene Posa.⁸⁸ It is unclear whether John and Francis resided at the property, as they met while studying veterinary medicine in Guelph, moving first to Saskatchewan and then Manitoba.

Andrew Posa, a Canadian artist, is known primarily for his sculptures, some of which can be found throughout Toronto. His son Richard Posa, a designer, illustrator, and sculptor grew up in the house, returning home after working abroad in the early 2000s and "transform[ing] his] father's old sculpting studio into a 1,000 [square foot] apartment [and] working studio".⁸⁹

In 1989, John and Francis sold their remaining portion of the property. The Posa family remained in the house until some point after 1991, according to land records.

85 Mary Lynn O'Shea, "Stitching art and nature," *Toronto Star*, Dec 26, 1999.

86 John Bkila, "Exhibit explores life and art of Egyptologist Amice Calverley," *Oakville Beaver*, Nov 6, 2015.

87 Dominik Kurek, "Sybil Rampen displays her family's 200-year art legacy," *Oakville Beaver*, Aug 2, 2013.

88 Ontario Land Registry Office 20, Book 23.

89 Richard A. Posa, "Biography." Richard A. Posa. <https://richardaposa.com/biography>.



1978 aerial of the Site prior to the relocation of the mid-19th century dwelling at 340 Burnhamthorpe Road and establishment of the golf centre (York University).



Circa 2024 aerial of the Site following the relocation of the mid-19th century dwelling at 340 Burnhamthorpe Road and widening of the intersection (Google).

7 EVALUATION UNDER ONTARIO REGULATION 9/06

The Site has been evaluated using the O.Reg 9/06 *Criteria for Determining Cultural Heritage Value or Interest* under the OHA.

O. Reg. 9/06 was developed for the purpose of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under Section 29 of the OHA. The purpose of the criteria is to provide a consistent approach for the evaluation of heritage properties.

O. Reg. 9/06 states that a property “may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest.”

Based on historical research, it is our professional opinion that the property at 3437 Trafalgar Road meets one O.Reg 9/06 criterion for historical/associative value. The property has direct associations with two significant individuals: Matthew Clements, an active municipal leader and Sheriff of Halton County, who built the extant farmhouse circa the 1870s, and Sybil Rampen (née Calverley), founder of the Joshua Creek Gallery (formerly the Joshua Creek Heritage Art Centre) and advocate for arts and heritage in Oakville, who grew up in the house.

In our professional opinion, the property at 340 Burnhamthorpe Road does not meet any of the nine O.Reg 9/06 criteria.

3437 Trafalgar Road

Value (quoted from Ontario Reg. 9/06)	Y/N	Assessment of 3437 Trafalgar Road
<p>Design/Physical Value:</p> <p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>	N	<p>Constructed circa the 1870s, the farmhouse on the property follows a common L-shaped plan typical of Ontario farmhouses of the period, and is not considered an early example. It is not a rare or unique in its form, and its physical value has been diminished by a series of alterations undertaken from the 1920s onwards. These include the application of stucco cladding, removal of decorative trim, enclosure of the front porch, and modification of window openings. These changes have obscured or removed many of the original architectural features, reducing the building's ability to convey its historical design and limiting its value as a representative example of a mid- to late-19th-century farmhouse.</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	N	<p>The property displays a level of craftsmanship that is typical for a mid- to late-19th-century farmhouse (e.g. masonry techniques, interior wood paneling and plaster work). Although certain interior finishes (for instance, the substantial window surrounds) are of good quality and suggest a somewhat elevated level of finish for a rural farmhouse, they do not represent a remarkably high degree of craftsmanship for the building type or period.</p>
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	N	<p>The overall construction of the farmhouse (e.g. stone foundation, brick masonry or wood frame with masonry veneer construction) is typical of the 19th century, and does not constitute a high degree of technical or scientific achievement.</p>
<p>Historical/Associative Value:</p> <p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>	Y	<p>The property has direct associations with two significant individuals: Matthew Clements, and Sybil Rampen (née Calverley).</p> <p>Matthew Clements was a prominent figure in the local political community. After his family settled in Trafalgar Township in 1828, Clements became actively involved in municipal politics, serving on the Trafalgar Township Council and the Halton County Council, and later as Warden of Halton County. In 1882, he was appointed Sheriff of Halton County, a position he held until his death in 1909. Clements constructed the extant farmhouse on the property circa the 1870s, remaining there until relocating to Milton in the late 1880s.</p> <p>The Site also holds significance through its association with Sybil Rampen (née Calverley), an award-winning artist and advocate for arts and heritage conservation. Born in 1929, Sybil spent her childhood on the property. In 2007, she established the Joshua Farm Gallery (formerly the Joshua Creek Heritage Art Centre) at 1086 Burnhamthorpe Road East, part of the former Calverley farm. The centre continues to serve as a vibrant community hub for artistic programming, exhibitions, and education.</p>

3437 Trafalgar Road

Value (quoted from Ontario Reg. 9/06)	Y/N	Assessment of 3437 Trafalgar Road
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N	As one of many farmhouses built in the late 19th century in Trafalgar Township, the property does not offer new knowledge or a greater understanding of particular aspects of the community's history or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The available historical record does not include any documentation of a builder/architect. Given the farmhouse's similarity to designs found in pattern books throughout the second half of the 19th century (e.g. the <i>Canadian Farmer</i>), it is unlikely that it was designed by an architect.
<p>Contextual Value:</p> <p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p>	N	The property is located in a rapidly evolving suburban context, which no longer has a definable historic rural character. Suburban residential development is actively encroaching from the south, and Trafalgar Road has been widened from a rural concession road into a major arterial corridor. While there are some remnant farmhouses and farmsteads in close proximity to the Site, they generally lack integrity; several appear abandoned or are missing key farmstead components such as barns and outbuildings. This erosion of the rural landscape is compounded by the urban development to the south of the Site, which is clearly visible from the property and contributes to the loss of a distinctive sense of place.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	Although the property was developed during the 19th century concurrently with the surrounding area, it does not currently demonstrate strong connections to its surroundings.
9. The property has contextual value because it is a landmark.	N	Due to the deep setback of the farmhouse and the surrounding grove of trees and shrubs that largely obscure it from view, it does not function as a physical landmark within its context.

340 Burnhamthorpe Road

Value (quoted from Ontario Reg. 9/06)	Y/N	Assessment of 340 Burnhamthorpe Road
<p>Design/Physical Value:</p> <p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>	N	<p>The one-and-a-half-storey dwelling, constructed circa 1844, is a common example of pre-1850 vernacular rural architecture in Ontario and is not particularly rare, unique, or early within the context of Oakville's development.</p> <p>Based on a review of the Part IV designated properties on the Town of Oakville's Heritage Register to assess the prevalence of pre-1850 dwellings, it appears that this dwelling type is not uncommon in the local context, with at least six others examples located in the Town of Oakville north of the Queen Elizabeth Way. The building's form, featuring a three-bay façade with a central entrance flanked by window openings, a side gable roof, and a central cross-gable dormer (possibly a later addition), reflects a standard residential design of the period and does not stand out as a representative example within the local context.</p> <p>The one-and-a-half-storey house features a timber frame (as opposed to other methods like balloon framing) structure. Available evidence suggests the dwelling is not considered a rare remaining example of timber framing. A review of the Town of Oakville Heritage Register identifies other known local examples, including the Smith House at 2460 Old Bronte Road (circa 1813), and the former Palermo Methodist Church Parsonage, which incorporates a circa 1819 timber frame cabin. Given that structural systems are often concealed by finishes or absorbed into later additions, it is likely that other undocumented examples of timber frame structures exist in Oakville, particularly among earlier 19th-century buildings, when timber framing was the prevalent method of construction. In this case, the building's advanced deterioration has exposed its timber frame, allowing for its identification.</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	N	<p>The property displays a level of craftsmanship that is typical for a modest mid-19th century vernacular dwelling, based on remaining visible elements (e.g. timber frame structure, wooden clapboard-style siding).</p>
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	N	<p>The property does not demonstrate a high degree of technical or scientific achievement. The overall construction of the farmhouse (e.g. timber frame construction and wooden/stucco siding, plaster finishes on the interior) is typical of the mid-19th century, and does not constitute a high degree of technical or scientific achievement.</p>
<p>Historical/Associative Value:</p> <p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>	N	<p>The dwelling does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. While the dwelling was occupied by a succession of blacksmiths between 1844 and 1886, providing an essential service to settler communities dependent on horses and handmade tools and hardware, there is no evidence that any of these residents were individually significant.</p>

340 Burnhamthorpe Road

Value (quoted from Ontario Reg. 9/06)	Y/N	Assessment of 340 Burnhamthorpe Road
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N	As one of many rural houses built in the 19th century in Trafalgar Township, the property does not offer new knowledge or a greater understanding of particular aspects of the community's history or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The available historical record does not include any documentation of a builder/architect.
<p>Contextual Value:</p> <p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p>	N	The property is located in a rapidly evolving suburban context, which no longer has a definable historic rural character. Suburban residential development is actively encroaching from the south, and Trafalgar Road has been widened from a rural concession road into a major arterial corridor. While there are some remnant farmhouses and farmsteads in close proximity to the Site, they generally lack integrity; several appear abandoned or are missing key farmstead components such as barns and outbuildings. This erosion of the rural landscape is compounded by the urban development to the south of the Site, which is clearly visible from the property and contributes to the loss of a distinctive sense of place. The dwelling itself is largely obscured from view from Trafalgar Road, limiting any potential contribution to a broader neighbourhood context or sense of place.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	The relocation of the dwelling from its original crossroads location has broken any physical, functional, visual, or historical links to its surroundings.
9. The property has contextual value because it is a landmark.	N	The dwelling has been removed from its original crossroads location and is now largely obscured from view within its current setting.

8 STATEMENT OF PROFESSIONAL OPINION

The property at 3437 Trafalgar Road contains a two-and-a-half-storey mid-19th century farmhouse on a 0.88-acre parcel. The property at 340 Burnhamthorpe Road contains two structures - a circa 1840s one-and-a-half-storey house-form building in an advanced state of deterioration (relocated from the southeast corner of Trafalgar and Burnhamthorpe Roads during the second half of the 20th century), and a mid-20th-century house-form building currently occupied by the Vic Hadfield Golf & Learning Centre.

Based on historical research, it is our professional opinion that the property at 3437 Trafalgar Road meets one O.Reg. 9/06 criterion for historic/associative value, while the property at 340 Burnhamthorpe Road East meets no criteria. Based on this evaluation, neither property comprising the Site is a candidate for designation under Part IV, Section 29 of the OHA.

APPENDIX A: LIST OF SOURCES

SOURCES

Census of Canada West, 1842, 1851, 1861.

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APPENDIX B: STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Philip Evans OAA, MRAIC, CAHP is a Principal at ERA and the founder of Culture of Outports. Over the course of 20+ years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, CAHP is a Principal at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Janice Quieta, OAA, MArch, CAHP Janice is a Senior Associate and architect at ERA. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Toronto Metropolitan University (formerly Ryerson University). Her graduate thesis examined the feasibility of retrofitting post-war residential towers in Toronto's St. Jamestown using a socially and ecologically sustainable program. She has studied and worked in Toronto, Halifax, Dusseldorf, and Koln and participated in a number of national and international design competitions in Canada and Germany.

Kasper Koblauch, MCIP, RPP is a Planner and project manager at ERA with over nine years of public and private-sector professional planning experience. He holds a Master of Planning from Toronto Metropolitan University.

Marina Smirnova is a Planner at ERA Architects. She holds a Bachelor of Arts in Political Science from the University of British Columbia, and a Master of Planning from Toronto Metropolitan University.