



**Cultural Heritage Landscape Strategy
Implementation Phase Three
Conservation Plan Bronte Harbour and Bluffs**

Prepared for
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

By
Archaeological Research Associates Ltd.
219-900 Guelph Street
Kitchener, ON N2H 5Z6
Tel: (519) 804-2291 Fax: (519) 286-0493
www.arch-research.com

And

Dillon Consulting Limited
51 Breithaupt Street, Suite 200
Kitchener, ON N2H 5G5
Tel: (519) 571-8460 Fax: (519) 571-7424
www.dillon.ca

**Approved by Planning & Development Council
on August 8, 2022**

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	CONTEXT OF THIS PLAN	3
2.1	Understanding Cultural Heritage Landscapes	3
2.2	Meaning of Conservation	4
2.3	Purpose of this Plan	4
2.4	Components of the Plan	5
3.0	BRONTE HARBOUR AND BLUFFS CULTURAL HERITAGE LANDSCAPE	8
3.1	Description of the Property	8
3.2	Statement of Cultural Heritage Value of Interest	8
3.3	Conservation Areas within the Cultural Heritage Landscape	8
4.0	CONDITION OF HERITAGE ATTRIBUTES AS OF SEPTEMBER 2019	9
5.0	ACTIONS SUBJECT TO TOWN HERITAGE REVIEW	11
5.1	Property Alterations	11
5.2	Three Categories of Planned Actions	12
5.2.1	Category 'A' – Exempt Works	12
5.2.2	Category 'B' – Alterations that require prior staff consent	12
5.2.3	Category 'C' – Alterations that require prior Town Council consent	13
6.0	GUIDELINES FOR ALTERATIONS	13
6.1	Conservation Objectives	14
6.1.1	Bronte Harbour and Bluffs CHL	14
	Preservation	14
	Rehabilitation	15
	Restoration	15
	Other Conservation Frameworks: Oakville's Strategy for Biodiversity	15
6.2	Ensuring that proposed alterations conserve the Bronte Harbour and Bluffs CHL Cultural Heritage Value or Interest	16
6.3	Heritage Guidelines Checklist	16
6.4	Heritage Values Checklist	17
7.0	APPLICATION PROCESS	18
7.1	Step 1: Notice to the Town	18
7.2	Step 2: Consultation with the property owner/applicant	18
7.3	Step 3: Submission of complete application	18
7.4	Step 4: Town Review and Decision	19
7.4.1	Category 'B' Alterations	19
7.4.2	Category 'C' Alterations	20
7.5	Conditions of Town Consent	22

8.0 BIBLIOGRAPHY AND SOURCES 23

LIST OF MAPS

Map 1: Map of the Bronte Harbour and Bluffs CHL and Area to be Designated	2
---	---

LIST OF TABLES

Table 1: Heritage Condition Ratings and Meaning	9
---	---

LIST OF APPENDICES

Appendix A: Condition Assessment of Heritage Attributes	25
---	----

LIST OF SCHEDULES

Schedule 1: Heritage Designation By-law 2022-027	46
Schedule 2: Glossary	58
Schedule 3: Decision-Making Tree	60
Schedule 4: Category 'A' Action – Exempt Works	61
Schedule 5: Category 'B' Alterations – Town review and consent	64
Schedule 6: Category 'C' Alterations – Council Consent	66
Schedule 7: Parks Canada's General Standards for Preservation, Rehabilitation and Restoration	68
Schedule 8: Summary of Proposed Alterations	70
Schedule 9: Heritage Guidelines Checklist	71
Schedule 10: Heritage Values Checklist	84

PERSONNEL

Archaeological Research Associates Ltd.

Senior Review: P.J. Racher, M.A., CAHP

Project Director: K. Jonas Galvin, M.A., RPP, MCIP, CAHP

Project Coordinator: L. Benjamin, M.A.E.S., RPP, MCIP, CAHP

Field Review: L. Benjamin and K. Jonas Galvin

Historical Research: S. Clarke. B.A.

Photography: L. Benjamin

Cartographer: K. Brightwell (GIS)

Technical Writers: L. Benjamin, K. Jonas Galvin, J. McDermid, B.A. and P. Young,
M.A., CAHP

Dillon Consulting Limited

Landscape Planner: M. Braunstein, B.E.S, M.L.A.

Senior Review: C. Marshall, B.L.A., RPP, MCIP

Field Review: M. Braunstein, T. Goulet (Arborist)

1.0 INTRODUCTION

This plan applies to the Bronte Harbour and Bluffs Cultural Heritage Landscape (CHL) which is located in the Town of Oakville at the natural mouth of Twelve Mile Creek (Bronte Creek) at Lake Ontario.

A study was undertaken by ARA and Dillon that builds on the findings of the Phase II report by Letourneau Heritage Consulting Inc. to formalize the Statement of Cultural Heritage Value or Interest (CHVI) including the list of heritage attributes for the Bronte Harbour and Bluffs CHL (presented in Schedule 1). The Bronte Harbour and Bluffs CHL has heritage value as a significant organically evolved cultural heritage landscape.

The Bronte Harbour and Bluffs CHL includes properties owned by the province and federal government (see Map 1). Provincially and federally owned lands cannot be designated under Part IV or Part V of the *Ontario Heritage Act*. If these lands change ownership in the future, they may be included in a designation and Conservation Plan. The Statement of CHVI as presented in Schedule 1 and examined within this Conservation Plan recognizes the lands that currently are designated.

By the terms of the *Ontario Heritage Act*, it is unlawful to alter this property in any way that is likely to affect the property's heritage attributes unless there is a prior application to the Town and the Town consents to the alteration. By the terms of provincial law and policy, Town decisions affecting heritage planning matters shall ensure that the cultural heritage value or interest of significant heritage resources is conserved.

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



Map 1: Map of the Bronte Harbour and Bluffs CHL and Area to be Designated

2.0 CONTEXT OF THIS PLAN

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

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

- Phase One – Inventory - Phase One of the CHL Strategy commenced in June 2015. It screened over 60 properties across the Town for candidate cultural heritage landscapes. This screening-level inventory categorized properties as being either 'high priority,' 'medium priority,' 'low priority,' or properties which required 'no further action.' Bronte Harbour and Bluffs were two CHLs that were identified as high priority.
- Phase Two – Assessment - Phase Two of the CHL Strategy detailed evaluation commenced in June 2016. The eight properties identified in Phase One as being high priority properties were the first to be assessed and by October 2018, the evaluation of these landscapes was complete, including a report on the combined landscape of the Bronte Harbour and Bluffs.
- Phase Three – Conservation - In 2019, a Request for Proposals (RFP) was released to undertake a Conservation Plan for the Bronte Harbour and Bluffs Conservation Plan.

2.1 Understanding Cultural Heritage Landscapes

The Province provides a definition of cultural heritage landscapes:

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

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

2.2 Meaning of Conservation

Provincial policy in the 2020 *Provincial Policy Statement* (PPS) and the 2019 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a specific definition of “conserved”:

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

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

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

Conservation: (*conservation*) all actions or processes that are aimed at safeguarding the *character-defining elements* of a cultural resource so as to retain its *heritage value* and extend its physical life. This may involve “*Preservation,*” “*Rehabilitation,*” “*Restoration,*” or a combination of these actions or processes (2010:15)

2.3 Purpose of this Plan

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

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

There are no registered archaeological sites within the CHL boundaries. The apparent lack of registered archaeological sites does not imply that the Bronte Harbour and Bluffs does not have Pre-Contact or EuroCanadian archaeological resources, but rather that few assessments have been conducted in the area. Based on the former Ministry of Tourism, Culture and Sport's *Criteria for Evaluating Archaeological Potential: A Checklist for the Non-Specialist*, the area has archaeological potential as it: 1) has known archaeological sites within 300 m; 2) is within 300 m of a primary water source; 3) has topographical features within the landscape; 4) there were food harvest areas on the landscape; 5) there are indications of early Euro-Canadian settlement within 300 m of property; and 6) there were early historic transportation routes within 100 m of landscape. Section 5.4 of *Livable Oakville* directs that should development potentially "cause an impact to archaeological resources or areas of archaeological potential, an assessment by a qualified professional will be required in accordance with provincial standards and guidelines." As such, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence.

This plan provides details on what is exempt and what requires a Town review and decision in Sections 5.0, 6.0 and 7.0 and in Schedule 4, Schedule 5 and Schedule 6.

The boundary of the Bronte Harbour and Bluffs CHL is within the Conservation Halton Watershed and includes watercourses, flood plains, steep slopes and the shoreline of Lake Ontario. According to Conservation Halton (CH), "Permission is required from CH for undertaking any works in or adjacent to watercourses, river or stream valleys, lands adjacent or close to the shoreline for Lake Ontario, other natural hazards such as karst, and wetlands and surrounding lands where development could interfere with the hydrologic function of a wetland" (2019).

2.4 Components of the Plan

Consistent with the Town's definition of a CHL conservation plan, this Plan has the following components:

- **Section 1.0 Introduction** and **Section 2.0 Context of this Plan** - provides the context and purpose of this conservation plan.
- **Section 3.0 Bronte Harbour and Bluffs Cultural Heritage Landscape** - provides details on the Bronte Harbour and Bluffs CHL. It provides an overall description of the landscape that includes its specific boundaries. It also includes the property's cultural heritage value or interest and its heritage attributes.
- **Section 4.0 Condition of Heritage** Attributes as of September 2019 - This section includes a description of the condition of the areas of the CHL as well as the landscape as a whole.

- **Section 5.0 Actions Subject to Town Heritage Review** – sets out details on what actions are exempt from heritage review by the Town and what actions require Town review. This part of the plan categorizes anticipated actions on the property into one of three categories:
 1. Category ‘A’ actions are those actions that (1) will not alter the Bronte Harbour and Bluffs in any manner and/or (2) will not affect the property’s heritage attributes or impact its cultural heritage value or interest. Category ‘A’ actions require no notice to, review by, and/or consent from the Town under the *Ontario Heritage Act*. Exempt actions include property maintenance insofar as the maintenance is a routine, repeated activity, and reversible temporary installations.
 2. Category ‘B’ actions are alterations that are likely to affect the CHL’s heritage attributes and may impact its cultural heritage value or interest. These alterations require notice to, review by and/or consent from the Town’s Planning Services staff under the *Ontario Heritage Act*, prior to any work being undertaken. As Bronte Harbour and Bluffs has archaeological potential, the property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any proposed subsurface work may commence. Further, the Bronte Harbour and Bluffs is within the Conservation Halton Watershed, therefore the property owner/applicant may be required to complete Conservation Halton processes.
 3. Category ‘C’ actions are alterations that are likely to affect the CHL’s heritage attributes and may impact its cultural heritage value or interest. These alterations require notice to and review by the Town’s Planning Services staff, the Heritage Oakville Advisory Committee; and, the review and consent of Council, prior to any work being undertaken. As Bronte Harbour and Bluffs has archaeological potential, the property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any proposed subsurface work may commence. Further, the Bronte Harbour and Bluffs is within the Conservation Halton Watershed, therefore the property owner/applicant may be required to complete Conservation Halton processes.
- **Section 6.0 Guidelines for Alterations** - sets out the policy framework to be applied by the Town to make decisions on alterations that are likely to affect the heritage attributes of the CHL. The first part identifies the CHL’s heritage attributes that are likely to be affected by proposed alterations and identifies the most appropriate/relevant conservation Standards and Guidelines, as outlined in Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*. The plan sets out a checklist for this part of the policy framework in Schedule 9. The second part of the policy framework identifies each cultural heritage value or interest that is likely to be affected by the proposed alteration

and whether the impact is positive, negative or neutral. The plan sets out a checklist for this part of the policy framework in Schedule 10.

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

3.0 BRONTE HARBOUR AND BLUFFS CULTURAL HERITAGE LANDSCAPE

3.1 Description of the Property

The Bronte Harbour and Bluffs Cultural Heritage Landscape is an organically evolved harbour landscape that was initially the natural mouth of Twelve Mile Creek (Bronte Creek) at Lake Ontario. The landscape began its long evolution as a purpose-built harbour in 1856. The cultural heritage landscape is an approximately 21.26 acre (8.6 hectare) area comprising the inner Harbour, Bronte Bluffs and Berta Point.

3.2 Statement of Cultural Heritage Value of Interest

One key component of a heritage resource's public significance is its stated "cultural heritage value or interest." Provincial policy requires that significant cultural heritage landscapes be "conserved," which the Province defines to mean that the identified cultural heritage value or interest is retained.

The CHL's Statement of Cultural Heritage Value or Interest and its associated heritage attributes are articulated in By-law 2022-027 (attached as Schedule 1).

3.3 Conservation Areas within the Cultural Heritage Landscape

The Bronte Harbour and Bluffs CHL is an organically evolved cultural heritage landscape is composed of areas characterized by specific functions and geophysical features, which can be divided into two sections – the Bronte Harbour that includes the low-lying harbour areas and man-made channel and the elevated Bluffs. In order to offer guidance that reflects these distinct contexts, this plan organizes the property into two conservation areas: (1) Bronte Harbour and (2) Bluffs. These two conservation areas, as well as being historically inter-related, are also physically linked through a system of pathways, and views and vistas.

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

Area 1: Bronte Harbour

Area 1 includes the low-lying harbour area, and man-made single channel created from Bronte Creek through to Lake Ontario. It includes the 1945 Oakville Harbours Building which is used by the Town of Oakville and a tenant. The area includes the open spaces and treed canopies within Berta Point. It includes elements that have not been identified as heritage attributes such as the yacht club building and parking areas.

Area 2: Bluffs

Area 2 includes the steep and rocky treed slope of the elevated Bluffs as well as the open spaces and treed canopies at the top of the Bluffs. It includes the early 19th century Sovereign House and its gardens that is used by the Bronte Historical Society. It also contains elements that have not been identified as heritage attributes such as the parking area.

The Whole of the Landscape

Together, two conservation areas describe the whole of the landscape. They also highlight different qualities that help guide appropriate conservation practices.

4.0 CONDITION OF HERITAGE ATTRIBUTES AS OF SEPTEMBER 2019

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

The condition assessment considers the individual heritage attributes as well as the CHL as a whole. The meaning of the ratings are set out in Table 1.

Table 1: Heritage Condition Ratings and Meaning

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

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

As part of this plan, the consultant team undertook a condition assessment of the heritage attributes of the Bronte Harbour and Bluffs CHL on August 26, 2019 and September 17 and 20, 2019. In addition, the condition assessment was informed by the *Structural Assessment of Existing Building 2508 Lakeshore Road, Oakville, Ontario* prepared by Stephenson Engineering (2017). The results of that condition assessment are outlined in Appendix A: Condition Assessment of Heritage Attributes. The assessment concluded that the CHL as a whole is generally in good condition, with the following comments:

Area 1: Bronte Harbour

- A Structural Assessment completed in May 2017 indicated that the Oakville Harbours Building was in “fair condition.” Observed condition during the August 2019 site visit confirmed that the building is in fair condition. There was some damage due to flooding in the spring noted.
- The landscape elements of the low-lying harbour area including: the south buffer between the vehicular access road and the boat slips; the edge and central gazebo area landscape; the parking and boat storage area; and the planters and hanging baskets along the boardwalk are in good to fair condition. The north strip that is not accessible does not appear to be maintained and is in poor condition.
- The man-made channel from Bronte Creek to Lake Ontario appears to adequately hold its historic function as boat access for recreational uses.

Area 2: Bluffs

- The Sovereign House appears to be in good condition. It retains its historical layout and the replacement windows and replacement cedar roof are sympathetic to the building’s character. The interior attributes appear to be in good condition.
- The east treed canopy on the Bluffs comprises an established woodland feature and is in good condition, while the west treed canopy is threatened by an eroding embankment and the presence of invasive tree and understory shrubs, resulting in an assessment of fair condition.
- The gardens and lawn of the Sovereign House appear to be in good condition and are maintained seasonally and/or as required. The house is separated from the street by a picket fence that is in good condition. The ‘cottage’ style gardens are said to be reminiscent of the 1911-1915 period when Canadian writer Mazo de la Roche called the property home. Mature silver maples provide a backdrop to the house.
- The steep and rocky treed slopes appear to maintain the characteristic landforms of the harbour area. The north slope includes a layby area for storage that somewhat compromises the bluff landscape quality and character.

Whole Landscape

- The views to/from heritage attributes within the CHL have been maintained with little obstruction or inclusion of elements that are not sympathetic to the character of the landscape.
- The open maintained lawns, paths, trails, mature trees and shrubs are maintained seasonally and/or as required and are generally in fair to good condition. Dense understory and ground vegetation is overgrowing and invading some of the cultural open space. Some of the mature trees may be nearing the end of their lifespan.

5.0 ACTIONS SUBJECT TO TOWN HERITAGE REVIEW

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

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

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

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

5.1 Property Alterations

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

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

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

Further, the *Ontario Heritage Act* defines “alter” as follows: “alter” means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning.”

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

5.2 Three Categories of Planned Actions

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

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

In situations where proposed activities/actions are not identified in Schedule 4, Schedule 5 and Schedule 6, the owner/applicant is required to provide notice to Town staff prior to commencing any work. Town staff will review the proposal and confirm the applicable category.

5.2.1 Category 'A' – Exempt Works

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

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

5.2.2 Category 'B' – Alterations that require prior staff consent

Category 'B' alterations that are likely to affect the CHL's heritage attributes and may impact its cultural heritage value or interest. These alterations require notice to, review by and/or consent from Town staff under the *Ontario Heritage Act*, prior to any work commencing.

The list of Category 'B' alterations is set out in Schedule 5. Should Town staff not support a proposed Category 'B' alteration, staff will forward the application to the Heritage Oakville Advisory Committee for review and to Council for a final decision.

The CHL is within the Conservation Halton Watershed and includes watercourses, flood plains, steep slopes and the shoreline of Lake Ontario. It is the property owner/applicant's responsibility to obtain consent from Conservation Halton when required.

The CHL does not contain registered archaeological sites but does include areas of archaeological potential. The property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any subsurface work can commence.

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

5.2.3 Category ‘C’ – Alterations that require prior Town Council consent

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

The list of Category ‘C’ alterations is set out in Schedule 6.

The CHL is within the within the Conservation Halton Watershed and includes watercourses, flood plains, steep slopes and the shoreline of Lake Ontario. It is the property owner/applicant’s responsibility to obtain consent from Conservation Halton when required.

The CHL does not contain registered archaeological sites but does includes areas of archaeological potential. The property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any subsurface work can commence.

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

6.0 GUIDELINES FOR ALTERATIONS

In March 2013, the Town endorsed *Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines) for application in the planning, stewardship and conservation of heritage resources in the Town. The Standards and Guidelines provide useful direction on how to conserve *character-defining elements* such as cultural landscapes and as such this plan makes use of these same *Standards and Guidelines*.

Town decisions on cultural heritage matters must be consistent with the *Provincial Policy Statement* (2020) and conform to the *Provincial Growth Plan for the Greater Golden Horseshoe* (2017). This provincial guidance requires that significant cultural heritage landscapes such as the Bronte Harbour and Bluffs CHL be conserved. Further, “conserved” means that the landscape’s cultural heritage value or interest is retained. Thus, Town review of a Category ‘B’ or ‘C’ alteration must focus on whether and how the alteration affects the CHL’s stated cultural heritage value or interest and heritage attributes. The CHL’s Statement of Cultural Heritage Value or Interest is outlined in Schedule 1.

6.1 Conservation Objectives

Any Category 'B' or 'C' alterations must ensure that the CHL's cultural heritage value or interest is conserved. As outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada* conservation can include one of three options: preservation, rehabilitation or restoration. All conservation treatments are applicable to cultural heritage landscape however, the appropriate treatment will depend upon the type of CHL (designed, organically evolved, associative) and the identified cultural heritage value and interest, and heritage attributes of the CHL itself.

Preservation is to be understood as protecting, retaining and stabilizing the existing form, material and integrity of the Bronte Harbour and Bluffs CHL or of one of its individual heritage attributes, while protecting its value. Preservation is typically a Category 'B' alteration.

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

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

6.1.1 Bronte Harbour and Bluffs CHL

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

Preservation

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

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

Rehabilitation

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

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

Restoration

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

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

Other Conservation Frameworks: Oakville's Strategy for Biodiversity

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

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

Tier 2 Contributing Areas – areas with native woodlands, wetlands and cultural meadows that contribute to native biodiversity. While these areas may be smaller, they do provide

supporting habitat and ecological connections or stepping stone for native species within the urban fabric.

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

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

Bronte Creek and surrounding natural areas associated with Bronte Harbour including the Elevated Bluffs area) are designated as Key Features within the Halton Regional Natural Heritage System, and are therefore considered to be Tier 1 areas. Remaining areas are considered Tier 3 areas. The OSB provides best practices in ecological restoration. It is not an approvals document. When planning Category B or Category C actions, property owner/applicants are encouraged to refer to the OSB as well as Parks Canada's *Principles and Guidelines for Ecological Restoration in Canada's Protected Natural Areas* (2008).

6.2 Ensuring that proposed alterations conserve the Bronte Harbour and Bluffs CHL Cultural Heritage Value or Interest

This plan provides concrete guidance on conservation through two checklists set out as Schedule 5 and Schedule 6. These checklists are a key feature of this plan. They are intended to assist the Town with ensuring that any Category 'B' or 'C' alteration will conserve the heritage attributes and cultural heritage value or interest of the CHL.

Property owner/applicants for a Category 'B' or 'C' alteration is required to complete the two checklists as part of their submission to the Town. Together, these two checklists provide the Town with the information necessary to answer the key question: Is the proposed alteration consistent with conserving the cultural heritage value or interest of Bronte Harbour and Bluffs Cultural Heritage Landscape as embodied in its heritage attributes?

6.3 Heritage Guidelines Checklist

The Heritage Guidelines Checklist, attached as Schedule 9, sets out the CHL's identified heritage attributes alongside the most appropriate/relevant conservation Standard, as outlined in Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. The CHL's heritage attributes are set out in Schedule 1. Parks Canada's 14 Standards are included in Schedule 7. This checklist incorporates a number of conservation principles including that proposed alterations be minimal, compatible, reversible, and easily distinguishable from the CHL's identified heritage attributes. The Heritage Guidelines Checklist integrates key aspects of this plan, as follows:

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

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

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

6.4 Heritage Values Checklist

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

The Heritage Values Checklist in Schedule 10 requires an answer to the question whether the proposed alteration will have a positive effect, a negative effect or no effect on the Bronte Harbour and Bluffs CHL's cultural heritage value or interest. The third column in this checklist addresses the "Type of effect" on the cultural heritage value or interest. There are three possible responses: positive (P), negative (N) or no effect (Nil).

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

7.0 APPLICATION PROCESS

The following section outlines the application process. A visual of this process is also shown in Schedule 3.

Where the property owner/applicant seeks to alter the CHL and the alteration is not a Category 'A' action, then Town heritage review is required.

7.1 Step 1: Notice to the Town

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

The Town notes that, if an action is not on any of the lists at Schedule 4, Schedule 5 and Schedule 6, the applicant shall advise Town staff who will decide if the action is Category 'A', 'B', or 'C'.

7.2 Step 2: Consultation with the property owner/applicant

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

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

7.3 Step 3: Submission of complete application

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

- Digital copy of the completed application form and any additional written description of the proposed changes;
- Digital copy of the completed Summary of Proposed Alterations (Schedule 8)

- Digital copy of the completed Heritage Guidelines Checklist (Schedule 9) and Heritage Values Checklist (Schedule 10);
- Digital copy of all drawings; and,
- Digital copy of all photographs.

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

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

On receipt of a complete application, Town staff will serve a notice of receipt of the application on the applicant.

7.4 Step 4: Town Review and Decision

7.4.1 Category 'B' Alterations

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

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

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

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

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

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

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

7.4.2 Category 'C' Alterations

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

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

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

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

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

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

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

1)	Property owner/applicant contacts Planning Services staff to advise of proposed Category 'C' alteration and arrange pre-consultation meeting to discuss proposed work				
	↓				
2)	Property owner/applicant meets with Town staff (and members of Heritage Oakville if deemed necessary by staff) at a pre-consultation meeting prior to submission of application				
	↓				
3)	Property owner/applicant submits all required components of the application to Town staff				
	↓				
4)	Planning Services staff prepares report and recommendation on the application attaching completed checklists pursuant to Schedules 9 and 10 to this plan.				
	↓				
5)	Heritage Oakville Meeting –Town staff presents the report and recommendation on the application. Heritage Oakville makes a recommendation on the application and forwards the recommendation to Council for decision				
	↓				
6)	Planning and Development Council Meeting – Council makes decision to either:				
	Consent to application	<u>OR</u>	Consent to application with terms and conditions	<u>OR</u>	Refuse application
	↓				
	Property owner/applicant either:				
	Accepts consent	<u>OR</u>	Accepts consent with terms and conditions OR Files objection to consent with terms and conditions with Town and Town refers objection to the CRB± for a hearing	<u>OR</u>	Accepts refusal OR Files objection to refusal with Town and Town refers objection to the CRB± for a hearing

	±CRB - Conservation Review Board (tribunal that provides hearing reports setting out findings of fact and recommendations to a municipality or the Minister of Heritage, Sport, Tourism and Culture Industries)
--	---

7.5 Conditions of Town Consent

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

8.0 BIBLIOGRAPHY AND SOURCES

Conservation Halton (CH)

2019 Planning & Permits. Accessed online at: www.conservationhalton.ca/planning-permits.

Government of Ontario

2009 *Ontario Heritage Act, R.S.O. 1990, c. O.18*. Accessed online at: www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm.

Letourneau Heritage Consulting

2018 *Cultural Heritage Landscape Strategy Implementation – Phase II Cultural Heritage Evaluation Report, Bronte Harbour and Bronte Bluffs, Oakville, Ontario*.

Ministry of Culture (MCL)

2006b *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*. Ontario Heritage Tool Kit Series. Toronto: Ministry of Culture.

2006c *InfoSheet #2: Cultural Heritage Landscapes*. Ontario Heritage Toolkit Series. Toronto: Ministry of Culture.

2007 *InfoSheet: Eight Guiding Principles in the Conservation of Built Heritage Properties*. Accessed online at: www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf.

Ministry of Municipal Affairs and Housing (MMAH)

2014 *Provincial Policy Statement, 2014*. Toronto: Ministry of Municipal Affairs and Housing.

2011 *Standards and Guidelines for Consultant Archaeologists*. Toronto: MTC.

Ministry of Tourism and Culture (MTC)

2010 *Standards & Guidelines for Conservation of Provincial Heritage Properties*.

Parks Canada

2010 *Standards and Guidelines for the Conservation of Historic Places in Canada 2nd Edition*. Accessed online at: www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf.

Stephenson Engineering

2017 *Structural Assessment of Existing Building, 2508 Lakeshore Road, Oakville, Ontario. Project Number: 20170421*.

Town of Oakville

2018 *Oakville's Strategy for Biodiversity*. Accessed online at: https://www.oakville.ca/assets/general%20-%20environment/OSB2018_WEB.pdf

UNESCO

2008 *Guidelines on the Inscription of Specific Types of Properties on the World Heritage List*. Operational Guidelines for the Implementation of the World

Heritage Convention, Annex 3. Accessed online at: <http://whc.unesco.org/archive/opguide08-en.pdf#annex3>.

APPENDIX A: CONDITION ASSESSMENT OF HERITAGE ATTRIBUTES



The following table articulates the findings of the condition assessment, undertaken by the consultant team on August 26, 2019, and September 17 and 20, 2019, of the heritage attributes of the Bronte Harbour and Bluffs CHL as identified in Schedule 1. In addition, the condition assessment was informed by the *Structural Assessment of Existing Building 2508 Lakeshore Road, Oakville, Ontario* prepared by Stephenson Engineering (2017). The table below provides a narrative description of the attributes' condition, along with a photograph and overall rating for that element. In certain cases attributes have been broken down to permit description of specific areas or parts. The primary attribute (as listed in Section 3.0) is always listed in the table's left column.



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



Heritage Condition Ratings and Meaning



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



Heritage Condition of Bronte Harbour and Bluffs Cultural Heritage Landscape


Attribute	Description of Condition	Photograph	Rating
<p>Oakville Harbours Building's contribution to the landscape through its two-storey massing, orientation of the building and its 20' x 24' doors on the north and south gable ends that open to the harbour</p>	<p>A Structural Assessment completed in May 2017 indicated that the structure was in "fair condition." Observed conditions during the August 2019 site visit confirm that the building is in fair condition. There was some damage due to flooding in the spring noted.</p>		<p>Fair</p>
<p>Oakville Harbours Building - Rectangular plan and one-and-a-half storey addition on the west elevation of the building, excluding altered windows and entrances</p>	<p>Rectangular plan and addition have been retained. A Structural Assessment completed in May 2017 indicated that the structure was in "fair condition."</p>		<p>Fair</p>



Attribute	Description of Condition	Photograph	Rating
Oakville Harbours Building - Exterior shingle cladding	There is notable damage to the shingles on the north elevation beside the door and along the corners of the building.		Poor
Oakville Harbours Building - Medium pitched gable roof	Gable roof has been retained. Appears to be asphalt shingles.		Good



Attribute	Description of Condition	Photograph	Rating
<p>Oakville Harbours Building - Historic wood sash and fixed pane windows on the west and east elevations</p>	<p>Fixed pane and sash windows have been retained, some damage to wood and mullions visible.</p>		<p>Fair</p>
<p>Oakville Harbours Building - Original twin-leaf swing door; where each leaf is bi-fold on the north elevation</p>	<p>Doors on north elevation appear to be operable, however paint is flaking in locations, and the door shows some damage from recent flooding. The doors on the south elevation are not operable.</p>		<p>Fair</p>




Attribute	Description of Condition	Photograph	Rating
<p>Oakville Harbours Building - Interior open space from ground to interior of roof</p>	<p>A Structural Assessment completed in May 2017 notes the main boat repair area is approximately 80ft x 40 ft. Interior open space is retained – no interior additions have been made.</p>		<p>Good</p>
<p>Oakville Harbours Building - Exposed interior framing</p>	<p>A Structural Assessment completed in May 2017 notes that the interior framing includes a roof constructed of plank decking supported by main wood trusses that span east-to-west as well as wood columns and exposed wall studs. The assessment indicated there is minor cracking in various structural members.</p>		<p>Fair</p>




Attribute	Description of Condition	Photograph	Rating
<p>Oakville Harbours Building - Interior catwalk located at the same height as the second floor of the west addition</p>	<p>A Structural Assessment completed in May 2017 notes that part of the guardrail is missing and that the framing is not acceptable.</p>		<p>Poor</p>
<p>Sovereign House's contribution to the landscape, particularly its situation on the Bronte Bluffs and its associated gardens</p> <p>Sovereign House</p>	<p>Sovereign House appears to be in good condition. It retains its historical layout and the replacement windows and replacement cedar roof maintain the building's character.</p>		<p>Good</p>



Attribute	Description of Condition	Photograph	Rating
<p>Sovereign House's contribution to the landscape, particularly its situation on the Bronte Bluffs and its associated gardens.</p> <p>Historic Gardens</p>	<p>The gardens and lawn appear to be in good condition and are maintained seasonally and/or as required. The house is separated from the street by a picket fence. The 'cottage' style gardens are said to be reminiscent of the 1911-1915 period when Canadian writer Mazo de la Roche called it home. Mature silver maples provide a backdrop to the house.</p>		<p>Good</p>
<p>Two storey construction and rear elevation one-and-a-half storey wing</p>	<p>Two-storey construction and rear wing have been maintained.</p>		<p>Good</p>



Attribute	Description of Condition	Photograph	Rating
<p>Symmetrical three-bay façade with a central entrance flanked by windows and symmetrical two-bay side elevations</p>	<p>The façade and side elevations are symmetrical. A newer portico maintains the symmetry.</p>		<p>Good</p>
<p>Side gable roof with a chimney at both gable ends</p>	<p>The side gable roof has been retained. Cedar shingles have been installed. Chimneys have been restored but are in a historically accurate position at the gable ends.</p>		<p>Good</p>




Attribute	Description of Condition	Photograph	Rating
Interior wood floors and staircase	Interior wood floors appear to have some wear, but overall are in good condition.		Good
Interior Wood Staircase	The interior wood staircase has been well-maintained.		Good



Attribute	Description of Condition	Photograph	Rating
<p>Steep and rocky treed slope of the elevated bluffs, the low-lying harbour area, and man-made single channel created from Bronte Creek through to Lake Ontario.</p> <p>Steep and rocky treed slope of the elevated bluffs</p>	<p>The steep and rocky treed slopes appear to maintain the characteristic landforms of the harbour area. The north slope includes a layby area for storage that may compromise the bluff landscape quality and character.</p>		<p>Fair</p>
<p>Low-lying harbour area</p>	<p>The south buffer landscape, between the vehicular access road and the boat slips, appears to be well maintained.</p>		<p>Good</p>
<p>Low-lying harbour area</p>	<p>The edge and central gazebo area landscape appears to be in fair condition.</p>		<p>Fair</p>



Attribute	Description of Condition	Photograph	Rating
	<p>The vast parking and boat storage area contributes to the operation of the harbour, therefore, providing an industrial aesthetic. It appears to be fairly maintained. The planters and hanging baskets along the boardwalk appear to be well-maintained.</p>		<p>Fair</p>
	<p>The north strip is privately owned and therefore not accessible. It appears not to be maintained.</p>		<p>Poor</p>
<p>Man-made single channel from Bronte Creek through to Lake Ontario</p>	<p>The channel appears to adequately hold its function as a boating access for recreational uses.</p>		<p>Good</p>



Attribute	Description of Condition	Photograph	Rating
<p>Open spaces and treed canopies at the top of the Bluffs and within Berta Point</p> <p>West open space – Berta Point</p>	<p>Maintained lawn landscape with a few ornamental landscape trees.</p>		<p>Good</p>
<p>East open space – top of the Bluffs</p>	<p>Maintained lawn landscape subject to ongoing maintenance, with pockets and periphery of dense understory and ground vegetation that is overgrowing and invading the open space.</p>		<p>Fair</p>



Attribute	Description of Condition	Photograph	Rating
West treed canopy	Large areas of bare and eroding soil with exposed tree roots contributing to poor tree health and growth form; poor distribution of tree size/age class, and presence of invasive trees and understorey shrubs.		Fair
East treed canopy	Established woodland feature. Canopy height and tree size class distribution are well stratified with understorey of young trees. Some evidence of invasive tree species.		Good


Attribute	Description of Condition	Photograph	Rating
<p>System of foot paths and trails that connect the landscape and provide views to the inner harbour, outer harbour and the lake.</p> <p>Foot paths and trails on the bluffs</p>	<p>Some areas appear to have overgrowth minimizing the circulation and access along naturalized areas and open spaces.</p>		<p>Fair</p>
<p>Low-lying harbour area paths</p>	<p>In some areas, the pavers appear to be in poor conditions due to previous site flooding.</p>		<p>Poor</p>
<p>Low-lying harbour area paths</p>	<p>The boardwalk appears to be in good condition.</p>		<p>Good</p>



Attribute	Description of Condition	Photograph	Rating
<p>Views to/from heritage attributes including:</p> <p>View 1 – View from the Bluffs at the break in vegetation to the lake and to the lighthouse/ looking northeast</p>	<p>Some vegetation screens the view, but the connection of the bluffs to the lake is maintained.</p>		<p>Good</p>
<p>Views to/from heritage attributes including:</p> <p>View 2 – View of the Sovereign House from the trails on the Bluffs looking west from the end of Seneca Drive</p>	<p>The view is unobstructed. The building is surrounded by maintained 'cottage'-style gardens and mature trees.</p>		<p>Good</p>



Attribute	Description of Condition	Photograph	Rating
<p>Views to/from heritage attributes including:</p> <p>View 3 - View of the Sovereign House from Seneca Drive looking east</p>	<p>The building is well signed and the view is unobstructed. The building is surrounded by a picket fence, maintained gardens with a backdrop of mature silver maple.</p>		<p>Good</p>
<p>Views to/from heritage attributes including:</p> <p>View 4 – View from the Bronte Beach Park side of the channel to the Oakville Harbours Building looking north and to the end of the channel looking southwest</p>	<p>The view to the Oakville Harbours Building is maintained. Boats and boat infrastructure are within the view. The view to the end of the channel includes boats and boat infrastructure as well as a paved path and manicured plantings.</p>		<p>Good</p>

Attribute	Description of Condition	Photograph	Rating
			
<p>Views to/from heritage attributes including:</p> <p>View 5 - View from the end of the channel at West River Street to the Oakville Harbours Building</p>	<p>The view includes a small island with mature vegetation, the man-made channel and paths. The view of the Oakville Harbours Building is maintained.</p>		<p>Good</p>

Attribute	Description of Condition	Photograph	Rating
<p>Views to/from heritage attributes including:</p> <p>View 6 – View from Berta Point to the Oakville Harbours Building and channel looking northeast</p>	<p>The view includes the man-made channel and Oakville Harbours Building. Boats and boat infrastructure are within the view. The view is accessed via concrete stairs behind the Bronte Harbour Y.C. Training Division building.</p>		<p>Good</p>
<p>Views to/from heritage attributes including:</p> <p>View 7 - View of the Bronte Cenotaph and General Chris Vokes Memorial Park looking east</p>	<p>The view includes the cenotaph, manicured plantings and flags. Mature trees screen the harbour from view.</p>		<p>Good</p>

Attribute	Description of Condition	Photograph	Rating
<p>Views to/from heritage attributes including:</p> <p>View 8 – View from the path in front of the Oakville Harbours Building to Bronte Beach Park looking east, to Bronte Bluffs looking southeast and toward the outer harbour looking northeast</p>	<p>The view to the channel includes Fisherman’s Wharf. A recent intervention (addition of the boat launch) has been integrated into the landscape. The view of the bluffs includes the steep rocky slope and vegetation. The Sovereign House is not visible through the vegetation. Some boat slips appear in poor condition.</p>		<p>Good</p>

Attribute	Description of Condition	Photograph	Rating
<p>Views to/from heritage attributes including:</p> <p>View 9 – View from Bronte Road to the inner harbour and bluffs looking southwest</p>	<p>The view to the inner harbour includes the Oakville Harbours Building. The view of the bluffs includes the steep rocky slope and vegetation. The Sovereign House is not visible through the vegetation. Some boat slips appear in poor condition.</p>	 <p>(April 2019)</p>	<p>Good</p>
<p>Views to/from heritage attributes including:</p> <p>View 10 – View from Bronte Road looking south to the outer harbour</p>	<p>The view to the outer harbour includes the breakwater and some mature vegetation. Boat slips in view appear in poor condition.</p>	 <p>(April 2019)</p>	<p>Good</p>

Attribute	Description of Condition	Photograph	Rating
<p>Views to/from heritage attributes including:</p> <p>View 11 – View from Fisherman’s Wharf to the inner harbour and Oakville Harbours Building looking west</p>	<p>Unobstructed view to the Oakville Harbours Building and the channel. Some newer buildings are not visually compatible with the harbour.</p>		<p>Good</p>
<p>Views to/from heritage attributes including:</p> <p>View 12 – View from Fisherman’s Wharf to the outer harbour and lighthouse looking east</p>	<p>Unobstructed view of the outer harbour and Lake Ontario, including break walls.</p>		<p>Good</p>

SCHEDULE 1: HERITAGE DESIGNATION BY-LAW 2022-027

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-027

A by-law to designate the cultural heritage landscape of the Bronte Harbour and Bluffs as property of cultural heritage value or interest

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on February 10, 2020, has caused to be served on the owners of the lands and premises in:

Bronte Harbour and Bluffs
Cultural Heritage Landscape Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Bronte Harbour and Bluffs Cultural Heritage Landscape as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published in the *Oakville Beaver*, being a newspaper of general circulation in the municipality;

AND WHEREAS notice of objection to the proposed designation was filed on March 20, 2020 by 2390454 Ontario Inc. and referred to the Conservation Review Board (CRB) and assigned the CRB Case Number 2015 ;

AND WHEREAS a resolution has been reached by the Town of Oakville and 2390454 Ontario Inc. and agreed upon through a Minutes of Settlement (MOS) for CRB 2015 to revise the view lines in accordance with Appendix D of the MOS;

AND WHEREAS the property owner withdrew their notice of objection to the proposed designation on January 27, 2022, providing notice to both the Town of Oakville and the Conservation Review Board;

AND WHEREAS pursuant to subsection 29(15) of the *Ontario Heritage Act* R.S.O. 1990, Chapter O.18 upon receipt of the notice of withdrawal, the Conservation Review Board did not hold a hearing and closed its file on February 11, 2022;

AND WHEREAS pursuant to subsection 29(6) of the *Ontario Heritage Act* R.S.O. 1990, Chapter O.18 the council of the Corporation of the Town of Oakville shall now pass a by-

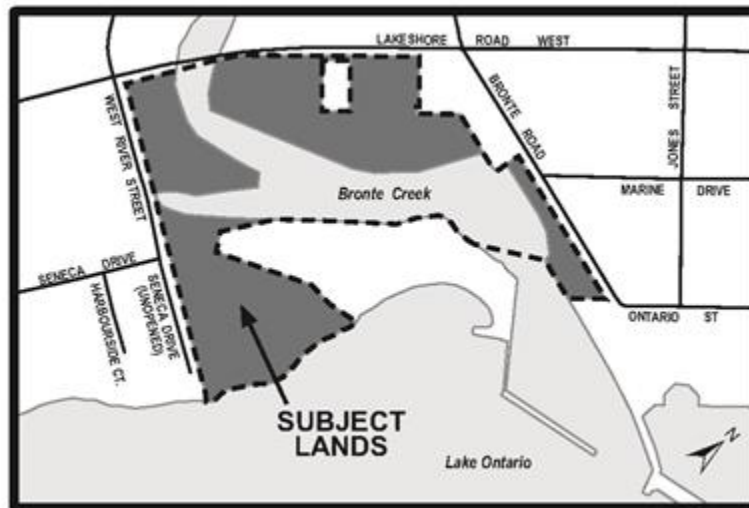
law designating the property and cause a copy of the by-law to be served, registered and published or withdraw the notice of intention to designate;

AND WHEREAS Council wishes to proceed to pass a by-law designating the property for its cultural heritage value or interest;

COUNCIL ENACTS AS FOLLOWS:

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

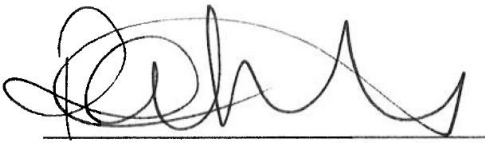
Bronte Harbour and Bluffs
Cultural Heritage Landscape
Town of Oakville
The Regional Municipality of Halton




2. That the attached Schedules form part of the by-law.

3. And that the Town Solicitor be authorized to cause a copy of this by-law to be served on the property owner and Ontario Heritage Trust and to be registered against the property described in Schedule “A” at the Land Registry Office with the notice of by-law being published in a newspaper having general circulation in the municipality.

PASSED this 4th day of April, 2022


Councillor Parmar Acting Mayor


Kathy Patrick Acting Town Clerk

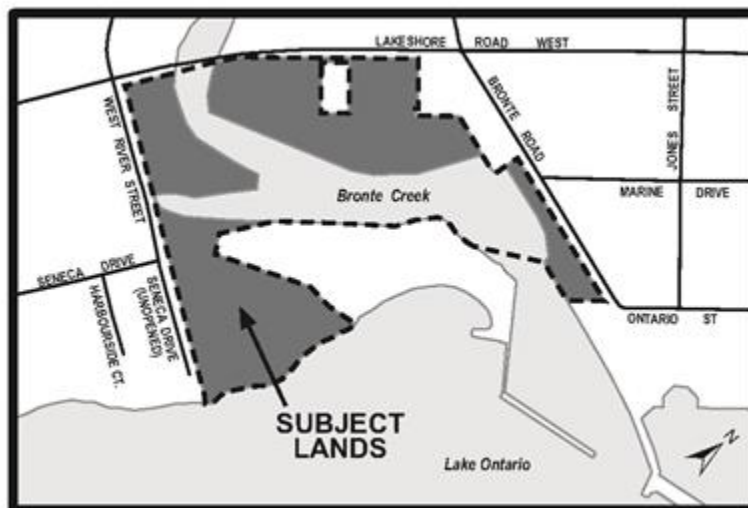

CERTIFIED TRUE COPY

Laura Michelle Brown
By Delegated Authority

SCHEDULE "A" TO
BY-LAW 2022-027

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

Bronte Harbour and Bluffs
Cultural Heritage Landscape



PCL STREETS-1, SEC M11 ; PT ONTARIO ST, PL M11 , LYING NE OF WEST RIVER ST ; OAKVILLE

PCL 90-1, SEC M11 ; LT 90, PL M11 ; OAKVILLE

PCL 89-1, SEC M11 ; LT 89, PL M11 ; OAKVILLE

PCL 88-1, SEC M11 ; LT 88, PL M11 ; OAKVILLE

PCL 86-1, SEC M11 ; LT 86, PL M11 ; OAKVILLE

PCL 86A-2, SEC M11 ; LT 86A, PL M11 , SAVING, EXCEPTING AND RESERVING UNTO HER MAJESTY THE QUEEN, IN RIGHT OF CANADA, HER HEIRS AND SUCCESSORS, THE FREE USE, PASSAGE AND ENJOYMENT OF, IN, OVER AND ABOVE ALL NAVIGABLE WATERS THAT SHALL OR MAY BE FOUND ON, OR UNDER, OR BE FLOWING THROUGH OR UPON ANY PART OF THE LANDS HEREBY GRANTED OR INTENDED SO TO BE ; OAKVILLE

PCL 85-1, SEC M11 ; LT 85, PL M11 , EXCEPT H2442 ; OAKVILLE

PCL 82-1, SEC M11 ; LT 82, PL M11 ; OAKVILLE

PCL 83-1, SEC M11 ; LT 83, PL M11 ; OAKVILLE

PCL 84-1, SEC M11 ; LT 84, PL M11 ; OAKVILLE

PCL 96-1, SEC M11 ; LT 96, PL M11 ; OAKVILLE

PCL 97-1, SEC M11 ; LT 97, PL M11 ; OAKVILLE

PCL 86-1, SEC M11 ; LT 98, PL M11 , EXCEPT PTS 10, 11 & 21, 20R8276 ; OAKVILLE

LT 107, PL M11 ; S/T 2444 (SEE 213311 OAKVILLE); TOWN OF OAKVILLE

PCL 108-1, SEC M11 ; LT 108, PL M11 ; OAKVILLE

PCL BRONTE HARBOUR-1, SEC M11 ; "BRONTE HARBOUR", PL M11; OAKVILLE
"AMENDED SEPT 3, 98 J. MENARD"

PCL 131-1, SEC M8 ; LT 131, PL M8 ; OAKVILLE

PCL STREETS-1, SEC M11 ; ROAD, PL M11 , THAT UNNAMED ROAD BETWEEN LOTS 95 & 96 ; OAKVILLE

PCL STREETS-1, SEC M11 ; PT SENECA DR FORMERLY CHISHOLM ST, PL M11 , LYING E OF WEST RIVER ST ; OAKVILLE

LTS 92 AND 93 AND LT 91 S&E PTS 18 & 22, 20R8278.; TOWN OF OAKVILLE

SCHEDULE "B" TO
BY-LAW 2022-027

STATEMENT OF SIGNIFICANCE

Description of the Property

The Bronte Harbour and Bluffs Cultural Heritage Landscape is an organically evolved harbour landscape that was initially the natural mouth of Twelve Mile Creek (Bronte Creek) at Lake Ontario. The landscape began its long evolution as a purpose-built harbour in 1856. The cultural heritage landscape is an approximately 21.26 acre (8.6 hectare) area comprising the Inner Harbour, Bronte Bluffs and Berta Point.

Statement of Cultural Heritage Value of Interest

Design or Physical Value

The Bronte Harbour and Bluffs Cultural Heritage Landscape has physical/design value as a representative example of an organically evolved harbour landscape dating from the mid-19th century. The current harbour reflects an evolution from continuous improvements and additions over time to the natural landscape of Bronte Creek and Bronte Bluffs to accommodate commercial/industrial uses and recreational activities. Typical of organically evolved harbour landscapes, the Harbour retains features related to its past industries (i.e., Oakville Harbours Building), as well as design features that reflect its recreational use (i.e., treed slope of the Bluffs with trails and recreational boating infrastructure). Bronte Creek was dredged and the channel was widened by removing part of the wetlands. The two-headed creek mouth was changed to a single opening into Lake Ontario. Two piers were added and a lighthouse was built on the east side. The Bronte Harbour Company, established in 1846, completed the harbour in 1856.

A unique stone hooking fleet of ships developed at Bronte Harbour. At its peak in the late 19th century, there were over 40 schooners working the waters in Bronte Harbour. The practice of stone hooking began in the early 19th century and developed into an important industry in Ontario by the mid- to late-19th century. It involved gathering stone slabs from the lake bed using long rakes with hooks. Stone hookers from Bronte Village (as well as Port Credit, Oakville and Frenchman's Bay) supplied stone, sand and gravel for buildings in Ontario before the establishment of inland quarries and sand pits.

Within Bronte Harbour, a grist mill and harbour warehouses were built to support the fleets of grain-laden schooners. As demand for wheat and flour in England and Western New York State increased in the 1850s, the County of Halton became a major wheat producing area in Ontario. By 1858, there was a decline in shipping. In the latter half of the 19th century, fishing shanties began to appear along the east side of Bronte Creek within the Inner and Outer Bronte Harbour. For many decades to follow, fishing was an important local industry supporting both area fishermen and local ship builders.

The Bronte Harbour and Bluffs Cultural Heritage Landscape contains a rare, remaining example of mid-20th century shipbuilding shed. Bronte Harbour was a shipbuilding centre. Melancthon Simpson was a builder of iron-hulled vessels, which were in high demand during the 1850s. Bronte was the ideal location to centralize ship-building, taking advantage of local tradesmen, the lumber trade, and local sawmills. At least four schooners were built by Melancthon Simpson in the Bronte Harbour area between 1852 and 1854. Around 1945, the Northern Shipbuilding and Repair Company owned by John A. McCleary built the Bronte Marine Building (present-day Oakville Harbours Building). For the first few years of its existence, the building was used to help construct and repair boats that were connected with the war effort, possibly for use by the Coast Guard. Between 1945 and 1954, 29 boats were constructed inside this large, two-storey shed. Most of the crafts were all-welded steel tugboat style vessels that served various purposes from logging to fishing and tanking. This type of building is rare and unique in Oakville and Bronte, as few surviving industrial buildings associated with the historic shipbuilding industry remain in each area. In 1955, it was purchased by Harry Greb who established the Metro Marine business in the building, which served the recreational boating market.

The use of Bronte Harbour shifted to recreation with the decline of the fishing and shipbuilding industries in the 1950s. In the 1930s, the harbour was dredged, creating a beach along the shore of Lake Ontario (currently Federally-owned land). Bronte Beach Park became a summer recreation destination for its beach, open spaces with shade trees and activities. Following the establishment of the beach, a change on the subject landscape occurred, resulting in the construction of small cottages on Bronte Bluffs and the Berta family property (present day Berta Point). By 1960, boat slips for recreational uses lined the north section of Bronte Harbour.

The Bronte Harbour and Bluffs Cultural Heritage Landscape also contains a representative Georgian style building, the Sovereign House. The Sovereign House was constructed for Charles Sovereign. The rear wing may date to 1834, and the Georgian portion on the building likely dates to 1846. Typical of the Georgian style is its symmetrical three-bay façade with a central entrance flanked by windows as well as the symmetrical two-bay side elevations. The side gable roof has a chimney at both gable ends and the rear elevation features a one-and-a-half storey wing with a gable roof. The interior wood floors and staircase appear to be original.

Historical or Associative Value

The Bronte Harbour and Bluffs Cultural Heritage Landscape has historical/associative value due to its direct association with the Indigenous land-use of the area. The area is a part of the Anishinaabe and Haudenosaunee traditional territories. The Bronte Bluffs and Harbour has been identified as an area of importance to the Mississaugas of the Credit First Nation (MCFN). The mouth of creek and the flats on either side of the creek were part of Treaty 22 lands of the Mississaugas. Treaty 22 was signed in 1820. The property was a prime location used for the Mississauga people to harvest food resources. The Mississaugas also located their villages on the

flats of the Creek. Further, MNCF representatives stated that “reverence of water as a spiritual being that must be accorded respect and dignity. Water is also vital to the survival of the MCFN and all other forms of life.”

The Bronte Harbour and Bluffs Cultural Heritage Landscape is associated with key figures, companies and organizations related to the development of the harbour and the local history of Bronte Village. In addition to Melancthon Simpson, the Northern Shipbuilding and Repair Company owned by John A. McCleary, and Metro Marine established by Harry Greb, Joyce family members were early owners of properties on the bluffs and contributed to its recreational development. In particular, Thomas “Tom” Joyce, a fisherman, purchased all of the lots between West River Street and the eastern point of the Bluffs by 1893. The Joyce family continued to own the area and develop it as a cottaging destination. Alvin Bumby, a grandson of Thomas Joyce, ran the popular summer holiday destination “Lake Point Camp” from the 1930s through to 1950s. At one point there were 40 tent-sites located on the bluffs and the beach.

The land on the bluffs was purchased by the Town of Oakville in 1976 for use as a park, continuing the area’s recreational use. In 1988, the Town of Oakville moved the historic Sovereign House to the property. The house is historically tied to early pioneer Philip Sovereign who arrived in 1814 from Sussex County, New York. He established a farm on a large property that extended along the lakefront west of the reserve lands and is considered a “founding father of Bronte Village.” Local boat builder Dalt McDonald (1878-1975) also resided in the house. McDonald was responsible for building local fishing boats around the turn of the century. From 1911-1914 the home became the inspiration and residence of Mazo de la Roche, the internationally renowned author of the *Jalna* series. The house is now used by the Bronte Historical Society and its garden, maintained by the Bronte Horticultural Society since 1995, are a favourite place for gatherings.

Lemuel “Lem” Dorland is another local figure historically linked to the harbour. He was a stone hooker who owned a steamboat called *Chub*. He constructed the harbour’s replacement piers in 1890 and owned property within the harbour (present day Berta Point). The Collins’ were another family integral to maintaining the recreational uses of the harbour. They operated the “Riverside Snack Shop” on present-day Berta Point, and prior to 1931 they built an open-air pavilion on land leased from the Federal government. The Collins’ also rented space on their property to tourists with recreational trailers. The current recreational activities are supported by local organizations including the Bronte Harbour Yacht Club founded in 1960. In addition to formal membership, this club also provides seasonal sailing lessons within Bronte Harbour.

Contextual Value

The Bronte Harbour and Bluffs Cultural Heritage Landscape is historically and functionally linked to its surroundings. The harbour’s situation at the mouth of Bronte Creek (Twelve Mile Creek) where it meets Lake Ontario is functionally linked to its development. In turn, the development of the harbour in 1856 spurred growth within Bronte Village as it was the site of many businesses that contributed to its early economy.

The Bronte Harbour and Bluffs is also valued by the community for its ecological functions and habitat it provides for plant life, birds and animals.

The Bronte Harbour and Bluffs Cultural Heritage Landscape continues to be integral to the village of Bronte as a community landmark. Evidence of the Harbour's recognition as a landmark can be seen in the presence of commemorative structures in the Harbour including memorial plaques on benches, trees and gardens and the Harbour's continuous use as a site of festivals and celebrations. In addition, the Oakville Harbours Building is a highly visible landmark within the landscape. Its white shingles make it visually distinct from the surroundings and it is clearly visible from the nearby shorelines and two principal thoroughfares in Bronte Village: Lakeshore Road and Bronte Road.

Heritage Attributes

As an organically evolved harbour landscape dating from the mid-19th century, the Bronte Harbour and Bluffs CHL contains the following attributes:

- Views to/from heritage attributes including:
 - View 1 – View from the Bluffs at the break in vegetation to the lake and to the lighthouse looking northeast
 - View 2 – View of the Sovereign House from the trails on the Bluffs looking west from the end of Seneca Drive
 - View 3 - View of the Sovereign House from Seneca Drive looking east;
 - View 4 – View from the Bronte Beach Park side of the channel to the Oakville Harbours Building looking north and to the end of the channel looking southwest.
 - View 5 - View from the end of the channel at West River Street to the Oakville Harbours Building
 - View 6 – View from Berta Point to the Oakville Harbours Building and channel looking northeast
 - View 7 - View of the Bronte Cenotaph and General Chris Vokes Memorial Park looking east
 - View 8 – View from the path in front of the Oakville Harbours Building to Bronte Beach Park looking east, to Bronte Bluffs looking southeast and toward the outer harbour looking northeast
 - View 9 – View from Bronte Road to the inner harbour and bluffs looking southwest.
 - View 10 – View from Bronte Road looking south to the outer harbour.
 - View 11 – View from Fisherman's Wharf to the inner harbour and Oakville Harbours Building looking west
 - View 12 – View from Fisherman's Wharf to the outer harbour and lighthouse looking east

As a landscape with a rare, remaining example of a mid-20th century shipbuilding shed, the Bronte Harbour and Bluffs CHL contains the following attributes:

Oakville Harbours Building's key exterior attributes include its:

- Rectangular plan and one-and-a-half storey addition on the west elevation of the building, excluding altered windows and entrances
- Exterior shingle cladding
- Medium pitched gable roof
- Historic wood sash and fixed pane windows on the west and east elevations
- Original twin-leaf swing door, where each leaf is bi-fold on the north elevation

Oakville Harbours Building's key interior attributes including its:

- Interior open space from ground to interior of roof, excluding exposed interior framing
- Interior catwalk located at the same height as the second floor to the west addition

As a landscape that contains a representative Georgian Style building – the Sovereign House, the Bronte Harbour and Bluffs CHL contains the following attributes:

Sovereign House's key exterior attributes include its:

- Two-storey construction and rear elevation one-and-a-half storey wing
- Symmetrical three-bay façade with a central entrance flanked by windows as well as the symmetrical two-bay side elevations
- Side gable roof with a chimney at both gable ends

Sovereign House's key interior attributes including its:

- Interior wood floors
- Interior wood staircase

As a landscape with direct associations with the Indigenous land-use of the area. the Bronte Harbour and Bluffs CHL and as a landscape that is historically and functionally linked to its surroundings contains the following attributes:

- Steep and rocky treed slope of the elevated Bluffs, the low-lying Harbour area, and man-made single channel created from Bronte Creek through to Lake Ontario

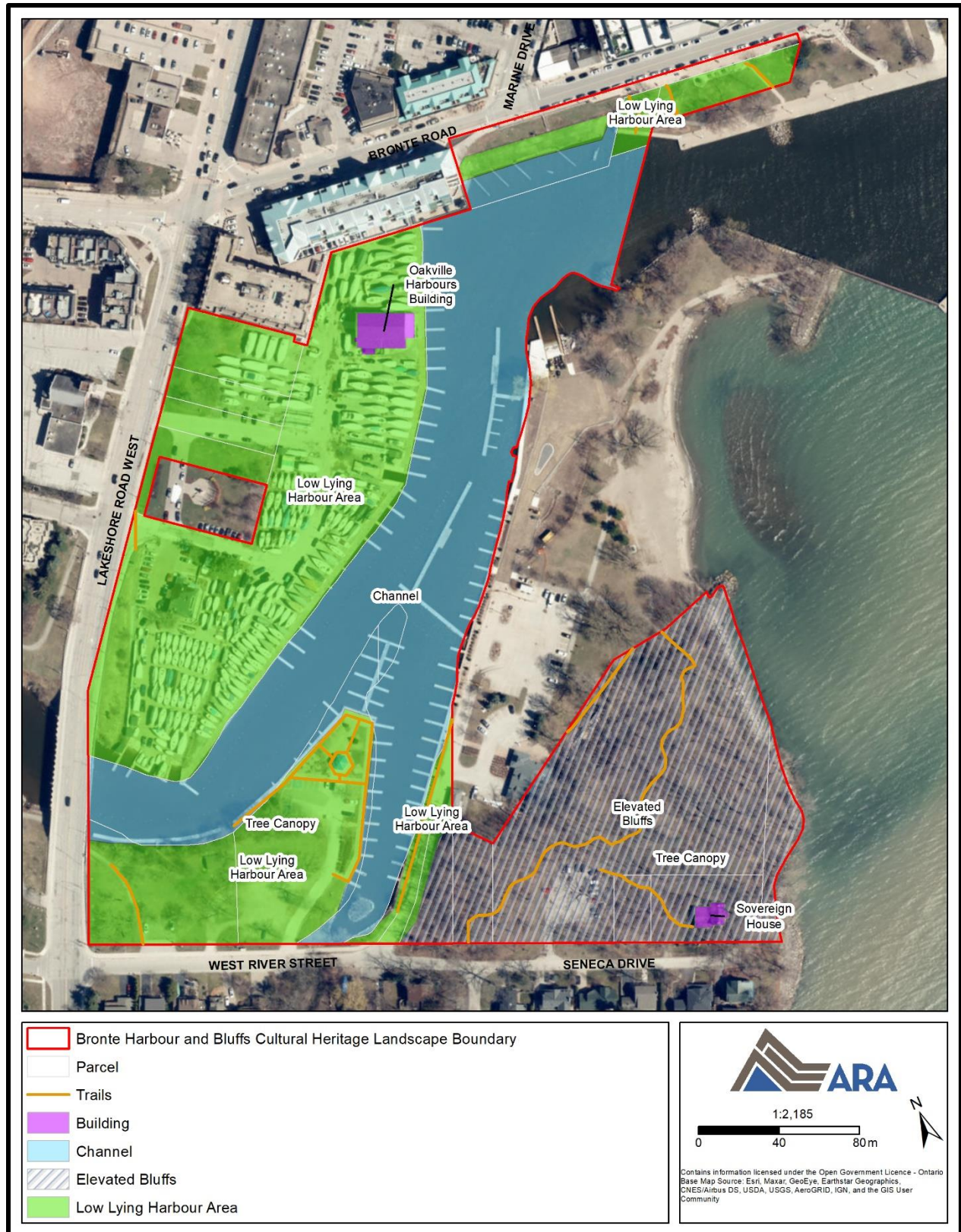
As a landscape associated with key figures, companies and organizations related to the development of the harbour and the local history of Bronte village, the Bronte Harbour and Bluffs CHL contains the following attributes:

- Oakville Harbours Building's contribution to the landscape through its two-storey massing, orientation of the building and its 20' x 24' doors on the north and south gable ends that open to the harbour
- Sovereign House's contribution to the landscape, particularly its situation on the Bronte Bluffs and its associated gardens

As a landscape that continues to be integral to the village of Bronte village as a community landmark, the Bronte Harbour and Bluffs CHL contains the following attributes:

- Open spaces and treed canopies at the top of the Bluffs and within Berta Point
- System of foot paths and trails that connect the landscape and provide views to the inner harbour, outer harbour and the lake

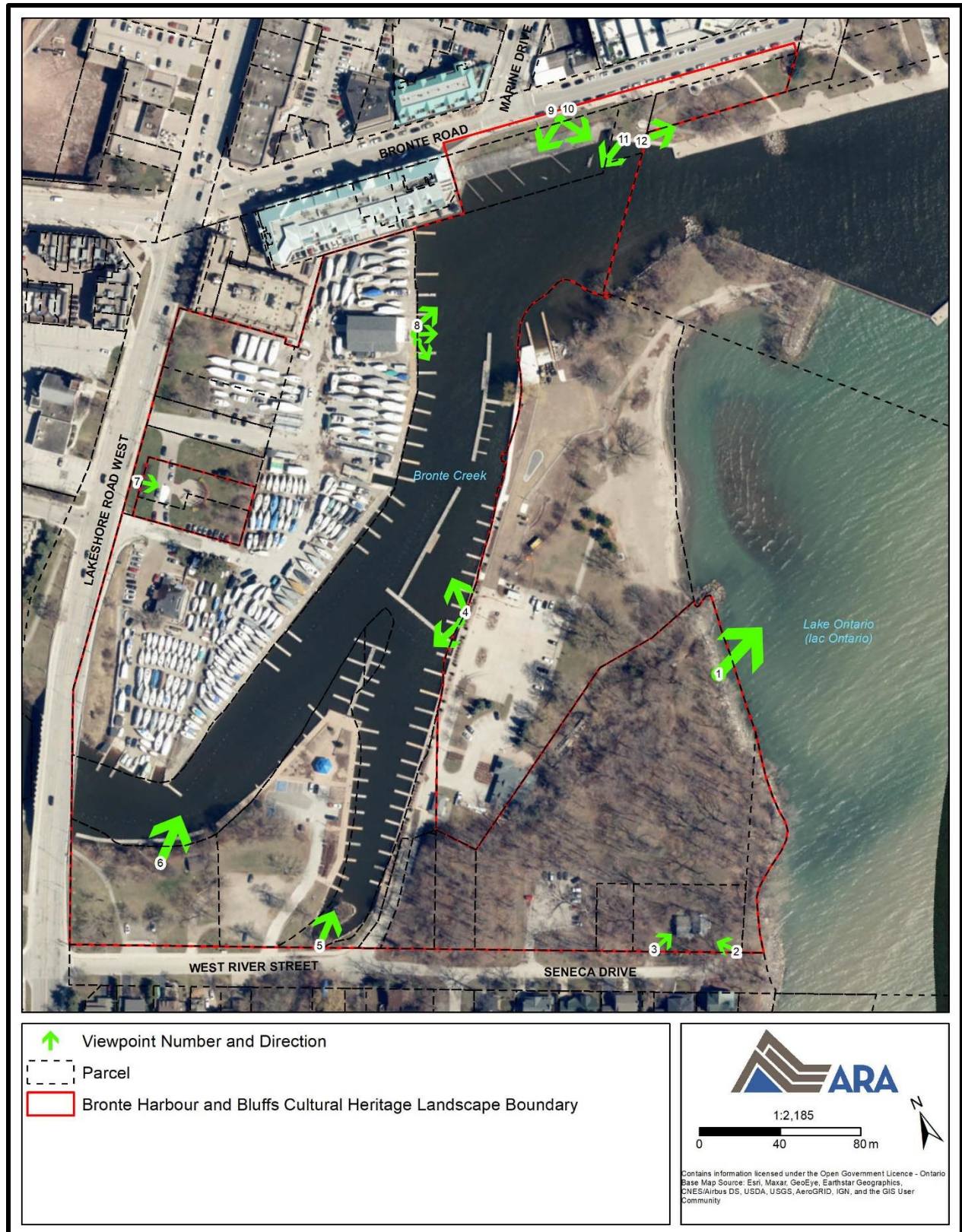
The following maps display the CHL boundary and heritage attributes as outlined above.



Map of Heritage Attributes (Trails, Buildings, Component Parts) within the Bronte Harbour and Bluffs CHL



**Map of Heritage Attributes (Tree Canopies and Open Spaces) within the
Bronte Harbour and Bluffs CHL**



Map of Heritage Attributes (Views) within the Bronte Harbour and Bluffs CHL

SCHEDULE 2: GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

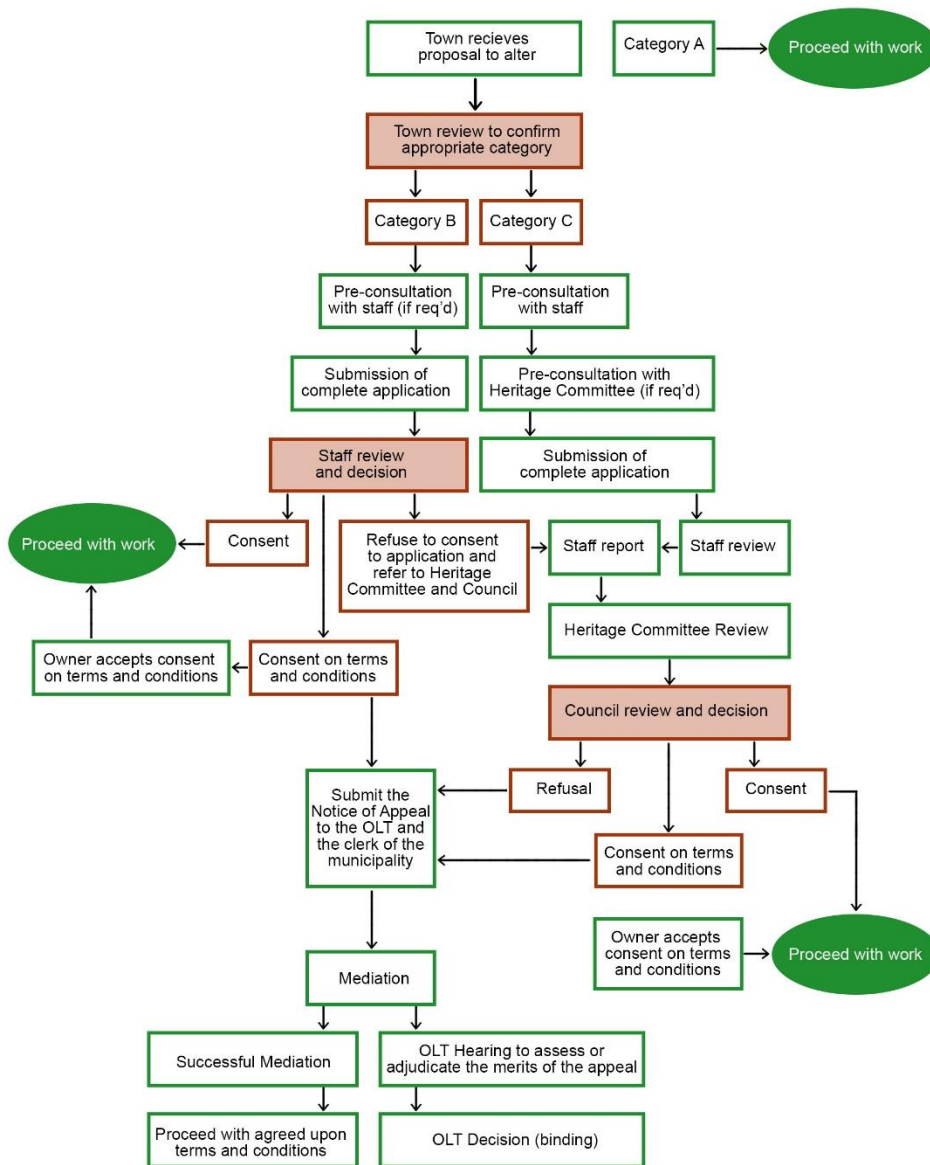
“Permanent” means lasting or intended to last indefinitely.

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

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

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

SCHEDULE 3: DECISION-MAKING TREE



SCHEDULE 4: CATEGORY 'A' ACTION – EXEMPT WORKS

Category 'A' actions are those actions that (1) will not alter the Bronte Harbour and Bluffs Cultural Heritage Landscape in any manner and/or (2) will not affect the CHL's heritage attributes nor impact its cultural heritage value or interest. Category 'A' actions require no notice to, review by, and/or consent from the Town under the *Ontario Heritage Act*. See Section 5.2.1 for the definition of the alteration category and Section 7.0 for an outline of the application process. Exempt actions include property maintenance insofar as the maintenance is a routine, repeated activity, and reversible temporary installations. Examples of Category 'A' actions are included below:

1. Maintenance

Property Maintenance

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

Facilities Maintenance

- 1) Repair of facilities with same materials;
- 2) Replacement of boat slips;
- 3) Repair and repainting of existing signage;
- 4) Installation of new directional or traffic control signage;
- 5) Repair of above ground utilities or services;
- 6) Repair and repainting of existing fencing;
- 7) Installation of temporary seasonal decorations, including lighting and signage.

General Building Maintenance

- 1) All interior modifications (note: windows and doors are considered external features of a building), except any original/early interior heritage attributes;
- 2) Re-roofing with same materials;
- 3) Installation of security and amenity lighting;
- 4) Repair and replacement in-kind of eaves trough and downspouts on all buildings excepting Sovereign House;
- 5) Re-painting of exterior cladding and trim;
- 6) Repair of exterior stairs and steps with same materials.
- 7) Installation of storm windows and doors, if applicable;

Ecological Maintenance

- 1) Removal of invasive species to restore ecosystem health.
- 2) Planting and maintenance of the woodlots and garden beds with biodiverse native plant material.
- 3) Planting native species to reduce erosion and improve slope stability.

2. Alterations that will not affect heritage attributes

- 1) Subsurface works of less than 30 days that will not result in permanent change to the ground surface or land massing;
- 2) Repaving of parking lots and driveway to existing footprint with same materials;
- 3) In kind replacement or repair of damaged features after unexpected events include inclement weather, vandalism, electrical, and mechanical damage. (Note: repairs that are not 'in kind' may require heritage review).
- 4) Alterations to the interior of the Oakville Harbours Building or the Sovereign House that do not impact heritage attributes.

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

- 1) Roping off areas;

- 2) Temporary installations, including: tents, portable washrooms, hydration stations, food and beverage booths, advertising structures, ramps, walkways, benches, and signage.

Emergency Actions

- 1) Emergency actions required to address safety issues resulting from a storm, flooding or similar natural event that are not in-kind replacement or repair, so long as impact to heritage attributes are avoided or minimized as practicable and the property owner/applicant prepares and submits to the Town as soon as practicable a photographic record of the damage incurred to the property and work undertaken;
- 2) Emergency actions required to address site operations resulting from a storm, flooding, or similar natural event that are not in-kind replacement or repair and may impact the heritage attributes of the property, so long as the property owner/applicant prepares and submits to the Town as soon as practicable a photographic record of the damage incurred to the property and work undertaken and an application for the applicable heritage approval.

SCHEDULE 5: CATEGORY 'B' ALTERATIONS – TOWN REVIEW AND CONSENT

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

The landscape is within the within the Conservation Halton Watershed and includes watercourses, flood plains, steep slopes and the shoreline of Lake Ontario, Category 'B' alterations may also require notice to, review by and/or consent from Conservation Halton prior to any work being undertaken. Further, as Bronte Harbour and Bluffs Cultural Heritage Landscape has archaeological potential, the property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any proposed subsurface work may commence.

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

See Section 5.2.2 for a definition of the alteration category and Section 7.0 for an outline of the application process. Examples of Category 'B' Alterations are included below:

1. Landscape Alterations

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

- 2) Injury, destruction or removal of one (1) to three (3) trees annually with a diameter at breast height (DBH) of fifteen (15) cm or greater on private property, in accordance with Town of Oakville By-law 2017-038 as amended

- (the “Private Tree Protection By-law”), except where tree injury, destruction or removal is consistent with applicable provisions of that By-law;
- 3) Injury, destruction or removal of one (1) to three (3) trees annually on Town of Oakville property, in accordance with Town of Oakville By-law 2009-025 as amended (the “Town Tree Protection By-law”), except where tree injury, destruction or removal is consistent with applicable provisions of that By-law;
 - 4) Addition of trees to the landscape on private property;
 - 5) Addition of trees to the landscape on Town of Oakville property, in accordance with the Town Tree Protection By-law;
 - 6) Changes to existing landforms including, but not limited to, the steep and rocky treed slope of the elevated Bluffs, the low-lying Harbour area, and the man-made single channel created from Bronte Creek through to Lake Ontario.

2. Alterations/Additions to Buildings/Structures within Landscape

- 1) Addition, removal or replacement of a new permanent building or structure provided that the entire footprint of the alteration, including all open porches and spaces, is less than 15 square metres (or 161 square feet);
- 2) Minor revision to previously approved section 33 *Ontario Heritage Act* alterations.
- 3) Alterations to the interior of the Oakville Harbours Building and Sovereign House that may have minimal impacts on heritage attributes.

3. Additional Considerations: Ecological Restoration Best Practices

- 1) Installation of permeable paving or natural surfaces.
- 2) Addition of green infrastructure (natural assets), like rain gardens, bioswales, native trees and shrubs and native pollinator patches.
- 3) Addition of native trees species.

SCHEDULE 6: CATEGORY ‘C’ ALTERATIONS – COUNCIL CONSENT

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

As the landscape is located within the Conservation Halton Watershed and includes watercourses, flood plains, steep slopes and the shoreline of Lake Ontario, Category ‘C’ alterations may also require notice to, review by and/or consent from Conservation Halton prior to any work being undertaken. Further, as the Bronte Harbour and Bluffs Cultural Heritage Landscape has archaeological potential, the property owner/applicant may be required by the Region of Halton to commission archaeological assessments before any proposed subsurface work may commence.

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

See Section 5.2.3 for the definition of the alteration category and Section 7.0 for an outline of the application process. Examples of Category ‘C’ Alterations are included below:

1. Addition/removal/replacement of, or other changes to heritage attributes as identified in the designation by-law 2022-027 (attached as Schedule 1) not listed in Schedule 4 or 5.

2. Landscape Alterations

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

3. Alterations/Additions to Buildings/Structures within Landscape

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

- 3) Alterations to the interior of the Oakville Harbours Building and Sovereign House that may have significant impacts on heritage attributes.

4. Additional Considerations: Ecological Restoration Best Practices

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

SCHEDULE 7: PARKS CANADA'S GENERAL STANDARDS FOR PRESERVATION, REHABILITATION AND RESTORATION

Treatment	No.	Description
General Standards	1	Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.
General Standards	2	Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
General Standards	3	Conserve heritage value by adopting an approach calling for minimal intervention
General Standards	4	Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted
General Standards	5	Find a use for an historic place that requires minimal or no change to its character-defining elements
General Standards	6	Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken; Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information
General Standards	7	Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention
General Standards	8	Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes
General Standards	9	Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference
Additional: Rehabilitation	10	Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place
Additional: Rehabilitation	11	Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place
Additional: Rehabilitation	12	Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Treatment	No.	Description
Additional: Restoration	13	Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements
Additional: Restoration	14	Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Summarizing the Standards:

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

SCHEDULE 8: SUMMARY OF PROPOSED ALTERATIONS

Please provide a brief, clear and concise description of the alteration(s) being proposed to the Bronte Harbour and Bluffs CHL.

SCHEDULE 9: HERITAGE GUIDELINES CHECKLIST

The checklist set out below addresses key input to the Town in relation to an application to the Town under section 33 of the *Ontario Heritage Act* for the Bronte Harbour and Bluffs Cultural Heritage Landscape. Based on the cultural heritage landscape conservation plan for this CHL, this checklist requires information on whether and how the proposed Category 'B' or 'C' alteration affects the heritage attributes of the landscape, as set out in Schedule 1.

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

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

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

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

The Whole Landscape				
Conservation: Preservation, Rehabilitation and Restoration Guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
Oakville Harbours Building's contribution to the landscape through its two-storey massing, orientation of the building and its 20' x 24' doors on the north and south gable ends that open to the harbour.	All 14.	Conserve the Oakville Harbours Building as it has historical and associative value as the physical embodiment of the activities that contributed to the organically evolved harbour landscape. Conserve architectural heritage attributes including their materials; massing; shape; form; and relevant details. When altering or adding to the historic structure, ensure the form, material and detailing are compatible with, subordinate to, and distinguishable from the early/original heritage attributes. They must also be reversible and must not negatively impact the buildings heritage attributes. Do not replace, substantially <i>alter</i> , add to, or remove those <i>heritage attributes</i> as doing so could create a false sense of historical development, and would cloud the building's authenticity.		
Sovereign House's contribution to the landscape, particularly its situation on the Bronte Bluffs and its associated gardens	All 14.	Conserve the Sovereign House as it has historical and associative value due to its relationship with early pioneer Philip Sovereign and location on the Bronte Bluffs. Conserve architectural heritage attributes including their materials; massing; shape; form; and relevant details. Conserve the associated gardens massing; shape; form; and relevant details. When altering or adding to the historic structure, ensure the form, material and detailing are compatible with, subordinate to, and distinguishable from the early/original heritage attributes. They must also be reversible and must		

The Whole Landscape				
Conservation: Preservation, Rehabilitation and Restoration Guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
		not negatively impact the buildings heritage attributes. Do not replace, substantially alter, add to, or remove those heritage attributes as doing so could create a false sense of historical development and would cloud the building's authenticity.		
Steep and rocky treed slope of the elevated Bluffs, the low-lying Harbour area, and man-made single channel created from Bronte Creek through to Lake Ontario.	1, 3, 4, 6, 9, and 12.	<p>Conserve the natural elevated bluffs and low-lying harbor area, and the physical and visual relationship between the structures and the landscape by minimizing physical change to the defined geographical area.</p> <p>When altering or adding to the CHL's topography, natural elements, hardscaping features, and/or its historic <i>structures</i>, ensure their form, material and detailing are <i>compatible</i> with, <i>subordinate</i> to, and <i>distinguishable</i> from the early/original heritage attributes. They must also be <i>reversible</i> and must not negatively impact the landscape's unique spatial organization.</p>		
Open spaces and treed canopies at the top of the Bluffs and within Berta Point.	1, 3, 4, 6, 9, and 12.	Conserve the open space setting of the CHL. When adding vegetation, its placement and variety of mature trees, shrubs and gardens must not negatively impact the landscapes' natural and open space organization or circulation routes.		
System of foot paths and trails that connect the landscape and provide views to the inner harbour, outer harbour and the lake.	1, 3, 4, 6, 9, and 12.	Conserve the landscape's physical and functional layout and circulation route patterns as heritage attributes that inform the visitor's experience. Alterations and/or additions to the layout and		

The Whole Landscape				
Conservation: Preservation, Rehabilitation and Restoration Guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
		circulation pattern, including its placement and variety of mature trees, shrubs and gardens must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> , including being compatible with, subordinate to, and distinguishable from the early/original heritage attributes. They must also be reversible and must not negatively impact the landscape's layout and circulation routes. For example, when introducing new features such as lighting, signage, or vegetation, ensure that the heritage value of the cultural heritage landscape is preserved. Do not replace, substantially alter, add to, or remove those heritage attributes as doing so could create a false sense of historical development, and would cloud the CHL's authenticity.		
Views to/from heritage attributes including: -View 1 – View from the Bluffs at the break in vegetation to the lake and to the lighthouse looking northeast. - View 2 – View of the Sovereign House from the trails on the Bluffs looking west from the end of Seneca Drive. - View 3 – View of the Sovereign House from Seneca Drive looking east. - View 4 – View from the Bronte Beach Park side of the channel to the Oakville Harbours Building looking north and to the end of the channel looking southwest.	1, 3, 4, 5, 9, and 12	Conserve the landscape's views and vistas as they articulate the landscape's visual character. Do not introduce structures to the CHL that will negatively impact its views and vistas. Interventions such as alterations, additions or new uses must have minimal impact on the landscape's heritage attributes; they must be visually compatible; they must protect the heritage attributes' essential form and integrity; and they must be reversible.		

The Whole Landscape				
Conservation: Preservation, Rehabilitation and Restoration Guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
<ul style="list-style-type: none"> - View 5 – View from the end of the channel at West River Street to the Oakville Harbours Building. - View 6 – View from Berta Point to the Oakville Harbours Building and channel looking northeast. - View 7 – View of the Bronte Cenotaph and General Chris Vokes Memorial Park looking east. - View 8 – View from the path in front of the Oakville Harbours Building to Bronte Beach Park looking east, to Bronte Bluffs looking southeast and toward the outer harbour looking northeast. - View 9 – View from Bronte Road to the inner harbour and bluffs looking southwest. - View 10 – View from Bronte Road looking south to the outer harbour. View 11 – View from Fisherman's Wharf to the inner harbour and Oakville Harbours Building looking west. - View 12 – View from Fisherman's Wharf to the outer harbour and the lighthouse looking east. 				

Area 1: Bronte Harbour					
Conservation: Preservation, Rehabilitation and Restoration Guidelines					
Heritage Attribute		Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
Oakville Harbours Building	Rectangular plan and one-and-a-half storey addition on the west elevation of the building, excluding altered windows and entrances	1, 3, 5, 8, 9, and 11	Conserve Oakville Harbours Building's rectangular plan and addition on the west elevation. Conserve any alterations or additions which have become heritage attributes in their own right. Should a new use be proposed for the Oakville Harbour Building's there must be no, or minimal, change to its plan. Protect Oakville Harbour Building through regular preventative maintenance using industry-recognized maintenance methods.		
	Exterior shingle cladding	1, 3, 7, 8, 9, 10, 11, 12, 13, and 14.	Conserve Oakville Harbours Building's exterior shingle cladding by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the cladding until such time as the best industry recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's Standards and Guidelines. Follow the accepted heritage practice of restore first, repair next, replace last. Replacement and new additions must be in kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		
	Medium pitched gable roof	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve Oakville Harbours Building's medium pitched gable roof by adopting an approach of minimal intervention and adhering to a schedule of		

Area 1: Bronte Harbour					
Conservation: Preservation, Rehabilitation and Restoration Guidelines					
Heritage Attribute		Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
			regular preventative maintenance. When necessary, stabilize the roof until such time as the best industry recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's Standards and Guidelines. Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		
	Historic wood sash and fixed pane windows on the west and east elevations	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve Oakville Harbours Building's wood sash and fixed pane windows by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize windows until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's Standards and Guidelines. Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		

Area 1: Bronte Harbour					
Conservation: Preservation, Rehabilitation and Restoration Guidelines					
Heritage Attribute		Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
	Original twin-leaf swing door; where each leaf is bi-fold on the north elevation	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve Oakville Harbours Building's twin-leaf doors by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the front entryway until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's Standards and Guidelines. Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		
	Interior open space from ground to interior of roof, excluding exposed interior framing	1, 9, 11, 12	Conserve the interior open space of the Oakville Harbours Building. Should a new use be proposed for the Oakville Harbours Building's there must be no, or minimal, change to its interior open space. Alterations and additions must conform to all applicable Parks Canada's Standards and Guidelines. New additions must be in-kind, and must be compatible and distinguishable. Additions or alterations should be reversible.		
	Interior catwalk located at the same height as the	1, 3, 7, 8, 9, 10, 11, 12, 13, and 14.	Conserve Oakville Harbours Building's interior catwalk by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary,		

Area 1: Bronte Harbour					
Conservation: Preservation, Rehabilitation and Restoration Guidelines					
Heritage Attribute		Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
	second floor to the west addition		stabilize the catwalk until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's Standards and Guidelines. Follow the accepted heritage practice of restore first, repair next, replace last. Replacement and new additions must be in kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		
Steep and rocky treed slope of the elevated Bluffs, the low-lying Harbour area, and man-made single channel created from Bronte Creek through to Lake Ontario.		1, 3, 4, 6, 9, and 12.	<p>Conserve the natural elevated bluffs and low-lying harbor area, and the physical and visual relationship between the structures and the landscape by minimizing physical change to the defined geographical area.</p> <p>When altering or adding to the CHL's topography, natural elements, hardscaping features, and/or its historic <i>structures</i>, ensure their form, material and detailing are <i>compatible</i> with, <i>subordinate</i> to, and <i>distinguishable</i> from the early/original heritage attributes. They must also be <i>reversible</i> and must not negatively impact the landscape's unique spatial organization.</p>		

Area 1: Bronte Harbour				
Conservation: Preservation, Rehabilitation and Restoration Guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
Open spaces and treed canopies at the top of the Bluffs and within Berta Point.	1, 3, 4, 6, 9, and 12.	Conserve the open space setting of the CHL. When adding vegetation, its placement and variety of mature trees, shrubs and gardens must not negatively impact the landscapes' natural and open space organization or circulation routes.		

Area 2: Bluffs					
Conservation: Preservation, Rehabilitation and Restoration Guidelines					
Heritage Attribute		Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
Sovereign House	Two-storey construction and rear elevation one-and-a-half storey wing	1, 2, 3, 5, 8, 9, and 11	Conserve Sovereign House's massing. Conserve any alterations or additions which have become heritage attributes in their own right. Should a new use be proposed for the Sovereign House there must be no, or minimal, change to its massing. Protect Sovereign House through regular preventative maintenance using industry-recognized maintenance methods.		
	Symmetrical three-bay façade with a central entrance flanked by windows as well as the symmetrical two-bay side elevations	1, 2, 3, 5, 7, 8, 9, 10, 11, 13, and 14.	Conserve Sovereign House's side gable roof and chimneys. Conserve any alterations or additions which have become heritage attributes in their own right. Adopt an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize roof and/or chimneys until such time as the best industry recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's Standards and Guidelines. Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		

Area 2: Bluffs					
Conservation: Preservation, Rehabilitation and Restoration Guidelines					
Heritage Attribute		Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
			Should a new use be proposed for the Sovereign House there must be no, or minimal, change to its fenestration. Protect Sovereign House through regular preventative maintenance using industry-recognized maintenance methods		
	Side gable roof with a chimney at both gable ends	1, 2, 3, 7, 8, 9, 10, 13, and 14.	Conserve Sovereign House's side gable roof and chimneys. Conserve any alterations or additions which have become heritage attributes in their own right. Adopt an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize roof and/or chimneys until such time as the best industry recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's Standards and Guidelines. Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		
	Interior wood floors	1, 2, 3, 7, 8, 9, 10, 13, and 14.	Conserve Sovereign House's interior wood floors and staircase. Conserve any alterations or additions which have become heritage attributes in their own right. Adopt an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary,		
	Interior wood staircase				

Area 2: Bluffs					
Conservation: Preservation, Rehabilitation and Restoration Guidelines					
Heritage Attribute		Relevant Parks Canada Standards	Summary of Parks Canada's Standards and Guidelines	Relevant	Consistent
			<p>stabilize the wood floors and/or stairs until such time as the best industry recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's Standards and Guidelines. Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.</p>		

SCHEDULE 10: HERITAGE VALUES CHECKLIST

The checklist set out below addresses key input to the Town in relation to an application to the Town under section 33 of the *Ontario Heritage Act* for the Bronte Harbour and Bluffs Cultural Heritage Landscape. Based on the cultural heritage landscape conservation plan for this CHL, this checklist requires information on whether and how the proposed Category 'B' or 'C' alteration affects the cultural heritage value or interest of the Bronte Harbour and Bluffs CHL, as set out in Schedule 1.

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

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

Cultural Heritage Value or Interest	Heritage Attribute	Type of Effect positive (P), negative (N) or no effect (Nil).
<p>The Bronte Harbour and Bluffs Cultural Heritage Landscape has physical/design value as a representative example of an organically evolved harbour landscape dating from the mid-19th century. The current harbour reflects an evolution from continuous improvements and additions over time to the natural landscape of Bronte Creek and Bronte Bluffs to accommodate commercial/ industrial uses and recreational activities.</p>	<p>Oakville Harbours Building's contribution to the landscape through its two-storey massing, orientation of the building and its 20' x 24' doors on the north and south gable ends that open to the harbour</p>	
	<p>Sovereign House's contribution to the landscape, particularly its situation on the Bronte Bluffs and its associated gardens</p>	
	<p>Steep and rocky treed slope of the elevated Bluffs, the low-lying Harbour area, and the man-made single channel created from Bronte Creek through to Lake Ontario.</p>	
	<p>Views to/from heritage attributes that demonstrate the organically evolved harbour landscape including:</p> <ul style="list-style-type: none"> - View 1 – View from the Bluffs at the break in vegetation to the lake and to the lighthouse looking northeast. - View 2 – View of the Sovereign House from the trails on the Bluffs looking west from the end of Seneca Drive. - View 3 – View of the Sovereign House from Seneca Drive looking east. - View 4 – View from the Bronte Beach Park side of the channel to the Oakville Harbours Building looking north and to the end of the channel looking southwest. - View 5 – View from the end of the channel at West River Street to the Oakville Harbours Building. - View 6 – View from Berta Point to the Oakville Harbours Building and channel looking northeast. - View 7 – View of the Bronte Cenotaph and General Chris Vokes Memorial Park looking east. - View 8 – View from the path in front of the Oakville Harbours Building to Bronte Beach Park looking east, to Bronte Bluffs looking southeast and toward the outer harbour looking northeast. - View 9 – View from Bronte Road to the inner harbour and bluffs looking southwest. - View 10 – View from Bronte Road looking south to the outer harbour. - View 11 – View from Fisherman's Wharf to the inner harbour and Oakville Harbours Building looking west. - View 12 – View from Fisherman's Wharf to the outer harbour and the lighthouse looking east. 	
<p>Comments:</p>		

Cultural Heritage Value or Interest	Heritage Attribute	Type of Effect positive (P), negative (N) or no effect (Nil).
The Bronte Harbour and Bluffs Cultural Heritage Landscape contains a rare, remaining example of mid-20 th century shipbuilding shed.	Rectangular plan and one-and-a-half storey addition on the west elevation of the building, excluding altered windows and entrances	
	Exterior shingle cladding	
	Medium pitched gable roof	
	Historic wood sash and fixed pane windows on the west and east elevations	
	Original twin-leaf swing door; where each leaf is bi-fold on the north elevation	
	One-and-a-half storey addition on the west elevation of the building, excluding altered windows and entrances	
	Interior open space from ground to interior of roof, excluding exposed interior framing	
Interior catwalk located at the same height as the second floor to the west addition		
Comments:		
The Bronte Harbour and Bluffs Cultural Heritage Landscape also contains a representative Georgian Style building, the Sovereign House.	Two-storey construction and rear elevation one-and-a-half storey wing	
	Symmetrical three-bay façade with a central entrance flanked by windows as well as the symmetrical two-bay side elevations	
	Side gable roof with a chimney at both gable ends	
	Interior wood floors	
	Interior wood staircase	
Comments:		
The Bronte Harbour and Bluffs Cultural Heritage Landscape has historical/associative value due to its direct associations with the Indigenous land-use of the area.	Steep and rocky treed slope of the elevated Bluffs and the low-lying harbour area.	
Comments:		

Cultural Heritage Value or Interest	Heritage Attribute	Type of Effect positive (P), negative (N) or no effect (Nil).
The Bronte Harbour and Bluffs Cultural Heritage Landscape is associated with key figures, companies and organizations related to the development of the harbour and the local history of Bronte Village.	Oakville Harbours Building's contribution to the landscape through its two-storey massing, orientation of the building and its 20' x 24' doors on the north and south gable ends that open to the harbour	
	Sovereign House's contribution to the landscape, particularly its situation on the Bronte Bluffs and its associated gardens	
Comments:		
The Bronte Harbour and Bluffs Cultural Heritage Landscape is historically and functionally linked to its surrounding.	The steep and rocky treed slope of the elevated Bluffs, the low-lying Harbour area and the man-made single channel created from Bronte Creek through to Lake Ontario.	
Comments:		
The Bronte Harbour and Bluffs Cultural Heritage Landscape continues to be integral to the Bronte Village as a community landmark.	Open spaces at the top of the Bluffs and within Berta Point as well as the tree canopies.	
	System of foot paths and trails that connect the landscape and provide views to the inner harbour, outer harbour and the lake.	
	Views to/from heritage attributes that demonstrate the organically evolved harbour landscape including: - View 1 – View from the Bluffs at the break in vegetation to the lake and to the lighthouse looking northeast. - View 2 – View of the Sovereign House from the trails on the Bluffs looking west from the end of Seneca Drive. - View 3 – View of the Sovereign House from Seneca Drive looking east. - View 4 – View from the Bronte Beach Park side of the channel to the Oakville Harbours Building looking north and to the end of the channel looking southwest. - View 5 – View from the end of the channel at West River Street to the Oakville Harbours Building. - View 6 – View from Berta Point to the Oakville Harbours Building and channel looking northeast. - View 7 – View of the Bronte Cenotaph and General Chris Vokes Memorial Park looking east. - View 8 – View from the path in front of the Oakville Harbours Building to Bronte Beach Park looking east, to Bronte Bluffs looking southeast and toward the outer harbour looking northeast. - View 9 – View from Bronte Road to the inner harbour and bluffs looking southwest.	

Cultural Heritage Value or Interest	Heritage Attribute	Type of Effect positive (P), negative (N) or no effect (Nil).
	- View 10 – View from Bronte Road looking south to the outer harbour. View 11 – View from Fisherman’s Wharf to the inner harbour and Oakville Harbours Building looking west. - View 12 – View from Fisherman’s Wharf to the outer harbour and the lighthouse looking east.	
Comments:		
Overall assessment and recommendation:		