



Scoped Heritage Impact Assessment, 1326 Bronte Road, Part Lot 31, Concession 2, Trafalgar Township, Halton County, now Town of Oakville, Region of Halton, Ontario

Project number: 2022-0137

Report Type: Original

Report Date: 22 March 2023

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Proponent: Bronte River LP

Address: 4900 Palladium Way, Suite 105, Burlington, ON L7M 0W7

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1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by Bronte River LP (the Proponent) to prepare a Scoped Heritage Impact Assessment (HIA) for the property at 1326 Bronte Road, Oakville, Ontario. The Proponents submitted a Draft Plan application to the Town of Oakville in December 2021 for the redevelopment of the property located on part of Lot 31, Concession 2, Trafalgar Township, Halton County, now Town of Oakville, Halton Region, Ontario; in March 2023 the Proponents prepared a Draft Plan resubmission to address agency comments. The extant structure at 1326 Bronte Road is currently identified as a listed structure in the Town of Oakville's Heritage Registry.

PHC completed a HIA for the property in 2020. The 2020 HIA documented the two-storey red brick clad structure and associated barn located at 1326 Bronte Road. The red brick clad residence was found to be typical of the Edwardian architectural style of the early 20th century. The extant stick framed barn was also found to be typical of early to mid-20th century construction, and to have been extensively modified since its construction. The property as a whole is typical of those constructed during the rural to urban transition of the early to mid-20th century. A review of the criteria presented in Ontario Regulation (O.Reg.) 9/06 indicated the red brick residential structure meets the criteria associated with physical/design value, associative or historical value and contextual value and to be a candidate for designation under the Ontario Heritage Act (OHA) (PHC 2020).

In consultation with the Town of Oakville, the 2020 HIA recommended the retention of the red brick residential structure comprised by the c.1911 and c.1920 components of the structure; the c.1950 addition would not need to be retained. The retained structure would be relocated to a suitable location to be agreed upon at a later date between Bronte River LP and the Town of Oakville (PHC 2020). This relocation will need to take into consideration site servicing constraints and official plan and zoning policy. Following relocation, the structure would be subject to adaptive re-use and a heritage easement established on the property to ensure its longevity for future generations.

The 2020 HIA and the current Scoped HIA have been prepared at the request of the Town of Oakville's Planning Department and designed to meet the scope of work stipulated in the Town of Oakville's Terms of Reference for a Heritage Impact Assessment.

The purpose of the Scoped HIA assessment is to evaluate the current development proposal for potential impacts to the CHVI of the structure, in accordance with the Town of Oakville's Development Application Guidelines – Heritage Impact Assessment for a Built Heritage Resource document. The Scoped HIA also reviews alternative development options and mitigation/conservation strategies to ensure the CHVI of the structure is conserved. This Scoped HIA will evaluate potential impacts that may result due to the proposed relocation of the structure including, but not limited to, the proposed orientation of the structure, the proposed addition, and the compatibility with the proposed surrounding development. The Scoped HIA should be read in conjunction with the 2020 HIA (Appendix D).

The preferred mitigation option is the relocation of the structure. The exact location of the structure will be determined through the draft plan approval process. The proposed location based

on the submitted draft plan is shown in Appendix B. Relocation will retain the heritage attributes of the structure while providing for the continued use of the structure as a residence.

It is recommended that mitigation aim to:

- ▶ Promote community engagement and enjoyment of the structure
- ▶ Maintain the visual connection and frontage with Bronte Road
- ▶ Ensure alterations and augmentations are sympathetic to and distinguishable from the original fabric of the structure
- ▶ Interior alterations should be complementary to the antiquity of the structure, but restoration to as-built interior configuration and finishes is not recommended; in short, there are no heritage requirements for the interior of the structure

It is also recommended that:

- ▶ Relocation of the structure be subject to the Proponent and Town entering into a Heritage Easement Agreement (HEA).
- ▶ Designation under Part IV of the OHA be pursued upon relocation

2. Personnel

Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc.	Cultural Heritage Specialist
Jamie Lemon, M.A.	Project Manager

Acknowledgements

Jessica Byers	Bronte River LP
Julian Pompeo	Bronte River LP
Susan Schappert	Heritage Planner, Town of Oakville

3. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained by Bronte River LP (the Proponent) to prepare a Scoped Heritage Impact Assessment (HIA) for the property at 1326 Bronte Road, Oakville, Ontario (Map 1, Map 2). The Proponents submitted a Draft Plan application to the Town of Oakville in December 2021 for the redevelopment of the property located on part of Lot 31, Concession 2, Trafalgar Township, Halton County, now Town of Oakville, Halton Region, Ontario; in March 2023 the Proponents prepared a Draft Plan resubmission to address agency comments. The extant structure at 1326 Bronte Road is currently identified as a listed structure in the Town of Oakville's Heritage Registry.

PHC completed a HIA for the property in 2020. The 2020 HIA documented the two-storey red brick clad structure and associated barn located at 1326 Bronte Road. The red brick clad residence was found to be typical of the Edwardian architectural style of the early 20th century. The extant stick framed barn was also found to be typical of early to mid-20th century construction, and has been extensively modified since its construction. The property as a whole is typical of those constructed during the rural to urban transition of the early to mid-20th century. A review of the criteria presented in Ontario Regulation (O.Reg.) 9/06 indicates the red brick residential structure meets the criteria associated with physical/design value, associative or historical value and contextual value (PHC 2020).

In consultation with the Town of Oakville, the 2020 HIA recommended the retention of the red brick residential structure comprised by the c.1911 and c.1920 components of the structure; the c.1950 addition would not need to be retained. The retained structure would be relocated to suitable location to be agreed upon at a later date between Bronte River LP and the Town of Oakville (PHC 2020). This relocation will need to take into consideration site servicing constraints and official plan and zoning policy. The exact location of the structure will be determined through the draft plan approval process. The proposed location based on the submitted draft plan is shown in Appendix B. Following relocation, the structure would be subject to adaptive re-use and a heritage easement established on the property to ensure its longevity for future generations.

The 2020 HIA and the current Scoped HIA have been prepared at the request of the Town of Oakville's Planning Department and designed to meet the scope of work stipulated in the Town of Oakville's Terms of Reference for a Heritage Impact Assessment.

The purpose of the Scoped HIA assessment is to evaluate the current development proposal for potential impacts to the CHVI of the structure, in accordance with the Town of Oakville's Development Application Guidelines – Heritage Impact Assessment for a Built Heritage Resource document. The Scoped HIA also reviews alternative development options and mitigation/conservation strategies to ensure the CHVI of the structure is conserved. This Scoped HIA will evaluate potential impacts that may result due to the proposed relocation of the structure including, but not limited to, the proposed orientation of the structure, the proposed addition, and the compatibility with the proposed surrounding development. The Scoped HIA should be read in conjunction with the 2020 HIA (Appendix D).

Figure 1: Location of the Property on a Topographic Map (1326 Bronte Road shown in red)

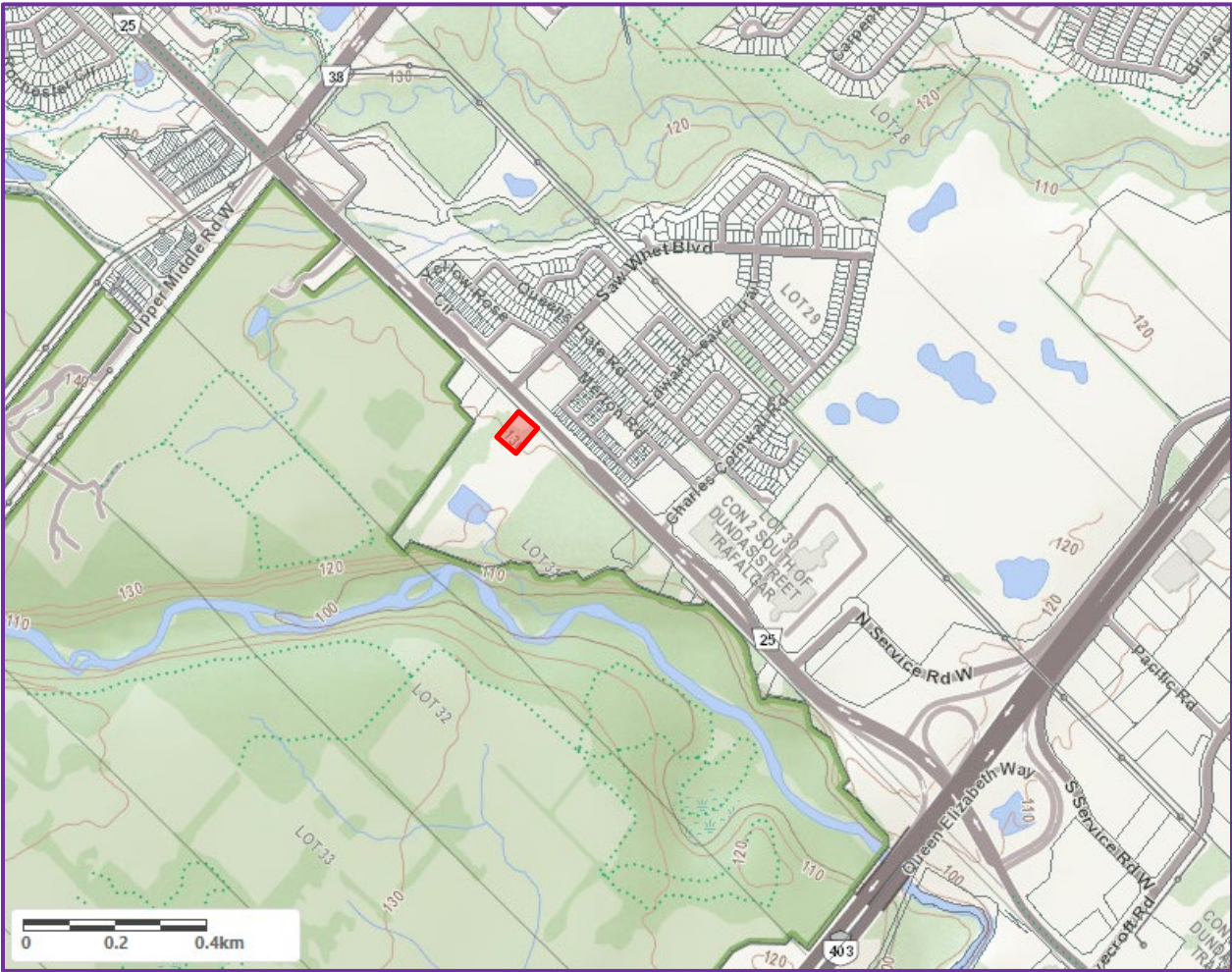
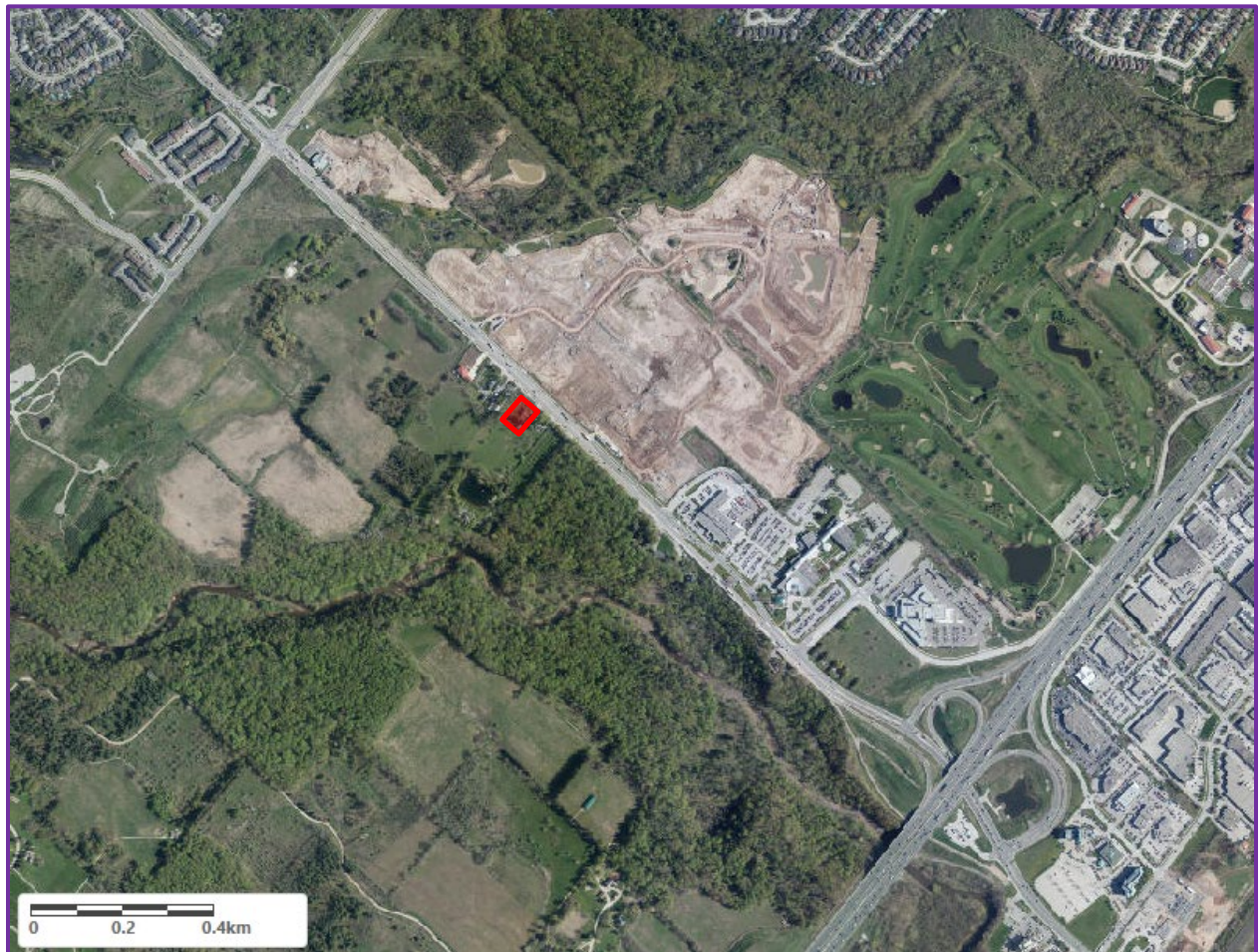


Figure 2: Location of the Property on an Aerial Image (1326 Bronte Road shown in red)



4. Scoped Heritage Impact Assessment

The purpose of the Scoped HIA assessment is to evaluate the current development proposal for potential impacts to the CHVI of the structure, in accordance with the Town of Oakville's Development Application Guidelines – Heritage Impact Assessment for a Built Heritage Resource document. The Scoped HIA also reviews alternative development options and mitigation/conservation strategies to ensure the CHVI of the structure is conserved. This Scoped HIA will evaluate potential impacts that may result due to the proposed relocation of the structure including, but not limited to, the proposed orientation of the structure, the proposed addition, and the compatibility with the proposed surrounding development. The Scoped HIA should be read in conjunction with the 2020 HIA (Appendix D).

4.1 Description of Proposed Development

The subject property is 1.19 ha in size and is part of a larger development plan that incorporates the surrounding properties. The proposed development is for a mix of medium and low-density residential units. The proposed development will be comprised of a mix of townhomes and detached homes (see Appendix B for submitted draft plan application; this plan is subject to change as draft plan application comments are addressed by the Proponent). The proposal includes allowances for non-developable lands, and the relocation of the extant red brick residential structure. In the current plan, the structure will be relocated to a lot in the southeast corner of the development, adjacent to a woodlot, with its frontage retained to Bronte Road. The structure will front onto Bronte Road, with vehicular access to the rear structure from a new street within the development. A storey-and-a-half addition will be added to accommodate garage space on ground floor, and an additional bedroom on the second floor (Appendix C). The addition would have a gable roof with shed dormers on either side. The addition is subordinate to the extant structure and be situated to permit the retention of the existing bay window. Minor adjustments are proposed to the rear of the structure, including swapping locations of some windows and doors (Appendix C). As the draft plan evolves to address agency comments, the exact location of the relocated heritage home may change. All versions of the draft plan will show the proposed location of the relocated heritage home and the Proponent will continue to work with Town heritage staff through this process.

5. Mitigation Options, Conservation Methods, and Proposed Alternatives

5.1 Mitigation Options and Alternatives

5.1.1 Retain the Extant Residential Structure In Situ

This option would see the structure and its associated heritage attributes retained in situ, permitting the structure to retain its physical, historical/associative, and contextual value. However, this option would result in limiting the development potential of the property and has the associated risk of the historic house getting “lost” in the new development.

Table 1: Mitigation of Heritage House In Situ

Advantages (pros)	Disadvantages (cons)
<ul style="list-style-type: none"> - promotes continued use of structure - allows structure to retain physical, historical/associative, and contextual value 	<ul style="list-style-type: none"> - limits development potential of property - risk of structure getting “lost” in new development

5.1.2 Retain the Extant Residential Structure and Relocate it as Proposed (Preferred)

This option allows for the retention of the heritage attributes associated with the structure and provides the opportunity to showcase the resource in a setting that provides for prominent visibility, thereby promoting community interaction and enjoyment. Following relocation, the exterior of the structure would be rehabilitated (if necessary) and the interior subject to adaptive reuse.

In the current plan, the structure will be relocated to a lot in the northeast corner of the development, adjacent to a woodlot, with its frontage retained with Bronte Road (Appendix B).

Table 2: Mitigation of Heritage House Through Relocation

Advantages (pros)	Disadvantages (cons)
<ul style="list-style-type: none"> - allows structure to retain frontage with Bronte Road - high community engagement (greater visibility of structure when travelling along Bronte Road) - promotes continued use of structure - allows proposed development to highlight and complement the heritage of the area - allows structure to retain physical, historical/associative, and contextual value 	<ul style="list-style-type: none"> - potential for damage to result during relocation - limited loss of contextual value (moving structure from in situ location, but still within historic property)

5.2 Preferred Mitigation

Relocation of the structure as currently proposed is the preferred mitigation option for the heritage resource located at 1326 Bronte Road. Relocation facilitates the retention of the structure and its heritage attributes in a prominent location, while providing for the continued use of the structure as a residence. The proposed plan also provides for 1326 Bronte Road to retain its

connection and frontage to Bronte Road. The retained structure would be relocated to a suitable location to be agreed upon at a later date between Bronte River LP and the Town of Oakville. This relocation will need to take into consideration site servicing constraints and Official Plan and zoning policy.

Following the relocation of 1326 Bronte Road, a heritage easement will be established on the new property and the property designated under Part IV of the OHA.

The preferred mitigation will result in the retention of the c.1911 Edwardian-inspired red brick residence and the c.1920 addition. The proposed site and orientation have taken into consideration the historic connection of the structure to Bronte Road and integration of the structure into the redevelopment of the area. In the current plan, the structure will be relocated to a lot in the southeast corner of the development, adjacent to a woodlot, with its frontage retained with Bronte Road; however, this location may change as the draft plan evolves to address agency comments. A storey-and-a-half addition will be added to accommodate garage space on ground floor, and an additional bedroom on the second floor (Appendix C). The proposed relocation site is discussed in Section 4.1 and illustrated in Appendix B.

The MCM *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* was reviewed to assess seven potential negative impacts on the property's CHVI arising from the proposed site redevelopment (MCM 2006):

Destruction of any, or part of any, significant heritage attributes or features.

- Relocation of the structure will prevent destruction of heritage attributes or features.

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance.

- Any alterations, including additions that may be undertaken to the red brick residential structure should be done so in a sympathetic and subordinate manner; the proposed addition achieves this.

Shadows created that alter the viability of a heritage attribute or an associated natural feature or plantings, such as a garden.

- Not applicable. No shadow studies were undertaken as a part of this HIA. It is not anticipated any shadow studies are required, as none of the heritage attributes of 1326 Bronte Road are natural features that may be impacted by the creation of new shadows.

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.

- The relocation of the red brick residence will be done in a way that does not isolate it from its original setting and allows it to retain its relationship with Bronte Road.

Direct or indirect obstruction of significant views or vistas within, from or of built and natural features.

- Relocation will maintain the structure's relationship and frontage with Bronte Road, including views into and out of the property.
- Relocation site prevents the structure from getting "lost" in the proposed development.
- Relocation site provides a transition from old to new and allows the structure to be a

visual feature of the community.

A change in land use where the change in use may impact the property's cultural heritage value or interest.

- An archaeological assessment has been undertaken for the property.

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological or cultural heritage resources.

- An archaeological assessment has been undertaken for the property.

As the draft plan evolves to address agency comments, the Proponent will work with Town heritage staff to re-evaluate these seven principles, as necessary, to ensure the heritage house is relocated to a mutually agreed upon location.

6. Recommendations and Conclusions

The preferred mitigation option is the relocation of the structure to the currently proposed location within the development (Appendix B). However, the location of the heritage home may change as the draft plan evolves to address agency comments. Relocation will retain the heritage attributes of the structure while providing for the continued use of the structure as a residence.

It is recommended that mitigation aim to:

- ▶ Promote community engagement and enjoyment of the structure
- ▶ Maintain the visual connection and frontage with Bronte Road
- ▶ Ensure alterations and augmentations are sympathetic to and distinguishable from the original fabric of the structure
- ▶ Interior alterations should be complementary to the antiquity of the structure, but restoration to as-built interior configuration and finishes is not recommended; in short, there are no heritage requirements for the interior of the structure

It is also recommended that:

- ▶ Relocation of the structure be subject to the Proponent and Town entering into a Heritage Easement Agreement
- ▶ Designation under Part IV of the OHA be pursued upon relocation

7. Bibliography and Reference Documents

Blumenson, John

1989 *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*. Fitzhenry & Whiteside, Canada.

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Province of Ontario

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Town of Oakville

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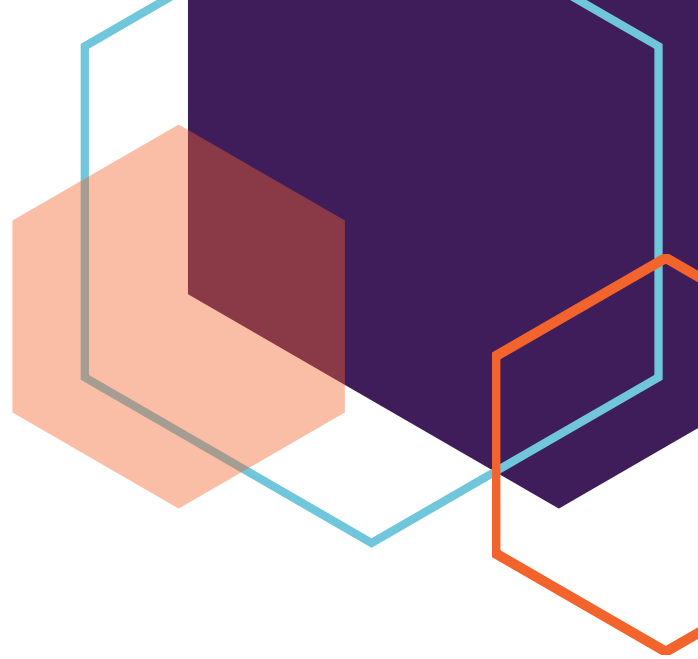
2011 *Oakville Heritage: Bronte Village Heritage Resources Review and Strategy*. Heritage Planning Services, September 2011.

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https://www.oakville.ca/assets/2011%20planning/2018-08-28_Livable-Oakville-Office-Consolidation_title-page-notes-table-of-contents.pdf. Last accessed 4 July 2020.

- 2020 *Section F: Heritage Register of Properties of Cultural Heritage Value or Interest (NOT Designated).*
Electronic resource available online: <https://www.oakville.ca/assets/general%20-%20business/6%20-%20Section%20F-Jun20.pdf> Last accessed 2 July 2020.
- n.d. *Terms of Reference, Heritage Impact Assessment for a Built Heritage Resource.* Electronic resource available online:
<https://www.oakville.ca/assets/2011%20planning/HIA%20for%20built%20heritage%20resource.pdf>. Last accessed 4 July 2020.
- Town of Oakville Heritage Planning
- 2014 *Cultural Heritage Landscapes Strategy.* Electronic resource available online:
[https://www.oakville.ca/assets/general%20-%20business/Cultural%20Heritage%20Landscapes %20Strategy.pdf](https://www.oakville.ca/assets/general%20-%20business/Cultural%20Heritage%20Landscapes%20Strategy.pdf). Last accessed 4 July 2020.

Appendix A



Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is also responsible for the overall quality assurance.

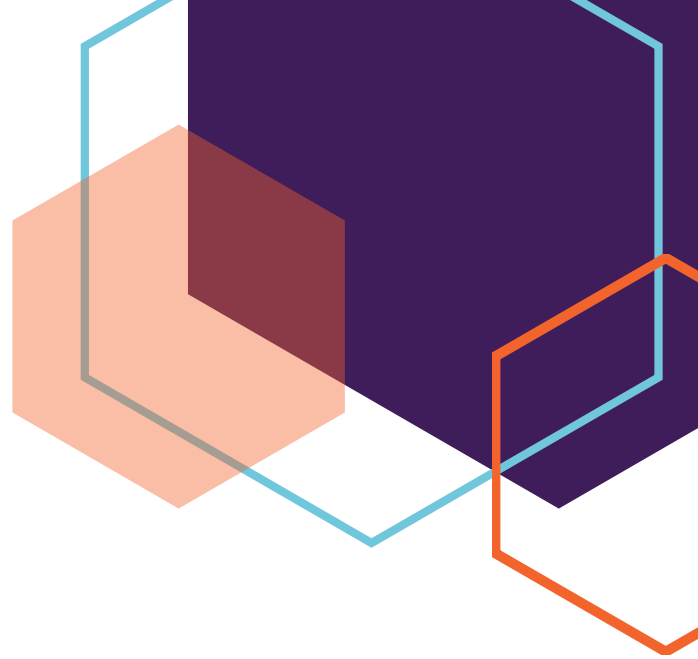
Senior Heritage Specialist – Wilson West, Ph.D., CAHP Member in Good Standing: Dr. West has worked in the heritage/culture sector for over thirty-five years. His background is diverse with experience as a historian, archaeologist, curator, researcher, policy advisor and heritage preservation consultant. These positions were held within many levels of government and in the private sector. This work included research conducted in library, archival, and web-based venues, and policy advice and expertise to ministry offices, stakeholders and other preservation groups concerning the development and implementation of regulations and guidelines for the protection and preservation of Ontario's marine heritage resources. He also has extensive experience researching, writing and editing cultural heritage resource assessments required for compliance with the Ontario Heritage Act and the Standards & Guidelines for Conservation of Provincial Heritage Properties, including, but not limited to, Heritage Impact Assessments, Cultural Heritage Evaluation Reports and Strategic Conservation Plans. Dr. West is a professional member of the Canadian Association of Heritage Professionals (CAHP).

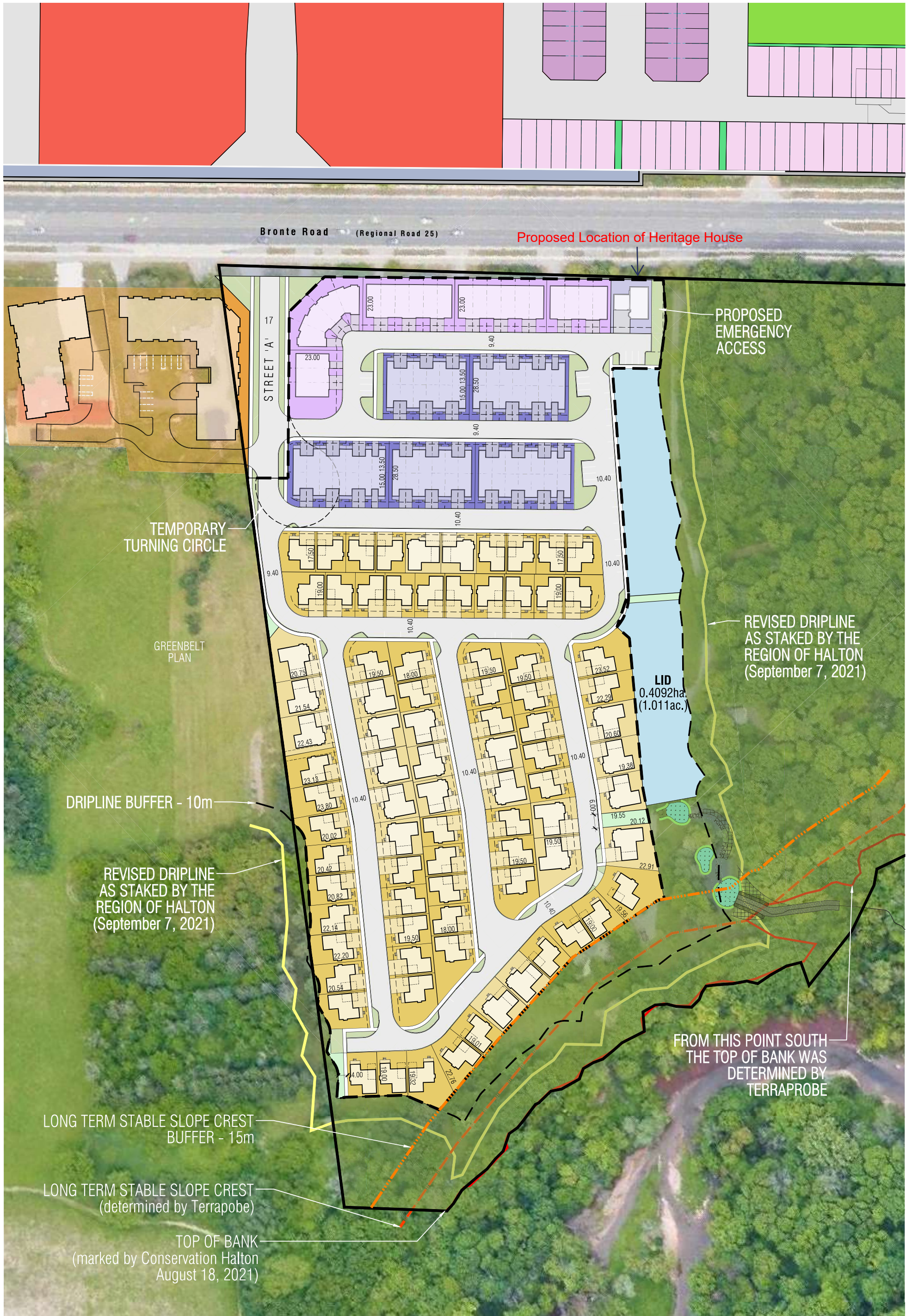
Dr. West is responsible for senior advisory services to the Heritage Specialist and also serves as the senior review for heritage impact assessments.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B





- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google

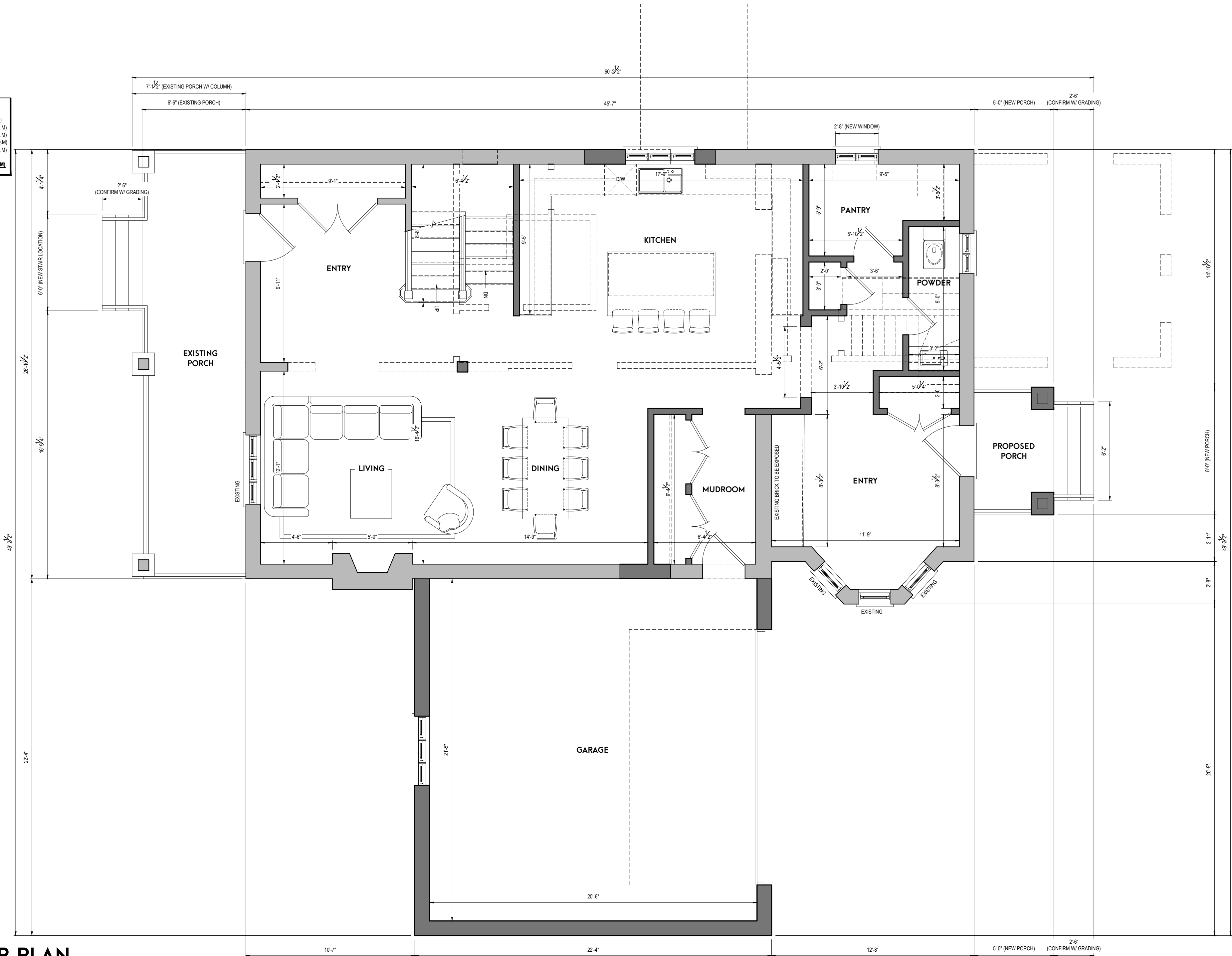


Appendix C



WALL LEGEND	
EXISTING WALL TO REMAIN	
EXISTING WALL TO BE DEMOLISHED	
PROPOSED WALL	

TOTAL GROSS FLOOR AREA CALCULATIONS:	
BASEMENT AREA (NOT INCL.)	874.69 SQ.FT (81.26 SQ.M)
GROUND FLOOR AREA EXISTING:	1393.41 SQ.FT (129.45 SQ.M)
GROUND FLOOR AREA PROPOSED:	1231.27 SQ.FT (114.38 SQ.M)
SECOND FLOOR AREA EXISTING:	1219.36 SQ.FT (113.28 SQ.M)
SECOND FLOOR AREA PROPOSED:	1656.75 SQ.FT (153.91 SQ.M)
TOTAL GROSS FLOOR AREA:	3058.16 SQ.FT (284.11 SQ.M)



1/4"=1'-0"
GROUND FLOOR PLAN

FINAL DESIGN SIGN-OFF
I (THE CLIENT) VERIFY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUIS DESIGN STUDIO. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: _____ HUIS INITIALS: _____

huis design studio
CUSTOM HOME DESIGN

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CUSTOM HOME DESIGN
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T: 1.833.456.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
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REGISTRATION INFORMATION	
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FIRM NAME	B.C.I.N.

REVISION LIST		
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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY
ISSUE LIST		
1	-	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH

DRAWING TITLE: GROUND FLOOR PLAN

DRAWN BY: P.N. **CHECKED BY:** K.V.K.

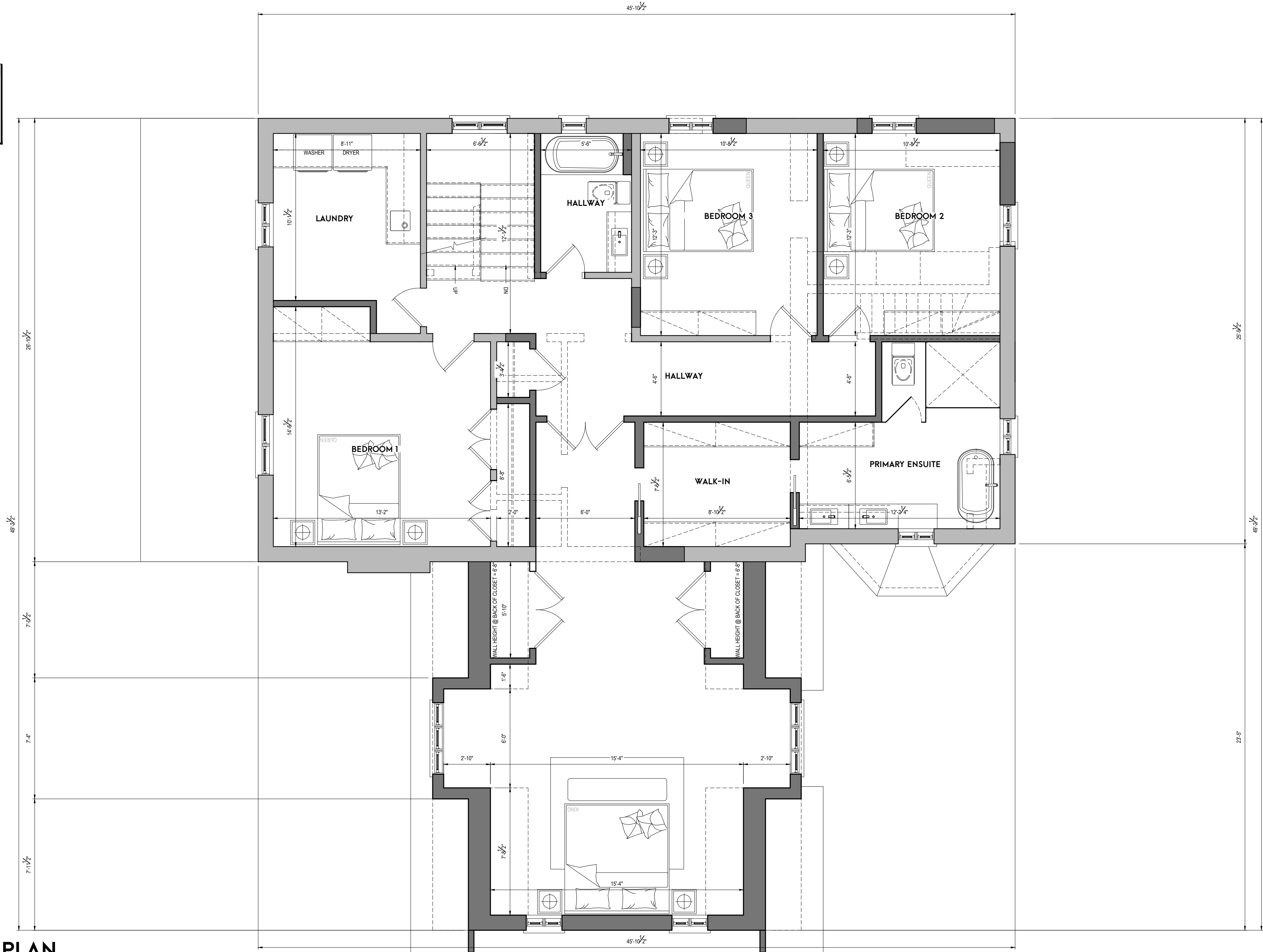
ADDRESS: 1326 Bronte Rd. Oakville

PROJECT NO. 2021-098 **SCALE:** 1/4" = 1'-0"

SHEET NO. **A102**

WALL LEGEND	
EXISTING WALL TO REMAIN	
EXISTING WALL TO BE DEMOLISHED	
PROPOSED WALL	

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PROJECT NORTH:

TRUE NORTH:



DRAWING TITLE:

SECOND FLOOR PLAN

DRAWN BY:

P.N.

CHECKED BY: K.V.K.

ADDRESS:

1326 Bronte Rd. Oakville

PROJECT NO.

2021-098

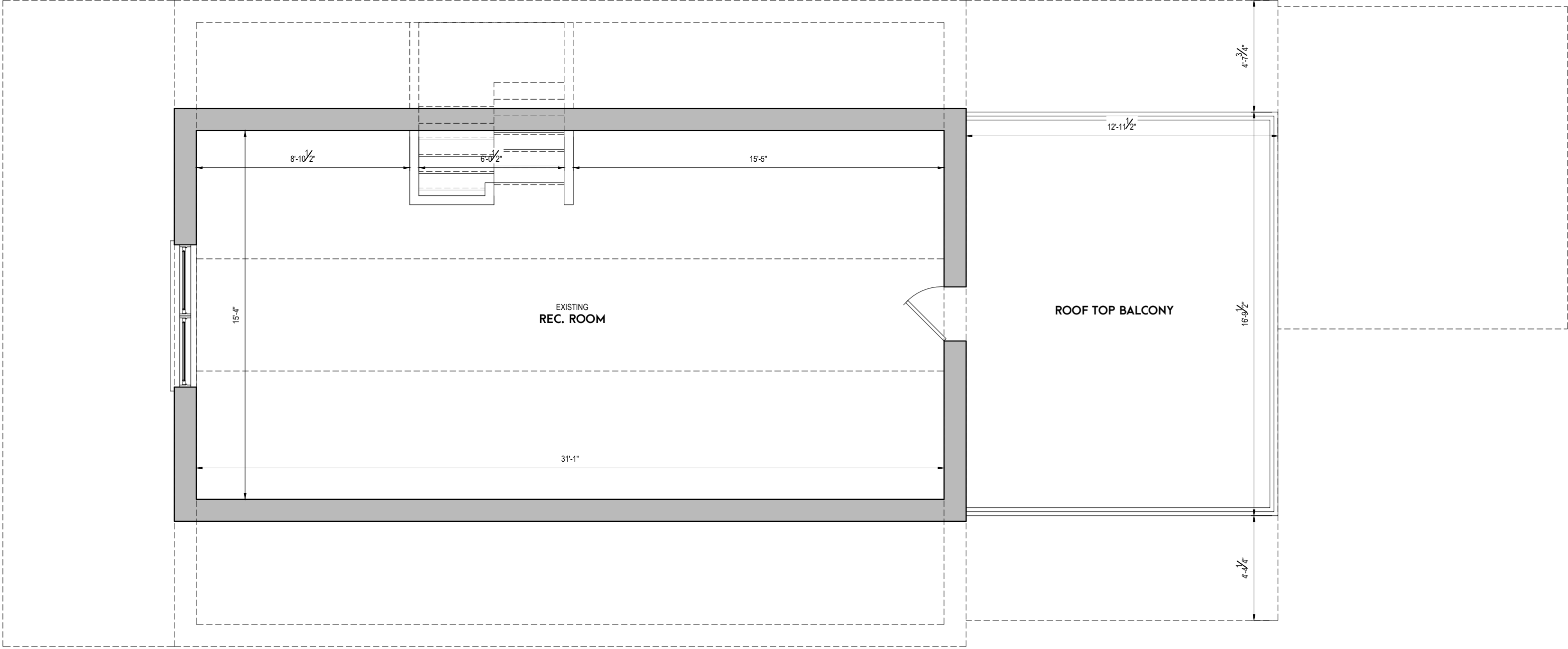
SHEET NO.

SCALE: 1/4" = 1'-0"

A103

1/4"=1'-0"

THIRD FLOOR PLAN



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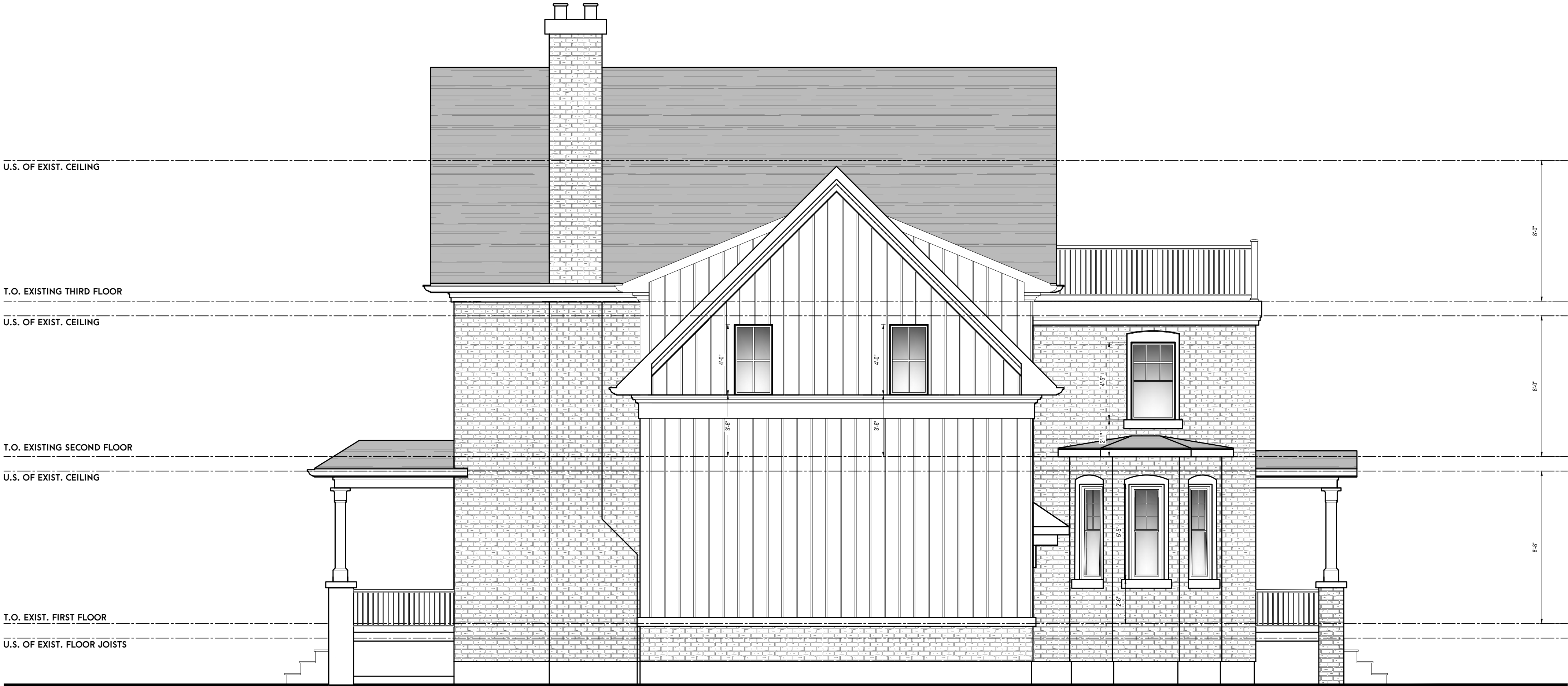
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PROJECT NORTH:

TRUE NORTH:



DRAWING TITLE: THIRD FLOOR PLAN
DRAWN BY: P.N. CHECKED BY: K.V.K.
ADDRESS: 1326 Bronte Rd. Oakville
PROJECT NO. 2021-098 SCALE: 1/4" = 1'-0"
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1/4"=1'-0"
RIGHT ELEVATION

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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: P.N. CHECKED BY: K.V.K.
ADDRESS: 1326 Bronte Rd. Oakville
PROJECT NO. 2021-068 SCALE: 1/4" = 1'-0"
SHEET NO.

A202

U.S. OF EXIST. CEILING

T.O. EXISTING THIRD FLOOR

U.S. OF EXIST. CEILING

T.O. EXISTING SECOND FLOOR

U.S. OF EXIST. CEILING

T.O. EXIST. FIRST FLOOR

U.S. OF EXIST. FLOOR JOISTS

1/4"=1'-0"

REAR ELEVATION

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DRAWN BY: P.N. CHECKED BY: K.V.K.
ADDRESS: 1326 Bronte Rd. Oakville
PROJECT NO. 2021-068 SCALE: 1/4" = 1'-0"
SHEET NO.

A203



1/4"=1'-0"
LEFT ELEVATION

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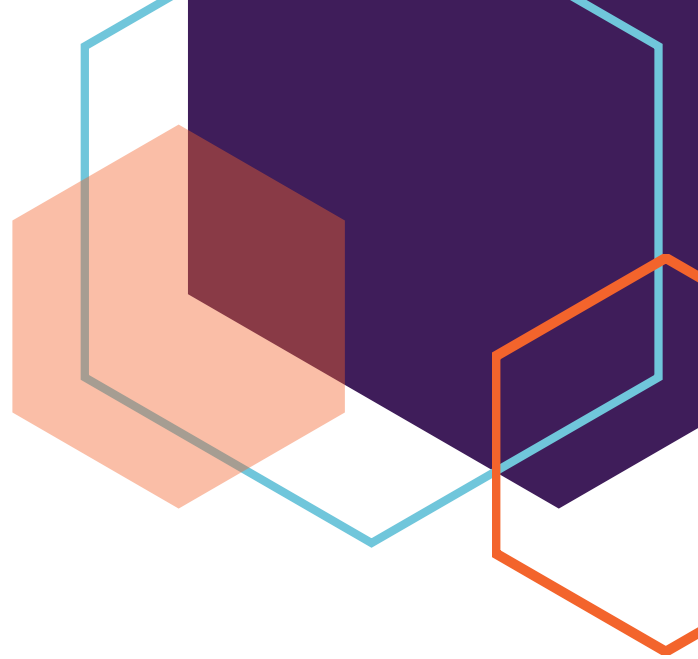
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: P.N. CHECKED BY: K.V.K.
ADDRESS: 1326 Bronte Rd. Oakville
PROJECT NO. 2021-068 SCALE: 1/4" = 1'-0"
SHEET NO.

A204

Appendix D





Heritage Impact Assessment, 1326 Bronte Road, Part Lot 31, Concession 2, Trafalgar Township, Halton County, now Town of Oakville, Region of Halton, Ontario

Project number: PHC-2020-0030

Report Type: Original

Report Date: 17 SEPT 2020

Town of Oakville, Planning Department

Proponents: : Argo Development Corporation.

Address: 4900 Palladium Way, Suite 105, Burlington, ON L7M 0W7

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1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by Argo Development Corporation (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the property at 1326 Bronte Road, Oakville, Ontario. The Proponents are preparing a Draft Plan application to the Town of Oakville) for the redevelopment of the property located on part of Lot 31, Concession 2, Trafalgar Township, Halton County, now Town of Oakville, Halton Region, Ontario. The extant structure at 1326 Bronte Road is currently identified as a listed structure in the Town of Oakville's Heritage Registry.

This HIA has been prepared at the request of the Town of Oakville's Planning Department and designed to meet the scope of work stipulated in the Town of Oakville's Terms of Reference for a Heritage Impact Assessment and the Town of Oakville's Cultural Heritage Landscapes Strategy.

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest, identify cultural heritage resources and assess potential impacts, and recommend mitigation options, if necessary. To evaluate potential cultural heritage value or interest and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

A site visit was conducted on June 8, 2020 to document the property, structure, and surrounding landscape. After review of the proposed development plan, it is determined that the proposed development would require the relocation of the extant red brick structure and the demolition of extant barn.

The two storey red brick clad structure, constructed in the Edwardian architectural style, and associated barn located at 1326 Bronte Road, Oakville are representative of early-20th century occupation of the area. The red brick clad residence is typical of the architectural style of the early 20th century. The extant stick framed barn is also typical of early to mid-20th century construction and has been extensively modified since its construction. The property as a whole is typical of those constructed during the rural to urban transition of the early to mid-20th century. A review of the criteria presented in Ontario Regulation 9/06 (Section 7.3) suggests the red brick residential structure meets the criteria associated with physical/design value, associative or historical value and contextual value.

This HIA in consultation with the Town of Oakville recommends the retention of the red brick residential structure comprised by the c.1911 components of the structure, the c. 1920 and c.1950 addition would not need to be retained. The retained structure would be relocated to suitable location to be agreed upon at a later date between Argo Development Corporation and the Town of Oakville. This relocation will need to take into consideration site servicing constraints and official plan and zoning policy which may preclude the placing of the heritage home such that it would be visible from Bronte Road. Following relocation, the structure would be subject to adaptive re-use and a heritage easement established on the property to ensure its longevity for future generations.

2. Personnel

Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Wilson West. Ph.D., CAHP	Senior Cultural Heritage Specialist
Christopher Lemon, B.Sc.	Cultural Heritage Specialist

Acknowledgements

Scott Bland	Argo Development Corporation
Susan Schappert	Heritage Planner, Town of Oakville

3. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained by Argo Development Corporation (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the property at 1326 Bronte Road, Oakville, Ontario. The Proponents are preparing a Draft Plan application to the Town of Oakville) for the redevelopment of the property located on part of Lot 31, Concession 2, Trafalgar Township, Halton County, now Town of Oakville, Halton Region, Ontario. The extant structure at 1326 Bronte Road is currently identified as a listed structure in the Town of Oakville's Heritage Registry.

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The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest, identify cultural heritage resources and assess potential impacts, and recommend mitigation options, if necessary. To evaluate potential cultural heritage value or interest and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

A site visit was conducted on June 8, 2020 to document the property, structure, and surrounding landscape.

3.1 Site Description and Context

The subject property is situated on the west side of Bronte Road (Regional Road 25), former Township of Trafalgar, Historic County of Halton, now Town of Oakville, Halton Region, Ontario. The subject property is 1.19 hectares (ha) in size and contains two distinct structures: an Edwardian two storey red brick clad frame residence, and a two storey stick framed barn.

The subject property is located on the eastern edge of Part of Lot 31, Concession 2 South of Dundas Street (SDS), Geographic Township of Trafalgar. Historically the property was located 2.7 kilometres (km) south of the former village of Palermo, 1.5 km north of the former village of Merton, and 4 km north of the former village of Bronte.

In the early 20th century the area was home to fruit farms, where strawberries and fruit trees were plentiful, as well as livestock farms. In the 1930s a large portion of Lot 31, Concession 2 SDS was owned by The Woodlands Orchards Ltd. (Service Ontario 2017).

Currently 1326 Bronte Road is used as a residential property. In addition of the two structures, the 1.19 ha lot is comprised of manicured lawn and a gravel driveway. Both the brick clad residential structure and the stick frame barn are considered to be in good condition. The red brick clad house shows signs of modification since construction. Two additions have been made to the west face of the structure and the front and side porches have been extensively reconstructed. The stick framed barn has been extensively modified. The barn has been completely re-sided, an entrance has been cut into the foundation and the egress to the second storey is new (Personal communication, Vic Enns).

Figure 1: Location of the Property on a Topographic Map.

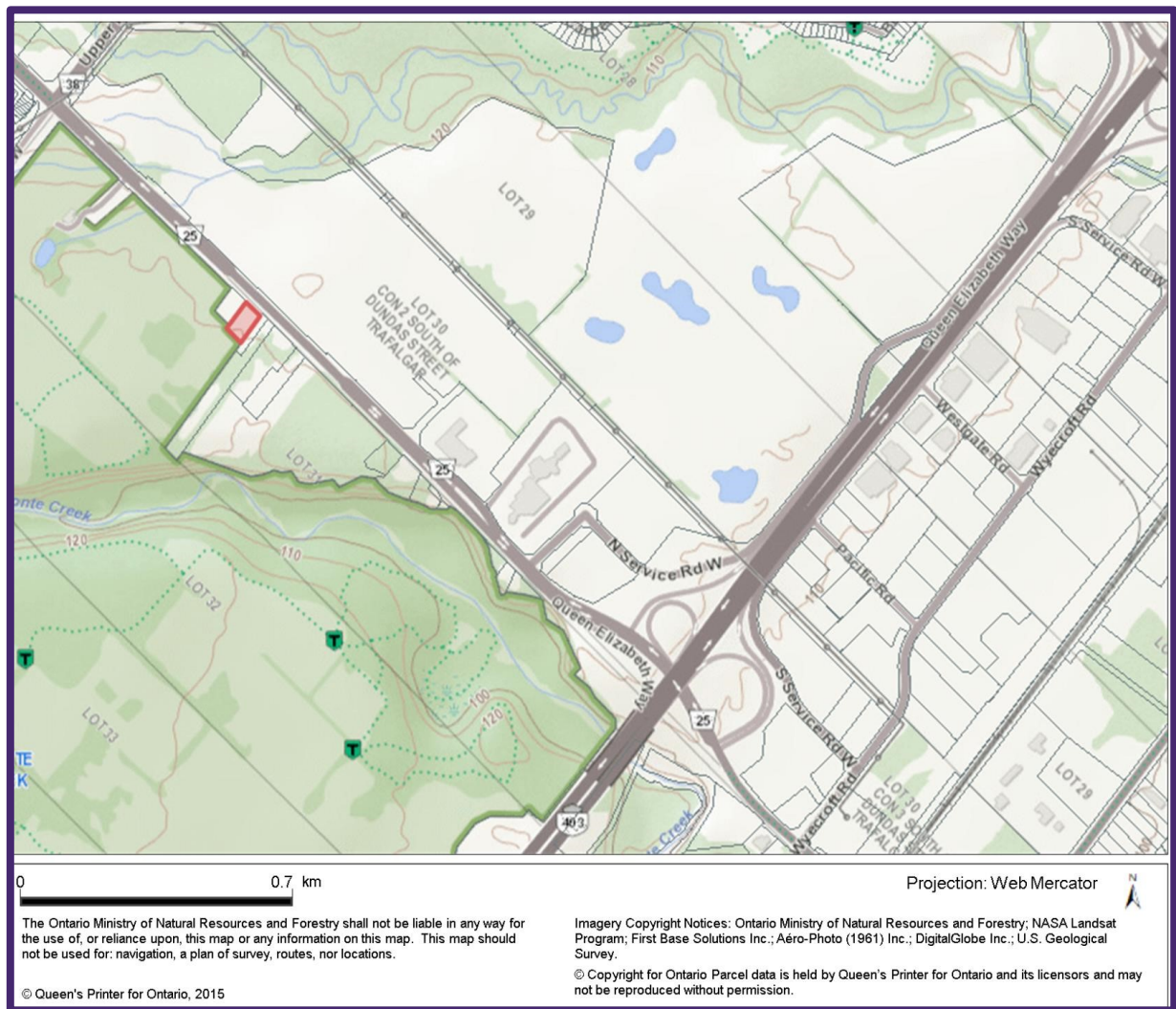


Figure 2: Location of the Property on an Aerial Image.



4. Legislative and Policy Framework

The following assessment reviews Provincial and Municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the Town of Oakville. This HIA has been prepared to meet the terms of reference set forth by the Town of Oakville, the Ontario Heritage Act, the Planning Act and the Provincial Policy Statement.

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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

4.1.2 Planning Act

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

4.2 Municipal Policy Framework

4.2.1 Town of Oakville Official Plan (2006)

The Oakville Official Plan (OP) is the main policy statement related to future land use planning and development for the Town of Oakville. It provides direction for the physical, social, and economic development of the municipality.

Part B, Section 7 of the OP covers heritage resource conservation and in part states:

Goal:

- ▶ To preserve the heritage of such resources as archaeological sites, building, and structure of historic and/or architectural significance, value or interest.

Objectives:

- ▶ To encourage growth and development patterns which promote the protection and sympathetic treatment and use of heritage resources;
- ▶ To ensure that all avenues for the conservation of a heritage resource be explored; and
- ▶ To integrate structures of historic and/or architectural significance into development proposals where appropriate.

4.2.2 Livable Oakville Official Plan (2009)

The Livable Oakville Official Plan (LOOP) updates and enhances the Town of Oakville Official Plan (2006). One of its guiding principles and goals is to “preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods.”

Part C, Section 5 directly addresses cultural heritage and in part states:

“Conservation of cultural heritage resources forms an integral part of the Town’s planning and decision making. Oakville’s cultural heritage resources shall be identified and conserved so that they may be experienced and appreciated by existing and future generations, and enhance the Town’s sense of history, sense of community, identity, sustainability, economic health and quality of life.”

Section 5.3.5

“The Town may impose, as a condition of development approvals, the implementation of appropriate conservation, restoration or mitigation measures to ensure the preservation of any affected cultural heritage resources.”

Section 5.5.1

“All options for on-site retention of buildings and structures of cultural heritage significance shall be exhausted before resorting to relocation. Relocation of built heritage resources shall only be considered through a Cultural Heritage Impact Assessment that addresses retention and relocation.”

Part E, Section 27.3.10 addresses the goals and objectives for growth and development in the Bronte Road West Lands (Town of Oakville 2009: E80-E81):

The Bronte Road West Lands comprise the lands on the west side of Bronte Road municipally known as part of 1300 Bronte Road, and 1316, 1326, 1342, 1350, 1354 and 1372 Bronte Road.

The Bronte Road West Lands are within a larger area known as the Merton Lands that are generally located north of the QEW and south of Upper Middle Road between Fourteen Mile Creek and Third Line to the east and Bronte Road to the west. The Bronte Road West Lands comprise the portion of the Merton Lands located west of Bronte Road and east of the Bronte Creek.

The following policies apply to heritage within the Bronte Road West lands:

- a) Cultural Heritage*
 - i) Cultural heritage resources shall be maintained and integrated into new development.*
 - ii) A heritage impact assessment shall be required on sites containing cultural heritage resources.*
 - iii) Cultural heritage resources shall be conserved through compatible transition in height and built form from adjacent lands designated Medium Density Residential.*

4.2.3 Town of Oakville Terms of Reference for a Heritage Impact Assessment

According to the Town of Oakville's Terms of Reference for Heritage Impact Assessment for a Built Heritage Resource (n.d.):

A heritage impact assessment for a built heritage resource is a study to determine the impact of a proposed development on the cultural heritage value of a property, or properties, and to recommend an overall approach to the conservation of the heritage resource(s).

The study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development.

The heritage impact assessment for a built heritage resource will apply conservation principles, describe the conservation work and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work.

The Terms of Reference states the HIA should include, but not be limited to the following sections:

- ▶ Introduction to the property;
- ▶ Research and analysis;
- ▶ Statement of Cultural Heritage Value or Interest;
- ▶ Assessment of existing conditions;
- ▶ Description of the proposed development;

- ▶ Impact of development on heritage attributes; and,
- ▶ Considered mitigation and conservation strategies.

4.2.4 Town of Oakville Cultural Heritage Landscapes Strategy (2014)

According to the Town of Oakville's Cultural Heritage Landscapes Strategy,

While any landscape that has been deliberately modified by humans is a cultural landscape, only those cultural landscapes that have a deep connection with the history of the community and are valued by the community can be identified as 'cultural heritage landscapes' (Town of Oakville Heritage and Planning 2014: 5).

The Town of Oakville's Cultural Heritage Landscapes Strategy states that cultural heritage landscapes can take on one of three major types" (Town of Oakville Heritage and Planning 2014: 5-7):

1. *Designed Landscape: One that is clearly defined and created by man;*
2. *Organically Evolved landscape: One that results from social, economic, administrative, and or religious imperative and has developed in its present form in response to its natural environment. These can include:*
 - a. *Relict Landscapes;*
 - b. *Continuing Landscapes; and,*
3. *Associative Cultural Landscape: One that results by virtue of natural elements and may lack physical cultural evidence.*

5. Historical Research and Analysis

5.1 Regional Overview

The area that is now within the town limits of Oakville was part the traditional lands of the Mississaugas, a sub-tribe of the Anishinaabe First Nations people. They were a nomadic people of hunters and fishers, who also minimally farmed the lowlands at the mouth of the rivers and creeks feeding Lake Ontario.

At the end of the American Revolutionary War in 1783 soldiers and civilians loyal to the British Crown (United Empire Loyalists) left the United States to resettle in Canada. They were entitled to land grants, but this large influx of refugees put increasing pressure on the government of Upper Canada (southern Ontario) to purchase additional lands along Lake Ontario. In 1805-6 the Mississauga sold their lands to the Crown, from Toronto to present-day Hamilton, retaining lands at the mouth of the three major waterways emptying into the lake - the Credit River, the Sixteen Mile Creek, and the Twelve Mile Creek (The Twelve) for fishing rights (MCFN 2017, Town of Oakville 2011).

In 1806 Samuel Wilmot surveyed this new territory into lots dividing the land by Lines and Concessions running roughly east to west. From east to west, Wilmot created three townships, initially named Toronto, Alexander and Grant. However, after the news of Horatio Nelson's victory at the Battle of Trafalgar reached the colony, Alexander and Grant Townships became Trafalgar and Nelson (Oakville Historical Society 2019).

The end of the War of 1812 saw the demand for land in southern Ontario increase again and lots were sold or leased to a new influx of settlers. In 1814, Philip Sovereign bought a lot on the west side of the Twelve Mile Creek (Bronte) and John Belyea leased land from the Mississaugas on the east side of the creek.

In 1820, the Mississauga Chiefs sold their reserve land at the mouth of the Credit River, Sixteen Mile Creek, and Twelve Mile Creek. A town site at the mouth of the Twelve Mile Creek was surveyed in 1834 and became known as Bronte Village. The village was named for Lord Nelson who received the Duchy of Bronte from King Ferdinand of Naples and Sicily in 1799 (Town of Oakville 2011).

5.2 Subject Property

Lot 31, Concession 2 SDS enters the historic record in 1825 when William Balis received the Crown patent for a 200-acre parcel. Following the initial land grant it is not possible to state with any confidence who owned the portion of Lot 31 that would eventually become 1326 Bronte Road. What is known is that from 1858 through to 1877, Lot 31 is owned by James White (Tremaine 1858; Walker & Miles 1877). James White's interests in the property transfer to David Weston Campbell, the husband of John White's eldest daughter Louise (Milton Historical Society 2020)

Historic research indicates that beginning in 1910 the landscape that would eventually become 1326 Bronte Road began to take shape. Land records show that in 1910 a 13 acre parcel of Lot 31 was severed from a larger 37.5 acre property; following the 1910 transaction, subsequent transactions are clear in the Service Ontario Land Registry Abstract, thus allowing a chain of transactions to be noted which resulted in the property's current size of 1.19 ha. According to

land registry records, 1326 Bronte Road achieved its current configuration when a 2.8 acre (1.13 ha) property was sold to Framke S. Duncan in 1950. The source of the discrepancy in property size is unknown.

Today, however, the area has become a highly developed commercial/residential area, particularly to the northwest (Palermo West) and southeast (Bronte Village). Left behind by this development over the years, the history of the structure at 1326 Bronte Road is much more elusive. The exact date of construction of the current structures was not able to be ascertained. The Town of Oakville fire insurance plans do not cover this area, and there are no known historical images of this portion of Bronte Road. The Town of Oakville's Heritage Registry lists the date of construction of 1326 Bronte Road as c. 1911. Based on review of the land registry abstract for Lot 31, it is likely the house was constructed by either Herbert Inglehart or Edward Darlington.

Table 1 lists transactions for Lot 31; those pertinent to the Subject Property are *italicized and bolded*.

Table 1: Key land transactions related to Lot 31, Concession 2 South of Dundas Street.

Ins.	Date	Grantor	Grantee	Consideration	Remarks
Patent	12 Nov 1825	Crown	William Balis	200 acres	
Bargain & Sale	21 Nov 1825	William Balis	David B. Balis	100 acres	N.W ¼
Bargain & Sale	21 Nov 1825	William Balis	Byron W. Ballis		Part of Lot 31
Bargain & Sale	20 Nov 1839	David B. Balis & Wife	Larurel B. Kausion	50 acres	N.W ¼
Bargain & Sale	3 July 1844	John W. Kausion & Wife	William C. Lightcast	50 acres	N.W ¼
Bargain & Sale	4 July 1844	Larurel B. Kausion & Wife	John W. Kausion	50 acres	N.W ¼
Bargain & Sale	11 July 1844	Henry W Balis & Wife	John White	100 acres	
Bargain & Sale	11 July 1844	David B. Balis & Wife	John White	50 acres	S ½ of N ½
Bargain & Sale	15 July 1849	John White	James White	150 acres	
Deed	31 May 1877	Estate of (illegible) White and James White and Wife)	David Watson Campbell	150 acres	
<i>Deed</i>	<i>10 Oct 1898</i>	<i>Paul Campbell & Wife</i>	<i>Herbert Inglehart</i>	<i>37 ½ acres</i>	<i>Part Lot 31</i>
Grant of Land	4 Jan 1900	Peter Campbell and Wife	Mary Ellen Campbell wife of Paul Campbell		
Bargain & Sale	28 Jan 1910	Herbert Inglehart	Walter L. Sheridan	13 acres	
<i>Grant</i>	<i>30 Oct 1918</i>	<i>Herbert Inglehart Widower and L Sheridan unmarried</i>	<i>Edward Darlington</i>	<i>13 ½ acres</i>	<i>Part Lot 31</i>
Grant	18 April 1921	Paul Campbell and his wife Mary Ellen Campbell	George Drew Aitken	150 acres	S ½ and s ½ of north (illegible)

Grant	22 Nov 1923	George Drew Aitken and wife	The Woodlands Orchard Ltd.	150 acres	S ½ and s ½ of north (illegible)
Grant	18 July 1924	Russel Lawrence and Wife	Herbert Inglehart	4 acres	
Grant	18 July 1924	Herbert Inglehart	Russel Lawrence and Wife	4 acres	Part of lot 31
Grant	1 Dec 1924	Herbert Inglehart	Emil Adolph Groose and Reta Grosse his wife	10 acres	Part of lot 31
Grant	3 April 1932	The Woodlands Orchard Ltd.	Norah E. Aitken	150 acres	
Grant	2 Feb 1933	Emil Adolph Groose and Reta Grosse his wife	Paul Hoffman	10 acres	Part lot 31
Grant	6 April 1934	Herbert Inglehart & Wife	Walter L Sheridan	13 ½ acres	Part lot 31
Grant	21 May 1940	Paul Hoffman & Wife	Emil Adolph Groose and Reta Grosse his wife	10 acres	Part lot 31
Grant	30 Sept 1946	Norah E. Aitken (married woman)	Frank M. Sullican	1.23 acres	Part lot 31
Grant	14 Nov 1946	Norah E. Aitken (married woman)	Harvey Addison Smith and Ethel Olive May Smith his wife	¾ acre	Part Lot 31
<i>Grant</i>	<i>14 June 1947</i>	<i>Edwin Darlington & Wife</i>	<i>Fred W. Peel</i>	<i>13 acres</i>	<i>Part Lot 31</i>
<i>Grant</i>	<i>8 May 1950</i>	<i>Fred Peel</i>	<i>Framke S. Duncan</i>	<i>2.8 acres</i>	<i>Part Lot 31</i>
Grant	18 Aug 1950	Norah E. Aitken (married woman)			
<i>Grant</i>	<i>5 April 1951</i>	<i>Framke S. Duncan, widow and Annie May Greene</i>	<i>Framke S. Duncan and Annie Mary Greene as joint tenants</i>	<i>2.8 acres</i>	
Grant	30 Mar 1953	William Yates Halton	Framke S. Duncan and Annie Mary Greene as joint tenants		
<i>Grant</i>	<i>16 Aug 1955</i>	<i>Framke S. Duncan</i>	<i>Fredrick J. McCallum and Alice E. McCallum</i>	<i>2.8 acres</i>	
<i>Grant</i>	<i>8 Aug 1956</i>	<i>Fredrick J. McCallum and Alice E. McCallum</i>	<i>Isabelle G. Lofquist</i>	<i>2.8 acres</i>	
<i>Deed</i>	<i>19 Sept 1978</i>	<i>Isabelle G. Lofquist</i>	<i>Bruce H. and Carolyn M. Lofquist</i>	<i>2.8 acres</i>	

Study Area

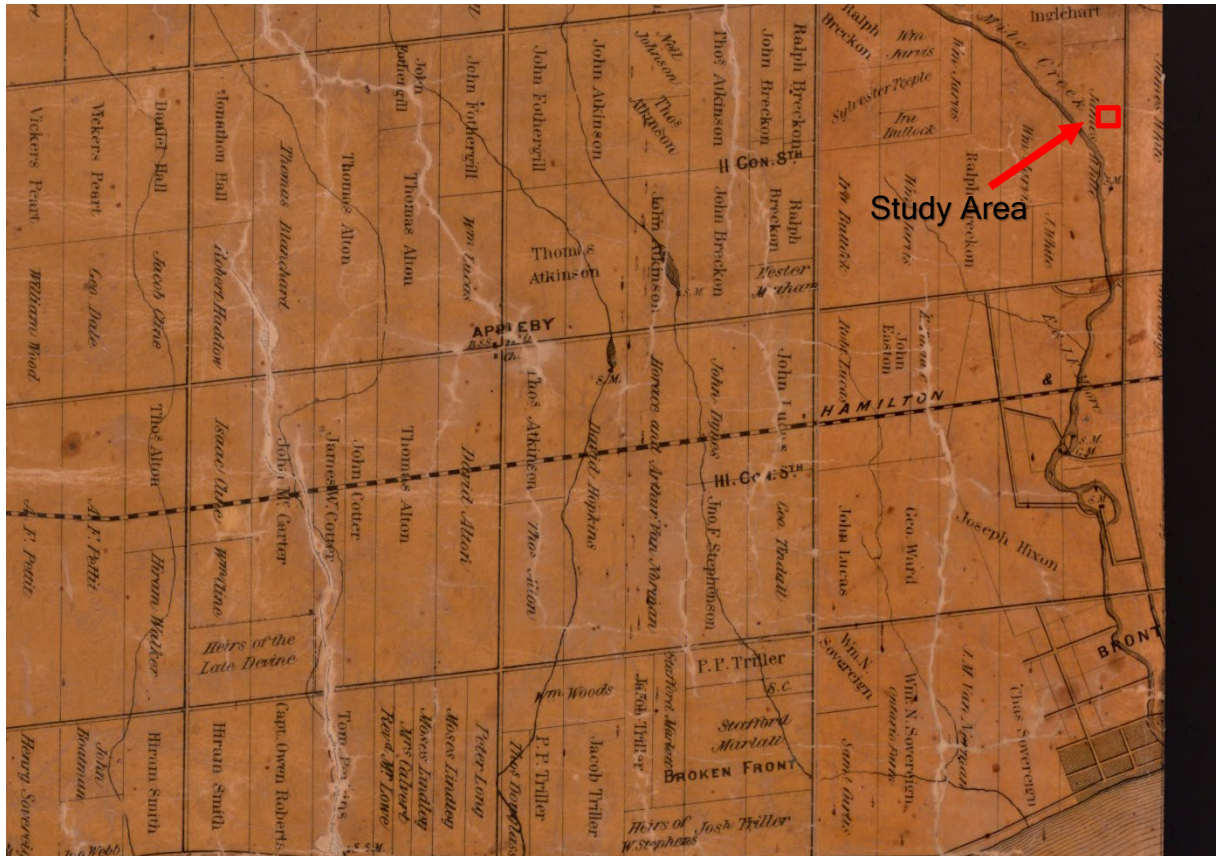


Figure 4: Approximate location of 1326 Bronte Road on 1877 Historical Atlas (Walker & Miles 1877).



6. Assessment of Existing Conditions

6.1 Architecture and Design

6.1.1 Brick Clad Residential Structure

Exterior

The red brick clad frame structure located at 1326 Bronte Road is a two bay, two storey design with an overall length of 65 feet and a total width of 27 feet. The structure presents its narrow face to Bronte Road, with the main entrance located on the left (Image 1). The structure is clad in red brick laid in stretcher bond with beaded mortar joints; all structural openings have jack arches (Image 6), window openings have cast lug sills and door thresholds are of wood. The structure has a gable roof line with closed pediments. The foundation is concrete with both exterior and interior surfaces concealed by a parge coat. All windows in the home have been replaced c. 2000 with wood frames equipped with double paneled glass (Personal Communication, Vic Enns, 2020). Several of the home's windows, including the front gable have experienced seal failure and are in need of replacement once again. The east and west gable ends of the original home are clad in cedar shakes (Image 7). The shakes display signs of deterioration and in some cases have split. There is an original brick chimney on the northeast wall of the structure. The chimney has two stacks at its terminus, one for the first floor fireplace and the second is assumed to service the central heating system. The original structure has been augmented with two separate additions on the west side. The date of these additions is unknown, but structural cues indicate the first dates to the early 20th century (c. 1920) and the second to the mid 20th century (c. 1950).

The first addition is two storeys tall and measures 12 feet by 24 feet. It is stylistically similar to the original structure, incorporating plinth course with bevel cut brick cap, cast lug sills, jack arches and beaded mortar joints. This first augmentation is inset from the original structure by 12 inches on the north and south sides and there is an obvious discontinuity in brick work between these two sections of the structure. This addition includes a one storey bay on the north face. The roof of the first addition is of a clipped hip design, terminating at the sill level of the gable window in the west face of the original structure.

The second addition measures 12 feet by 12 feet and is one storey in height. Visual assessment suggests this portion of the home may date to c. 1950; this addition is clad in horizontal aluminum siding and is of a flat roof design.

The soffit and fascia on the c. 1911 and c.1920 portions of the structure are wood and are in fair condition, exhibiting some signs of decay resulting from water infiltration and attempted repair (Image 9).



Image 1: Front facade of residence, facing northwest



Image 2: South facade of residence, c. 1911 structure on right, c. 1920 addition in middle, c. 1950 addition on left, facing north



Image 3: North facade of residence, facing south



Image 4: West facade of residence, note truncated hip roof of c. 1920 addition, facing east



Image 5: Northwest facade, note bay window on c. 1920 addition, facing southeast



Image 6: Typical window with jack arch and cast lug sill, window and shutters are non-original



Image 7: Decorative cedar shakes used in gable ends, note condensation on windows indicating broken seals in need of replacement



Image 8: Typical moulded freeze under eaves



Image 9: Decorative trefoil detail on closed pedimented gable end, signs of water infiltration and evidence of attempted repair



Image 10: Original frame and panel door with glass on south face, note jack arch and 45° beveled brick plinth cap



Image 11: Original front door, note original doorbell hardware



Image 12: Porch on south face of residence, only gable roof structure appears original

Interior

The interior of the residence has been divided into two apartments. One unit, accessed via the original front door, comprises the second floor and converted attic space while the second unit occupies the first floor and is accessed via the porch on the south face of the structure. The division of the structure into two rental units resulted in minimal impact to the original floor plan, resulting in the interior of the home retaining a large percentage of its original finishes.

The greatest alteration to the original configuration of the c. 1911 structure occurred on the first floor. The configuration of the southwest portion of the home has been significantly altered to

provide for the installation of a washroom. In doing so the original plaster walls have been removed, as well as the original millwork. The alterations have been finished in 4'x8' sheets of vertical panelling with the trim replaced with temporally incongruent material (Images 15 and 16).

Overall, the interior of the residence presents an essentially intact floorplan and will be described by section as per development sequence. The main floor of the c. 1911 original structure is comprised of an entrance vestibule containing a craftsman inspired "U" shaped staircase (Image 13), a washroom, hall and side door entrance with open area. The remainder of the first floor is comprised of one large room with a brick fireplace located on the east end of the north wall (Image 14). The first floor of the c.1920 addition contains a kitchen, storage closet and bedroom (Images 18-19). The bedroom includes a bay window and a second set of stairs. The c.1950 addition is a single room that is currently used as an office/laundry room (Images 20-21).

The second floor of the original c. 1911 structure is comprised of three bedrooms, a storage closet, washroom/laundry room, dining room and entrance to the attic (Images 24-28). The second storey of the c. 1920 addition contains a kitchen and a bedroom (Images 29-30).

The attic of the c. 1911 structure has been converted into living space that is comprised of a single large room with gable ceiling (Image 31).

Because the floorplan has remained largely intact, much of the original interior millwork, flooring and hardware remains in place (Images 32-38). This includes door and window trim, baseboards, flooring, and hardware such as hinges, doorknobs and air returns. The home also retains and continues to utilize its original knob and tube wiring complete with press button light switches. Where additional wiring has been required it has been added to the surface of walls and ceilings contained within metal tracks.



Image 13: Original entrance with intact "U" shaped stairs



Image 14: Original brick fireplace, note retrofit wiring conduit



Image 15: Rear 1/4 of c.1911 residence, entrance to first floor washroom is on right, note the use of 4'x8' panelling as wall finish, non-original



Image 16: First floor bathroom



Image 17: Side entrance, area has been remodeled



Image 18: Bedroom with bay window in c. 1920 addition



Image 19: Kitchen in c. 1920 addition



Image 20: Interior of c.1950 addition



Image 21: Interior of c.1950 addition, note original exterior wall of c.1920 addition



Image 22: Original frame and panel wood door on south face of residence, note non-original trim and baseboard



Image 23: Narrow stairs in c.1920 addition



Image 24: Bedroom 1 in c.1911 residence



Image 25: Bedroom 2 in c.1911 residence



Image 26: Bedroom 3 in c.1911 residence



Image 27: Second floor bathroom/laundry room



Image 28: Second floor dining room in c.1911 residence, note use of corner blocs at window trim



Image 29: Second storey kitchen in c.1920 addition



Image 30: Second storey bedroom in c.1920 addition



Image 31: Attic of c.1911 residence



Image 32: Representative example of original woodwork on first floor including pocket door, cabinet head trim and baseboard



Image 33: Corner blocks on second floor



Image 34: Typical door trim and baseboard, original oak floors visible



Image 35: Original glass doorknob, representative example



Image 36: Original floor grate



Image 37: Original baseboard vent



Image 38: Original push button light switch, knob and tube electrical

6.1.2 Stick Frame Outbuilding

Exterior

The outbuilding is located southwest of the residential structure and is of stick frame construction atop a concrete foundation. The foundation is 12" thick and stands 9 feet tall; the foundation exterior has been parged. Where the parging is falling away the original coarse concrete construction is visible (Image 42). The current owner has confirmed they installed the large garage door on the east face of the structure, and also replaced all exterior wall cladding with the current red 4' x 8' sheet siding (Personal Communication, Vic Enns, 2020).

The structure is 28 feet wide and 37 feet long, presenting its long face to Bronte Road. The structure stands 26 feet tall at the gable. The super structure is constructed of rough-cut circular sawn lumber fastened by way of nails. The walls of the second storey are braced by metal tension rods which span the width of the upper structure. The original ties have been supplemented by the inclusion of modern braided cable. Based on construction style and a review of aerial imagery the structure appears to have been originally constructed in the early to mid 20th century.



Image 39: East facade of outbuilding, doors and windows are modern, facing west



Image 40: South facade of outbuilding, red siding is modern



Image 41: West facade of outbuilding, note damage to parging, facing west



Image 42: North face of outbuilding, facing south



Image 43: Parge coat failing revealing coarse concrete foundation, note new concrete step associated with door



Image 44: Interior of stick framed outbuilding, note use of contemporary particle board



Image 45: Lower level of outbuilding,

6.2 Current Condition 1326 Bronte Road

6.2.1 Edwardian Style Brick residence

The residence at 1326 Bronte Road is a fine example of typical early 20th century architecture. The structure is constructed in the Edwardian style and incorporates design attributes of both the Craftsman and Queen Anne Revival periods. Generally, the structure is intact but has been subject to two distinct additions and modifications to the interior layout. The structure is in good overall condition and has been subject to regular maintenance. The structure no longer maintains its original wood windows. While no longer functional, the original brick fireplace and mantle remain. Interior trim, doors and staircase remain intact and exemplify the pride of craftsmanship indicative of the early 20th century. Both the front and side porch are typical of the construction style, and both exhibit indicators of significant modification and/or replacement; only the roof structure of each presents as original construction, the pillars, decking, stairs and railings have undergone recent replacement utilizing commercially available dimensional lumber.

6.2.2 Stick Framed Barn

The stick framed barn is typical of early to mid 20th century agricultural construction. While the footprint of the building remains intact the superstructure has been extensively upgraded and is no longer representative of its temporal period. The poured concrete foundation has been modified to accept larger carriage-style doors and the main doors have been modified and/or replaced. All original cladding has been removed and only the stick frame remains. The structure no longer contains any of its original windows and many of the structural openings are recent inclusions. Overall, the stick framed barn has been extensively modified and no longer embodies the characteristics of its original construction.

6.2.3 Surrounding Landscape

The subject property is situated on the west side of Bronte Road, east of Bronte Creek and is part of a small cluster of residential structures situated on oversized lots. The property is directly across from an area currently undergoing re-development. The property is shielded from Bronte Road by a row of evergreen trees. Due to the oversized lot, 1326 Bronte Road maintains a rural feel despite its urban location. The proximity to Bronte Creek Provincial Park plays a large role in maintaining the relaxed feel of the property. While the property maintains a parklike setting, the majority of the canopy cover is provided by trees located on adjacent properties; the vast majority of 1326 Bronte Road is comprised of manicured lawn. Overall, the property as a whole no longer represents the historic characteristics of the area. The property municipally known as 1326 Bronte road is a segmented fragment of the original landscape.



Image 46: Looking east towards Subject Property from west side of Bronte Road, facing south



Image 47: Looking north towards Subject Property on west side of Bronte Road, facing north



Image 48: 1326 Bronte Road as viewed from the east side of Bronte Road. Note its placement, representing 20th century infill development, facing southwest (Red arrow indicates 1326 roof line)



Image 49: View from front door of residence, facing east



Image 50: Looking east from western edge of property, Property line is located on the lawn to the right of the barn

7. Evaluation of Cultural Heritage Value and Interest

7.1 Description of the Property

The Subject Property is situated on the west side of Bronte Road (Regional Road 25), Town of Oakville in the former Township of Trafalgar, Historic County of Halton, now Town of Oakville, Halton Region, Ontario. The property is located 2.7 km south of the former village of Palermo, 1.5 km north of the former village of Merton and 4 km north of the former village of Bronte.

The Subject Property is 1.19 ha in size and contains two distinct structures: an Edwardian two storey red brick clad frame residence, and a two storey stick framed barn.

The Subject Property is located on the eastern edge of Part of Lot 31, Concession 2 SDS, Geographic Township of Trafalgar. Historically this property was located between the village of Palermo to the north and Bronte to the south. In the early 20th century the area was home to fruit farms, where strawberries and fruit trees were plentiful, as well as livestock farms. In the 1930s a large portion of Lot 31, Concession 2 SDS was owned by The Woodlands Orchards Ltd. (Service Ontario 2017).

Currently 1326 Bronte Road is used as a residential property. In addition of the two structures, the 1.19 ha lot is comprised of manicured lawn and a gravel driveway. Both the brick clad residential structure and the stick frame barn are considered to be in good condition. The red brick clad house shows signs of modification since construction. Two additions have been made to the west face of the structure and the front and side porches have been extensively reconstructed. The stick framed barn has also been extensively modified. The structure has been completely re-sided, an entrance has been cut into the foundation and the egress to the second storey is new (Personal communication, Vic Enns).

The property is currently listed on the Town of Oakville's Heritage Register. The listing indicates the "property has potential cultural heritage value or value for its historic farmstead, including the c. 1911 Edwardian and Queen Anne style brick house and barn" (Town of Oakville 2020).

7.2 Heritage Attributes

Heritage attributes observed during the site visit for the interior and exterior of the brick residence include the following features:

Exterior

- ▶ Massing of red brick residential structure
- ▶ Smooth brick finish
- ▶ Intact entrance doors
- ▶ Decorative cedar shakes on gable end
- ▶ Front porch

Interior

- ▶ Original floorplan (nearly intact)
- ▶ Intact millwork including staircase, baseboard, door trim and doors
- ▶ Original floor registers

- ▶ Original door hardware

Property as a Whole

- ▶ Association of red brick residential structure and outbuilding
- ▶ Mature trees

7.3 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06 prescribes the criteria for determining the Cultural Heritage Value or Interest (CHVI) of a property in a municipality. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/ Associative Value and Contextual Value (MHSTCI 2006a). Table 2 lists these criteria, and identifies if the criteria was met at 1326 Bronte Road; these criteria categories are expanded on below.

Table 2 - The criteria for determining property of Cultural Heritage Value or Interest (CHVI)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The brick clad residence is representative of early 20 th century architecture in the area.
II. displays a high degree of craftsmanship or artistic merit, or	N	The symmetrical massing of the residence and use of decorative cedar shakes in gable end, as well the presence of intact trim work on interior, display the craftsmanship typical of the era of construction.
III. demonstrates a high degree of technical or scientific achievement.	N	Neither the residence or the outbuilding display a high degree of technical or scientific achievement (Section 7.3.1).
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	The brick clad residence is associated with the rural development of the area and maintains a connection to the history of the area. (Section 7.3.2).
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Nothing was identified that suggests the property has the potential to yield unique information pertaining to a community or culture (Section 7.3.2).
III. Demonstrates or reflects the work or ideas of an architect,	N	None observed (Section 7.3.2).

artist, builder, designer or theorist who is significant to a community.		
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	The red brick residence embodies the transition from a rural to urban landscape associated with the area in the early 20 th century. The red brick residence serves to maintain the rural character of the area (Section 7.3.3).
II. is physically, functionally, visually or historically linked to its surroundings, or	N	No, this property is not physically, functionally, visually or historically linked to its surroundings (Section 7.3.1).
III. is a landmark.	N	The property and associated structures are largely obscured from view due to dense foliage surrounding the property and as such does not serve as a community landmark. This conclusion is supported by a review of historic resources that do not indicate 1326 Bronte Road as a local landmark.

7.3.1 Physical or Design Value

The red brick residence located at 1326 Bronte Road is a temporally common design in southern Ontario. The red brick structure is of Edwardian design, which was a common architectural style c. 1900-1930 (Blumenson 1989: 166). This architectural style is prominent in the surrounding area and the use of a balloon framing, clad in smooth red brick is in keeping with extant examples in the larger context of the Town of Oakville. According to the Heritage Registry for the Town of Oakville, and excluding 1326 Bronte Road, there are a total of 66 structures exhibiting Edwardian design influences, including 32 designated and 34 listed within the Town of Oakville. The structure displays a degree of craftsmanship and detail typical of temporally similar structures. The structure maintains much of its original exterior and interior fabric including doors, trim, hardware and floorplan. Its placement on the land and relationship to associated outbuilding is in keeping with typical semi-rural infill properties of the early to mid-20th century.

7.3.2 Associative or Historical Value

The Town of Oakville's Heritage Registry lists the date of construction of 1326 Bronte Road as c. 1911. A review of historic resources does not attribute the property owners listed for this property through the 20th century to any specific activities or events of historical value. The structure does present historical value as it embodies the transition of rural to urban occupation of the area. 1326 Bronte Road presents as an early infill construction coinciding with historic land severances associated with the farms that were located to the north and south of the study area.

7.3.3 Contextual Value

The location of 1326 Bronte Road, when considered in association with the historic road grid and lot survey, settlement of the surrounding area and approximate construction date, is an example of an early 20th century infill property in the larger farming landscape. The property is representative of the transition from rural to more urban lifeways in the area.

7.4 Statement of Significance

The property is currently listed on the Town of Oakville Heritage Register. The listing indicates the “property has potential cultural heritage value or value for its historic farmstead, including the c. 1911 Edwardian and Queen Anne style brick house and barn” (Town of Oakville 2020). A cultural heritage evaluation report has not been completed for the site. The date of construction is estimated as c.1911 but the exact date and builder are unknown.

Currently 1326 Bronte Road is used as a residential property. In addition of the two structures, the 1.19 ha lot is comprised of manicured lawn and a gravel driveway. Both the brick clad residential structure and the stick frame barn present in good condition. The red brick clad house shows signs of modification since construction. Two additions have been made to the west face of the structure and the front and side porches have been extensively reconstructed. The stick framed barn has also been extensively modified.

A review of the criteria presented in Ontario Regulation 9/06 (Section 7.3) indicate the red brick residential structure meets the criteria for cultural heritage value or interest associated with physical/design value, associative or historical value and contextual value (Section 7.3).

8. Cultural Landscape Evaluation

8.1 Criteria for determining Cultural Landscapes

According to the Town of Oakville's Cultural Heritage Landscapes Strategy,

While any landscape that has been deliberately modified by humans is a cultural landscape, only those cultural landscapes that have a deep connection with the history of the community and are valued by the community can be identified as 'cultural heritage landscapes' (Town of Oakville Heritage and Planning 2014: 5).

The Town of Oakville's Cultural Heritage Landscapes Strategy states that cultural heritage landscapes can take on one of three major types" (Town of Oakville Heritage and Planning 2014: 5-7):

1. *Designed Landscape: One that is clearly defined and created by man;*
2. *Organically Evolved landscape: One that results from social, economic, administrative, and or religious imperative and has developed in its present form in response to its natural environment. These can include:*
 - a. *Relict Landscapes;*
 - b. *Continuing Landscapes; and,*
3. *Associative Cultural Landscape: One that results by virtue of natural elements and may lack physical cultural evidence.*

The Subject Property at 1326 Bronte Road Oakville was evaluated based on the above criteria (Table 3).

Table 3 Cultural Landscape Evaluation of 1326 Bronte Road

Type	Y/N	Rationale
Designed Landscape	N	The placement of the structures and associated landscaping was not designed in accordance with the limits of the Subject Property. The landscape evolved into what it is.
Organically Evolved Landscape		
a. Relict Landscape	Y	The property presents as a first-generation infill, a first step in the areas transition from rural to urban.
b. Continuing Landscape	N	The property does not retain an active role in modern society that is closely associated with the traditional way of life of the area.
Associative Cultural Landscape	N	Property does not maintain any original forest cover or any other unique organic or geological occurrences that would justify an associative cultural landscape

8.2 Statement of Cultural Landscape Significance

When one views and interacts with the property located at 1326 Bronte Road, the observer immediately perceives the property as an infill construction, embodying the decline of rural life and the transition to urbanization. The Euro-Canadian cultural heritage of the area, including Lot 31 Concession 2 SDS, is rooted in the European timber harvest and agricultural pursuits; activities that are not reflected in the extant landscape or structures of 1326 Bronte Road. The heritage of Lot 31 is embodied in the treed expanses of the Woodlands Property located at 1242 Bronte Road. 1242 Bronte Road is a listed property on the Town of Oakville's Heritage Registry, is valued by the community and embodies the forestry, equine and political heritage of the area.

While 1326 Bronte Road does maintain features to meet the criteria of an Organically Evolved Relict Landscape, it does not have a deep connection with the history of the community; nor does it appear to be of great valued by the community. As such it should not be considered as a Cultural Heritage Landscape.

9. Heritage Impact Assessment

The proposed development plan requires the demolition of the barn and the relocation of the red brick residential structure located at 1326 Bronte Road, Oakville, Ontario. At this time the property is not designated under the *Ontario Heritage Act* but is listed on the Town of Oakville's Heritage Register. The property is not within or adjacent to a designated Heritage Conservation District (HCD) and is not adjacent to any other listed or designated properties.

9.1 Description of Proposed Development

The subject property is 1.19 ha in size and is part of a larger development plan that incorporates the surrounding properties. The proposed development is for a mix of medium and low-density residential units. The proposed development will be comprised of a condominium complex and freehold homes; comprised of a mix of townhomes and detached homes (see Appendix A). The proposal includes allowances for non-developable lands, and the relocation of the extant red brick residential structure. Appendix A illustrates the draft plan for the proposed residential redevelopment.

The MHSTCI *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* were reviewed to further assess seven potential negative impacts on the property's Cultural Heritage Value or Interest (CHVI) arising from the proposed site redevelopment (MHSTCI 2006b):

Destruction of any, or part of any, significant heritage attributes or features.

- Demolition of the residential structure would compromise select architectural heritage features (Section 7.2).

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance.

- Any alterations, including additions that may be undertaken to the red brick residential structure should be done so in a sympathetic and subordinate manner.

Shadows created that alter the viability of a heritage attribute or an associated natural feature or plantings, such as a garden.

- Not applicable. No shadow studies were undertaken as a part of this HIA.

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.

- The relocation of the red brick residence will be done in a way that does not isolate it from its original setting and will remain in proximity to Bronte Road.

Direct or indirect obstruction of significant views or vistas within, from or of built and natural features.

- Relocation should attempt to maintain a view of Bronte Road from the residence and allow the residence to be visible from Bronte Road.

A change in land use where the change in use may impact the property's cultural heritage value or interest.

- A change in land use that results in subsurface disturbance could result in impacts to yet unidentified subsurface features of cultural heritage value or interest.

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological or cultural heritage resources.

- Land disturbances related to new construction have the potential to adversely affect subsurface resources that may be of cultural heritage value or interest.

9.2 Proposed Mitigation

The preferred mitigation method for cultural heritage resources in the Town of Oakville is retention. Following discussions with the Town of Oakville's heritage planners it is proposed that 1326 Bronte Road be retained and relocated within the proposed development; and that a heritage easement be established on the new property. The proposed mitigation would see the retention of the Edwardian-inspired red brick residence as comprised by the c.1911 components of the structure, whereas the c.1920 and c.1950 addition would not be retained. The retained structure would be relocated to a suitable location and be subject to adaptive re-use. The retained structure would be relocated to suitable location to be agreed upon at a later date between Argo Development Corporation and the Town of Oakville. The location will need to take into consideration site servicing constraints and official plan and zoning policy.

The proposed mitigation option provides a flexible strategy to commemorate the history of the area while not restricting new development. A development that will respect the history, historical associations, and values of the Town of Oakville.

9.3 Conclusion

Following consultation with the heritage planners at the Town of Oakville it has been determined that retention of the red brick residential structure located at 1326 Bronte Road represents the best option to allow for the retention of the historical roots of the area while providing for the redevelopment of the area in accordance with other town objectives.

10. Recommendations

It is recommended the red brick clad Edwardian residence located at 1326 Bronte Road be retained and relocated to a suitable location within the proposed development. The placement of the relocated structure will be such that it is complementary to both the new development and the heritage of the area. Furthermore, a heritage easement should be established on the new property to ensure retention of this resource for future generations.

It is also recommended that any architectural elements not used in the rehabilitation of the residence be salvaged for re-use. It is recommended that any salvaged materials be made available to current owners of the 66 designated or listed Edwardian structures within the Town of Oakville. In doing so the Town can aid and promote the retention of properties within the community that may need restoration or are undergoing adaptive re-use and require the installation of temporally correct millwork and hardware. Making salvaged materials available to the owners of designated structures has been utilized in the Municipality of Clarington. Such a program could promote the retention of registered heritage structures and divert construction waste from landfill. Providing access to temporarily accurate construction materials from historic structures that are being demolished can save owners of heritage structures thousands of dollars and foster the larger Town objective of retaining community heritage.

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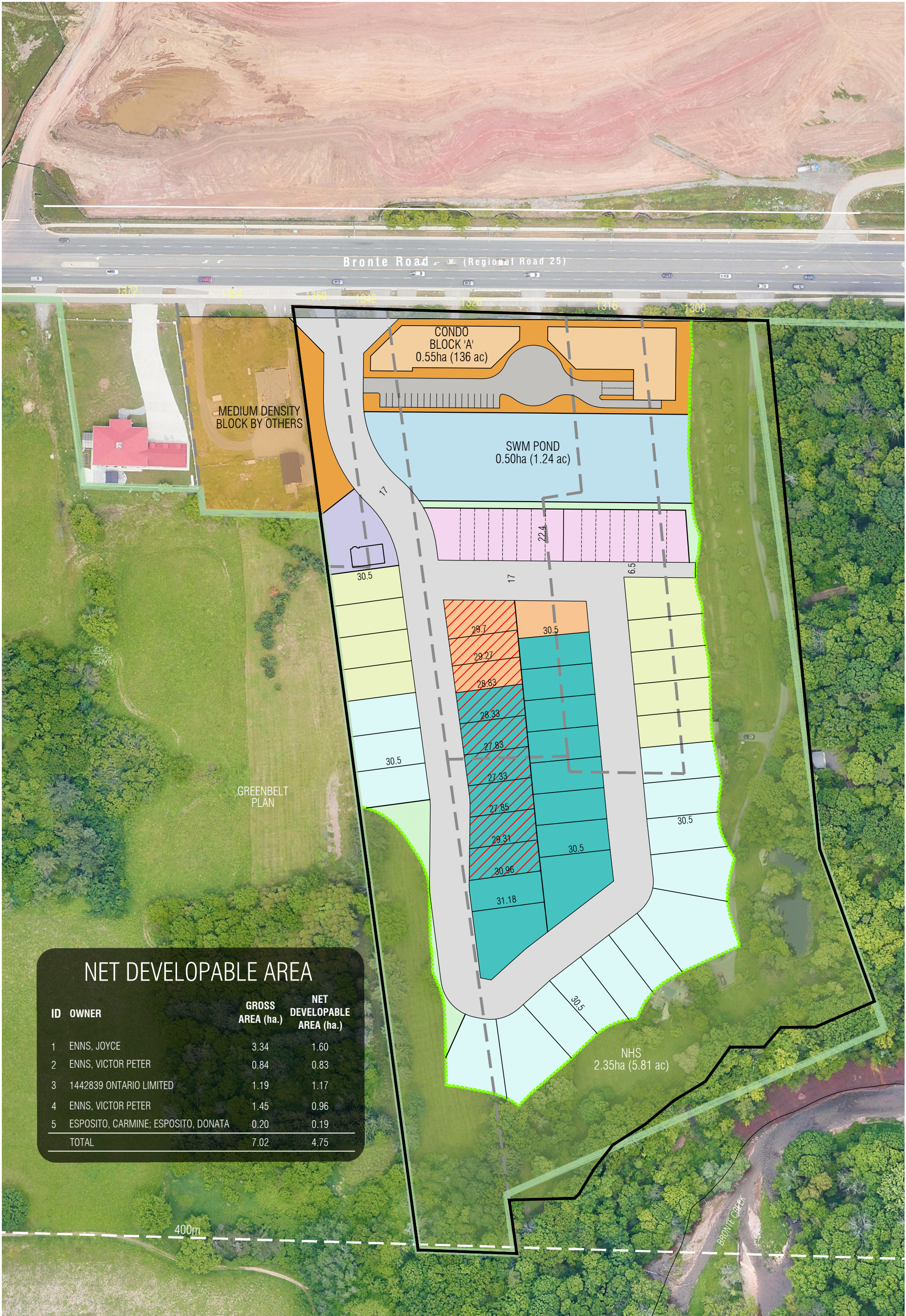
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Appendix A



Development Plan



NET DEVELOPABLE AREA

ID	OWNER	GROSS AREA (ha.)	NET DEVELOPABLE AREA (ha.)
1	ENNS, JOYCE	3.34	1.60
2	ENNS, VICTOR PETER	0.84	0.83
3	1442839 ONTARIO LIMITED	1.19	1.17
4	ENNS, VICTOR PETER	1.45	0.96
5	ESPOSITO, CARMINE; ESPOSITO, DONATA	0.20	0.19
TOTAL		7.02	4.75

 LOT DEPTHS ARE LESS THAN 30.5m (AS NOTED ON PLAN)

DRAFT

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: FBS, 2012



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