

## **Appendix A: Cultural Heritage Documentation**

## **Letters from Town of Oakville Heritage Planner (2022)**



November 4, 2022

Syed Rizvi  
Transportation Engineer  
Engineering & Construction  
Town of Oakville

RE: McCraney Bridge Reconstruction

Dear Mr. Rizvi,

Further to the questions raised by Ms. Hatcher at the Ministry of Citizenship and Multiculturalism regarding the need for a cultural heritage evaluation report (CHER) for the McCraney Bridge, Heritage Planning staff have visited the site and can confirm that a CHER is not required due to the substantial changes and modern materials that have modified the structure since its original construction. The property has not been identified as having potential cultural heritage value despite its age and Heritage Planning staff have not requested any further study as our priority is for the conservation of listed and designated properties in the Town of Oakville.

However, in order to divert materials from landfills, Heritage Planning staff have requested that any historic stone removed during the construction process be made available for salvage for reuse on it identified historic properties.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in blue ink that reads "Schappert". The signature is written in a cursive style.

Susan Schappert  
Heritage Planner  
Planning Services  
Town of Oakville



July 7, 2022

Syed Rizvi  
Transportation Engineer  
Engineering & Construction  
Town of Oakville

RE: McCraney Bridge Reconstruction

Dear Mr. Rizvi,

I can confirm that the property municipally known as the McCraney Bridge, located on Lakeshore Road West near Fourth Line, has no heritage status under the *Ontario Heritage Act*. It is not listed on the Oakville Register of Properties of Cultural Heritage Value or Interest (known as the Heritage Register) as a property of potential cultural value and/or interest and it is not designated under any part of the *Ontario Heritage Act*.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in blue ink that reads "Schappert". The signature is written in a cursive, flowing style.

Susan Schappert  
Heritage Planner  
Planning Services  
Town of Oakville

Project File Report  
McCraney Creek Bridge Replacement  
Municipal Class Environmental  
Assessment

## **Cultural Heritage Assessment Report (2020)**

**wood.**



## **Cultural Heritage Report**

For A Municipal Class EA For Lakeshore Road West, From Mississaga Street to Dorval Drive, Town of Oakville, Ontario

Prepared for:

**Town of Oakville**

1225 Trafalgar Road, Oakville, ON L6H 0H3

Original: November 2017

Updated: November 2020



# Cultural Heritage Report

For A Municipal Class EA For Lakeshore Road West, From Mississaga Street to Dorval Drive, Town of Oakville, Ontario

## Prepared for:

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

## Prepared by:

Wood Environment and Infrastructure Solutions,  
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**Original Report: November 2017, Updated Report: November 2020**

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## Addenda Cover Sheet

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This section itemizes changes to the Cultural Heritage Report (CHR) made following publication and public review. The changes incorporate responses to stakeholder, agency, and internal review comments received on the report.

### Corporate Branding (All report sections)

In October 2017, Wood Group combined with Amec Foster Wheeler to form a new global leader in the delivery of project, engineering and technical services to the municipal, energy and industrial markets. Amec Foster Wheeler became a wholly owned subsidiary of John Wood Group PLC headquartered in Scotland, United Kingdom. The corporate branding for the CHR has been updated throughout the document to reflect this change.

### Report Formatting (All report sections)

The font size has been updated to be 12 pt throughout to the CHR document to comply with AODA requirements.

### Municipal Comments

The Town of Oakville Heritage Planning Services Department provided information regarding the updated heritage status of properties within the Study Area (email communication from Carolyn Van Sligtenhorst, Heritage Planner, Town of Oakville on October 23, 2020). The information provided by the Town of Oakville indicated that:

- HP 1: The Bronte Bluffs and Bronte Harbour are subject to a 'Notice of Intention to Designate' under Part IV of the *Ontario Heritage Act* as a Cultural Heritage Landscape (CHL). The CHL includes the following addresses:
  - 2484 Lakeshore Road West
  - 2508 Lakeshore Road West
  - 2514 Lakeshore Road West
  - 3014 Lakeshore Road West
  - 7 West River Street
  - 35 West River Street
  - 75 West River Street
- HP 12: The address has changed from 491 Lakeshore Road West to 498 Lakeshore Road West. This property is now designated under Part IV of the *Ontario Heritage Act* through By-law 2019-092.

- HP 16: St. Jude’s Cemetery (258 Lakeshore Road West) is subject to a ‘Notice of Intention to Designate’ under Part IV of the *Ontario Heritage Act* as a Cultural Heritage Landscape (CHL)

### **Appendix D: Technical Memo – 2020 CHR Update**

To address the comments received by the Town of Oakville in October 2020, a technical memo has been prepared and inserted into the original CHR as ‘Appendix D’. The technical memo provides the following information:

- Updated heritage status for the 17 heritage properties within, and adjacent to the Study Area
- Updated inventory of built heritage resources and cultural heritage landscapes
- Updated mapping showing the locations of built heritage resources and cultural heritage landscapes in relation to the Study Area
- Updated impact assessment based on Preferred Design
- Updated recommendations

## Executive summary

### Introduction

Wood Environment & Infrastructure (Wood) (formerly Amec Foster Wheeler Environment and Infrastructure, “Amec Foster Wheeler”) was retained by the Town of Oakville (the “CLIENT”) to conduct a Cultural Heritage Evaluation Report in support of anticipated road improvements to a section of Lakeshore Road West, from Mississaga Street to Dorval Drive, in Oakville Ontario. Historically, the study area is located on Part of Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27, 29, 30, and 31, Concession Broken Front Trafalgar and Part of Lots 17, 18, 19 and 20, Concession III South, in the Former Township of Trafalgar, Halton County, now in the Town of Oakville, Halton Region, Ontario. The total study area is approximately 14 ha, and consists of lands fronting onto residential, commercial, industrial and public properties.

This Cultural Heritage Evaluation Report (CHER) was triggered by a Class Environmental Assessment (EA) for anticipated road improvements. The CHER was conducted prior to any project related land alterations.

The background research was conducted by Ms. Devon Brusey, Amec Foster Wheeler Intermediate Heritage Analyst and Ms. Linda Axford, Amec Foster Wheeler Senior Heritage Specialist. The heritage property inspection was conducted on 18 April 2017 by Ms. Axford. The weather was partially cloudy and cool, and did not impede the inspection in any way.

Lakeshore Road West is becoming a higher-traffic urban roadway due to increased commercial and housing development. Consequently, some of the impacts associated with this project relate to an increasing intensity of existing conditions.

Table 2 is a list of potential project effects with respect to the recorded built heritage resource and cultural heritage landscapes, and the anticipated magnitude of these effects on the resources. The magnitude is evaluated with respect to the relative setback of a property from Lakeshore Road West, the cultural heritage value or interest of the resource, and existing conditions.

Traffic noise is an existing condition throughout the study area. The heritage context of all properties and landscapes has also been somewhat altered throughout years of land use. Visual alterations of cultural heritage landscapes have been caused by both

subtractive and additive modifications through neglect and reuse. All seventeen heritage resources within the study area are evocative vestiges of historical land uses over time.

A range of effects are anticipated within the study area, mostly as a result of impacts on vegetation, fences, stone walls, gates and viewsapes. The impacts are characterized from low to high, based primarily on the distance of resources and vegetation from the right-of-way or impact zone. But property encroachment along the roadway should be sensitive to the rural character of the above- mentioned heritage resources. Post-construction landscaping along the corridor should employ heritage plants and heritage themes to help conserve and enhance the cultural heritage character near the heritage resources.

While the designated heritage church at 2489 Lakeshore Road West is far enough from the roadway that it will not be directly affected by road construction, the retaining wall and/or steps near the front of the property could potentially be disturbed. Also, the wrought iron fence, stone wall and stone gateway at the front of Appleby College (540 Lakeshore Road West) and the stone wall and stone gateway in front of the listed house at 372 Lakeshore Road West are all considered to be close to the roadway and could be affected by road construction.

It is recommended that the following mitigation measures be taken:

1. All wrought iron fencing, stone walls, stone stairs and stone gateways at 2489, 540 and 372 Lakeshore Road West that are disturbed by the road construction will need to be re- built to existing appearances and substance.
2. Construction fencing and tree hoarding should be installed around and in front of those heritage resources which are closer to the roadway, at a sufficient distance to ensure that there will be no direct construction impacts as a result of the movement of construction equipment or machinery;
3. Standard road construction techniques should be used where possible, excluding all avoidable construction techniques (such as deep foundation work or piling) that could cause structural damage to heritage resources;
4. All trees that cannot be saved should be replaced with large caliper nursery stock that are appropriate for roadside use (i.e. salt resistant). Replacement trees should

replicate as closely as possible the heritage appearance, assortment and placement of the current trees; and,

5. Wherever possible, the roadway should be engineered to ensure that the heritage character of the buildings and landscapes listed in Table 2 are not unduly impacted or obscured.

## Project Personnel

Project Director:	Linda Axford, MLA, CAHP
Field Assessors:	Linda Axford, MLA, CAHP
Report Preparation:	Linda Axford, MLA, CAHP Devon Brusey, H.B.A. (R410)
Graphics:	Cara Howell, B.A.
Report Reviewer:	Dr. Shaun Austin, PhD.

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## 1.0 Introduction

### 1.1 Development Context

Wood Environment & Infrastructure (Wood) (formerly Amec Foster Wheeler Environment and Infrastructure, “Amec Foster Wheeler”) was retained by the Town of Oakville (the “CLIENT”) to conduct a Cultural Heritage Evaluation Report in support of anticipated road improvements to a section of Lakeshore Road West, from Mississauga Street to Dorval Drive, in Oakville Ontario. Historically, the study area is located on Part of Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27, 29, 30, and 31, Concession Broken Front Trafalgar and Part of Lots 17, 18, 19 and 20, Concession III South, in the Former Township of Trafalgar, Halton County, now in the Town of Oakville, Halton Region, Ontario. The total study area is approximately 14 ha, and consists of lands fronting onto residential, commercial, industrial and public properties.

This Cultural Heritage Evaluation Report (CHER) was triggered by a Class Environmental Assessment (EA) for anticipated road improvements. The CHER was conducted prior to any project related land alterations.

The background research was conducted by Ms. Devon Brusey, Amec Foster Wheeler Intermediate Heritage Analyst, and Ms. Linda Axford, Amec Foster Wheeler Senior Heritage Specialist. The heritage property inspection was conducted on 18 April 2017 by Ms. Axford. The weather was partially cloudy and cool, and did not impede the inspection in any way.

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study corridor, including a general description of Euro-Canadian settlement and land use. The study area is legally described as part of Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27, 29, 30, and 31, Concession Broken Front Trafalgar and Part of Lots 17, 18, 19 and 20, Concession III South, in the Former Township of Trafalgar, Halton County, now in the Town of Oakville, Halton Region, Ontario. (Appendix A: Figure 1-3).

This report presents the results of the Cultural Heritage Evaluation and makes pertinent recommendations.

## 1.2 Physical Setting

The study area is situated within the Iroquois Plain physiographic region of southern Ontario, which is a lowland sand plain bordering Lake Ontario. This region is characteristically flat and formed by lacustrine deposits laid down by the inundation of Lake Iroquois, a body of water that existed during the late Pleistocene. This region extends from the Trent River, around the western part of Lake Ontario, to the Niagara River, spanning a distance of approximately 300 km (Chapman and Putnam 1984:190). The old shorelines of Lake Iroquois include cliffs, bars, beaches and boulder pavements.

Glacial Lake Iroquois came into existence approximately 12,000 before present (BP) as the Ontario lobe of the Wisconsin glacier retreated from the Lake Ontario basin. Isostatic uplift and the blockage of subsequent lower outlets by glacial ice produced a water plain substantially higher than modern Lake Ontario. Beginning around 12,000 BP, water levels started to drop during the next few centuries in response to sill elevations at the changing outlet. By approximately 11,500 BP, when the St. Lawrence River outlet became established, the initial phase of Lake Ontario began and this low water phase appears to have lasted until at least 10,500 BP. During this period the waters stood as much as 100 m below current levels. At this time, isostatic uplift had started to raise the outlet around Kingston so that by 10,000 BP the water level had risen to approximately 80m below present. Uplift has continued to tilt Lake Ontario upward to the northeast, propagating a gradual and transgressive expansion throughout the basin (Anderson and Lewis 1985; Karrow 1967:49; Karrow and Warner 1990 in ASI 2014:8).

The old sandbars in this region are good aquifers that supply water to farms and villages. The gravel bars are quarried for road and building materials, while the clays of the old lake bed have been used for the manufacture of bricks (Chapman and Putnam 1984:196). This narrow strip is the most densely inhabited area due to its proximity to Lake Ontario and its climatic influences, as well its favourable soil conditions.

There are four creek crossings within the study area, including a major crossing over Bronte Creek. In addition, the shoreline of present day Lake Ontario is within 300 m of portions of the study area.

## 1.3 Historical Context

### 1.3.1 Halton County

The Provincial Act of 1792 created four districts in Ontario called Eastern, Midland, Home and Western. Halton formed a part of the Home District. The district was first settled in 1783 and contained 6684 inhabitants in 1817 (Walker and Miles, 1877). In 1817 there were four places of worship, eighteen grist mills, forty-one saw mills, and three medical practitioners. The Counties of Halton and Wentworth were separated in 1853 with the Townships of Esquesing, Trafalgar, Nelson and Nassagaweya forming Halton County. The municipalities of the Towns of Milton and Oakville were added in 1857, with the Village of Georgetown in 1865 and the Villages of Burlington and Acton in 1874. Many large streams, along with the Credit and its branches, the Twelve-mile creek and the Sixteen-mile Creek provided good sites for mills and manufacturing. The Grand Trunk Railway ran through the northern extremity from east to west and the Great Western through the south. The Hamilton and North-Western Railway cut the County diagonally from Burlington to Georgetown and the Credit Valley Railway divided it in the opposite direction. By 1877 the County was well supplied with post and telegraph offices (Walker and Miles, 1877).

### 1.3.2 Township of Trafalgar

The lands within the Township of Trafalgar were acquired by the British from the Mississaugas in 1795. In 1806, Samuel Wilmot surveyed the townships of Nelson, Trafalgar and Toronto, from land acquired from this purchase, using Dundas Street (Highway 5) as a baseline from which to survey two concessions north and four concessions south. Dundas Street had been surveyed earlier in 1793 as a military road that connected Lake Ontario, Lake Erie, Lake St. Clair and Lake Huron. It was a road used to aid Loyalist settlement and deter American expansionism in Upper Canada. Once the two concessions south of Dundas Street were opened, two new east-west concession line access roads, the Upper Middle Road and the Lower Middle Road, were surveyed. These early east-west roads were later complemented (1832) by the Lakeshore Road, which was constructed parallel to an Indigenous pathway skirting Lake Ontario. The concession roads of the 1806 survey and the line roads running perpendicular, blocked out the township in areas a mile and a quarter square (approximately 324 ha) with five

200-acre (approximately 81 ha) lots to a square. Running between every five lots was a line road (Mathews 1971: 45, in ASI 2014).

Early settlement in Trafalgar was much like that in other townships and was influenced by the presence of watercourses. The development of the network of concession roads and railroads throughout the course of the 19th century also influenced the settling of farmsteads and early industries.

Trafalgar Township, was originally named "Grant Township" in honour of Alexander Grant, the administrator of Upper Canada. In 1806, it was renamed in honour of the victory by Horatio Viscount Nelson at Cabo Trafalgar in Spain the previous year. Nelson was initially settled by the children of the Loyalists, soldiers who served during the War of 1812, and by immigrants from England, Scotland and Ireland. By the 1840s, the township was noted for its well cultivated farms (Armstrong 1985:148; Rayburn 1997:348; Smith 1846:197 in ASI 2014).

The earliest families to settle within the township included: Sovereign; Proudfoot; Katting; Freeman; Post; Biggar; Mulholland; Kenney; Chalmer; Albertson; Chisholms; Sproat; Brown; and Hagar. The 1877 historic atlas indicates that the township then contained 548 inhabitants, and had one grist mill and four saw mills that were established in 1817 (Walker & Miles 1877: 81).

### **Town of Oakville**

The Town of Oakville was historically situated on part Lots 12 – 16 Concession 3 South of Dundas Street and on part Lots 11 – 17 in the Broken Front Concession, Trafalgar Township. It was developed as a town site in 1827 by William Chisholm, merchant-miller. Originally named Sixteen Mile Creek, the name was changed to "Oakville" at the suggestion of Robert Baldwin Sullivan, due to the large amount of white oaks that grew in the area.

Two wharves extended into Lake Ontario at the mouth of Sixteen Mile Creek which formed a protective harbour, and Oakville was a port of entry. Registered plans of subdivision for this village date from 1837-1861. The town was also served by the Hamilton and Toronto Branch of the Great Western Railroad (now part of the Canadian National Railroad CNR). The original depot was located in the vicinity of the present Oakville GO Station. In 1877, the town contained a square reserved for a market as well

as a town hall. There were five churches, stores, hotels, mills and factories, ship building yards, two telegraph offices and a newspaper that ran weekly. There was a population of approximately 1,684 (Crossby 1873:232; Mathews 1971; Rayburn 1997:252; Scott 1997:165; Winearls 1991: 757-758; Young 1957 in ASI 2014).

### **Bronte Village**

The study area runs through the historic Bronte village on Part of Lots 28, 29, 30 and 31, Broken Front Concession. Bronte Village is situated at the mouth of Bronte Creek on Lake Ontario. It lies approximately 32 km from Toronto and 21 km from Hamilton. In 1876 it had an approximate population of 300. The first settlers were believed to be the Sovereign and Belyea families (Walker & Miles 1877: 81). The harbor was owned by the Bronte Harbor Company of which R.K. Chisholm of Oakville was the principal stockholder. From this harbor port an annual 80,000 bushels of grain were shipped (Walker & Miles 1877: 81). The principal buyers included Messrs. MacDougald, Chisholm and Hagaman, all of whom owned large warehouses (Walker & Miles 1877: 81). There were seven vessels owned by the residents of the village. A saw mill, owned and operated by Wm. McCraney, M.P., turned out large quantities of lumber that were shipped to all points on the lake. Fishing provided an important source of employment for many (Walker & Miles 1877: 81). The principal business of the village was carried on by the following: J.H. Thomas, who ran a General store and Telegraph Office; W.A. Johnson, Grocer; L. Lucas, Grocer; and S. Adams, Blacksmith. The agricultural society was organized in 1853, with the first Exhibition held on June 15th of the same year (Walker & Miles 1877: 81).

### **1.3.3 Review of Historical Records**

The following historical records and mapping were examined for evidence of early Euro-Canadian use of the study corridor: the 1806 Plan of the Second Township in the Tract of Land Purchased from the Mississauga Indians (Samuel Wilmot, June 28, 1806, Appendix A: Figure 4a), the 1858 Tremaine Map of the County of Halton (G.R. & G.M. Tremaine, Appendix A: Figure 4b), and the 1876 Illustrated Historical Atlas of Halton (Page, H.R, Appendix A: Figure 5).

**Table 1: Property Owners and Historic Feature Present on Historical Maps**

Location		1806 Plan of the Second Township		1858 Tremaine's Map		1876 Historical Atlas	
Lot	Conc	Owner(s)	Illustrated Features	Owner(s)	Illustrated Features	Owner(s)	Illustrated Features
17	Broken Front Trafalgar	William Stanton	-	G. Yard Parsonage	-	-	Town of Oakville
18		William Stanton	-	Josua Kenney	-	Captain M. Felin	Orchard and structure
						W.T. Carson	Orchard and structure
19		William Stanton	-	Joshua Kenney	-	J.E. Kenney	Historic tributary, orchard and structure
						O.B.	orchard and structure
	W.W.K.					structure	
20	William McCraney	-	M.S. McCraney	Historic tributary	George K McCraney	Historic tributary, orchard and structure	
					Mrs. R. McCraney	Historic tributary, orchard and structure	
21	???	George	-	B&W.E. Hagaman	-	Benjamin Hagaman	Lakeshore Rd, historic tributary, orchard and structure
22	???	S. George	-	Thomas Hinton	Historic tributary	Jonathan Mitchell W.R	Historic tributary

Location		1806 Plan of the Second Township		1858 Tremaine's Map		1876 Historical Atlas	
						A.S.	Orchard and structure
						J.S.	Orchard and structure
23		William Stanton	-	Robert Smith	-	Robert Smith	Structure
24		Captain James John Gibbon	-	Stewart English	-	Stewart English	Orchard and structure
25		Matthew S...?	-	William Ribble	-	Benjamin Hagaman	2 orchards and 2 structures on either side of the road
						Joseph Bunston	Orchard and structure
						M.R.	Orchard and structure
26		William Clawson	-	Rachel Bray	-	Joseph Orr	2 orchards and a structure
27		John G...ing	-	Mahion Bray	-	Mahion Bray	Orchard and structure
28		Illegible	-	Mahion Bray	-	Mahion Bray	Village of Bronte
29		-	"Plains", 10 Mile Creek	-	Village of Bronte	-	Village of Bronte
30		-	10 Mile Creek	-	Village of Bronte, Bronte River	-	Village of Bronte, Bronte River

Location		1806 Plan of the Second Township		1858 Tremaine's Map		1876 Historical Atlas	
31		-	10 Mile Creek	-	Village of Bronte, Bronte River	-	Village of Bronte, Bronte River
17	III South of Dundas St.	Crown N 45 W 124	-	John Thomas	-	Captain M. Felin	Orchard and structure
				M. Thomas		Mrs. Thomas	
18		John Wise	-	Andrew Le Barre Junior	-	Andrew Le Barre	Large orchard and four structures
				Andrew Le Barre			
19		William W. Granny	Lease	George Washington Retreat	-	J.F. Howell	Orchard and structure
	Widow Ribble			Hugh Pullen			
20	Joseph Young	-	M.S. McCraney	Historic Tributary	J.W. McCraney	Historic tributary, orchard, structure, school house	
					M.S. McCraney	Historic tributary, orchard, structure	

In the *Plan of the Second Township* (1806) (Figure 4a), the study corridor was not yet a roadway. The southwestern-most section of the corridor crossed Bronte Creek, and then ran eastward through what was then called the "Plains" (the present-day Village of Bronte). As the study area continued east-northeast, the corridor would have traversed portions of private land, although, as noted in the Table above, there were no historic features illustrated within or directly adjacent to the study corridor at this time. Creeks and tributaries that are illustrated on later historical mapping are also not shown (see Figures 4b and 5, Appendix A). As the study corridor passed through lots 17 to 20

Concession III and the Broken Front Concession, it was illustrated as an early concession road.

By 1858, with the exception of the western-most portion of Lot 25 and Lots 26, 27, 28, Broken Front Concession, the study corridor was illustrated as an historic road. Along the southwest-most section of the study corridor, the lands once called the "Plain(s)" had become known as the Village of Bronte. The portion of the study corridor within the Village of Bronte crosses Bronte Creek. Other segments of the study corridor on Lots 19, 20 and 22, Broken Front Concession cross three creeks, and the section of the study corridor within Lots 21 to 31, Broken Front Concession lie within 300 metres of the shoreline of Lake Ontario.

A search of the Patrons' Directory for the Township of Trafalgar was also undertaken for the names presented in Table 1. Capt. M. Felin (Lot 18, Broken Front Concession) emigrated from Ireland in 1853. His occupation is recorded as a fruit grower. Stewart English, (Lot 24, Broken Front Concession) was born in Ireland, but unfortunately the date of his settlement in Canada is not legible. His occupation is recorded as a farmer and fruit grower. Joseph Bunston (west ½ of Lot 25, Broken Front Concession) had emigrated from England in 1872. His occupation is recorded as a farmer and fruit grower. John Mitchell (Lot 22, Broken Front Concession) was born in Canada and settled in 1872. His occupation is recorded as a Miller. Lastly, Malon Bray (Lot 27, Broken Front Concession) was born in Canada and settled in Halton County in 1828. His occupation is recorded at a farmer.

There is no information recorded for the following: Mrs. Thomas (Lot 17, Concession III South); Jos Orr (Lot 26, Broken Front); Andrew Le Barre (Lot 18, Concession III South); J.E. Kenney (Lot 19, Broken Front Concession); J.F. Howell and Hugh Pullen (Lot 19, Concession III South); Mrs. R. McCraney or Geo. K. McCraney (Lot 20, Broken Front Concession); J.W. McCraney and M.S. McCraney (Lot 20, Concession III South); and Benjamin Hagaman (Lot 25, Broken Front Concession).

In addition, a review of the Biographical Sketches contained in the 1877 *Illustrated Atlas of the County of Halton* was also undertaken (p.84). This review indicated that McCraney's who were illustrated on Lot 20, Concession III South and Lot 20, Broken Front Concession, were the descents of Hiram McCraney, Esq., who was the father of

William McCraney, M.P., who was born in Canada, on the Grand River, in Brant County in 1801. William, along with his family, settled in the Halton County in 1805, on what was then called the “New Purchase” (see Figure 5, Appendix A) in the Township of Trafalgar, near Oakville, making him one of the earliest settlers in Halton County (ibid 1877: 84). Louisa McCraney (nee English), was the wife of Hiram McCraney and the mother of William McCraney, Esq. She was born near Belfast, Ireland in 1800. She is of both Scottish and English descent, and along with her parents, emigrated to Canada around 1814. They settled near Oakville, in Trafalgar. The family consisted of eight children, three boys and five girls. The elder Mr. McCraney was engaged in both farming and lumbering. He built two saw mills and several other buildings near Oakville, and cleared approximately 300 acres of land in the vicinity. Both he and his wife were members of the Methodist Church for approximately 50 years and he was noted as a zealous advocate for temperance and religion. William McCraney, the eldest son of Hiram and Louisa McCraney was born on the 15th of December, 1831 in Trafalgar Township. Aside from three years that he spent in California, his occupation consisted of farming and lumbering. William is said to have cleared over 500 acres of land, and to have built three saw mills in Halton and one in North Simcoe. He is also credited with building a large number of farm houses and other building near Oakville, as well as both erecting and refitting at least 18 houses in the town, of which he owned 11. He was married on 24th May, 1857, to Elizabeth Coote. They had 10 children, eight of which survived (two boys and six girls). In 1869, William was elected to the Common Council and Grammar School Trusteeship, and continued to hold those positions until 1872, when he was elected as Mayor of Oakville by acclamation. He remained in that position until 1874. Thereafter he was elected Reeve for the next two years and only left that position in 1876 after he declined to run again. William was noted as having a “deep interest in all the affairs pertaining to the improvement of the County of Halton and the welfare of her people; her roads and railways have always had his sympathy” (ibid 1877: 84). He was also the President of the Trafalgar Agricultural Society and served as Director for various Trafalgar and County Societies.

## 2.0 Background

### 2.1 Legislative Framework and Tools for Cultural Heritage Resource Evaluation

#### 2.1.1 Ministry of Tourism Culture and Sport

Guidelines for undertaking the assessment of cultural heritage resources are provided by various government ministries, including the Ministry of Tourism, Culture and Sport (MTCS), which acts as administrator of the Ontario Heritage Act, and is ultimately responsible for the conservation, protection, and preservation of cultural heritage in the province.

The MTCS has issued guidelines to assist in the identification and assessment of cultural heritage resources as part of the environmental assessment process. These guidelines include: "Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments" (1992) and "Guidelines on the Man-Made Heritage Component of Environmental Assessments" (1980). These guidelines distinguish between built heritage resources and cultural heritage landscapes. Built heritage resources are individual person-made or modified resources such as buildings or structures. Cultural heritage landscapes are geographical areas that have been modified by human activity over time and may include a grouping of built heritage components.

The MTCS has also issued the Ontario Heritage Toolkit ("Toolkit") to assist in understanding the legislation and tools available for the conservation of cultural heritage resources. The Toolkit provides a framework for heritage property evaluation and defines "cultural heritage properties" as: "built heritage resources, cultural heritage landscapes, heritage conservation districts, archaeological resources and/or areas of archaeological potential that have cultural heritage value or interest, cemeteries and burial features, landscapes, spiritual sites, ruins, archeological sites, and areas of archaeological potential (MTCS, 2006:6).

#### 2.1.2 Ontario Heritage Act

Using policy direction as outlined in the Provincial Policy Statement (Ministry of Municipal Affairs and Housing, 2014), the protection of cultural heritage resources is considered a matter of provincial interest under the authority of the Planning Act and

further defines a built heritage resource as “significant” if it is “valued for the important contribution [it] make[s] to our understanding of the history of a place, an event or a people”. The Ontario Heritage Act (OHA) charges the MTCS with the responsibility for the conservation, protection and preservation of Ontario’s cultural heritage and, as such, the MTCS acts as administrator of heritage legislation. The OHA provides tools to Ontario’s municipalities to protect their heritage resources. Municipalities’ conservation efforts are enabled by the OHA, which outlines the criteria to be used for the evaluation of significance. Section 29 of the OHA allows cultural heritage properties to be designated, which results in long-term protection. Further, Section 27 requires the Clerk of a municipality to keep a public register of heritage properties, which includes all those properties designated under the OHA, but also allows municipalities to list non-designated properties on the “Municipal Register,” which provides short-term protection from demolition. When a property is designated under the OHA, it is also placed on the Ontario Heritage Trust’s provincial register of heritage properties.

The primary goals of heritage assessments are: to create a register or inventory of cultural heritage resources within a project Study Area; to evaluate potential impacts on those resources; and to propose mitigation options (MTCS, 2006). The criteria for identifying and evaluating heritage properties include both quantitative and qualitative attributes. Ontario regulation 9/06 made under the OHA, outlines three categories within which an evaluation of cultural heritage value or interest may be made. These include: design/physical value, historical/associative value, and contextual value.

Cultural heritage landscapes can be evaluated using the same criteria. The United Nations Educational, Scientific and Cultural Organization’s (UNESCO) 2005 operation guidelines for the implementation of the World Heritage Convention outline three categories of cultural landscape (Worthing and Bond 2008:14). These include: clearly defined landscapes, organically evolved landscapes, and associative cultural landscapes. These can include remnant landscapes where only a fraction of the original heritage features is present.

Defined landscapes include gardens, parks, and cemeteries which were designed for aesthetic or economic reasons. Organically evolved landscapes result from a long-term relationship between human activity and the natural environment. They may represent a past event of process with tangible markers of that time or their use may be continuing

to play a role in contemporary society, but retain evidence of past use. Associative cultural landscapes include those which may have no evidence of cultural activity, but the natural features are known to have spiritual, artistic, or other cultural significance.

### 2.1.3 Region of Halton Official Plan

The goal for Cultural Heritage Resources is to protect the material, cultural and built heritage of Halton for present and future generations (165). The two objectives of the Region are to promote awareness and appreciation and to promote and facilitate public and private stewardship (166, 1 & 2).

### 2.1.4 Town of Oakville Official Plan

Within the Official Plan (5.1) the Town's objectives are "to safeguard and protect cultural heritage resources through use of available tools to designate heritage resources and ensure that all new development and site alteration conserve cultural heritage resources and areas of cultural heritage significance; and, to encourage the development of a Town-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive economic, environmental, and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous community".

Section 5.3.9 of the official Plan states that "the scenic character of Lakeshore Road should be conserved and enhanced".

### 2.1.5 Town of Oakville Cultural Heritage Landscapes Strategy

In the Introduction in Section 1.0 the strategy states that:

The Town of Oakville has a diverse range of cultural heritage resources that are of historic significance and valued by its residents. They exist within both urban and rural contexts, and include built heritage features, archaeological sites, and landscape elements. Of those identified to date, heritage resources include: more than 140 heritage properties designated under Part IV of the Ontario Heritage Act and 4 heritage conservation districts designated under Part V of the Ontario Heritage Act. Within the spectrum of cultural heritage resources, cultural heritage landscapes are now being identified and documented by the Town of Oakville.

The Strategy defines 3 types of Cultural Heritage Landscapes (2.1):

- 2.1.1. Designed Landscape - the “clearly defined landscape designed and created intentionally by man.”
- 2.1.2. Organically Evolved Landscape - that “results from an initial social, economic, administrative, and/or religious imperative and has developed in its present form in response to its natural environment”. Within this category two sub-categories are identified:
  - a) Relict landscape, “in which an evolutionary process came to an end at some time in the past”, and for which “significant distinguishing features, are, however still visible in material form.”
  - b) Continuing landscape which “retains an active social role in contemporary society closely associated with the traditional way of life, and which the evolutionary process is still in progress.”
- 2.1.3. Associative Cultural Landscape – which is “justifiable by virtue of the powerful religious, artistic, or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.”

## 3.0 Assessment

### 3.1 Scope of Work

All work was conducted in accordance with *Ontario Regulation 9/06* made under the *Ontario Heritage Act*, as amended in 2005, and the guidelines presented in the Ontario Ministry of Tourism, Culture and Sport's *Ontario Heritage Tool Kit*. The term cultural heritage resources is used to describe both built heritage and cultural heritage landscapes. The scope of work included:

- Background historic research, including consultation of primary and secondary literature and historic mapping. Historical overview of agents and themes of historical and cultural landscape significance, and their changes over time;
- Review of designation by-laws in the immediate vicinity;
- Site review including photographic documentation, to confirm or update the data collected from secondary sources and to identify any new information;
- Consult library, municipal and archival sources for historical information pertinent to the surrounding cultural heritage;
- Provide graphic images of areas of cultural heritage potential;
- Determination of potential impacts of proposed work on the identified heritage resources;
- Report preparation with recommendations and/or mitigation measures.
- Following senior review, submit the draft report to the client for review;
- Make any necessary changes and submit the final report to the MTCS for approval.

The inventory and preliminary assessment of built heritage and cultural heritage landscapes within the current study area included a windshield survey and photographic documentation. The background research was conducted by Ms. Devon Brusey, Amec Foster Wheeler Intermediate Heritage Specialist and Ms. Linda Axford, Amec Foster Wheeler Senior Heritage Specialist. The heritage property inspection was conducted on 18 April 2017 by Ms. Axford. The weather was partially cloudy and cool, and did not impede the inspection in any way.

This work is based on a systematic qualitative process carried out to assess the potential heritage value of the given property based on its physical and design characteristics, historical land use and associations, context, both social and environmental.

Based on a review of all pertinent background sources and information collected during the site visit, the built heritage resources and cultural heritage landscapes observed were assessed based on provincial policy guidelines. The province states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (PPS, 2014: Section 2.6.1). Built heritage resources are defined as “one or more significant building, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.” Cultural heritage landscapes are defined as “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community... it involves a grouping(s) of individual heritage features such as structures, spaces archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.” These resources may be identified through designation or heritage conservation easement under the *OHA*. In assessing a property’s cultural heritage value, Amec Foster Wheeler staff refers to *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest*. Ontario Regulation 9/06 outlines three main categories of cultural heritage value, further divided into nine sub-categories.

A property must meet one or more of the following criteria to be considered significant:

1. The property has design value or physical value because it:
  - a. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - b. Displays a high degree of craftsmanship or artistic merit; or
  - c. Demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it:
  - a. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
  - b. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or

- c. 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:
- a. Is important in defining, maintaining or supporting the character of an area;
  - b. Is physically, functionally, visually or historically linked to its surroundings; or
  - c. Is a landmark.

Resources within the study area have been assessed on a preliminary basis against the above criteria to determine whether they have any cultural heritage value or interest. They have also been considered in terms of potential project impacts and mitigation measures.

### 3.2 Analysis

The current study area of the section of Lakeshore Road West, from Mississauga Street to Dorval Drive, in Oakville Ontario is typical of what was once a rural road that has transforming into an urban corridor with residential, commercial and recreational areas. Bronte Village Commercial District, which is within the study area, acts as a separate neighbourhood within the larger town of Oakville. Its roadway is characterized by two paved lanes with sidewalks on both sides. There are four creek crossings within the study area, including a major crossing over Bronte Creek.

As indicated in Table 2 and in the Heritage Resource Sheets below, seventeen resources within the study area were identified by the Town of Oakville as having cultural heritage value or interest: (Appendix A, Figure 6a-j).

Seventeen listed and designated heritage properties:

- Heritage Property 1 (HP 1), (listed) 3014 Lakeshore Road West (Bronte harbour);
- HP 2, (designated) 2508 Lakeshore Road West (Ship-building shed);
- HP 3, (listed) 2500 Lakeshore Road West (Cenotaph and park);
- HP 4, (designated) 2489 Lakeshore Road West (Walton Memorial United Church)
- HP 5, (listed) 2457 Lakeshore Road West (Cenotaph);
- HP 6, (listed) 2003 Lakeshore Road West (private residence);
- HP 7, (listed) 1426 Lakeshore Road West (Coronation Park);
- HP 8, (listed) 1110 Lakeshore Road West (private residence);

- HP 9, (designated) 573 Lakeshore Road West (private residence);
- HP 10, (designated) 549 Lakeshore Road West (private residence);
- HP 11, (listed) 540 Lakeshore Road West (Appleby College);
- HP 12, (listed) 491 Lakeshore Road West (private residence);
- HP 13, (listed) 372 Lakeshore Road West (private residence);
- HP 14, (listed) 369 Lakeshore Road West (private residence);
- HP 15, (listed) 335 Lakeshore Road West (private residence);
- HP 16, (designated) 258 Lakeshore Road West (St. Jude's Cemetery);
- HP 17, (designated) 105 Paliser Court (private residence).

All seventeen of the listed and designated heritage resources within the study area provide a wide understanding of the history of Bronte and Oakville (see Heritage Resource Sheets below). Besides heritage homes that dot both sides of Lakeshore Road West, there are various buildings and landscapes that provide testament to the involvement of local citizens in the two world wars and Korea. These include a ship-building shed within the Bronte Marina at 2508 Lakeshore Road West which provided ships for the second world war, the Bronte Cenotaph at 2457 Lakeshore Road West and the Cenotaph in Chris Vokes Memorial Park at 2500 Lakeshore Road West.

The importance of Bronte Harbour as an early port, a commercial fishery, a ship-building industry and recreational facility is represented by the Bronte Marina building and the harbour itself. Recreational facilities are further represented by Coronation Park at 1426 Lakeshore Road West and Chris Vokes Memorial Park at 2500 Lakeshore Road West. The role of religion in early Bronte is characterized by Walton Memorial United Church at 2489 Lakeshore Road West and St. Jude's Cemetery at 258 Lakeshore Road West. The early 20<sup>th</sup> century private school, Appleby College, confirms the significance of education in the area.

Table 2 lists the properties within the study area that were determined to have cultural heritage value or interest. The Heritage Resource Sheets below Table 2 provide cultural heritage value or interest details according to *Ontario Regulation 9/06*.

**Table 2: Built Heritage and Cultural Heritage Landscapes**

ID. No.	Address	Feature Type	Anticipated Project Effects	Magnitude of Effects	Recommendations
HP 1	3014 Lakeshore Road West	Listed Bronte Harbour	None: back from roadway	Low	None
HP 2	2508 Lakeshore Road West	Designated Ship-building shed (1943)	None: Building is located back from the roadway	Low	Avoid damage or encroachment at front of Marina near roadway
HP 3	2500 Lakeshore Road West	Listed Cenotaph and Park	Plantings and hardscaping near roadway may be impacted	Low	If plantings and hardscaping are impacted they will need to be rebuilt to maintain their original
HP 4	2489 Lakeshore Road West	Designated Church	Retaining wall/steps at front of church may be impacted	Medium	If retaining wall and/or steps are impacted they will need to be rebuilt to maintain their original character
HP 5	2457 Lakeshore Road West	Listed Cenotaph	None: Cenotaph is located back from the roadway	Low	None
HP 6	2003 Lakeshore Road West	Listed Farmhouse	None: back from roadway	Low	None
HP 7	1426 Lakeshore Road West	Listed Park	None: back from roadway	Low	None
HP 8	1110 Lakeshore Road West	Listed Cottage	None: back from roadway	Low	None

ID. No.	Address	Feature Type	Anticipated Project Effects	Magnitude of Effects	Recommendations
HP 9	573 Lakeshore Road West	Designated House	None: back from roadway	Low	If plantings near roadway are impacted they will need to be rebuilt to maintain their original character
HP 10	549 Lakeshore Road West	Designated House	None: back from roadway	Low	If plantings near roadway are impacted they will need to be rebuilt to maintain their original character
HP 11	540 Lakeshore Road West	Listed Private School	Wrought iron fence, stone wall and stone gateways near the roadway may be impacted	High	If wrought iron fence, stone wall and/or stone gateway are impacted they will need to be rebuilt to maintain their original character
HP 12	491 Lakeshore Road West	Listed House	None: back from roadway and will possibly be moved	Low	None
HP 13	372 Lakeshore Road West	Listed House	Stone wall and gateway are very close to roadway	High	If stone wall and/or stone gateway are impacted they will need to be rebuilt to maintain their original character
HP 14	369 Lakeshore Road West	Listed House	None: back from roadway	Low	None
HP 15	335 Lakeshore Road West	Listed House	House back from roadway but two large trees are at the front of the property near roadway	Low	Large trees near roadway would need to be protected
HP 16	258 Lakeshore Road West	Designated Cemetery	None: Gateway and wrought iron fence are back from roadway	Low	None

ID. No.	Address	Feature Type	Anticipated Project Effects	Magnitude of Effects	Recommendations
HP 17	105 Paliser Court	Designated House	None: back from roadway	Low	None

Identification of Heritage Resources							
Identification	HP 2						
Lot and Concession	Plan M11, Lot 91						
Property Name	Bronte Marina Building						
Street Address	2508 Lakeshore Road West						
Recognition	Designated: By-Law 2014-124						
Community	Bronte						
Municipality	Oakville						
Regional	Halton						
Construction Date	1943						
Building/Landscape Type	Mid 20th Century ship-building shed						
Cultural Heritage Value	High						
Heritage Impact of Development	Low						
Photograph Description	Clad in white shingles						
							
				Evaluation of Cultural Heritage Value Ontario Regulation 9/06			
				Criteria	No.	Detailed Criteria	Description
				Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	A mid-20th century ship-building shed with a tall 2 storey simple shed form dominated by large service doors on the north and south elevations. Rare and unique in Oakville and Bronte which does not have many surviving industrial buildings
2	Displays a high degree of craftsmanship or artistic value.						
3	Displays a high degree of technical or scientific achievement.						

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Direct associations with the historic ship-building industry of Bronte and the development of Bronte Harbour as a recreational facility. For the first few years of its existence, the building was used to help construct and repair boats that were connected to the war effort.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	The change in use from industrial to recreational pursuits is important to the history of Bronte Harbour.
	3	Is a landmark.	

Identification of Heritage Resources			
Identification	HP 5		
Lot and Concession	Plan M11, Lot 91		
Property Name	Bronte Cenotaph		
Street Address	2457 Lakeshore Road West		
Recognition	Listed		
Community	Bronte		
Municipality	Oakville		
Regional Municipality	Halton		
Construction Date	1956		
Building/Landscape Type	Cenotaph		
Cultural Heritage Value	High		
Heritage Impact of Development	Low		
Photograph Description	Stone Cenotaph		
Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Was built by the Breeman brothers who lived in Bronte.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	The Cenotaph is associated with the contribution of Bronte's soldiers during the two world wars.
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	Is a landmark at the corner of Bronte and Lakeshore Roads.

Identification of Heritage Resources			
Identification	HP 1		
Lot and Concession			
Property Name	Bronte Harbour		
Street Address	3014 Lakeshore Road West		
Recognition	Listed		
Community	Bronte		
Municipality	Oakville		
Regional	Halton		
Construction Date	early 19th Century		
Building/Landscape Type	Harbour		
Cultural Heritage Value	High		
Heritage Impact of Development	Low		
Photograph Description	Harbour with sailboats		
Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Associated with the development of Bronte's fishing and boating industries.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	Adds to the understanding of the importance of Bronte as a busy Lake Ontario port, exporting wheat, building ships, and developing a thriving commercial fishery and stone hooking industry.
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	Provides recreation to the area.
	2	Is physically, functionally, visually or historically linked to its surroundings.	Linked to Bronte as an early port on Lake Ontario
	3	Is a landmark.	Is a landmark on Lake Ontario.

Identification of Heritage Resources			
Identification Number	HP 4		
Lot and Concession Number	Plan M10 Lot 65		
Property Name	Walton Memorial United Church		
Street Address	2489 Lakeshore Road West		
Recognition	Designated: By-Law 1993-053		
Community	Bronte		
Municipality	Oakville		
Regional Municipality	Halton		
Construction Date	1914		
Building/Landscape Type	Church		
Cultural Heritage Value	High		
Heritage Impact of Development	Medium		
Photograph Description	Front view of red-brick Gothic church		
Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Gothic style that represents ornamental styles of the Victorian era. Good example of church architecture from the turn of the century.
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Built by the Walton family in memory of Wallis Walton, a faithful church member and officer.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	Originally donated as a gift from the Waltons as the home of the United Church community in Bronte and the surrounding district.
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	Designed by architect George Burgess who had married Annie Walton.
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	Is a landmark on Lakeshore

Identification of Heritage Resources			
Identification Number	HP 3		
Lot and Concession Number			
Property Name	Chris Vokes Memorial Park		
Street Address	2500 Lakeshore Road West		
Recognition	Listed		
Community	Bronte		
Municipality	Oakville		
Regional Municipality	Halton		
Construction Date			
Building/Landscape Type	Cenotaph and Park		
Cultural Heritage Value	High		
Heritage Impact of Development	Low		
Photograph Description	The Cenotaph at the front of the park		
Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	A direct association with Major General Christopher Vokes who served in the Canadian Army during World War II.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	Associated with the contribution of Bronte's soldiers in the two World Wars and Korea.
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	Is a landmark at the front of the

Identification of Heritage Resources			
Identification Number	HP 6	Regional Municipality	Halton
Lot and Concession Number		Construction Date	Early 20th century
Property Name		Building/Landscape Type	Farmhouse
Street Address	2003 Lakeshore Road West	Cultural Heritage Value	High
Recognition	Listed	Heritage Impact of Development	Low
Community	Bronte	Photograph Description	White sided early 20th century farmhouse with picket fence
Municipality	Oakville		



Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	A representative example of an early 20th century farmhouse.
	2	Displays a high degree of craftsmanship or artistic value.	

	3	Displays a high degree of technical or scientific achievement.	
Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	Was probably surrounded by agricultural fields when it was built.
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	Although now in an urban setting, the house is historically linked to its rural beginnings.
	3	Is a landmark.	

Identification of Heritage Resources			
Identification Number	HP 7	Regional Municipality	Halton
Lot and Concession Number		Construction Date	
Property Name	Coronation Park	Building/Landscape Type	Park
Street Address	1426 Lakeshore Road West	Cultural Heritage Value	High
Recognition	Listed	Heritage Impact of Development	Low
Community	Bronte	Photograph Description	Entrance to Coronation Park
Municipality	Oakville		



**Evaluation of Cultural Heritage Value      Ontario Regulation 9/06**

Criteria	No	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Has a direct association with John Wilson, who came from England in 1884 and created a farm on the lakefront between Bronte and Oakville called Gilbrea.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	The stone building was once the foundation of Wilson's barn built in the 1880's.
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	

Identification of Heritage Resources			
Identification Number	HP 8		
Lot and Concession Number			
Property Name			
Street Address	1110 Lakeshore Road West		
Recognition	Listed		
Community	Bronte		
Municipality	Oakville		
Regional Municipality	Halton		
Construction Date			
Building/Landscape Type			
Cultural Heritage Value			
Heritage Impact of Development			
Photograph Description			
Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Representative of farm workers' cottages.
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Formerly the farm manager's house on the Baillie Estate, also known as the Lisonally Farm.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	Yields information about the Baillie estate - home of Sir Frank Wilton Baillie who was awarded a knighthood in recognition of his service in WW I.
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	

Identification of Heritage Resources			
Identification Number	HP 9		
Lot and Concession Number	Pt Lot 20, Con 3 SDS		
Property Name	The Acacias		
Street Address	573 Lakeshore Drive West		
Recognition	Designated: By-Law 2015-044		
Community	Bronte		
Municipality	Oakville		
Regional Municipality	Halton		
Construction Date	1911		
Building/Landscape Type	House		
Cultural Heritage Value	High		
Heritage Impact of Development	Low		
Photograph Description	2-1/2 storey house with Arts and Crafts inspired details.		
Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Representative of an Arts and Crafts home from the early 20th century.
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Associated with early owners of the residence, specially the Windeat sisters.who built the home. Emma Windeat was one of the first female artists to become a member of the Royal Canadian Academy of Arts.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	Associated with well-known local architect George Nepean Moleworth (1885-1958).
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	

Identification of Heritage Resources			
Identification Number	HP 10		
Lot and Concession Number	Plan M341 Lot 15		
Property Name	Old McCraney House		
Street Address	549 Lakeshore Drive West		
Recognition	Designated: By-Law 1984-083		
Community	Bronte		
Municipality	Oakville		
Regional Municipality	Halton		
Construction Date	circa 1860		
Building/Landscape Type	House		
Cultural Heritage Value	High		
Heritage Impact of Development	Low		
Photograph Description	grey 2 storey house		
Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Land purchased in 1808 by William McCraney, a blacksmith. Original house was destroyed by fire in 1858.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	Increased enrollment in Appleby College led to the leasing of the McCraney farm and house was used as a master's house occupied by Mr. V.H. dePowell.
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	Has design and contextual value for its designed landscape including the landforms, vegetation, viewscales, circulation and built features.
	3	Is a landmark.	

**Identification of Heritage Resources**

Identification Number	HP 11	Regional Municipality	Halton
Lot and Concession Number		Construction Date	Early 20th century
Property Name	Appleby College	Building/Landscape Type	Historic institution as a cultural heritage landscape
Street Address	540 Lakeshore Drive W	Cultural Heritage Value	
Recognition (Designated or Listed)	Listed	Heritage Impact of Development	High impact on wrought iron and stone fences and gateway
Community	Bronte	Photograph Description	Photos show proximity of fences and gates to roadway.
Municipality	Oakville		



**Evaluation of Cultural Heritage Value      Ontario Regulation 9/06**

Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Has cultural heritage value as a landscape associated with a historic institution.
	2	Displays a high degree of craftsmanship or artistic value.	

	3	Displays a high degree of technical or scientific achievement.	
Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Has a direct association with a private educational institution
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	It includes Appleby Alumni House (1923), Colley House (1911), Appleby Memorial Chapel (1919), Appleby Headmaster's House (1911) and Old Barn (1913).
	3	Is a landmark.	Is a landmark in Oakville.

Identification of Heritage Resources			
Identification Number	HP 12		
Lot and Concession Number	Part Lot 18, Plan 390		
Property Name	Captain G.E. Morden House		
Street Address	491 Lakeshore Drive W		
Recognition	Listed		
Community	Bronte		
Municipality	Oakville		
Regional Municipality	Halton		
Construction Date	1858		
Building/Landscape Type	House		
Cultural Heritage Value	Medium		
Heritage Impact of Development	Low		
Photograph Description	House surrounded by hoarding		
Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Representative of Gothic-style, rectangular 2-1/2 storey masonry structure.
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	

Identification of Heritage Resources			
Identification Number	HP 17		
Lot and Concession Number	Con 3 SDS Pt Lot 19		
Property Name	Retreat/Clifton/Rosedale Villa		
Street Address	105 Paliser Court		
Recognition	Designated: By-Law 1987-302		
Community	Bronte		
Municipality	Oakville		
Regional Municipality	Halton		
Construction Date	1853		
Building/Landscape Type	Regency style cottage		
Cultural Heritage Value	High		
Heritage Impact of Development	Low		
Photograph Description	Regency style cottage with mansard roof		
Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	A representative regency style cottage with open verandah with decorative posts and doorway flanked by two sidelights.
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Built by Reverend George Washington, a retired Wesleyan circuit ride preacher. Bought by Captain Hugh Francis Pullen in 1874. Sold to Thomas Walsh in 1883. Bought by Captain GH Morden in 1900.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	It was moved within the site in the early 2000s to make way for a new subdivision.
	3	Is a landmark.	

Identification of Heritage Resources			
Identification Number	HP 16		
Lot and Concession Number	Pt Lot 17, Con 4		
Property Name	St. Jude's Cemetery		
Street Address	258 Lakeshore Drive W		
Recognition	Designated: By-Law 2009-075		
Community	Bronte		
Municipality	Oakville		
Regional Municipality	Halton		
Construction Date	1853		
Building/Landscape Type	Cemetery		
Cultural Heritage Value	High		
Heritage Impact of Development	Low		
Photograph Description	Entrance to cemetery with stone posts and wrought-iron fence		
Evaluation of Cultural Heritage Value - Ontario Regulation 9/06			
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	A large rectory known as 'Holyrood' was constructed on the south portion of the original lot closer to Lake Ontario.
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	Significant as a rural 19th-century church cemetery.
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	Characterized by mature trees and historic graves arranged in a grid pattern.
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	The cemetery continues to serve the congregation of St. Jude's Church.

Identification of Heritage Resources			
Identification Number	HP 15		
Lot and Concession Number			
Property Name			
Street Address	335 Lakeshore Drive W		
Recognition	Listed		
Community	Bronte		
Municipality	Oakville		
Regional Municipality	Halton		
Construction Date	late 19th-century		
Building/Landscape Type	House		
Cultural Heritage Value	Medium		
Heritage Impact of Development	Low		
Photograph Description	House and garage undergoing renovations.		
Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Representative of a 19th-century red brick Victorian home.
	2	Displays a high degree of craftsmanship or artistic value.	
	3	Displays a high degree of technical or scientific achievement.	

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	

Identification of Heritage Resources							
Identification Number	HP 14						
Lot and Concession Number							
Property Name							
Street Address	369 Lakeshore Drive W						
Recognition	Listed						
Community	Bronte						
Municipality	Oakville						
Regional Municipality	Halton						
Construction Date	1890						
Building/Landscape Type	House						
Cultural Heritage Value	Medium						
Heritage Impact of Development	Low, set back long driveway.						
Photograph Description	Red brick Victorian house						
							
				Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
				Criteria	No.	Detailed Criteria	Description
				Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Representative of late 19th-century Victorian home.
2	Displays a high degree of craftsmanship or artistic value.						
3	Displays a high degree of technical or scientific achievement.						

Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	
	2	Yields or has the potential to yield information that contributes to the understanding of a community or culture.	
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is significant to a community.	
Contextual Value	1	Is important in defining, maintaining or supporting the character of an area.	
	2	Is physically, functionally, visually or historically linked to its surroundings.	
	3	Is a landmark.	

Identification of Heritage Resources			
Identification Number	HP 13	Regional Municipality	Halton
Lot and Concession Number		Construction Date	Late 19th-century
Property Name		Building/Landscape Type	House
Street Address	372 Lakeshore Drive W	Cultural Heritage Value	High
Recognition (Designated or Listed)	Listed	Heritage Impact of Development	High impact on stone wall and gates.
Community	Bronte	Photograph Description	House set back from road with stone wall and gateway near road.
Municipality	Oakville		



Evaluation of Cultural Heritage Value		Ontario Regulation 9/06	
Criteria	No.	Detailed Criteria	Description
Design or Physical Value	1	Is a rare, unique, representative or early example of a style, type, expression, material or	An example of Oakville's historic lakefront estates.
	2	Displays a high degree of craftsmanship or artistic	

	3	Displays a high degree of technical or scientific achievement.	
Historical or Associative Value	1	Has direct associations with a theme, event, belief, person, activity, organization or institution	
	2	Yields or has the potential to yield information that contributes to the understanding of a	
	3	Demonstrates or reflects the work or ideas of an architect builder, artist designer or theorist who is	
Contextual Value	1	Is important in defining, maintaining or supporting the character	
	2	Is physically, functionally, visually or historically linked to its	
	3	Is a landmark.	

## 4.0 Recommendations

The proposed improvements to a section of Lakeshore Road West, from Mississauga Street to Dorval Drive, in Oakville Ontario have the potential to affect cultural heritage resources in a variety of ways. These include the loss or displacement of resources through the removal or demolition and the disruption of resources by introducing physical, visual audible or atmospheric elements that are not in keeping with the heritage resources and/or their settings.

The term cultural heritage resources is used to describe both cultural landscapes and built heritage features. A cultural heritage landscape is a collection of individual built heritage features and other related features that together form farm complexes, roadscares and settlements. Built heritage features are typically individual buildings or structures that may be present associated with a variety of human activities such as historical settlements and patterns of architectural development.

Mitigation measures and/or alternative development measures and/or alternative development approaches are required as a part of the approval conditions to amend potential adverse impacts of the proposed road widening on cultural heritage resources and their heritage attributes.

Lakeshore Road West is becoming a higher-traffic urban roadway due to increased commercial and housing development. Consequently, some of the impacts associated with this project relate to an increasing intensity of existing conditions.

Table 2 lists potential project effects with respect to the recorded heritage resource and the anticipated magnitude of these effects on the resources. The magnitude is evaluated with respect to the relative setback of a property from Lakeshore Road West, the cultural heritage value or interest of the resource, and existing conditions.

Traffic noise is an existing condition throughout the study area. The heritage context of all properties and landscapes has also been somewhat altered throughout years of land use. Visual alterations of cultural heritage landscapes have been caused by both subtractive and additive modifications through neglect and reuse. All seventeen heritage resources within the study area are evocative vestiges of historical land uses over time.

A range of effects are anticipated within the study area, mostly as a result of impacts on vegetation, fences, stone walls, gates and viewscares. The impacts are characterized from low to high, based primarily on the distance of resources and vegetation from the right-of-way or impact zone. But property encroachment along the roadway should be sensitive to the rural character of the above- mentioned heritage resources.

Post-construction landscaping along the corridor should employ heritage plants and heritage themes to help conserve and enhance the cultural heritage character near the heritage resources.

While the designated heritage church at 2489 Lakeshore Road West is far enough from the roadway that it will not be directly affected by road construction, the retaining wall and/or steps near the front of the property could potentially be disturbed. Also, the wrought iron fence, stone wall and stone gateway at the front of Appleby College (540 Lakeshore Road West) and the stone wall and stone gateway in front of the listed house at 372 Lakeshore Road West are all considered to be close to the roadway and could be affected by road construction.

It is recommended that the following mitigation measures be taken:

1. All wrought iron fencing, stone walls, stone stairs and stone gateways at 2489, 540 and 372 Lakeshore Road West that are disturbed by the road construction will need to be re- built to existing appearances and substance.
2. Construction fencing and tree hoarding should be installed around and in front of those heritage resources which are closer to the roadway, at a sufficient distance to ensure that there will be no direct construction impacts as a result of the movement of construction equipment or machinery;
3. Standard road construction techniques should be used where possible, excluding all avoidable construction techniques (such as deep foundation work or piling) that could cause structural damage to heritage resources;
4. All trees that cannot be saved should be replaced with large caliper nursery stock that are appropriate for roadside use (i.e. salt resistant). Replacement trees should replicate as closely as possible the heritage appearance, assortment and placement of the current trees; and,
5. Wherever possible, the roadway should be engineered to ensure that the heritage character of the buildings and landscapes listed in Table 2 are not unduly impacted or obscured.

## 5.0 Assessor Qualifications

This report was prepared and reviewed by the undersigned, employees of Amec Foster Wheeler, Environment & Infrastructure, a division of Amec Foster Wheeler Americas Limited. Amec Foster Wheeler is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix B.

## 6.0 Closure

This report was prepared for the exclusive use of the Town of Oakville and is intended to provide a Cultural Heritage Evaluation Report of a section of Lakeshore Road West, from Mississauga Street to Dorval Drive, in the Town of Oakville, Ontario. Historically, the study area was located on Part of Lots 17 to 31 Broken Front Trafalgar and Part of Lots 17 to 20 Concession III South, in the Former Township of Trafalgar, Halton County, now in the Town of Oakville, Halton Region, Ontario.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from Amec Foster Wheeler will be required. With respect to third parties, Amec Foster Wheeler has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the background study and property inspection conducted by Amec Foster Wheeler. It is based solely on a review of historical information and data obtained by Amec Foster Wheeler as described in this report. Except as otherwise maybe specified, Amec Foster Wheeler disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Amec Foster Wheeler after the time during which Amec Foster Wheeler conducted the heritage assessment.

In evaluating the Study Area, Amec Foster Wheeler has relied in good faith on information provided by other individuals noted in this report. Amec Foster Wheeler has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Amec Foster Wheeler accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Amec Foster Wheeler makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This report is also subject to the further Standard Limitations contained in Appendix C.

We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

**Amec Foster Wheeler  
Environment & Infrastructure  
a Division of Amec Foster Wheeler Americas Limited**

Prepared By:



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Senior Heritage Specialist

Reviewed By:



Shaun Austin, Ph.D.  
Associate archaeologist (P141)

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1806 *Plan of the Second Township in the tract of Land lately Purchased from the  
Mississaga Indians: June 28, 1806*, Samuel S. Wilmot.  
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February 2017).

### Online Resources:

Ontario Counties: [http://www.collectionscanada.gc.ca/obj/001075/f2/e010780568\\_p2.pdf](http://www.collectionscanada.gc.ca/obj/001075/f2/e010780568_p2.pdf)

Region of Halton Official Plan:

<http://www.halton.ca/cms/One.aspx?portalId=8310&pageId=115808#ropdocs>

Town of Oakville Official Plan: <http://www.oakville.ca/townhall/livable-oakville-official-plan.html>

Town of Oakville Heritage Research Report: The Acacias:

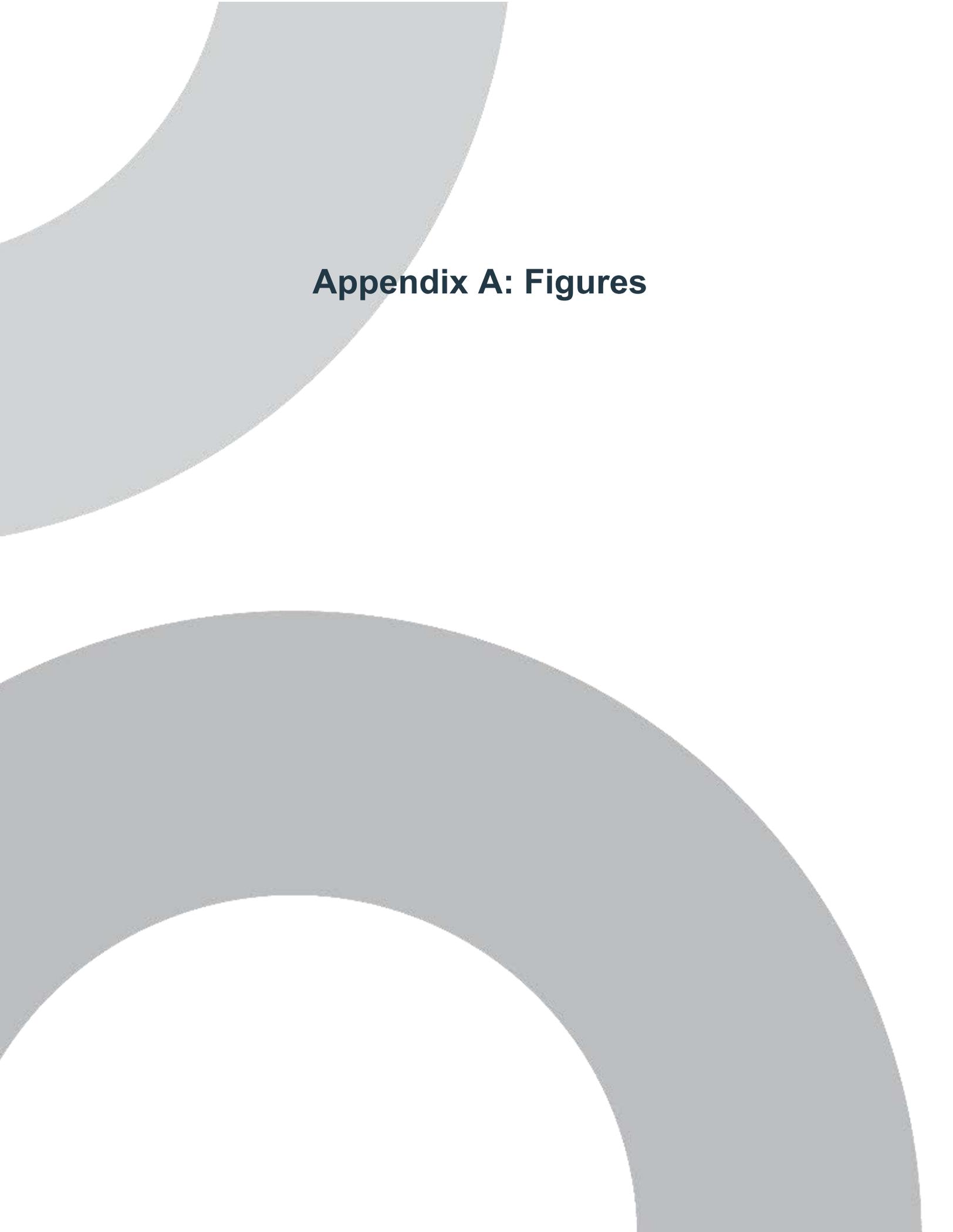
<https://securepwa.oakville.ca/sirepub/cache/107/fxld0rayvurr0h554wacpm45/33577907242017095340952.PDF>

Town of Oakville Heritage Report: Bronte Village:

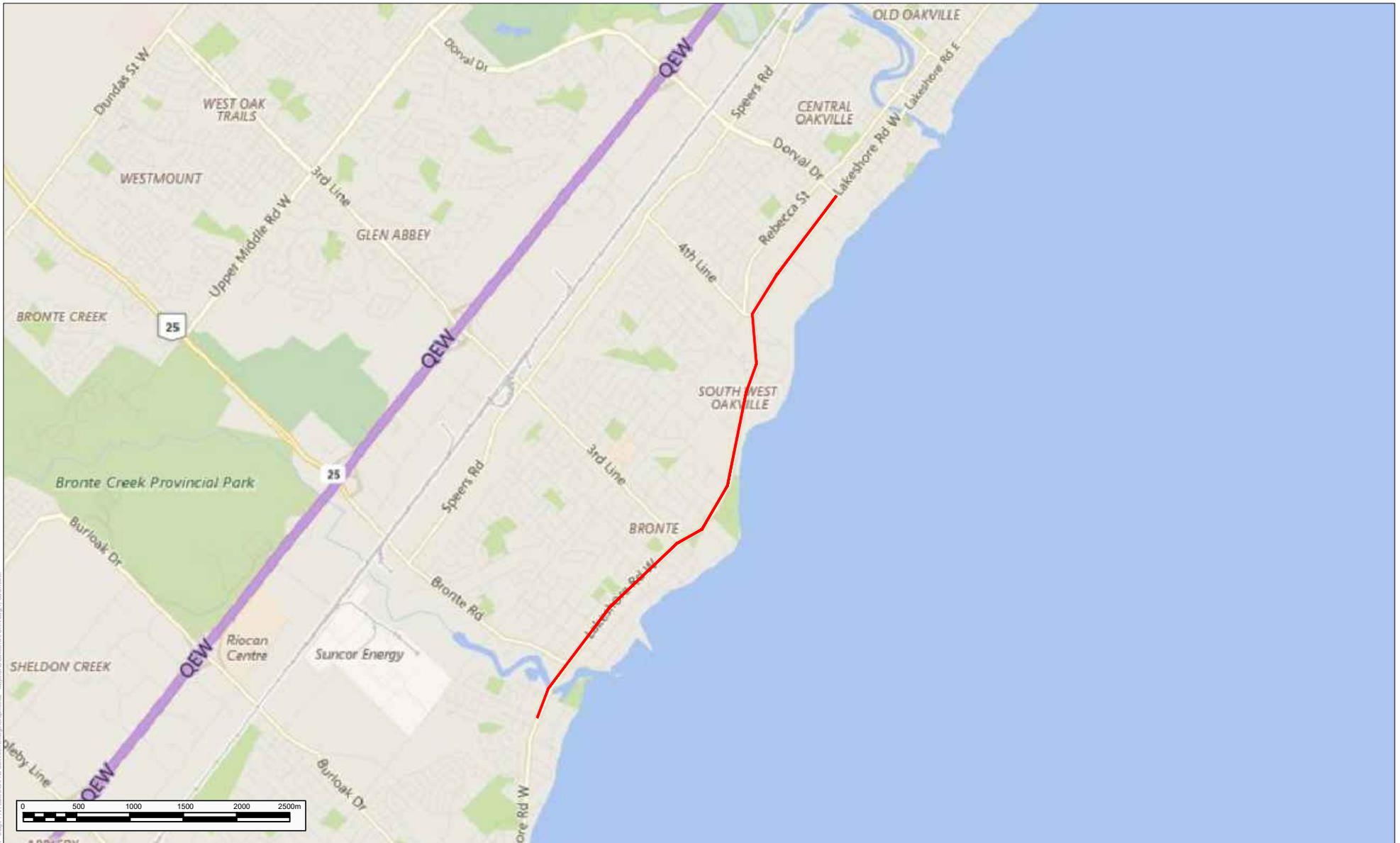
<http://www.oakville.ca/assets/general%20-%20business/brontestudy.pdf>

Town of Oakville Cultural Heritage Landscape Strategy:

<https://www.oakville.ca/business/cultural-heritage-landscape-strategy.html>



## **Appendix A: Figures**



**LEGEND**

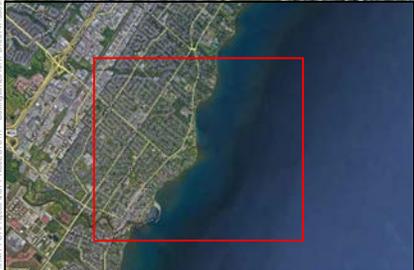
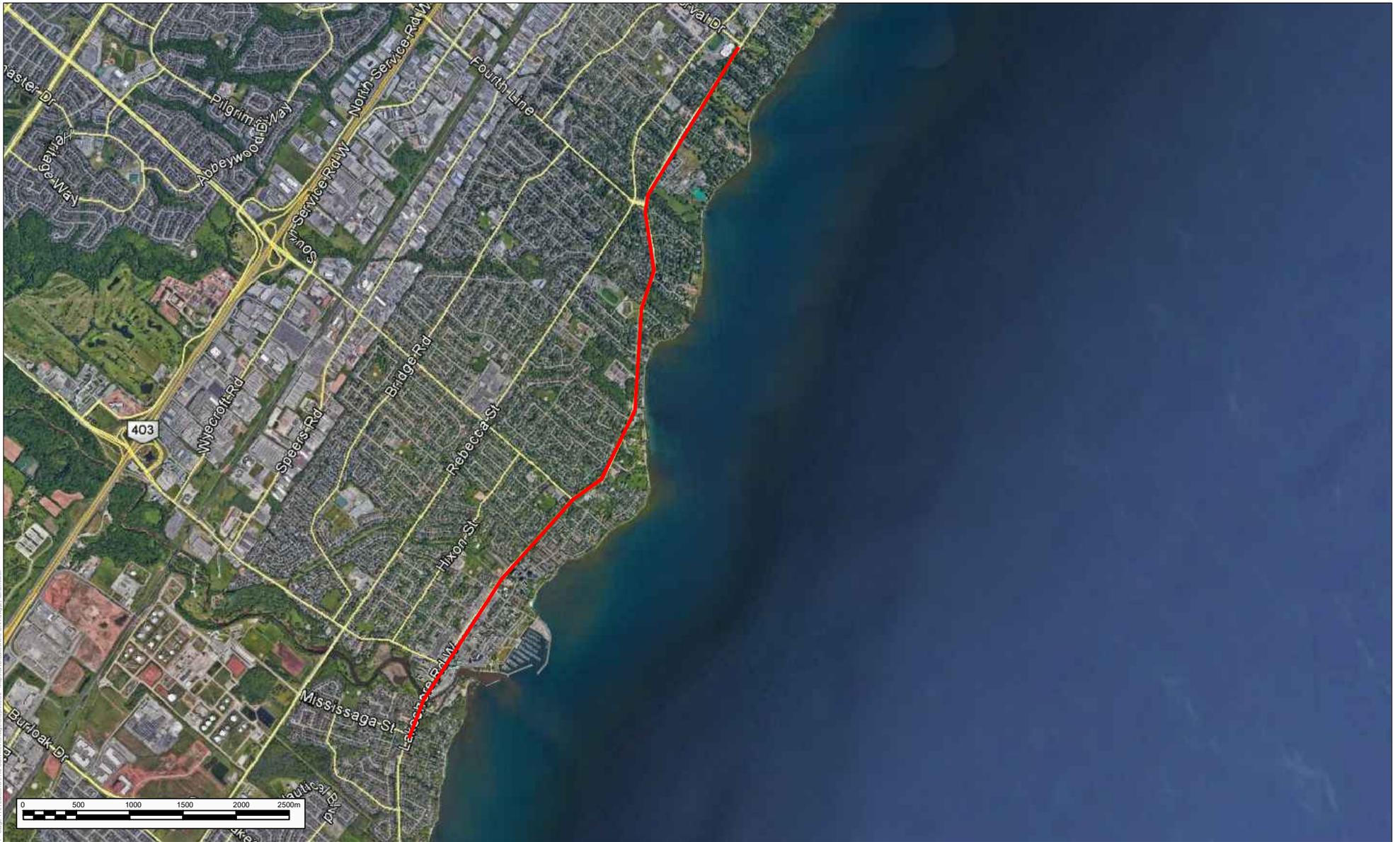
— Study area

**NOTES:**  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD PLC ENVIRONMENT & INFRASTRUCTURE REPORT No. TPB166147.  
 Conditions encountered in the field may be different from the interpreted information presented on this figure.  
 SOURCE: BING

CLIENT:	TOWN OF OAKVILLE
Drawn By:	CH
Checked By:	SA
Revision N°:	01
Scale:	1: 50,000

<b>CULTURAL HERITAGE EVALUATION REPORT</b>	
Section of Lakeshore Road West, From Mississauga Street to Dorval Drive, Oakville, Ontario	
Location of the Study Area	
PROJECT N°:	TPB166147.3000.1
DATE:	31 Jul 2017
Wood PLC Environment and Infrastructure 3450 Harvester Road, Unit 100 Burlington, ON L7N 3W5 tel: 905-335-2353 www.woodplc.com	
<b>FIGURE: 1</b>	
<b>wood.</b>	





LEGEND	
	Study area

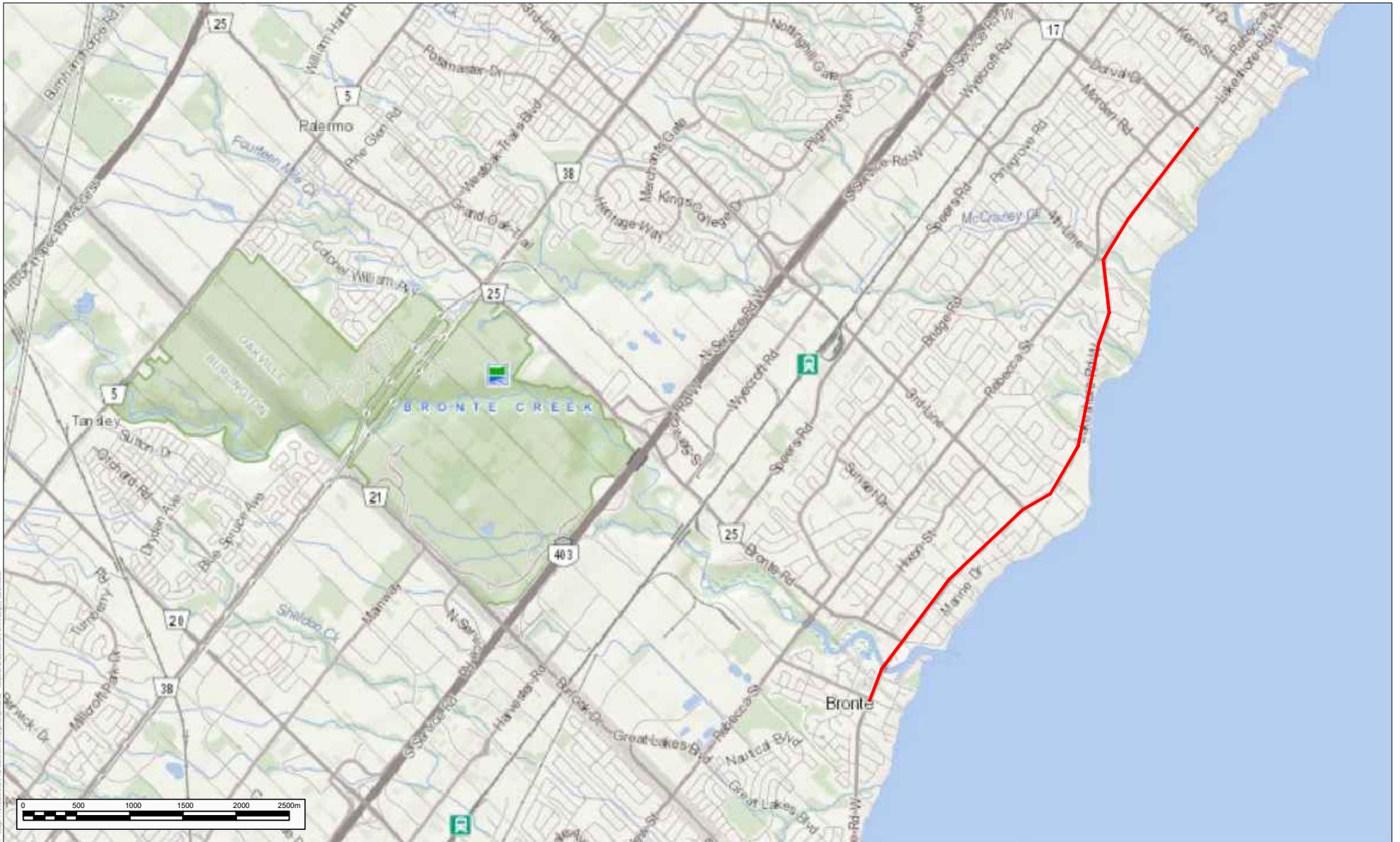
**NOTES:**  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD PLC ENVIRONMENT & INFRASTRUCTURE REPORT No. TPB166147.

Conditions encountered in the field may be different from the interpreted information presented on this figure.

**SOURCE:**  
[http://www.gisapplication.lrc.gov.on.ca/matm/index.html?table=lake\\_A\\_Topographic\\_Maps&viewer=MATM&locat=en-US](http://www.gisapplication.lrc.gov.on.ca/matm/index.html?table=lake_A_Topographic_Maps&viewer=MATM&locat=en-US)

<b>CLIENT:</b> TOWN OF OAKVILLE	
Drawn By:	CH
Checked By:	SA
Revision N°:	01
Scale:	1: 50,000
	

<b>CULTURAL HERITAGE EVALUATION REPORT</b>	
Section of Lakeshore Road West, From Mississaga Street to Dorval Drive, Oakville, Ontario	
Aerial Photograph Showing the Location of the Study Area	
PROJECT N°:	TPB166147.3000.1
DATE:	31 Jul 2017
<b>wood.</b> Environment and Infrastructure 3450 Harvester Road, Unit 100 Burlington, ON L7N 3W5 tel: 905-335-2353 www.woodplc.com	
<b>FIGURE:</b>	<b>2</b>



**LEGEND**

— Study area

**NOTES:**  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD PLC ENVIRONMENT & INFRASTRUCTURE REPORT No. TPB166147.  
 Conditions encountered in the field may be different from the interpreted information presented on this figure.  
**SOURCE:**  
[http://www.gisapplication.lrc.gov.on.ca/matm/index.html?site=Make\\_A\\_Topographic\\_Map&viewer=MATM&locale=en-US](http://www.gisapplication.lrc.gov.on.ca/matm/index.html?site=Make_A_Topographic_Map&viewer=MATM&locale=en-US)

<b>CLIENT:</b>	TOWN OF OAKVILLE
Drawn By:	CH
Checked By:	SA
Revision N°:	01
Scale:	1: 50,000

<b>CULTURAL HERITAGE EVALUATION REPORT</b>	
Section of Lakeshore Road West, From Mississiga Street to Dorval Drive, Oakville, Ontario	
Topographic Map Showing the Location of the Study Area	
PROJECT N°:	TPB166147.3000.1
DATE:	31 Jul 2017
Wood PLC Environment and Infrastructure 3450 Harvester Road, Unit 100 Burlington, ON L7N 3W5 tel: 905-335-2353 www.woodplc.com	

**FIGURE:**

3





NOTES:

**LEGEND**

— Approximate Location of Study Area

LOCATION OF FEATURES ARE APPROXIMATE  
 \*Please note that the original scale was used  
 This drawing should be read in conjunction with the Wood PLC Environment & Infrastructure Report No. TPB166147

Conditions encountered in the field may be different from the interpreted information presented on this figure.

SOURCE: Basemao (Google Earth)  
 1806 Trafalgar Township Map

CLIENT:

Drawn By: LJM Checked By: CH

Revision: A Projection: UTM Zone 17N

SCALE: 1:41,489



**CULTURAL HERITAGE EVALUATION REPORT**  
 Section of Lakeshore Road West, From Mississauga Street to Dorval Drive, Oakville, Ontario

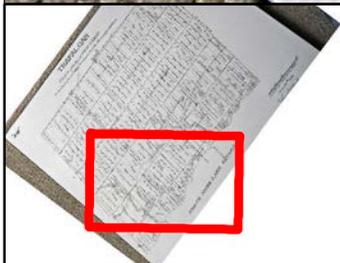
1806 Plan of the Second Township in the Tract of Land Purchased from the Mississauga Indians

PROJECT N°: TPB166147

DATE: February, 2017

FIGURE: **4a**

Wood Environment & Infrastructure  
 3450 Harvester Road, Unit 100, Burlington, Ontario, L7N 3W5 tel: 905-335-5735





**LEGEND**

— Study Area

**NOTES:**  
 LOCATION OF FEATURES ARE APPROXIMATE  
 This drawing should be read in conjunction with the Wood PLC Environment & Infrastructure Report No. TB165009  
 Conditions encountered in the field may be different from the interpreted information presented on this figure.  
 SOURCE: Basemap (Google Earth)  
 1858 Tremaine's Map

**CLIENT:**

Drawn By: LJM    Checked By: CH  
 Revision: A    Projection: UTM Zone 17N  
 SCALE: 1:42,387

N  
 W — E  
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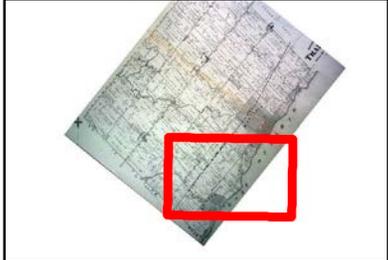
**CULTURAL HERITAGE EVALUATION REPORT**  
 Section of Lakeshore Road West, From Mississauga Street to Dorval Drive, Oakville, Ontario

1858 Tremaine Map of Halton County Showing the Location of the Study Area

PROJECT N°: TPB166147    **FIGURE: 4b**  
 DATE: February, 2017

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**wood.**



**LEGEND**

— Study Area

**NOTES:**

LOCATION OF FEATURES ARE APPROXIMATE

This drawing should be read in conjunction with the Wood PLC Environment & Infrastructure Report No. TB165009

Conditions encountered in the field may be different from the interpreted information presented on this figure.

SOURCE: Basemao (Google Earth)

**CLIENT:**

Drawn By: LJM      Checked By: CH

Revision: A      Projection: UTM Zone 17N

SCALE: 1:34,514

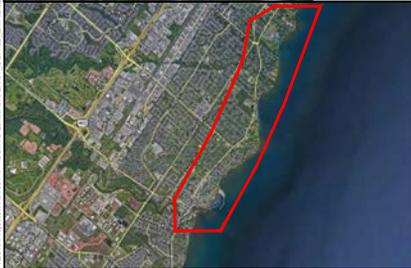
**CULTURAL HERITAGE EVALUATION REPORT**  
 Section of Lakeshore Road West, From Mississauga Street to Dorval Drive, Oakville, Ontario

*1877 Illustrated Historic Atlas of the County of Halton Showing the Location of the Study Area*

PROJECT N°: TPB166147      **FIGURE: 5**

DATE: January, 2017

Wood PLC Environment & Infrastructure  
 505 Woodward Ave., Hamilton, Ontario, L8H 6N6  
 tel: 905-312-0700      www.woodplc.com



<b>LEGEND</b>	
	HP3 Heritage Property (HP1-17)

**NOTES:**  
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD PLC ENVIRONMENT & INFRASTRUCTURE REPORT No. TPB166147.

Conditions encountered in the field may be different from the interpreted information presented on this figure.

**SOURCE:**  
[http://www.gisapplication.lrc.gov.on.ca/matm/](http://www.gisapplication.lrc.gov.on.ca/matm/Index.html?site=Make_A_Topographic_Map&viewer=MATM&locale=en-US)  
[Index.html?site=Make\\_A\\_Topographic\\_Map&viewer=MATM&locale=en-US](http://www.gisapplication.lrc.gov.on.ca/matm/Index.html?site=Make_A_Topographic_Map&viewer=MATM&locale=en-US)

**CLIENT:**  
 TOWN OF OAKVILLE

Drawn By: CH  
 Checked By: SA

Revision N°: 01  
 Scale: 1: 20,000



**CULTURAL HERITAGE EVALUATION REPORT**  
 Section of Lakeshore Road West, From Mississauga Street to Dorval Drive, Oakville, Ontario

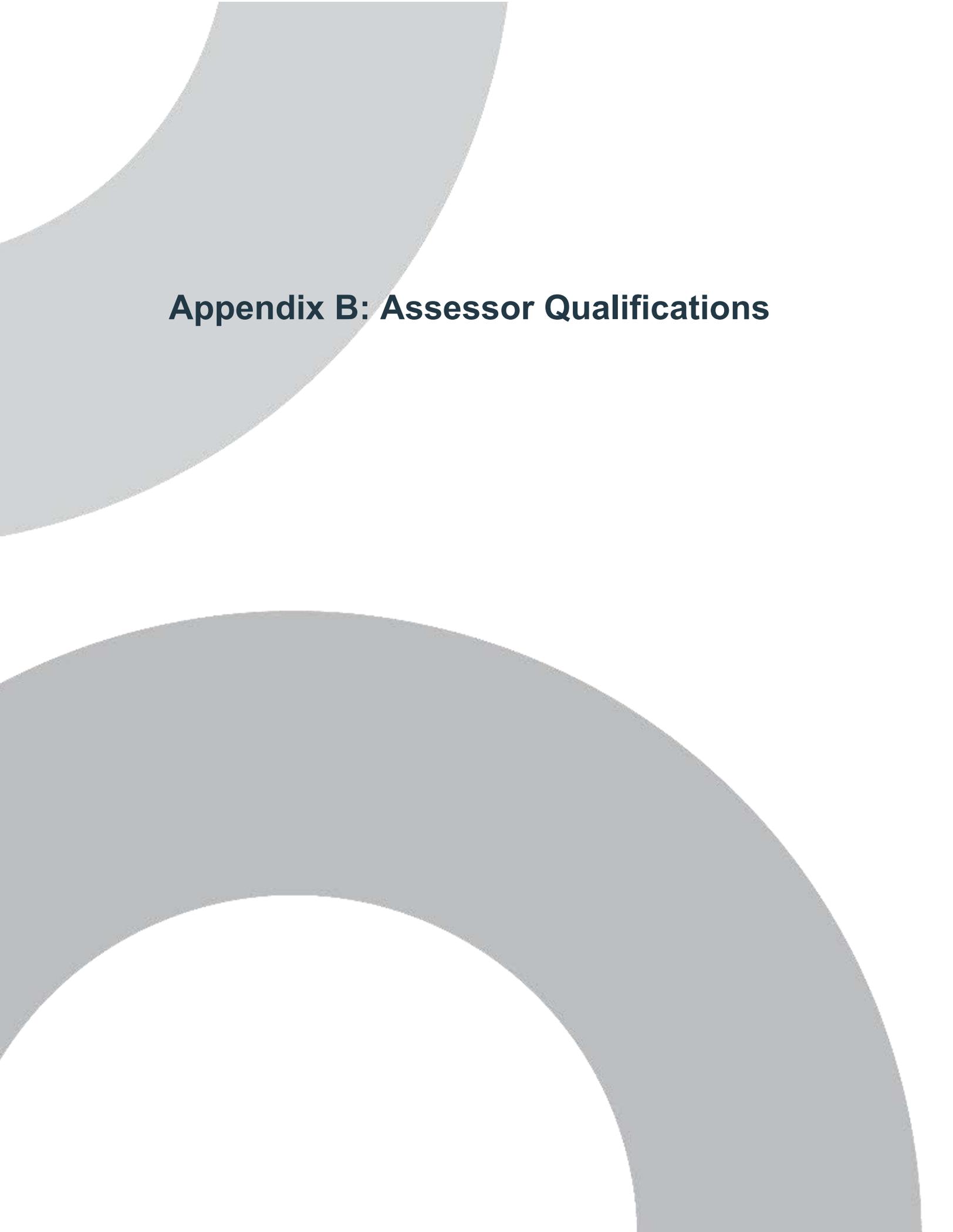
**17 Heritage Properties**

PROJECT N°: TPB166147.3000.1  
 DATE: 07 Nov 2017

**FIGURE: 6**

**wood PLC**  
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 3450 Harvester Road, Unit 100  
 Burlington, ON L7N 3W6  
 tel: 905-335-2353 www.amecfw.com





## **Appendix B: Assessor Qualifications**

## Assessor Qualifications

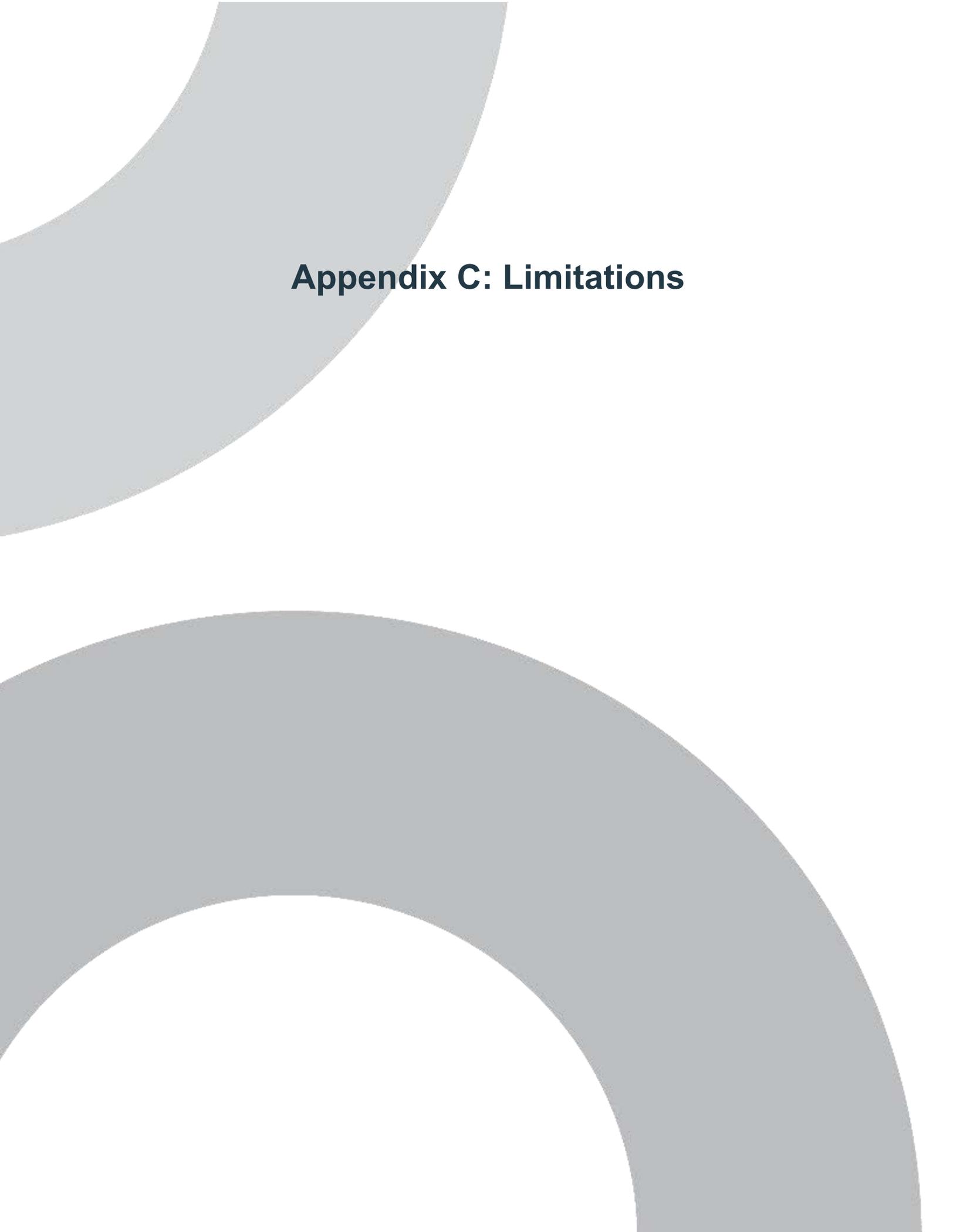
**Linda Axford, M.L.A., Senior Heritage Specialist** – Ms. Axford has completed cultural heritage studies, including heritage overviews, built heritage and cultural heritage landscape assessments and heritage impact studies in Ontario. These projects have been part of larger environmental studies in support of applications for major road widening, gold mines, and a wind farm; federal designation of a heritage canal system corridor and university campus master plan. Ms. Axford has been working in cultural resource management in Ontario since 2001 and is the Senior Heritage Specialist at Amec Foster Wheeler Environment and Infrastructure in Hamilton. Ms. Axford specializes in Built Heritage and Cultural Landscape Assessments in Ontario. She has worked in heritage for both regional governments and the university sector. She has conducted heritage studies, including built heritage and cultural heritage landscape evaluation in a variety of environments including gold mines and a heritage study of the Welland Canals Corridor.

**Shaun Austin, Ph.D., Associate Archaeologist, Role: QA/QC Review** – Dr. Austin is the Senior Advisor to Amec Foster Wheeler's Cultural Heritage Resources Group and is based in the Hamilton Office. He has been working in Canadian archaeology and heritage since 1976 and as an archaeological and heritage consultant in Ontario since 1987. He is a dedicated cultural heritage consultant with repeated success guiding projects through to completion to the satisfaction of the development proponent, First Nations and cultural heritage community stakeholder groups. His areas of interest and expertise include pre-contact Aboriginal lithics and ceramics. Dr. Austin holds a **Professional Archaeology Licence (P141)** issued by the Ontario Ministry of Tourism, Culture and Sport, is MTO RAQs certified in Archaeology/Heritage and is a member of the Ontario Association of Professional Archaeologists.

**Cara Howell B.A., Senior Archaeologist, Role: GIS Support** – Ms. Howell holds a B.A. Degree in Anthropology and Classical Archaeology from McMaster University and has been working in the field of archaeological consulting since 1999. She holds an **Applied Research Licence (R180)** in archaeology from the Ontario Ministry of Tourism, Culture and Sport and possesses a full range of archaeological skills. As a result of her specialized interest in the historic Euro- Canadian period, she has become an authority on early Euro-Canadian artifacts and historic period background research. As the archaeology Laboratory Director for Amec Foster Wheeler's Cultural Heritage Resources Group, she developed and implements a computerized cataloguing system for artifacts and other resources. Ms. Howell also serves as lead liaison with First Nations communities.

**Devon Brusey B.A. Hon., Staff Archaeologist / Intermediate Heritage Analyst –**

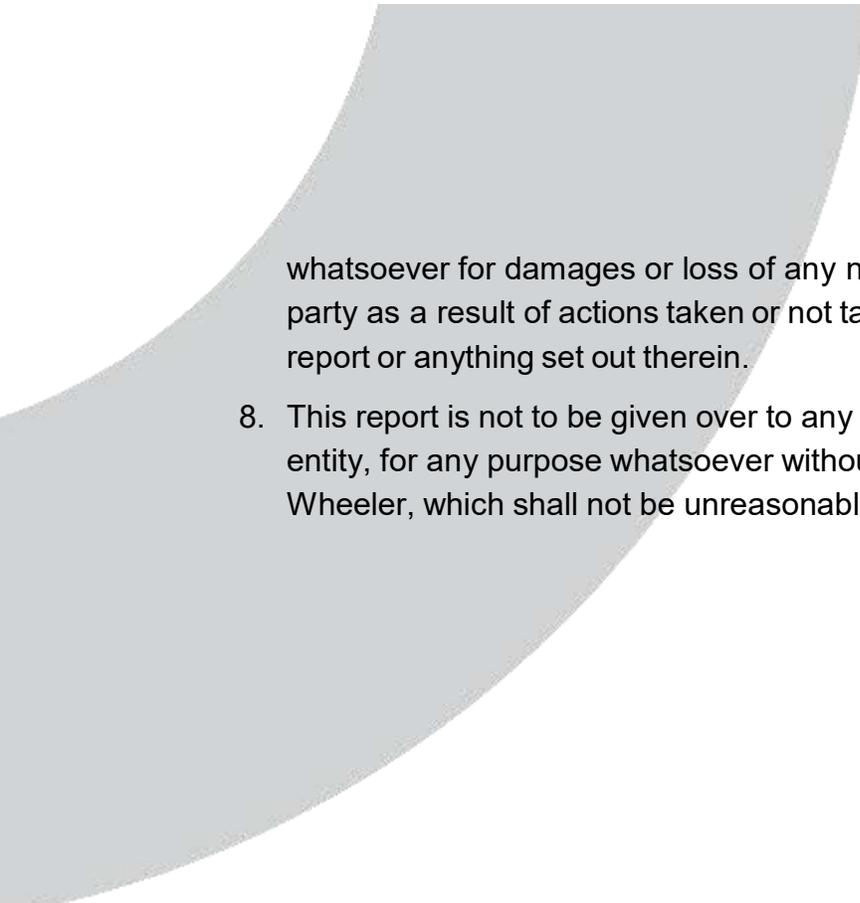
Ms. Brusey has worked as a consultant archaeologist since 2007. She holds an honours B.A. degree in Anthropology and Japanese Studies from McMaster University. Ms. Brusey has worked on over 300 Stage 1 through Stage 4 archaeological assessments throughout Ontario, many of which have been completed as part of the environmental assessment process for the development of wind and solar farms, hydro line corridors and municipal roadway improvements. Ms. Brusey has also been instrumental in the processing and analysis of artifacts and other data in the laboratory. She acted as crew supervisor for a Stage 4 salvage excavation of an extensive multi-component pre-contact and historic site in Burlington, Ontario, and has acted as project manager, field director and report writer for numerous other projects. Ms. Brusey holds an **Applied Research Licence (R410)** issued by the Ontario Ministry of Tourism, Culture and Sport.



## **Appendix C: Limitations**

## Limitations

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
  - a. The Standard Terms and Conditions which form a part of our Professional Services Contract;
  - b. The Scope of Services;
  - c. Time and Budgetary limitations as described in our Contract; and,
  - d. The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Study Area. Our conclusions cannot and are not extended to include those portions of the Study Area which were not reasonably available, in Amec Foster Wheeler's opinion, for direct observation.
4. The potential for heritage resources, and any actual heritage resources encountered, at the Study Area were assessed, within the limitations set out above, having due regard for applicable heritage regulations as of the date of the inspection.
5. Services including a background study and property inspection were performed. Amec Foster Wheeler's work, including archival studies and a site visit were conducted in a professional manner and in accordance with the Ministry of Tourism and Culture's guidelines. It is possible that unforeseen and undiscovered heritage resources may be present at the Study Area.
6. The utilization of Amec Foster Wheeler's services during the implementation of any further heritage work recommended will allow Amec Foster Wheeler to observe compliance with the conclusions and recommendations contained in the report. Amec Foster Wheeler's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
7. This report is for the sole use of the parties to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information of conclusions in the report, is the sole responsibility of such third party. Amec Foster Wheeler accepts no responsibility



whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.

8. This report is not to be given over to any third-party other than a governmental entity, for any purpose whatsoever without the written permission of Amec Foster Wheeler, which shall not be unreasonably withheld.
- 



**Appendix D: Technical Memo – 2020  
CHR Update**



## 2.0 Heritage Status of Built Heritage Resources and Cultural Heritage Landscapes

A CHER was completed by Wood (formerly Amec Foster Wheeler) in 2018 by Linda Axford (now retired). The CHER found that there are 17 heritage properties within, or adjacent to, the Study Area. The heritage status of several properties identified in the 2018 CHER has changed. To capture changes in heritage status, Table 1 presents the Heritage Property (HP) number, address, 2018 Heritage Status, and 2020 Heritage Status for the 17 heritage properties identified within, and adjacent to, the Study Area.

<b>Table 1: Status of Identified Heritage Properties in or Adjacent to the Study Area</b>			
<b>HP No.</b>	<b>Address/Resource Type</b>	<b>2018 Heritage Status</b>	<b>2020 Heritage Status</b>
HP 1	-3014 Lakeshore Road West -Bronte Bluffs and Bronte Harbour	Listed in the Oakville Heritage Register	Notice of Intention to Designate (February 10, 2020)
HP 2	-2508 Lakeshore Road West -Bronte Marina Building	Designated under Part IV of the <i>Ontario Heritage Act</i>	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 2014-124</a> )
HP 3	-2500 Lakeshore Road West -Bronte Cenotaph	Listed in the Oakville Heritage Register	Listed in the Oakville Heritage Register
HP 4	-2489 Lakeshore Road West -Walton Memorial United Church	Designated under Part IV of the <i>Ontario Heritage Act</i>	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 1933-53</a> )
HP 5	-2457 Lakeshore Road West -Cenotaph	Listed in the Oakville Heritage Register	Listed in the Oakville Heritage Register

**Table 1: Status of Identified Heritage Properties in or Adjacent to the Study Area**

HP No.	Address/Resource Type	2018 Heritage Status	2020 Heritage Status
HP 6	-2003 Lakeshore Road West -Private residence	Listed in the Oakville Heritage Register	Listed in the Oakville Heritage Register
HP 7	-1426 Lakeshore Road West -Coronation Park	Listed in the Oakville Heritage Register	Listed in the Oakville Heritage Register
HP 8	-1110 Lakeshore Road West -Private residence	Listed in the Oakville Heritage Register	Listed in the Oakville Heritage Register
HP 9	-573 Lakeshore Road West -The Acacias (private residence)	Designated under Part IV of the <i>Ontario Heritage Act</i>	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 2015-044</a> )
HP 10	-549 Lakeshore Road West -Old McCraney House (private residence)	Designated under Part IV of the <i>Ontario Heritage Act</i>	Designated under Part IV of the <i>Ontario Heritage Trust</i> ( <a href="#">By-law 1984-83</a> )
HP 11	-540 Lakeshore Road West -Appleby College	Listed in the Oakville Heritage Register	Listed in the Oakville Heritage Register
HP 12	-489 Lakeshore Road West (formerly 491 Lakeshore Road West) -Captain G. E. Morden House (private residence)	Listed in the Oakville Heritage Register	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 2019-092</a> )

Table 1: Status of Identified Heritage Properties in or Adjacent to the Study Area			
HP No.	Address/Resource Type	2018 Heritage Status	2020 Heritage Status
HP 13	-372 Lakeshore Road West -Private residence	Listed in the Oakville Heritage Register	Listed in the Oakville Heritage Register
HP 14	-369 Lakeshore Road West -Private residence	Listed in the Oakville Heritage Register	Listed in the Oakville Heritage Register
HP 15	-335 Lakeshore Road West -Private residence	Listed in the Oakville Heritage Register	Listed in the Oakville Heritage Register
HP 16	-258 Lakeshore Road West -St. Jude's Cemetery -Oakville Cultural Heritage Landscape	Designated under Part IV of the <i>Ontario Heritage Act</i>	-Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 2009-075</a> )  -Draft notice of Intention to Designate as a Cultural Heritage Landscape (February 10, 2020)
HP 17	-105 Paliser Court -Reverend George Washington House (private residence)	Designated under Part IV of the <i>Ontario Heritage Act</i>	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 1987-302</a> )

### 3.0 Inventory of Built Heritage Resources and Cultural Heritage Landscapes

An updated inventory of built heritage resources and cultural heritage landscapes has been completed to capture the change in heritage status for several properties. The updated inventory is based on the results of the original 2018 CHER, designation By-laws

from the *Ontario Heritage Trust's Ontario Heritage Act Register*, and 'Notice of Intention to Designate' documents provided by the Town of Oakville.

The inventory of built heritage resources and cultural heritage landscapes is presented in Table 2 and the locations of these heritage properties in relation to the Study Area are presented in Figure 1.

**Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes**

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
HP 1	-3014 Lakeshore Road West -Bronte Bluffs and Bronte Harbour	CHL	Notice of Intention to Designate (February 10, 2020)	<p>This property is subject to a 'Notice of Intention to Designate' under Part IV of the <i>Ontario Heritage Act</i> (dated February 10, 2020). The proposed designation area includes several properties:</p> <ul style="list-style-type: none"> <li>• 2484 Lakeshore Road West</li> <li>• 2508 Lakeshore Road West</li> <li>• 2514 Lakeshore Road West</li> <li>• 3014 Lakeshore Road West</li> <li>• 7 West River Street</li> <li>• 35 West River Street</li> <li>• 75 West River Street</li> </ul> <p>The 'Statement of Cultural Heritage Value' and 'Description of Heritage Attributes' as presented in the notice are provided below:</p> <p><b><u>Statement of Cultural Heritage Value</u></b></p> <p><b><i>Design and Physical Value</i></b></p> <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. 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.</p> <p>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-19<sup>th</sup> century. It involved gathering stone slabs from the lakebed 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.</p> <p>Within Bronte Harbour, a grist mill and harbour warehouses were built to support the</p>	

**Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes**

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<p>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.</p> <p>The Bronte Harbour and Bluffs Cultural Heritage Landscape contains a rare, remaining example of mid20th 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 shipbuilding, 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 ship-building 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.</p> <p>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</p>	



**Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes**

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<p>elevation features a one-and-a-half storey wing with a gable roof. The interior wood floors and staircase appear to be original.</p> <p><b>Historical and Associative Value</b></p> <p>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 Bronte Bluffs and Harbour has been identified as an area of importance to the Mississaugas of the Credit First Nation (MCFN). 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, MNCN 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."</p> <p>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.</p> <p>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.</p> <p>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</p>	



**Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes**

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<p>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.</p> <p><b>Contextual Value</b></p> <p>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, bird and animals.</p> <p>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.</p> <p><b>Description of Heritage Attributes</b></p> <p>Key attributes of the organically evolved cultural heritage landscape include:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Sovereign House’s contribution to the landscape, particularly its situation on the Bronte Bluffs and its associated gardens</li> <li>• 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</li> </ul>	



**Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes**

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<ul style="list-style-type: none"> <li>• Open spaces and treed canopies at the top of the Bluffs and within Berta Point</li> <li>• System of foot paths and trails that connect the landscape and provide views to the inner harbour, outer harbour and the lake</li> <li>• Views to/from heritage attributes including:               <ul style="list-style-type: none"> <li>○ View 1 – View from the Bluffs at the break in vegetation to the lake and to the lighthouse looking northeast</li> <li>○ View 2 – View of the Sovereign House from the trails on the Bluffs looking west from the end of Seneca Drive</li> <li>○ View 3 - View of the Sovereign House from Seneca Drive looking east;</li> <li>○ 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.</li> <li>○ View 5 - View from the end of the channel at West River Street to the Oakville Harbours Building</li> <li>○ View 6 – View from Berta Point to the Oakville Harbours Building and channel looking northeast</li> <li>○ View 7 - View of the Bronte Cenotaph and General Chris Vokes Memorial Park looking east</li> <li>○ 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</li> <li>○ View 9 – View from Bronte Road to the inner harbour and bluffs looking southwest.</li> <li>○ View 10 – View from Bronte Road looking south to the outer harbour.</li> <li>○ View 11 – View from Fisherman’s Wharf to the inner harbour and Oakville Harbours Building looking west</li> <li>○ View 12 – View from Fisherman’s Wharf to the outer harbour and lighthouse looking east</li> </ul> </li> </ul> <p>Oakville Harbours Building’s key exterior attributes include its:</p> <ul style="list-style-type: none"> <li>• Rectangular plan and one-and-a-half storey addition on the west elevation of the building, excluding altered windows and entrances</li> <li>• Exterior shingle cladding</li> <li>• Medium pitched gable roof</li> <li>• Historic wood sash and fixed pane windows on the west and east elevations</li> <li>• Original twin-leaf swing door, where each leaf is bi-fold on the north elevation</li> </ul> <p>Oakville Harbours Building’s key interior attributes including its:</p>	



Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<ul style="list-style-type: none"> <li>Interior open space from ground to interior of roof, excluding exposed interior framing</li> <li>Interior catwalk located at the same height as the second floor to the west addition</li> </ul> <p>Sovereign House’s key exterior attributes include its:</p> <ul style="list-style-type: none"> <li>Two-storey construction and rear elevation one-and-a-half storey wing</li> <li>Symmetrical three-bay façade with a central entrance flanked by windows as well as the symmetrical two-bay side elevations</li> <li>Side gable roof with a chimney at both gable ends</li> </ul> <p>Sovereign House’s key interior attributes including its:</p> <ul style="list-style-type: none"> <li>Interior wood floors</li> <li>Interior wood staircase</li> </ul>	
HP 2	-2508 Lakeshore Road West -Bronte Marina Building	BHR	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 2014-124</a> )	<p>This property is designated under Part IV of the <i>Ontario Heritage Act</i> through <a href="#">By-law 2014-124</a>. The ‘Statement of Cultural Heritage Value’ and ‘Description of Heritage Attributes’ as presented in the By-law are provided below:</p> <p><b>Statement of Cultural Heritage Value</b></p> <p><b>Design or Physical Value</b></p> <p>The Bronte Marina Building has design or physical value as a mid-20<sup>th</sup> century shipbuilding shed with a tall 2 storey simple shed form dominated by the large services doors on the north and south elevations. This type of building is rare and unique in Oakville and Bronte, which does not have many surviving industrial buildings associated with the historic shipbuilding industry.</p> <p>The building is clad in white shingles with an asphalt gable end roof. Wood windows line the east and west elevations, with four over four wood sash on the ground level and 4 pane fixed windows closer to the roofline. The two storey building is open on the interior from ground to roof to provide enough height for ships. A catwalk runs around the interior at what would be the floor of the second storey.</p> <p><b>Historical Value or Associative Value</b></p> <p>The Bronte Marina Building, formerly known as Metro Marine, has historic value in its associations with the development of Bronte’s shipbuilding industry and then the development of Bronte Harbour as a recreational facility.</p> <p>The ship building shed was likely built between 1943 and 1944 by the R.C. Huffman Construction Company of Canada for Northern Marine, also known as Northern Shipbuilding and Repair Company. 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. After the war, Northern Marine is reported to</p>	

Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<p>have constructed 29 boats at the facility between 1945 and 1954. Most of the crafts were all welded steel tugboat style vessels for various purposes from logging to fishing and tanking.</p> <p>The Greb family founded the Metro Marine business in 1955, using the marina building and surrounding harbour to provide a full service marina, including haul-out and storage. This change in use was the result of the transition of the Bronte Harbour from industrial uses to recreational pursuits. The business remained in the family until 2005 when the marina facilities were taken over by the Town of Oakville and the building leased out to various marine-related businesses.</p> <p><b>Contextual Value</b></p> <p>The Bronte Marina Building has contextual value because it is physically, visually, and historically linked to its immediate setting, the Bronte Harbour. Clad in white shingles, the building is a landmark in the Bronte community and is highly visible from the surrounding shorelines and also from two principal thoroughfares in Bronte Village: Lakeshore Road and Bronte road.</p> <p><b>Description of Heritage Attributes</b></p> <p>Key attributes that express the cultural heritage value of the Bronte Marina Building as a rare remaining example of a mid-20<sup>th</sup> century shipbuilding shed include its:</p> <ul style="list-style-type: none"> <li>• 2 storey (24 ft) wood frame structure with rectangular plan</li> <li>• Exterior shingle cladding</li> <li>• Medium pitch gable end roof</li> <li>• Historic wood sash and fixed pane windows on west and east elevations, including:             <ul style="list-style-type: none"> <li>○ 4 over 4 sash wood windows with wood frame, sill and surround on ground level;</li> <li>○ Square 4 pane fixed wood windows with wood frames, sills and surrounds on the second level of windows (similar to celerstory windows)</li> </ul> </li> <li>• 20' by 24' doors on north and south gable ends</li> <li>• Original twin-leaf swing door, where each leaf is bi-fold on north elevation</li> <li>• 1-1/2 storey addition on the west elevation of the building, excluding altered windows and entrances</li> <li>• Interior open space from ground to interior of roof, excluding exposed interior framing</li> <li>• Interior catwalk located at the same height as the second floor of the west addition</li> </ul>	



Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
HP 3	-2500 Lakeshore Road West -Bronte Cenotaph	CHL	Listed in the Oakville Heritage Register	<p><b>Overview</b></p> <ul style="list-style-type: none"> <li>Listed in the Oakville Heritage Register</li> <li>Cenotaph and park</li> <li>A direct association with Major General Christopher Vokes who served in the Canadian Army during World War II</li> <li>Associated with the contribution of Bronte's soldiers in the two World Wars and Korean War</li> <li>Landmark at the front of Bronte harbour</li> </ul> <p><b>High Level Opinion of CHVI</b> Potential historical/associative and contextual value</p>	
HP 4	-2489 Lakeshore Road West -Walton Memorial United Church	BHR	Designated under Part IV of the <i>Ontario Heritage Act</i> (By-law 1933-53)	<p>This property is designated under Part IV of the <i>Ontario Heritage Act</i> through By-law 1933-53. The statements of 'Historical Significance', 'Architectural Significance', and 'Contextual Significance' as presented in the By-law are provided below:</p> <p><b>Historical Significance</b></p> <p>Walton Memorial United Church at 2489 Lakeshore Road West was built in 1914 as the home of the United Church community in Bronte and the surrounding district. The history of the United Church in Bronte dates back to 1830. In that year, a tract of land about an acre in size was set aside for a burial ground, schoolhouse and a church. This tract of land is the present site of the Bronte Cemetery, located at the foot of West Street overlooking Lake Ontario. A church was never built on this site, so it is believed, according to local historians, that worship services were held in the school • house. The earliest records of a religious meeting dates back to May, 1845. It was a Sunday School boasting 55 members. They recited a total of 5,470 Scripture verses in 1847. Walton Memorial United Church began life as the Bronte Methodist Episcopal Church, a white clapboard building built on its present site in 1850 on land set aside for the Credit Indians, but an 1857 map showed the tract marked "Methodist". The church became well known as the social hub of the community. 11 A divider was placed down the centre of the room and on arrival at the church, men would sit on one. side, the women on the other, however, couples planning to marry were allowed to sit side by side in the center of the room, separated only by a rail", wrote local historian Irene Bumby. "After marriage, they were denied that privilege, and the rail seats were used by other courting couples".</p> <p>The church was like a community centre during its halcyon days. It hosted socials, tea parties on the west lawn, hayrides, tennis, softball, baseball, musical groups, quilting bees and local theater. The original church was found to be inadequate to continue serving the needs of a growing Bronte congregation. There was some discussion</p>	

**Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes**

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<p>about building a new church, however, no funds were available for this project. Nevertheless, the Walton family of Bronte decided to have the new church built, acting on a suggestion from Mrs. Emanuel Walton, primary teacher in the Sunday School, whose husband had ' recently retired as its superintendent. Over Christmas Dinner, it was decided that the Walton family would build the church in memory of Wallis Walton, a faithful church member and officer. The Waltons included Emanuel, a successful local farmer and his two brothers, Watson of Hamilton and George of Toronto, plus a number of relatives and in-laws. Soon after, the steeple was removed, and the original white church was moved across Triller Street (Lakeshore Road West) on sleepers to make way for the new construction. The following summer, the present building was erected at a cost known only to the donors, the Waltons. Members of the congregation volunteered their labour in construction and the hauling of brick made from the red clay taken from the area now occupied by Sheridan College. According to local historian Irene Bumby, it seems there was an unofficial competition between the farmers of Bronte, Palermo and Merton to see who could haul the most bricks. The new building was designed by architect George Burgess who had married Annie Walton.</p> <p>On New Year's Eve, 1914, Mrs. Emanuel Walton handed over the golden key to the door of the new church to Reverend Thomas Boyd, and the new Walton Memorial Church was opened and dedicated, debt-free, a gift from the Waltons. The service began in the old church and parishioners walked across the street into the new structure for the final dedication. Apparently, the varnish was still drying on the seats. In 1923, the church became part of the United Church of Canada, hence, it became Walton Memorial United Church, although the title stone continues to read "Methodist". In the mid-1980s, a renovation and restoration project was undertaken which involved the provision of up-to-date facilities on the interior, a new roof and repairing the foundation.</p> <p><b>Architectural Significance</b></p> <p>The building known as Walton Memorial United Church is a good example of church architecture from the turn of the century. The building is of the Gothic style but represents the trend towards simplification of detail after the heavily ornamental styles of the Victorian era. The building was designed by local architect George Burgess. It is of red brick construction, with white stone foundation and trim. The form of the original building is rectangular with a steeply pitched gable and a square bell tower at the southeast corner. The south facing facade has a large Gothic window in the central gable, a large title stone with Walton Memorial Methodist Episcopal Church carved on it, and two date stones with 1850 and 1913 carved on them, representing the foundation dates of the original church and the present</p>	



**Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes**

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<p>church respectively.</p> <p>There are also four square windows with stone lintels and sill, a Gothic arched entrance to the basement and a Gothic arched main entrance in the bell tower. The bell tower has square windows and vents with stone lintels and sills, stone bands and castellations at the top of the tower. The east facing facade presents the steeply pitched roof, which is now clad in modern shingles but was originally wood, and four Gothic windows with stained glass, and buttress supports in between. The original west facing facade is similar to the east, with its Gothic windows and buttresses. There are additions to this facade, however, these are low in height and do not overwhelm the original architecture.</p> <p><b>Contextual Significance</b></p> <p>The Walton Memorial United Church is a large and highly visible feature along Lakeshore Road West. The building is a reminder of the significant role the United Church played in Bronte and is an important link with Bronte's past.</p>	
HP 5	-2457 Lakeshore Road West -Cenotaph	CHL	Listed in the Oakville Heritage Register	<p><b>Overview</b></p> <ul style="list-style-type: none"> <li>• Listed in the Oakville Heritage Register</li> <li>• Constructed 1956</li> <li>• Stone Cenotaph</li> <li>• Was built by the Breeman brothers who lived in Bronte.</li> <li>• The Cenotaph is associated with the contribution of Bronte's soldiers during the two world wars.</li> <li>• Is a landmark at the corner of Bronte and Lakeshore Roads</li> </ul> <p><b>High Level Opinion of CHVI</b></p> <p>Potential historical/associative and contextual value</p>	

Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
HP 6	-2003 Lakeshore Road West -Private residence	BHR	Listed in the Oakville Heritage Register	<p><b>Overview</b></p> <ul style="list-style-type: none"> <li>Listed in the Oakville Heritage Register</li> <li>Constructed Early 20th century</li> <li>Farmhouse</li> <li>A representative example of an early 20th century farmhouse.</li> <li>Was probably surrounded by agricultural fields when it was built.</li> <li>Although now in an urban setting, the house is historically linked to its rural beginnings.</li> </ul> <p><b>High Level Opinion of CHVI</b></p> <p>Potential design/physical, historical/associative, and contextual value</p>	
HP 7	-1426 Lakeshore Road West -Coronation Park	CHL	Listed in the Oakville Heritage Register	<p><b>Overview</b></p> <ul style="list-style-type: none"> <li>Listed in the Oakville Heritage Register</li> <li>Park</li> <li>Has a direct association with John Wilson, who came from England in 1884 and created a farm on the lakefront between Bronte and Oakville called Gilbrea.</li> <li>The stone building was once the foundation of Wilson's barn built in the 1880s.</li> </ul> <p><b>High Level Opinion of CHVI</b></p> <p>Potential historical/associative value</p>	

Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
HP 8	-1110 Lakeshore Road West -Private residence	BHR	Listed in the Oakville Heritage Register	<p><b>Overview</b></p> <ul style="list-style-type: none"> <li>Listed in the Oakville Heritage Register</li> <li>Residence</li> <li>Representative of farm workers' cottages.</li> <li>Formerly the farm manager's house on the Baillie Estate, also known as the Lisonally Farm.</li> <li>Yields information about the Baillie estate - home of Sir Frank Wilton Baillie who was awarded a knighthood in recognition of his service in WW I.</li> </ul> <p><b>High Level Opinion of CHVI</b></p> <p>Potential design/physical and historical/associative value</p>	
HP 9	-573 Lakeshore Road West -The Acacias (private residence)	BHR	Designated under Part IV of the Ontario Heritage Act (By-law 2015-044)	<p>This property is designated under Part IV of the <i>Ontario Heritage Act</i> through <a href="#">By-law 2015-044</a>. The 'Statement of Cultural Heritage Value' and 'Description of Heritage Attributes' as presented in the By-law are provided below:</p> <p><b>Statement of Cultural Heritage Value or Interest</b></p> <p><b>Design Value or Physical Value</b></p> <p>The Acacias has significant physical value as a 2-112 storey home with Arts and Crafts inspired details. The house at 573 Lakeshore Road West illustrates many of the design features common to Arts and Crafts homes: the combination of brick and wood shingles as wall cladding, the grouped multi-pane windows, the entrance under a portico, exposed rafter tails on the unusual roof shape. Known for the acacia trees that surround the residence, the house was designed to fit into the landscape surroundings and despite changes in the lot size since its construction circa 1911, the connection between the residence and its surroundings is still significant.</p> <p><b>Historical Value or Associative Value</b></p> <p>The Acacias has historic value through its associations with early owners of the residence, especially the Windeat sisters (Emma Sarah and Louisa Helen) who built the house circa 1911. Emma Windeat, likely the most notable member of the family, was one of the first female artists to become a member of the Royal Canadian Academy of Arts. A painter of portraits and landscapes, Emma was also a founding member of the Women's Canadian Historical Society of Toronto, and exhibited her works at the Toronto Industrial Exhibition. Art Association of Montreal and Women's Art Association of Canada. The next owner of the property, Willis Norman Millar, was an assistant professor of Forestry at the University of Toronto and a published author of several books on forestry management practices. The house in Oakville, which was then surrounded by enough land for a small farm, was suitable for his family and also</p>	

**Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes**

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<p>close to the U of T practice forestry site in Bronte.</p> <p>The owners of the house from 1937 to 1972 were the Wethey family - likely relatives of the Windeat sisters. Drina Wethey, who lived in the house for many years, was secretary to several headmasters of nearby Appleby College. The house is also associated with well-known local architect, George Nepean Molesworth. Molesworth (1885-1958) was a prolific architect who designed many buildings (commercial, institutional and residential) in Toronto, Oakville and the surrounding area. Molesworth himself was a life-long resident of Oakville, commuting into Toronto for his architectural practice. Educated at the University of Toronto, Molesworth went on to serve a 4 year internship with Eden Smith, the foremost architect of Arts and Crafts in Toronto, from 1908-1911. His work was certainly influenced by Smith's design aesthetic and the principals of the Arts and Crafts movement. Forming his own practice in 1911, some of his earliest designs were for properties in Oakville, including the residence at 573 Lakeshore Road West. Molesworth went on to design other notable local buildings including Brantwood School, Maplegrove School and Linbrook School.</p> <p><b>Contextual Value</b></p> <p>The Acacias also has contextual value because it is historically, physically, visually, and historically linked to its immediate setting. The residence is still surrounded by the acacia trees for which it was named: however, the size of the lot has decreased over the years as parcels of land were severed off from the original small farm. The front garden of the property includes a wall that links the house to the front yard and associated landscaping, an important design feature relating to the Arts and Crafts movement. The property still maintains a strong connection between the residence and its landscape, including the acacia trees, the surrounding gardens and garden walls and the proximity to nearby Appleby creek.</p> <p><b>Description of Heritage Attributes</b></p> <p>Key exterior attributes of the house which embody its physical and historical significance include:</p> <ul style="list-style-type: none"> <li>• Form of the 2-112 storey house;</li> <li>• Clipped side gable bell cast roof with one storey projection;</li> <li>• Exposed rafter tails;</li> <li>• Painted brick first storey exterior cladding;</li> <li>• Stained wood shingles on the second storey and in the gable ends;</li> <li>• Belt course that defines the transition between brick and shingles;</li> <li>• Triple stack brick chimney;</li> </ul>	



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HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<ul style="list-style-type: none"> <li>Grouped multi-pane casement window style, including trim, dormers and surrounds;</li> <li>Front entrance, including door and sidelights;</li> <li>Front entrance portico.</li> </ul> <p>Key exterior attributes of the property which embody its physical and historical significance and connections between the house and its landscape include:</p> <ul style="list-style-type: none"> <li>The acacia trees;</li> <li>The orientation of the house relative to the road, creek and garden;</li> <li>The front garden wall which links the house to the landscape.</li> </ul>	
HP 10	-549 Lakeshore Road West -Old McCraney House (private residence)	BHR	Designated under Part IV of the <i>Ontario Heritage Trust</i> ( <a href="#">By-law 1984-83</a> )	<p>This property is designated under Part IV of the <i>Ontario Heritage Act</i> through <a href="#">By-law 1984-83</a>. The 'Reasons for Designation' as presented in the By-law are provided below:</p> <p>The Regency style architecture characterized by simple massing, symmetry, plain classical detailing and a balanced facade forms the basis of the architectural significance of this building. The building is surmounted by a medium gabled roof. The facade contains rectangular openings for the small paned windows. Aspects of American influence are visible in the small cornice and the sturdy and secure appearance of the building. The house is historically associated with the McCraney family, early settlers of the lands Located west of Oakville Harbour. William McCraney, in 1808, having purchased a 200 acre parcel of land consisting of Lot 20r Concession 3, South of Dundas Street, in the Township of Trafalgar, Halton County. The lands remained in the McCraney family, owned successively by William Payne McCraney and Moses McCraney, Willian's son and grandson respectively. The area around the Fourth Line and Lakeshore Road eventually became known as McCraney's Corners. Sir Edmund Walker, wishing to further education in Canada, founded Appleby College for boys in 1911. An unforeseen increase in enrollment in Appleby's second year led to the leasing of the McCraney farm on the north side of the highway. The old McCraney House was used as a master's house occupied. by Mr. V. H. de B. Powell, a residence for 13 boys and accommodation for a housekeeper and has been a master's house since that date.</p>	

Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
HP 11	-540 Lakeshore Road West -Appleby College	CHL	Listed in the Oakville Heritage Register	<p><b>Overview</b></p> <ul style="list-style-type: none"> <li>Listed in the Oakville Heritage Register</li> <li>Constructed early 20th century</li> <li>Historic institution as a cultural heritage landscape</li> <li>Has cultural heritage value as a landscape associated with a historic institution.</li> <li>Has a direct association with a private educational institution</li> <li>Property includes Appleby Alumni House (1923), Colley House (1911), Appleby Memorial Chapel (1919), Appleby Headmaster's House (1911) and Old Barn (1913).</li> <li>Landmark property</li> </ul> <p><b>High Level Opinion of CHVI</b></p> <p>Potential design/physical, historical/associative, and historical/associative value</p>	
HP 12	-489 Lakeshore Road West (formerly 491 Lakeshore Road West) -Captain G. E. Morden House (private residence)	BHR	Designated under Part IV of the Ontario Heritage Act (By-law 2019-092)	<p>This property is designated under Part IV of the <i>Ontario Heritage Act</i> through <a href="#">By-law 2019-092</a>. The 'Statement of Cultural Heritage Value or Interest' and 'Description of Heritage Attributes' as presented in the By-law are provided below:</p> <p><b>Statement of Cultural Heritage Value or Interest</b></p> <p><b>Design Value or Physical Value</b></p> <p>The Captain G.E. Morden House has design value as an example of an estate house of an original settler in Oakville. This 2-1/2 storey home has a symmetrical facade, with three evenly spaced openings on the main floor and decorative hood moulding above the second storey window. The home is easily identifiable by its steeply pitched front gable roof. The double stack brick chimney is a prominent feature on the street front elevation, as is the front porch, although it is a more recent addition.</p> <p><b>Historical Value or Associative Value</b></p> <p>The house has historical value as an example of an original residential estate home built during the time of settlement in Oakville. Original owner John T. Howell and his wife Hannah built the house c.1858 prior to their official acquisition of the land in 1875, which required, as a condition of the sale, that they clear the land and build a structure no less than twenty-four feet by eighteen feet made of stone, brick, or frame construction.</p> <p>The house also has historical value in its association with Captain George Hardy Morden (1837-1934) who purchased the property in 1900. A savvy businessman, he owned and operated several Lake Schooners, founded the Morden Line steamers, and amassed over a thousand acres of land by the time of his death in 1908. He also served as Reeve of Trafalgar Township. His family lived in the house from 1900 to</p>	

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				<p>1974. Both an Oakville road and a school are named after the Morden family.</p> <p><b>Contextual Value</b></p> <p>The property has contextual value by supporting and maintaining the character of the area, as an estate house oriented southward. The area is dominated by residences on the north side of Lakeshore Road West facing Appleby College.</p> <p><b>Description of Heritage Attributes</b></p> <p>Key elements that contribute to the heritage value of this site include:</p> <ul style="list-style-type: none"> <li>• The house's orientation south towards Lakeshore Road West, Appleby College, and Lake Ontario.</li> </ul> <p>Key exterior attributes of the house which embody its physical and historical significance from the original exterior design c. 1858 include:</p> <ul style="list-style-type: none"> <li>• The original, symmetrical front facade with three evenly spaced openings on the main floor, with one serving as an entrance to the home;</li> <li>• The decorative wood window hood above the 2nd floor opening;</li> <li>• The 3rd floor lancet windows (currently set into a rectangular wood window frame);</li> <li>• The gable roof with dormer windows;</li> <li>• The high pitched roof topped at the front with a tall double stack brick chimney, which gives the house prominence;</li> <li>• The reconstructed front porch that spans the first floor of the residence.</li> </ul>	
HP 13	-372 Lakeshore Road West -Private residence	BHR	Listed in the Oakville Heritage Register	<p><b>Overview</b></p> <ul style="list-style-type: none"> <li>• Listed in the Oakville Heritage Register</li> <li>• Constructed late 19<sup>th</sup> century</li> <li>• House</li> <li>• An example of Oakville's historic lakefront estates</li> <li>• Stone wall and gateway along Lakeshore Road West</li> </ul> <p><b>High Level Opinion of CHVI</b></p> <p>Potential design/physical value</p>	

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HP No.	Address/Name	Type	Heritage Status	Description	Photograph
HP 14	-369 Lakeshore Road West -Private residence	BHR	Listed in the Oakville Heritage Register	<p><b>Overview</b></p> <ul style="list-style-type: none"> <li>Listed in the Oakville Heritage Register</li> <li>Constructed 1890</li> <li>House</li> <li>Representative of late 19th-century Victorian home.</li> </ul> <p><b>High Level Opinion of CHVI</b></p> <p>Potential design/physical value</p>	
HP 15	-335 Lakeshore Road West -Private residence	BHR	Listed in the Oakville Heritage Register	<p><b>Overview</b></p> <ul style="list-style-type: none"> <li>Listed in the Oakville Heritage Register</li> <li>Constructed late 19<sup>th</sup> century</li> <li>House</li> <li>Representative of a 19th-century red brick Victorian home</li> </ul> <p><b>High Level Opinion of CHVI</b></p> <p>Potential design/physical value</p>	
HP 16	-258 Lakeshore Road West -St. Jude's Cemetery -Oakville Cultural Heritage Landscape	CHL	-Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 2009-075</a> ) -Draft notice of Intention to Designate as a Cultural Heritage Landscape (February 10, 2020)	<p>This property is designated under Part IV of the <i>Ontario Heritage Act</i> through <a href="#">By-law 2009-075</a>. The 'Statement of Cultural Heritage Value or Interest' and 'Description of Heritage Attributes' as presented in the By-law are provided below:</p> <p><b>Cultural Heritage Value and Interest</b></p> <p>St. Jude's Cemetery is of cultural heritage value as a rural 19th-century church cemetery strongly linked to the historical development of Oakville and to the founding families of the Town. The cemetery was established in 1853 on five acres of land purchased by the Anglican Church of St. Jude in Oakville and continues to serve members of this church today. The gravestones in the cemetery provide important insight into the lives of the inhabitants of Oakville and reflect the key historical themes in the development of the Town during this period.</p> <p>The cemetery is also of value because of its design and setting. The historic western portion of the cemetery is characterized by mature trees in a park-like setting. The historic gravestones are arranged in a grid pattern with the graves facing east (though not true east), representative of pioneer cemeteries in Ontario.</p> <p><b>Description of Heritage Attributes</b></p> <p>The following key attributes of the cemetery demonstrate its cultural and historical significance to the history of the Church of St. Jude and to the Town of Oakville:</p>	

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HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<ul style="list-style-type: none"> <li>• Its original markers and monuments, with their surviving inscriptions;</li> <li>• The variety of styles, materials and symbolism represented in the markers and monuments; and,</li> <li>• The range of size and sophistication of markers and monuments, from modest to elaborate.</li> </ul> <p>Key attributes of the cemetery that reflect its significant and representative 19th-century church cemetery design include:</p> <ul style="list-style-type: none"> <li>• Its location, orientation and dimensions;</li> <li>• Its monuments, sculpture and structures;</li> <li>• Its rural setting, including its mature trees, fencing; and</li> <li>• The original plan and placement of the gravesites.</li> </ul> <p>This property is also subject to an 'Intention to Designate' designate under Part IV of the <i>Ontario Heritage Act</i> notice (dated February 10, 2020). Statement of Cultural Heritage Value or Interest' and 'Description of Heritage Attributes' as presented in the By-law are provided below:</p> <p><b>Statement of Cultural Heritage Value or Interest</b></p> <p>St. Jude's Cemetery is a designed cultural heritage landscape. It is a representative example of a 19<sup>th</sup> century cemetery designed in the rural cemetery style. The original cemetery has been expanded and adapted over many decades as it changed from a private church cemetery to a public cemetery. The cemetery is inextricably linked to the 19<sup>th</sup> century history of St. Jude's Anglican Church and of Oakville itself. Many of the individuals buried in the cemetery were significant local individuals who contributed greatly to the early development of Oakville and Trafalgar Township. The property holds significant religious, spiritual and emotional value to residents of Oakville whose family members have been interred, and continue to be interred, within the cemetery. As a place of memory, the cemetery provides a physical connection to the past and to loved ones on both a personal and community level. The cultural heritage value or interest of the property has been identified since 2008, when the Town of Oakville designated the property under the <i>Ontario Heritage Act</i>.</p> <p><b>Design and Physical Value</b></p> <p>St. Jude's Cemetery has design and physical value as a representative example of a designed cultural heritage landscape – a 19<sup>th</sup> century church cemetery, influenced by the rural cemetery style that originated in England. Typical of Ontario cemeteries of this era, it contains a variety of grave markers and monuments which document the many changes in burial practices from the 19<sup>th</sup> centuries. These changes are demonstrated in the material, size, shape, design, construction techniques and</p>	



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				<p>location of the markers. The cemetery includes many early and representative examples of headstones, as well as many unique monuments which display a high degree of craftsmanship.</p> <p>The monuments provide insight into the individuals who are buried and/or commemorated in the cemetery through their inscriptions and symbols which speak to family history, occupation, religion, affiliations with organizations, as well as personal beliefs and values. The range of size, sophistication and details of the grave markers reveal information about the person's place and status within the community. They tell the story of a community and document the lives of individuals. And perhaps more significantly, they play an important role in the grieving process by providing a tangible connection to those who have passed before us, linking us with loved ones and allowing us to discover our past.</p> <p>The property also has heritage value for its landscape features, including its subtle rolling landscape, narrow driveway, mature trees and other plantings either have been intentionally planted or have developed naturally over many decades. All of these elements contribute to a tranquil, scenic space that supports individuals and communities through experiences of loss, grief and commemoration.</p> <p><b>Historical and Associative Value</b></p> <p>St. Jude's Cemetery has cultural heritage value for its direct associations with St. Jude's Anglican Church, one of the first religious institutions established by European settlers in Oakville. The creation of the cemetery was a significant achievement for the growing Church and met an important need for parishioners. The cemetery continues to hold significant value to members of the Church as a place to visit the graves of loved ones and as a continually operating cemetery where individuals are interred and commemorated. The site has strong religious and spiritual value and is a place of grieving and healing for its visitors.</p> <p>The cemetery is also directly associated with the early settlement of Oakville and the development of the town throughout the 19<sup>th</sup>, 20<sup>th</sup>, and 21<sup>st</sup> centuries. Many individuals who played a significant role in the development of Oakville are interred in this cemetery, including some of the first European pioneers who settled in the town and in Trafalgar Township. The property yields significant information about these individuals that contributes to the understanding of the community of Oakville and the former Trafalgar Township, as well as of St. Jude's Anglican Church.</p> <p>In addition to its historical significance, the property has direct associations with the theme of burial practices in Ontario as well as the religious, spiritual and social beliefs surrounding death and the afterlife. The cemetery acts as an important physical space where these beliefs and practices are carried out. The monuments and natural</p>	



**Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes**

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<p>landscape of the cemetery are the earthly material elements that anchor individuals to these beliefs and values and support them through the grieving and healing process. These beliefs and practices are not only personal and individual but are also part of larger cultural traditions religious institutions. The cemetery therefore has significant heritage value for individuals, the local community and beyond.</p> <p><b>Contextual Value</b></p> <p>St. Jude’s Cemetery has contextual value for its prominent location along Lakeshore Road, a significant and historic road along Lake Ontario. The mature trees of the cemetery are a well-known sight along Lakeshore Road and the cemetery helps to define, maintain and support the scenic character of this road. The property is a well-known local landmark, easily visible along Lakeshore Road and also from Dorval Drive, which terminates at the cemetery.</p> <p>The cemetery’s location provides historical context regarding the development of Oakville as it was originally developed on the outskirts of Oakville and has since been surrounded by residential development. The property remains physically, functionally, visually, and historically linked to its surroundings including Lake Ontario, Lakeshore Road and the former rectory now located at 2 Holyrood Avenue.</p> <p><b>Description of Heritage Attributes</b></p> <p>Key heritage attributes which contribute to St. Jude’s Cemetery’s overall cultural heritage value and significance as a cultural heritage landscape include:</p> <ul style="list-style-type: none"> <li>• its defined geographical area which has been modified by human activity;</li> <li>• its placement in a prominent location along Lakeshore Road with proximity to Lake Ontario and</li> <li>• downtown Oakville; and</li> <li>• the relationship between the property’s topography, natural elements, and hardscaping features,</li> <li>• including its variety of monuments, markers and structures.</li> </ul> <p>Key built heritage attributes of the monuments and markers, including fragments of monuments and markers, which contribute to St. Jude’s Cemetery’s cultural heritage value and significance include their:</p> <ul style="list-style-type: none"> <li>• location and orientation;</li> <li>• range of size and sophistication, from modest to elaborate;</li> <li>• variety of styles, materials and symbolism represented;</li> <li>• shape and form, including decorative elements;</li> <li>• surviving inscriptions;</li> <li>• various construction methods and techniques; and</li> </ul>	



Table 2: Inventory of Built Heritage Resources and Cultural Heritage Landscapes

HP No.	Address/Name	Type	Heritage Status	Description	Photograph
				<ul style="list-style-type: none"> <li>• associated fencing, specifically around family plots.</li> </ul> <p>Key geographic, natural and hardscaping attributes which contribute to St. Jude's Cemetery's overall cultural heritage value and significance include its:</p> <ul style="list-style-type: none"> <li>• views and vistas within the cemetery and towards Lakeshore Road;</li> <li>• placement and variety of mature trees, shrubs and other vegetation;</li> <li>• mature trees and vegetation, which include white pines, spruce, black locust, black cherry, beech,</li> <li>• red oak, cedar, walnut, elm, lilac and yew;</li> <li>• driveways and pathways; and</li> <li>• park-like setting.</li> </ul>	
HP 17	-105 Paliser Court -Reverend George Washington House (private residence)	BHR	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 1987-302</a> )	<p>This property is designated under Part IV of the <i>Ontario Heritage Act</i> through <a href="#">By-law 1987-302</a>. The 'Reason for Designation' as presented in the By-law are provided below:</p> <p>When the Reverend George Washington, a Wesleyan circuit ride preacher was superannuated in 1853, he became a farmer and built a brick one-storey Regency style cottage, now 417 Lakeshore Road West, and named it 'Retreat'. In 1874, the property was bought by Captain Hugh Francis Pullen, a retired Paymaster of the Royal Navy who renamed the house 'Clifton' after the family home in England. In 1883, Pullen sold the house to Thomas Walsh who, with his wife, renamed it 'Rosedale Villa' and ran it as a successful boarding house. In 1900, the property was acquired by Captain G.H. Morden the founder of the Morden Line of steamers to carry lumber from the area around the Georgian Bay. In 1943, the house was bought by Mr. and Mrs. Alexander Downey, gladioli growers. In 1975, the cottage. was sold to Josef and Norma Petriska.</p> <p>In "Old Oakville" by David and Suzanne Peacock, the house is described as a typical Regency-style cottage with an open verandah supported by delicately decorated posts. The doorway is flanked by a flat transom of multiple lights and two sidelights very much depicting neo-classical styling. Originally a 1-1/2 storey house, an addition or a 1/2 storey mansard roof was added in 1878. The roof has gabled pediment dormers and appears to be made of cedar shakes. The building is constructed of brick in a stretcher bond pattern. The flat shaped windows enhanced by brick voussoirs are double hung, 6/6. An enclosed verandah was put on by a subsequent owner using wood from an on-site woodlot and traditional construction methods.</p> <p>Most of the Regency-style characteristics .have been retained through the years and changing ownership. The designation is to apply exclusively to the exterior of the building.</p>	



**LEGEND**

- Proposed Alignment
- Designated Under Part IV of the Ontario Heritage Act
- Listed on the City of Oakville Heritage Register
- Intention to Designate under Part IV of the Ontario Heritage Act



NOTES:

Datum: NAD83  
Projection: UTM Zone 17N

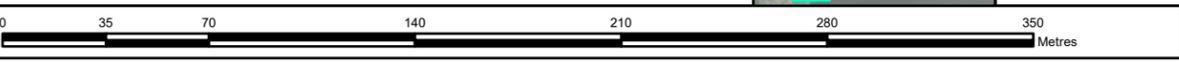
**OAKVILLE**

CULTURAL HERITAGE EVALUATION  
REPORT FOR LAKESHORE ROAD WEST

**Location of Built Heritage Resources &  
Cultural Heritage Landscapes**

PROJECT N°: TPB166147	FIGURE: 1A
SCALE: 1:2,450	DATE: Nov 2020

Document Path: E:\TPB166147 - Lakeshore Road EAM\WCD\FIGURE\_7A.mxd - shane.fewkes - 23/Nov/2020





**LEGEND**

- Proposed Alignment
- Designated Under Part IV of the Ontario Heritage Act
- Listed on the City of Oakville Heritage Register
- Intention to Designate under Part IV of the Ontario Heritage Act



NOTES:

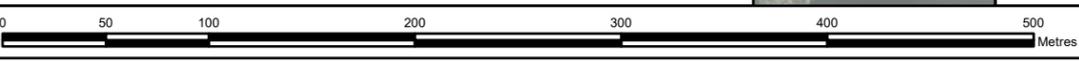
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CULTURAL HERITAGE EVALUATION  
REPORT FOR LAKESHORE ROAD WEST

**Location of Built Heritage Resources &  
Cultural Heritage Landscapes**

PROJECT N <sup>o</sup> : TPB166147	FIGURE: 1B
SCALE: 1:3,500	DATE: Nov 2020

Document Path: F:\TPB166147 - Lakeshore Road EAM\MD\FIGURE\_7B.mxd - shane.fewkes - 23/Nov/2020





**LEGEND**

- Proposed Alignment
- Designated Under Part IV of the Ontario Heritage Act
- Listed on the City of Oakville Heritage Register
- Intention to Designate under Part IV of the Ontario Heritage Act



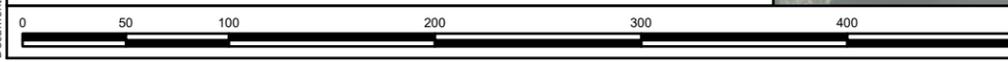
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Projection: UTM Zone 17N

CULTURAL HERITAGE EVALUATION  
REPORT FOR LAKESHORE ROAD WEST

**Location of Built Heritage Resources & Cultural Heritage Landscapes**

PROJECT N°: TPB166147	FIGURE: 1C
SCALE: 1:3,500	DATE: Nov 2020





**LEGEND**

- Proposed Alignment
- Designated Under Part IV of the Ontario Heritage Act
- Listed on the City of Oakville Heritage Register
- Intention to Designate under Part IV of the Ontario Heritage Act



NOTES:

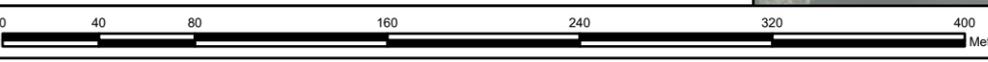
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**OAKVILLE**

CULTURAL HERITAGE EVALUATION  
REPORT FOR LAKESHORE ROAD WEST

**Location of Built Heritage Resources &  
Cultural Heritage Landscapes**

PROJECT N°: TPB166147	FIGURE: 1D
SCALE: 1:3,000	DATE: Nov 2020



## 4.0 Impact Assessment

An assessment was completed to determine impacts—direct or indirect—to identified cultural heritage resources by the proposed work. The impact assessment for this technical memo was prepared using the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) *InfoSheet #5: Heritage Impact Assessment and Conservation Plans* (InfoSheet #5) (2006). The following impacts to heritage properties were considered:

- Direct:
  - Destruction of any, or part of any, significant heritage attributes or features
  - Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Indirect:
  - Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
  - Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
  - Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
  - A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and,
  - Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect and archaeological resource.

It should be noted that the consideration of archaeological resources are beyond the scope of this technical memo. Potential impacts to archaeological resources resulting from land disturbance requires assessment by a licensed professional archaeologist with the MHSTCI. An archaeological assessment for this project has been prepared under a separate cover.

In addition, mitigation measures outlined in MHSTCI InfoSheet#5 were used to guide the preparation of considered alternatives, mitigation and conservation methods. These include methods of minimizing or avoiding a negative impact to cultural heritage resources, such as:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setbacks, settings, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

#### **4.1 Description of the Proposed Work**

The proposed work consists of road improvements to Lakeshore Road West from Mississaga Street to Dorval Drive. Proposed road improvement activities include:

- Addition of tactile walking surfaces at intersections
- New dedicated turning lanes
- New sidewalks on both sides of Lakeshore Road West
- Construction of traffic islands
- Construction of box beam railing (vicinity of Bronte Creek)
- Tree removals
- Property acquisition
- New pedestrian signals
- Grading
- Addition of textured/coloured concrete surfaces

Drawings of the proposed work are provided in Appendix A.

#### **4.2 Assessment of Potential Impacts**

An impact assessment to evaluate the potential impacts of the proposed work on identified heritage properties within, and adjacent to, the Study Area is contained in Table 3. The impact assessment was prepared based on the Preferred Design provided in Appendix A.

**Table 3: Impact Assessment and Mitigation Measures**

HP No.	Address/Name	Type	Heritage Recognition	Anticipated Impact	Mitigation Measures
HP 1	-3014 Lakeshore Road West -Bronte Bluffs and Bronte Harbour	CHL	Notice of Intention to Designate (February 10, 2020)	<p><b>Description of Anticipated Impact</b>            Realignment of sidewalk along the western boundary of the CHL. Realignment of the asphalt driveway between 2514 and 2500 Lakeshore Road West. No impacts to protected views identified. No property acquisition planned. Two tree removals planned. The two tree removals are adjacent to Lakeshore Road West and are not listed as heritage attributes of the CHL since these do not appear to form the tree canopy at the top of the Bluffs.</p> <p><b>Type of Impact</b>            Indirect (land disturbance)</p>	<p><b>Site Plan Control</b>            Drawings of the proposed work show that sections of new sidewalk are anticipated along the west boundary of HP 1 and that the driveway between 2514 and 2500 Lakeshore Road West will be realigned. In addition, two tree removals are planned. The heritage status of this property should be depicted on project drawings. A general note should be added to project drawings and construction drawings during the detailed design phase of the project with the following (or comparable) text:</p> <p><b><i>“A ‘Notice Intention to Designate’ this property as a cultural heritage landscape under Part IV of the Ontario Heritage Act has been issued by the Town of Oakville. This cultural heritage landscape includes 2484, 2508, 2514, and 3014 Lakeshore Road West and 7, 35, and 75 West River Street. Impacts to the landscape elements of this property should be avoided, including but not limited to: mature trees, gardens, stylized lighting, and commemorative signs.”</i></b></p> <p><b>Design Guidelines</b>            Work is proposed within the existing property limits of HP 1. Impacts to landscape elements (mature trees, gardens, stylized lighting, and commemorative signs) should be avoided. If impacts to landscape elements are anticipated, then lost landscape features should be replaced with the same, or compatible elements:</p> <ul style="list-style-type: none"> <li>Existing light poles should be retained and re-installed post-construction</li> <li>Commemorative signs should be retained and re-installed post-construction</li> <li>Removed trees should be replaced with large stock trees of the same, or similar species</li> <li>Gardens and lawns should be replaced in kind post-construction</li> </ul>



**Table 3: Impact Assessment and Mitigation Measures**

HP No.	Address/Name	Type	Heritage Recognition	Anticipated Impact	Mitigation Measures
					<ul style="list-style-type: none"> <li>Sidewalk and driveway materials should match the existing materials within the property (concrete and asphalt)</li> </ul>
HP 2	-2508 Lakeshore Road West -Bronte Marina Building	BHR	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 2014-124</a> )	No anticipated impacts	None
HP 3	-2500 Lakeshore Road West -Bronte Cenotaph	CHL	Listed in the Oakville Heritage Register	No anticipated impacts	None
HP 4	-2489 Lakeshore Road West -Walton Memorial United Church	BHR	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 1933-53</a> )	No anticipated impacts	None
HP 5	-2457 Lakeshore Road West -Bronte Cenotaph	CHL	Listed in the Oakville Heritage Register	<p><b>Description of Anticipated Impact</b> Realignment of sidewalk through the southwest corner of the property. Removal of one tree.</p> <p><b>Type of Impact</b> Indirect (land disturbance)</p>	<p><b>Site Plan Control</b> Drawings of the proposed work show that a new sidewalk is located along the southwest corner of HP 5 and one tree will be removed. The heritage status of this property should be depicted on project drawings. In addition, a general note should be added to project drawings and construction drawings during the detailed design phase of the project with the following (or comparable) text:</p> <p><b><i>“2457 Lakeshore Road West is listed on the Town of Oakville’s Heritage Register. Impacts to the landscape elements of this property should be avoided, including but not limited to: mature trees, water fountain, commemorative signs and plaques, and the cenotaph”.</i></b></p> <p><b>Design Guidelines</b> Work is proposed within the existing property limits of HP 5. Direct impacts to landscape elements (mature trees, water fountain, commemorative signs and plaques, and the cenotaph) should be avoided. If impacts to landscape elements are anticipated, then lost landscape features should be replaced with the same, or compatible elements:</p>



**Table 3: Impact Assessment and Mitigation Measures**

HP No.	Address/Name	Type	Heritage Recognition	Anticipated Impact	Mitigation Measures
					<ul style="list-style-type: none"> <li>• The cenotaph, and stone with plaque should be retained in situ</li> <li>• The water fountain should be retained and re-installed post-construction</li> <li>• Commemorative signs (i.e. Halton Region The Veterans Highway) should be retained and re-installed post-construction</li> <li>• Removed trees should be replaced with large stock trees of the same, or similar species</li> <li>• Gardens and lawns should be replaced in kind post-construction</li> <li>• Sidewalk and walkway materials should match the existing materials within the property (concrete and asphalt)</li> </ul>
HP 6	-2003 Lakeshore Road West -Private residence	BHR	Listed in the Oakville Heritage Register	No anticipated impacts	None
HP 7	-1426 Lakeshore Road West -Coronation Park	CHL	Listed in the Oakville Heritage Register	No anticipated impacts	None
HP 8	-1110 Lakeshore Road West -Private residence	BHR	Listed in the Oakville Heritage Register	No anticipated impacts	None
HP 9	-573 Lakeshore Road West -The Acacias (private residence)	BHR	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 2015-044</a> )	No anticipated impacts	None
HP 10	-549 Lakeshore Road West -Old McCraney House (private residence)	BHR	Designated under Part IV of the <i>Ontario Heritage Trust</i> ( <a href="#">By-law 1984-83</a> )	No anticipated impacts	None
HP 11	-540 Lakeshore Road West -Appleby College	CHL	Listed in the Oakville Heritage Register	No anticipated impacts	None
HP 12	-489 Lakeshore Road West (formerly 491 Lakeshore Road West) -Captain G. E. Morden House (private residence)	BHR	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 2019-092</a> )	No anticipated impacts	None

**Table 3: Impact Assessment and Mitigation Measures**

HP No.	Address/Name	Type	Heritage Recognition	Anticipated Impact	Mitigation Measures
HP 13	-372 Lakeshore Road West -Private residence	BHR	Listed in the Oakville Heritage Register	<p><b>Description of Anticipated Impact</b> No anticipated impacts are depicted to this property. However, the low stone wall along the northwest property line is depicted within the existing right-of-way. No impacts to the low stone wall are shown but this feature should be avoided during construction.</p> <p><b>Type of Impact</b> None anticipated but avoidance should be practiced</p>	<p><b>Site Plan Control</b> Drawings of the proposed work show that the low stone wall along the northwest side of HP 13 is located within the existing right-of-way. While no impacts are depicted to the wall, the heritage status of this property should be depicted on project drawings. In addition, a general note should be added to project drawings and construction drawings during the detailed design phase of the project with the following (or comparable) text:</p> <p><b><i>“372 Lakeshore Road West is listed on the Town of Oakville’s Heritage Register. Impacts to the landscape elements of this property should be avoided, including but not limited to: mature trees, the low stone walls, and stone pillars at the end of the driveway.”</i></b></p>
HP 14	-369 Lakeshore Road West -Private residence	BHR	Listed in the Oakville Heritage Register	No anticipated impacts	None
HP 15	-335 Lakeshore Road West -Private residence	BHR	Listed in the Oakville Heritage Register	No anticipated impacts	None
HP 16	-258 Lakeshore Road West -St. Jude’s Cemetery -Oakville Cultural Heritage Landscape	CHL	-Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 2009-075</a> ) -Draft notice of Intention to Designate as a Cultural Heritage Landscape (February 10, 2020)	No anticipated impacts	None
HP 17	-105 Paliser Court -Reverend George Washington House (private residence)	BHR	Designated under Part IV of the <i>Ontario Heritage Act</i> ( <a href="#">By-law 1987-302</a> )	No anticipated impacts	None

## 5.0 Recommendations

In 2018, Wood Environment & Infrastructure (Wood) (formerly Amec Foster Wheeler Environment and Infrastructure, "Amec Foster Wheeler") was retained by the Town of Oakville (the "CLIENT") to conduct a CHER in support of anticipated road improvements to a section of Lakeshore Road West, from Mississaga Street to Dorval Drive, in Town of Oakville Ontario. The CHER was completed by Linda Axford, Senior Heritage Specialist, now retired.

The 2018 CHER identified 17 heritage properties located within, or adjacent to, Lakeshore Road West, between Mississaga Street and Dorval Drive (the Study Area). Since the report was originally completed in 2018, the heritage status of several properties in the Study Area has changed. This technical memo provided updates to the heritage status of identified properties, inventory of built heritage resources and cultural heritage landscapes, and included a new impact assessment and mitigation measures.

The impact assessment determined that indirect impacts are anticipated to two (2) heritage properties: HP 1 and HP 5. In addition, one potential indirect impact was identified for HP 13 due to the close proximity of the proposed work to landscape features associated with this property that are located within the existing right-of way.

Based on the above, the following recommendations are made:

- 1) Avoidance of identified heritage properties is recommended from a cultural heritage perspective. The proposed work should be planned in a manner that avoids direct and indirect impact impacts to identified built heritage resources and cultural heritage landscapes. The locations of all identified heritage properties should be included on project and construction drawings during the detailed design phase of the project to note the heritage status of these properties. In addition, the following notes should be included project and construction drawings during the detailed design phase of the project to note that avoidance measures are required for HP 1, HP 5, and HP 13:
  - a. HP 1: *"A 'Notice Intention to Designate' this property as a cultural heritage landscape under Part IV of the Ontario Heritage Act has been issued by the Town of Oakville. This cultural heritage landscape includes 2484, 2508, 2514,*

*and 3014 Lakeshore Road West and 7, 35, and 75 West River Street. Impacts to the landscape elements of this property should be avoided, including but not limited to: mature trees, gardens, stylized lighting, and commemorative signs.”*

- b. HP 5: *“372 Lakeshore Road West is listed on the Town of Oakville’s Heritage Register. Impacts to the landscape elements of this property should be avoided, including but not limited to: mature trees, water fountain, commemorative signs and plaques, and the cenotaph”.*
  - c. HP 13: *“372 Lakeshore Road West is listed on the Town of Oakville’s Heritage Register. Impacts to the landscape elements of this property should be avoided, including but not limited to: mature trees, the low stone walls, and stone pillars at the end of the driveway.”*
- 2) Indirect impacts are anticipated to HP 1 and HP 5 since work is planned with the existing property limits and tree removals are planned. Accordingly, post-construction landscaping and design should be completed to mitigate impacts to the landscape features of these properties. Specifically:
- a. HP 1: Work is proposed within the existing property limits of HP 1 due to the realignment of the sidewalk and the removal of existing trees. Further impacts to landscape elements (gardens, stylized lighting, and commemorative signs) should be avoided. If impacts to landscape elements are anticipated, then lost landscape features should be replaced with the same, or compatible elements:
    - i. Existing light poles should be retained and re-installed post-construction
    - ii. Commemorative signs should be retained and re-installed post-construction
    - iii. Removed trees should be replaced with large stock trees of the same, or similar species
    - iv. Gardens and lawns should be replaced in kind post-construction



- v. Sidewalk and driveway materials should match the existing materials within the property (concrete and asphalt)
- b. HP 5: Work is proposed within the existing property limits of HP 5 due to the realignment of the sidewalk and removal of one tree. Further impacts to landscape elements (water fountain, commemorative signs and plaques, and the cenotaph) should be avoided. If impacts to landscape elements are anticipated, then lost landscape features should be replaced with the same, or compatible elements:
  - i. The cenotaph, and stone with plaque should be retained in situ
  - ii. The water fountain should be retained and re-installed post-construction
  - iii. Commemorative signs (i.e. Halton Region The Veterans Highway) should be retained and re-installed post-construction
  - iv. Removed trees should be replaced with large stock trees of the same, or similar species
  - v. Gardens and lawns should be replaced in kind post-construction
  - vi. Sidewalk and walkway materials should match the existing materials within the property (concrete and asphalt)

The above recommendations were prepared using drawings of the Lakeshore Road West road improvements in Appendix A. Should the preferred design be updated or changed, then recommendations presented in this memo should be revisited to confirm impacts to potential cultural heritage resources.

We trust that the information presented in this memo meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.



Respectfully Submitted,

**Wood Environment & Infrastructure Solutions,  
a Division of Wood Canada Limited**



**Heidi Schopf, MES, CAHP**

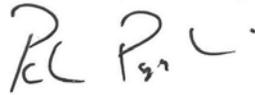
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## 6.0 References

Amec Foster Wheeler (now Wood PLC)

2018 *Cultural Heritage Report: Municipal Class EA for Lakeshore Road West, From Mississauga Street to Dorval Drive, Town of Oakville, Ontario*. Report on file at Wood.

Government of Ontario

1990 *Ontario Heritage Act, R.S.O. 1990, Chapter O.18*. Last amendment: July 1, 2019. Electronic document: <https://www.ontario.ca/laws/statute/90o18>. Last accessed October 30, 2019.

2006 *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. Electronic document: [file:///C:/Users/heidy.schopf.WOODPLC/Downloads/Heritage Tool Kit Heritage P PS infoSheet%20\(8\).pdf](file:///C:/Users/heidy.schopf.WOODPLC/Downloads/Heritage%20Tool%20Kit%20Heritage%20PS%20infoSheet%20(8).pdf). Last accessed October 30, 2019.

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Town of Oakville

2019 *The Corporation of the Town of Oakville, By-law Number 2019-092*. Captain G.E. Morden House at 489 Lakeshore Road West. Document on file at Wood.

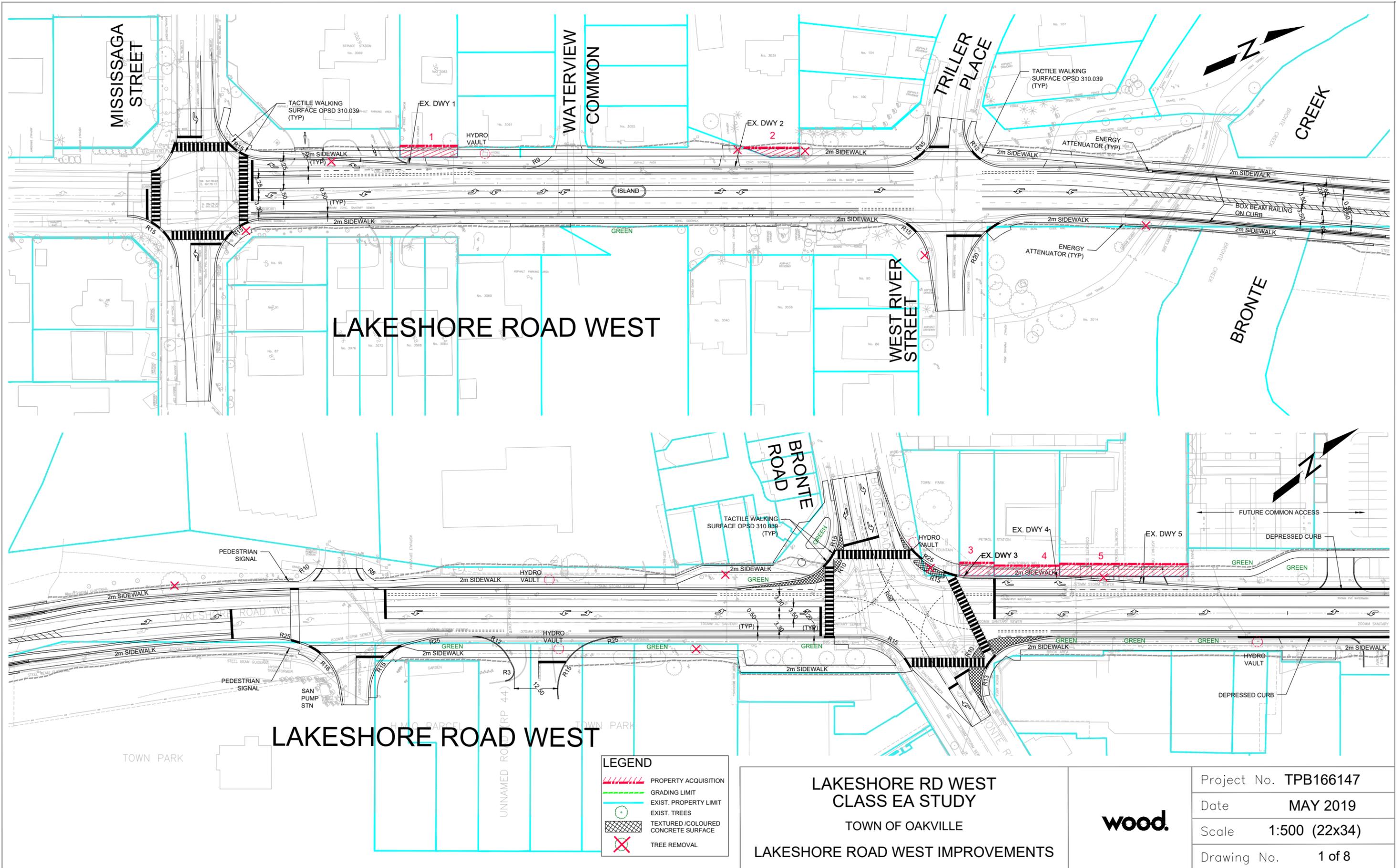
2020a *Notice of Intention to Designate, Bronte Harbour and Bluffs Cultural Heritage Landscape*. Document on file at Wood.

2020b *Draft Notice of Intention to Designate, St. Jude's Cemetery, 258 Lakeshore Road West*. Document on file at Wood.

# **APPENDIX**

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## **Appendix A: Preferred Design**



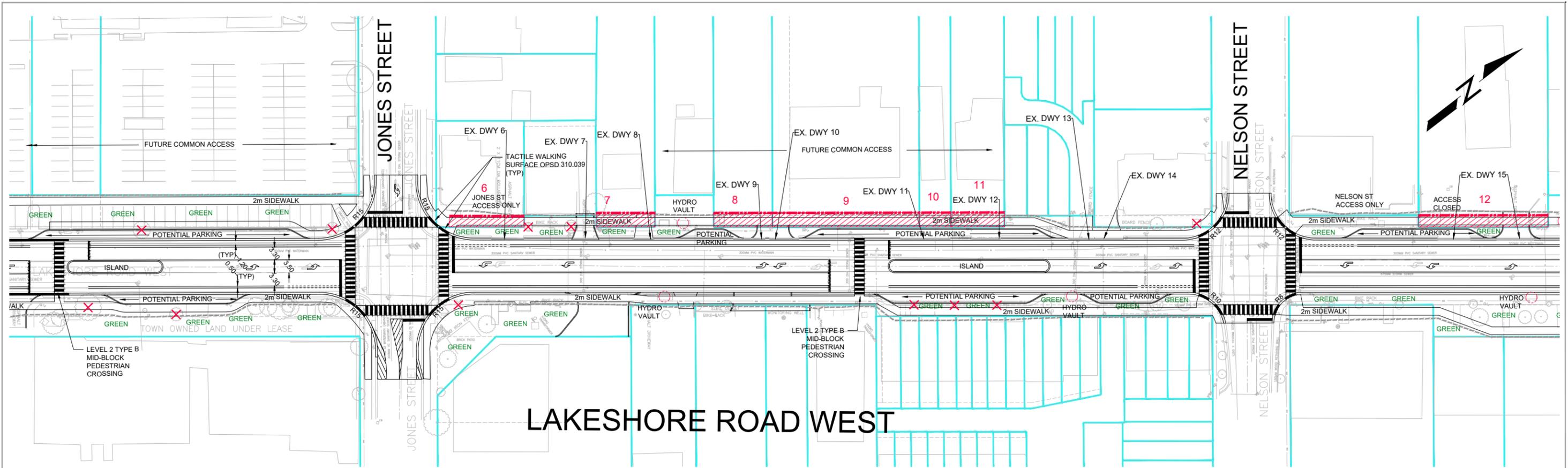
**LAKESHORE RD WEST  
 CLASS EA STUDY**

TOWN OF OAKVILLE

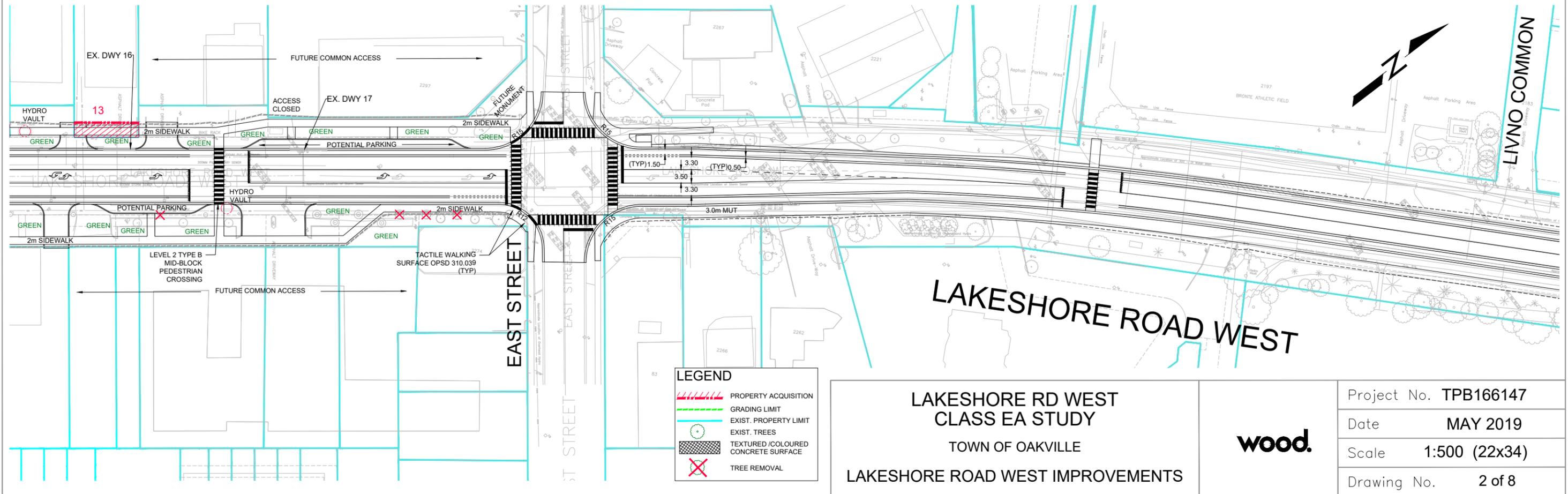
**LAKESHORE ROAD WEST IMPROVEMENTS**



Project No.	TPB166147
Date	MAY 2019
Scale	1:500 (22x34)
Drawing No.	1 of 8



# LAKESHORE ROAD WEST



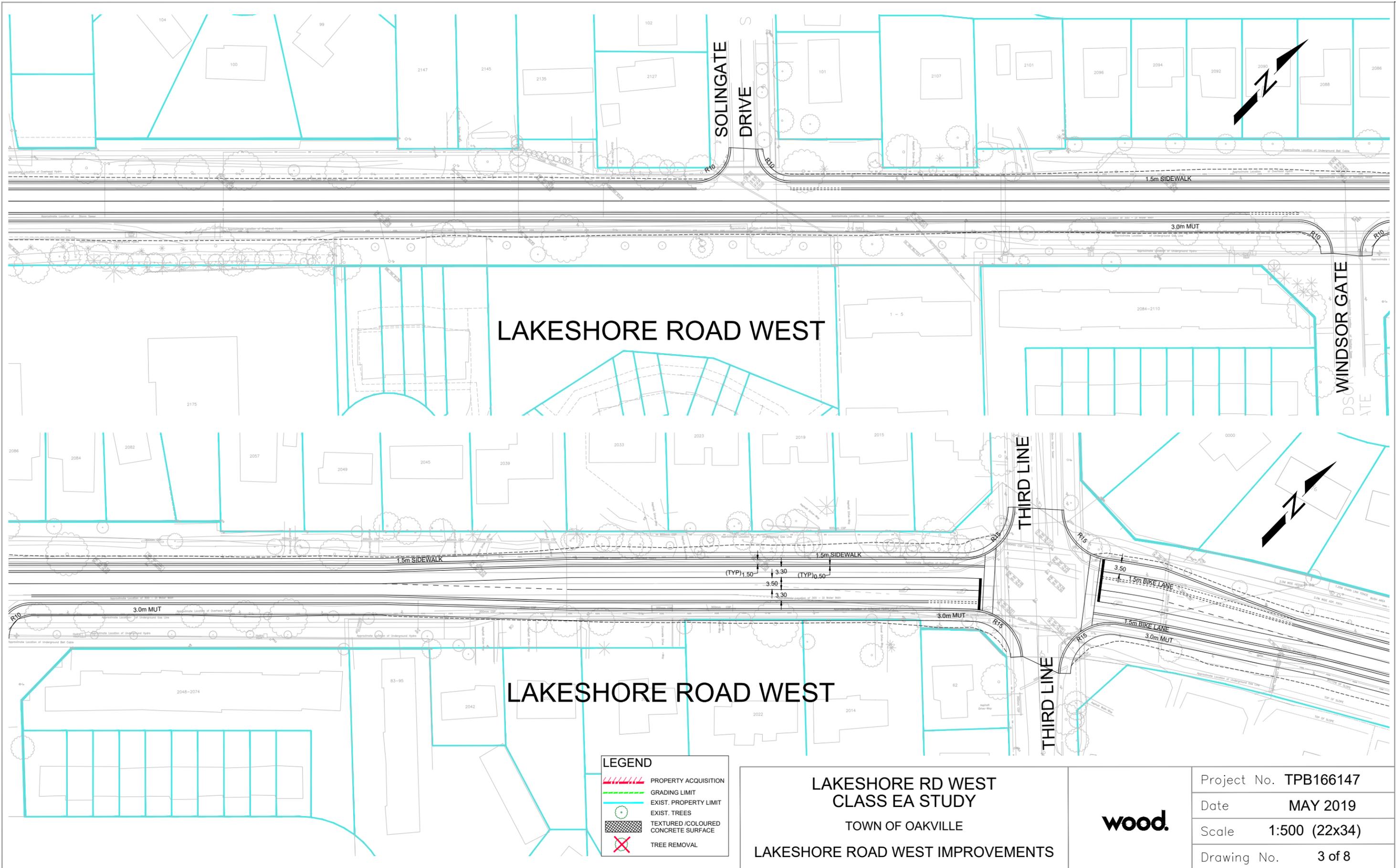
# LAKESHORE ROAD WEST

LEGEND	
	PROPERTY ACQUISITION
	GRADING LIMIT
	EXIST. PROPERTY LIMIT
	EXIST. TREES
	TEXTURED / COLOURED CONCRETE SURFACE
	TREE REMOVAL

**LAKESHORE RD WEST  
 CLASS EA STUDY**  
 TOWN OF OAKVILLE  
**LAKESHORE ROAD WEST IMPROVEMENTS**



Project No.	TPB166147
Date	MAY 2019
Scale	1:500 (22x34)
Drawing No.	2 of 8



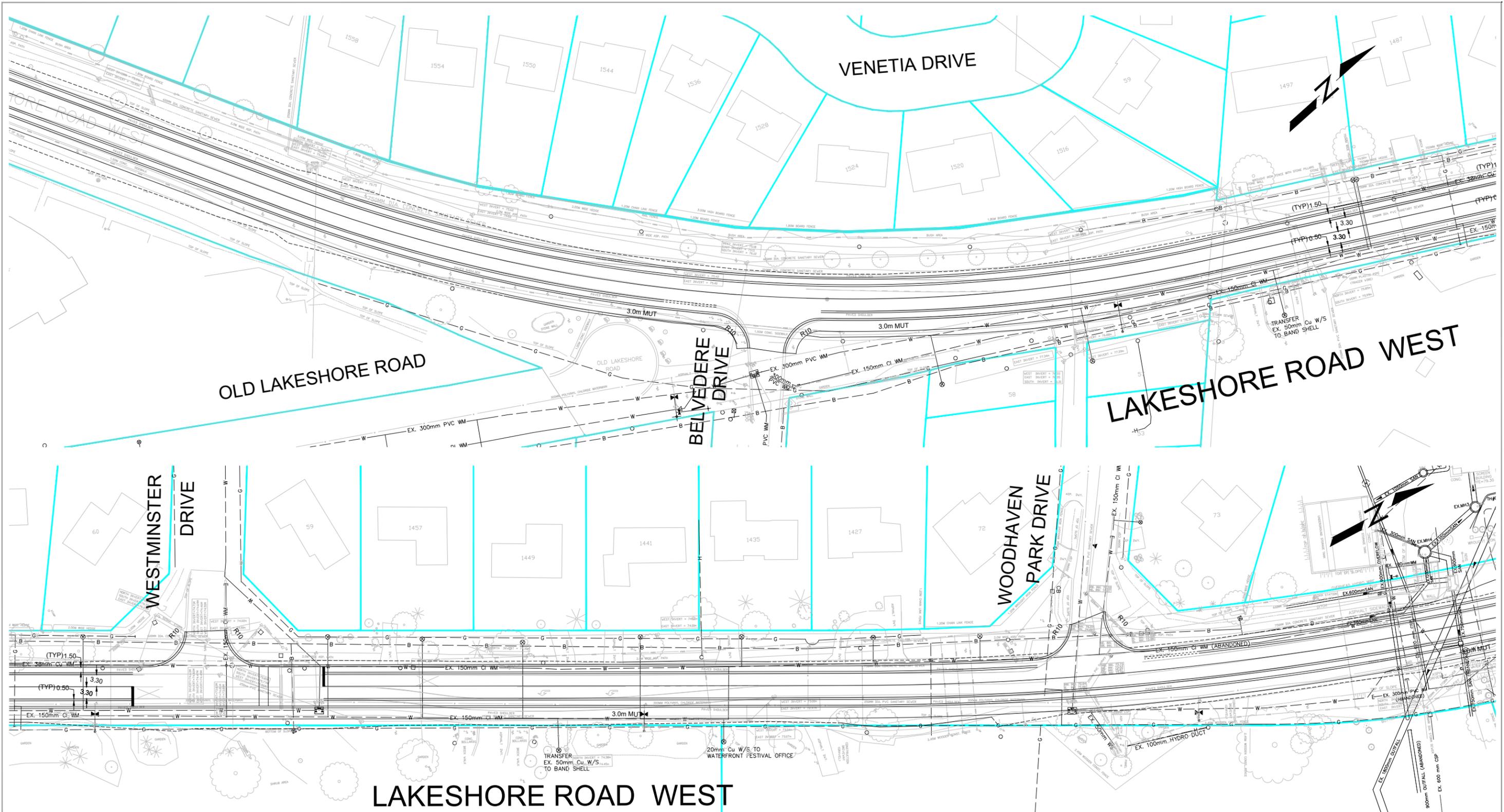
**LEGEND**

	PROPERTY ACQUISITION
	GRADING LIMIT
	EXIST. PROPERTY LIMIT
	EXIST. TREES
	TEXTURED / COLOURED CONCRETE SURFACE
	TREE REMOVAL

**LAKESHORE RD WEST  
 CLASS EA STUDY**  
 TOWN OF OAKVILLE  
**LAKESHORE ROAD WEST IMPROVEMENTS**



Project No.	TPB166147
Date	MAY 2019
Scale	1:500 (22x34)
Drawing No.	3 of 8



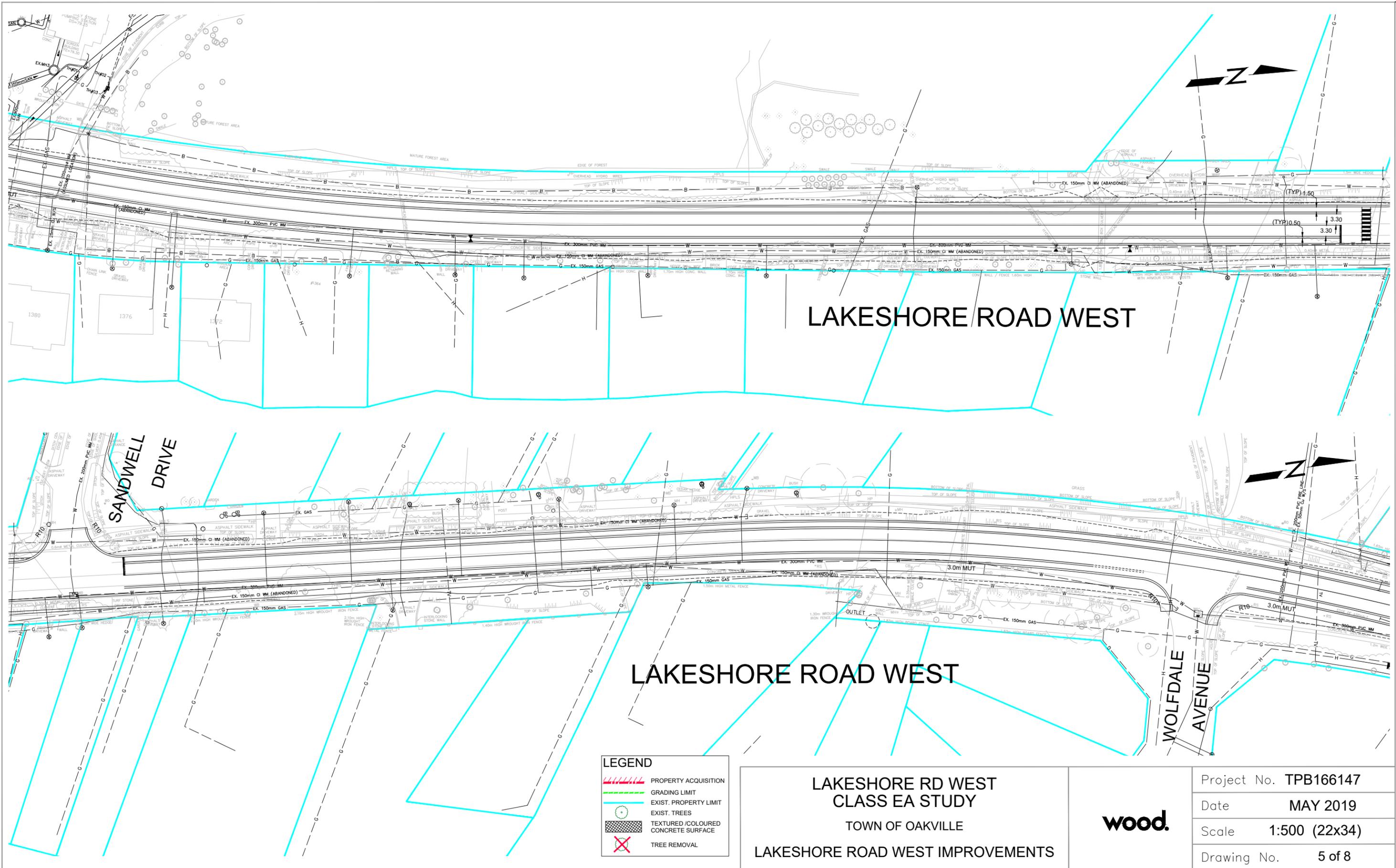
**LEGEND**

	PROPERTY ACQUISITION
	GRADING LIMIT
	EXIST. PROPERTY LIMIT
	EXIST. TREES
	TEXTURED / COLOURED CONCRETE SURFACE
	TREE REMOVAL

**LAKESHORE RD WEST**  
**CLASS EA STUDY**  
 TOWN OF OAKVILLE  
**LAKESHORE ROAD WEST IMPROVEMENTS**



Project No.	TPB166147
Date	MAY 2019
Scale	1:500 (22x34)
Drawing No.	4 of 8



LEGEND	
	PROPERTY ACQUISITION
	GRADING LIMIT
	EXIST. PROPERTY LIMIT
	EXIST. TREES
	TEXTURED / COLOURED CONCRETE SURFACE
	TREE REMOVAL

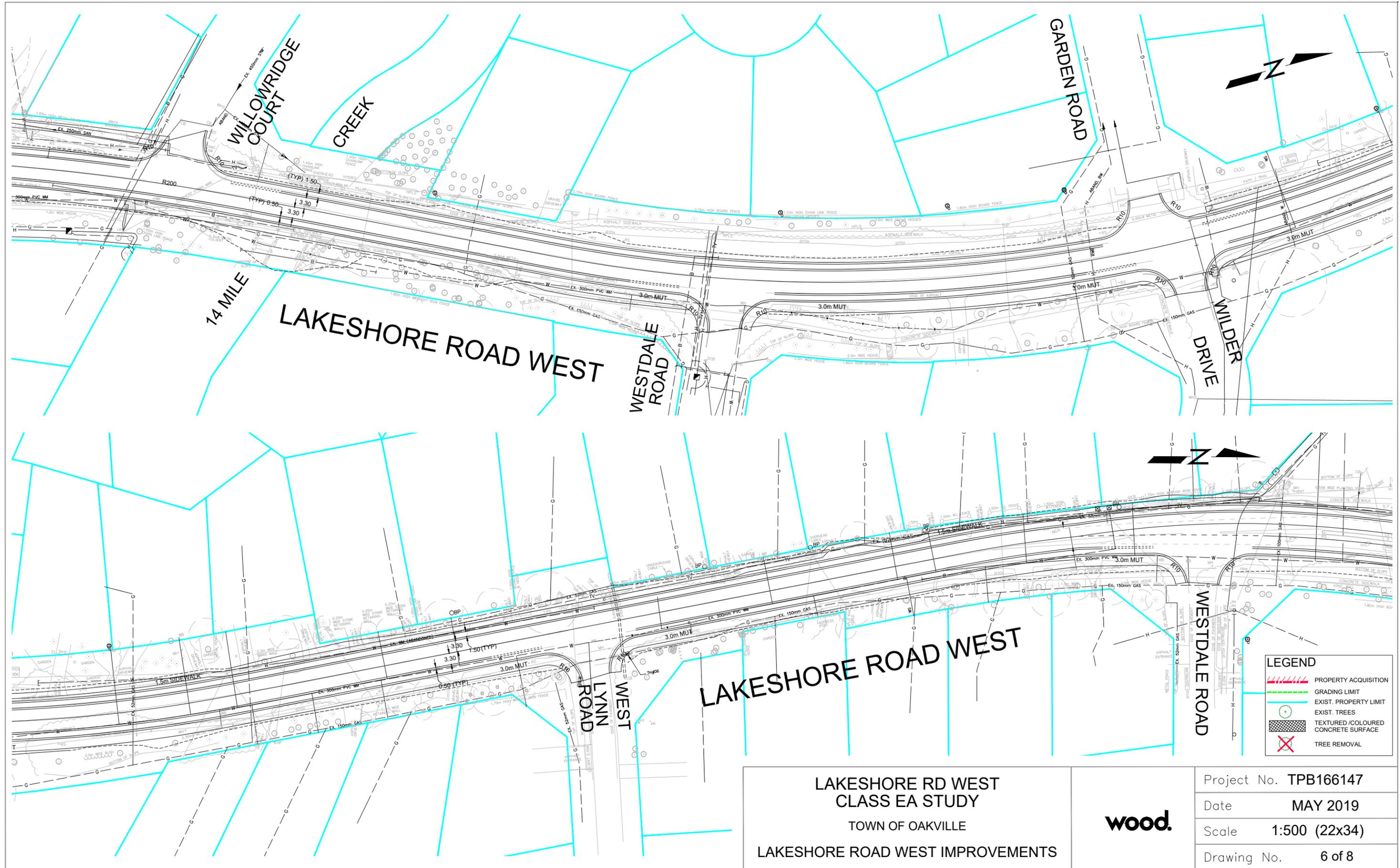
**LAKESHORE RD WEST  
 CLASS EA STUDY**

TOWN OF OAKVILLE

**LAKESHORE ROAD WEST IMPROVEMENTS**



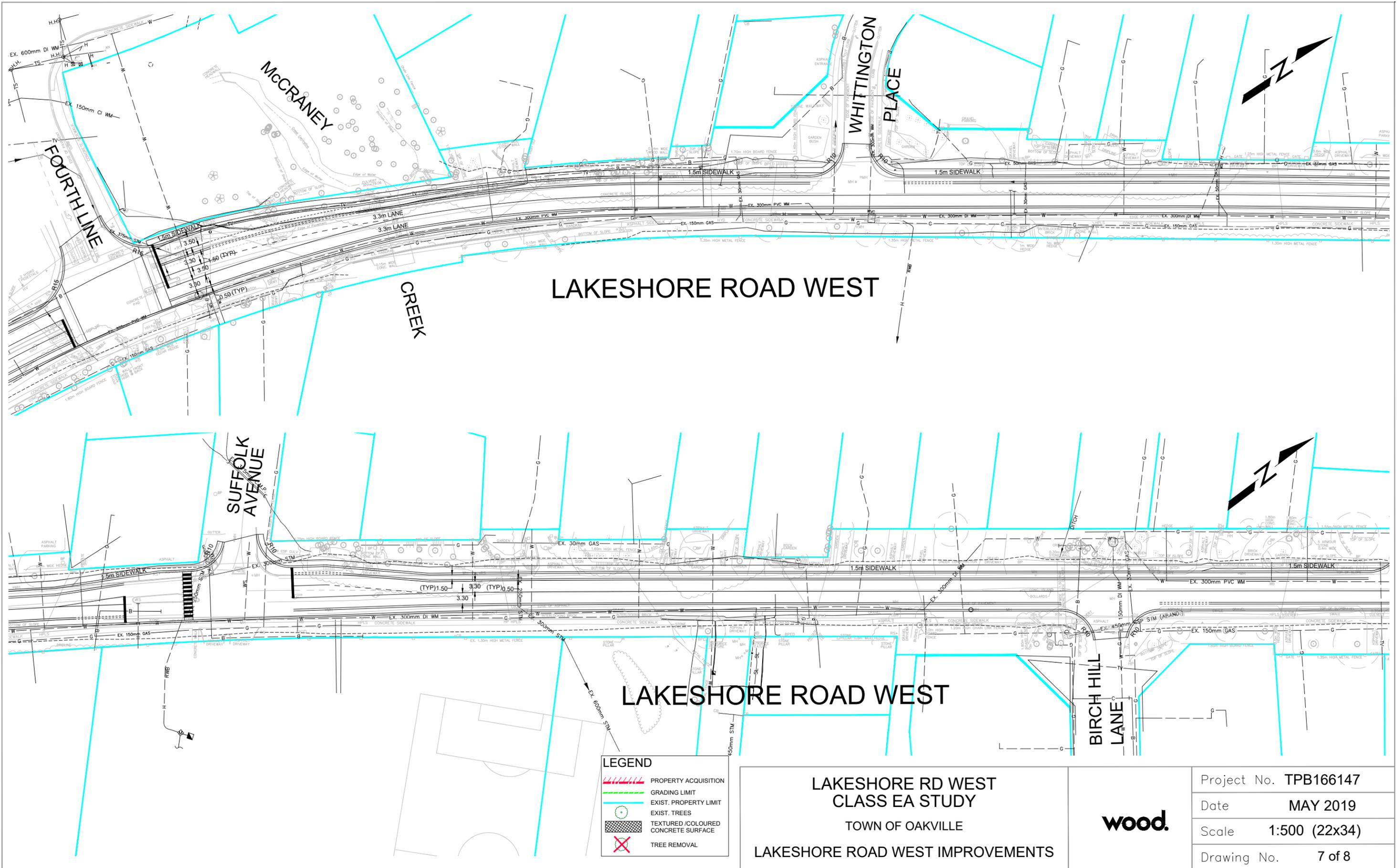
Project No.	TPB166147
Date	MAY 2019
Scale	1:500 (22x34)
Drawing No.	5 of 8



**LAKESHORE RD WEST  
 CLASS EA STUDY**  
 TOWN OF OAKVILLE  
**LAKESHORE ROAD WEST IMPROVEMENTS**



Project No.	TPB166147
Date	MAY 2019
Scale	1:500 (22x34)
Drawing No.	6 of 8

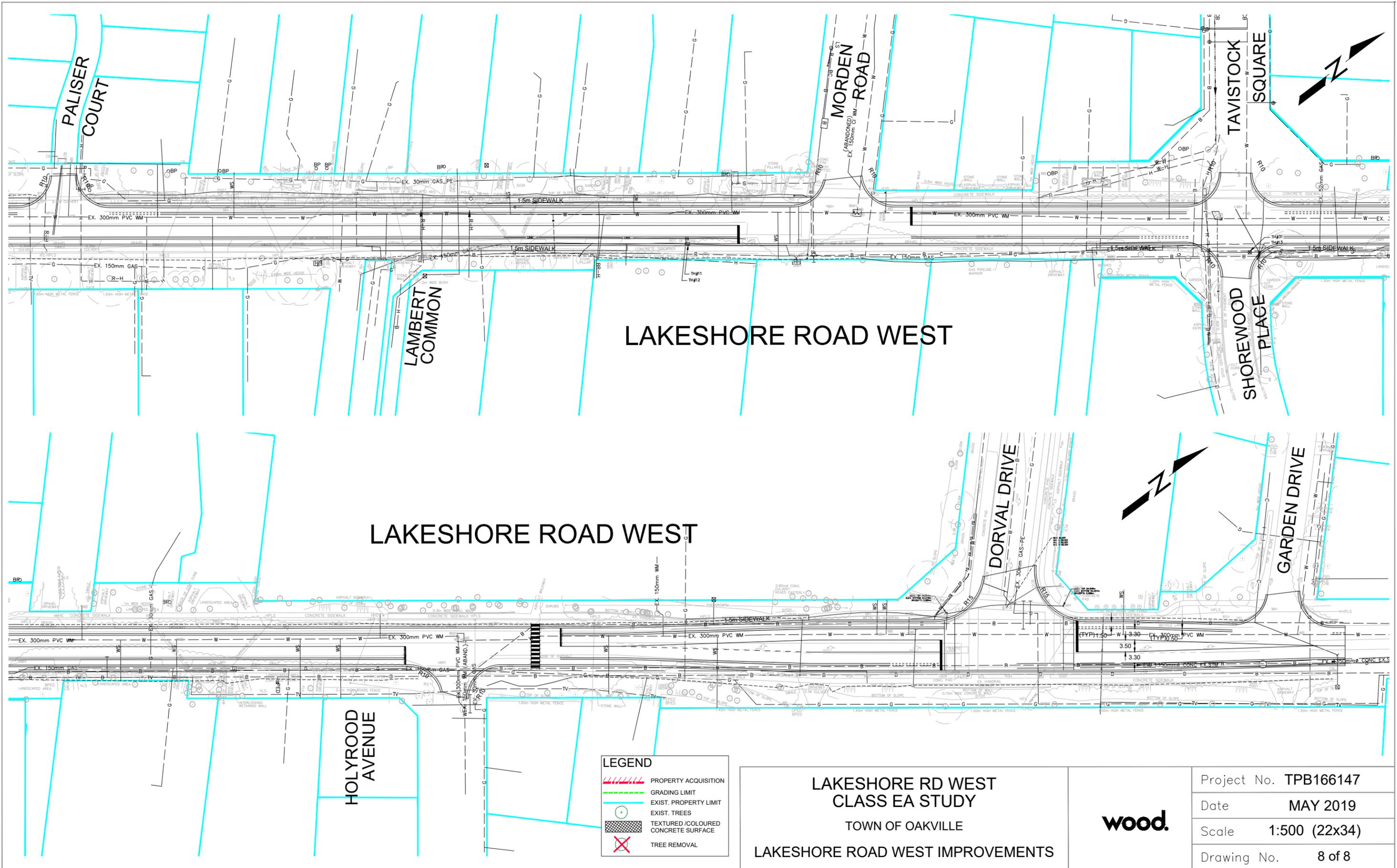


LEGEND	
	PROPERTY ACQUISITION
	GRADING LIMIT
	EXIST. PROPERTY LIMIT
	EXIST. TREES
	TEXTURED /COLOURED CONCRETE SURFACE
	TREE REMOVAL

**LAKESHORE RD WEST  
 CLASS EA STUDY**  
 TOWN OF OAKVILLE  
**LAKESHORE ROAD WEST IMPROVEMENTS**



Project No.	TPB166147
Date	MAY 2019
Scale	1:500 (22x34)
Drawing No.	7 of 8



LEGEND	
	PROPERTY ACQUISITION
	GRADING LIMIT
	EXIST. PROPERTY LIMIT
	EXIST. TREES
	TEXTURED /COLOURED CONCRETE SURFACE
	TREE REMOVAL

**LAKESHORE RD WEST  
 CLASS EA STUDY**  
 TOWN OF OAKVILLE  
**LAKESHORE ROAD WEST IMPROVEMENTS**



Project No.	TPB166147
Date	MAY 2019
Scale	1:500 (22x34)
Drawing No.	8 of 8