

DRAFT REPORT:

Cultural Heritage Landscape
Conservation Plan

1042 Sixth Line, Town of Oakville,
Regional Municipality of Halton



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Project # LHC0244

LHC

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REPORT LIMITATIONS

All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. The review of the policy/legislation was limited to that information related to cultural heritage management; it is not a comprehensive planning review. Soundscapes, cultural identity, and sense of place analysis were not integrated into this report.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground parts of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack and crown dieback, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. None of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken. Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather conditions, including severe storms with high-speed winds.

While reasonable efforts have been made to ensure that an accurate assessment of tree condition has been made, no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or group of trees or their component parts in all circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of the inspection.

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1.0 INTRODUCTION

This cultural heritage landscape conservation plan (“**conservation plan**” or “**plan**”) applies to the property municipally known as 1042 Sixth Line in the Town of Oakville, Ontario.

This property has heritage value as a significant designed cultural heritage landscape. By the terms of the *Ontario Heritage Act* (**OHA**), it is unlawful to alter this property in any way that is likely to affect the property’s heritage attributes unless there is a prior application to the Town and the Town consents to the alteration. By the terms of provincial law and policy, Town decisions affecting heritage planning measures shall ensure that the cultural heritage value or interest of significant cultural heritage resources, including the applicable heritage attributes, is conserved.

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

1.1 Context of this Conservation Plan

Since 2005, the Province has directed municipalities to conserve cultural heritage landscapes through its *Provincial Policy Statement* (**PPS**). Most recently, the Province supplemented that direction with new landscape conservation policies in the 2019 *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (**Growth Plan**). Amendment 1 to the Growth Plan (Approved 28 August 2020) aligns the definitions of the Growth Plan with PPS 2020.

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

Phase One of the CHL Strategy commenced in June 2015 with the screening of over sixty properties across the town for candidate cultural heritage landscapes. This screening-level inventory categorized properties as being either ‘high priority’, ‘medium priority’, ‘low priority’, or properties which required ‘no further action’.

Although ‘*listed*’ as a non-designated property on the Municipal Heritage Register under Section 27, Part IV of the *OHA* at the time, 1042 Sixth Line was not included in this initial list of properties reviewed as candidate cultural heritage landscapes in 2015. The property was identified by the Town of Oakville heritage planning staff as a potential cultural heritage landscape in 2016. The property was subject to a subsequent Heritage Impact Assessment (HIA) in 2017 and HIA update in 2018.

Consistent with Phase Two of the CHL Strategy, a Cultural Heritage Evaluation Report (**CHER**) was prepared by LHC in 2018 to review the property as a potential cultural heritage landscape.

The CHER recommended that the property at 1042 Sixth Line comprises a significant cultural heritage landscape as defined within the 2014¹ *PPS*.

On 1 October 2018, Oakville Town Council recognized 1042 Sixth Line as a significant designed cultural heritage landscape and directed Town staff to prepare a Notice of Intention to Designate and heritage designation by-law pursuant to Section 29 Part IV of the *OHA* and in accordance with Phase 3 of the CHL Strategy (Implementation of Protection Measures). With this identification, a Notice of Intention to Designate was prepared and served upon the owners of the property and upon the Ontario Heritage Trust.

On 25 May 2020, By-law 2020-047, a by-law to designate the cultural heritage landscape located at 1042 Sixth Line as a property of cultural heritage value or interest, was enacted.

This Conservation Plan has been prepared in accordance with Town of Oakville By-law 2018-019: *A by-law to govern cultural heritage landscape conservation plans within the Town of Oakville and to delegate certain powers to designated officials*.

1.2 Understanding Cultural Heritage Landscapes

The Province provides the following definition of a cultural heritage landscape under the *PPS*:

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.²

The Town's CHL Strategy follows provincial policy and requirements. It also recognizes international guidance in providing that there are three types of recognized landscapes: designed landscapes; organically evolved landscapes; and associative landscapes.³

As set out in the Statement of Cultural Heritage Value and Interest, 1042 Sixth Line has physical/design value as a representative example of a designed⁴ landscape composed of both

¹ The CHER predates the current *PPS* 2020; however, a review of the analysis and findings of the CHER against *PPS* 2020 finds the property comprises a significant cultural heritage landscape as defined within *PPS* 2020.

² Province of Ontario, "Provincial Policy Statement," May 1, 2021, 42, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.

³ UNESCO, "Guidelines on the inscription of specific types of properties on the World Heritage List," *Operational Guidelines for the Implementation of the World Heritage Convention*. Annex 3, 86, <https://whc.unesco.org/archive/opguide08-en.pdf#annex3>.

⁴ UNESCO describes a designed as follows: "The most easily identifiable is the clearly defined landscape designed and created intentionally by man. This embraces garden and parkland landscapes constructed

formal and informal planting schemes within a picturesque landscape plan reflective of the Arts and Crafts movement.

1.3 Meaning of Conservation

This conservation plan has been completed in compliance with the Provincial definition of conserved as meaning:

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.⁵

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

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation,” “Rehabilitation,” “Restoration,” or a combination of these actions or processes.⁶

1.4 Purpose of this Plan

The purpose of this conservation plan is to guide and mitigate future alterations to the 1042 Sixth Line cultural heritage landscape that are likely to affect its cultural heritage value as embodied in its heritage attributes. For such alterations, the plan provides direction on ensuring that any alteration conserves the 1042 Sixth Line cultural heritage landscape as a significant cultural heritage landscape. It does so by requiring that Town decisions retain the property’s stated cultural heritage value or interest. In carrying out this obligation, the Town will work with the property owners/applicants to efficiently review applications, particularly where other heritage planning processes, such as those required under the Municipal Class Environmental Assessment are occurring at the same time.

for aesthetic reasons which are often (but not always) associated with religious or other monumental buildings and ensembles” in its *Operational Guidelines*.

⁵ Province of Ontario, “Provincial Policy Statement,” May 1, 2021, 41.

⁶ Canada’s Historic Places, “Standards and Guidelines for the Conservation of Historic Places in Canada,” Her Majesty the Queen in Right of Canada, 2010, second edition, 253, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>.

This plan is not a maintenance plan for 1042 Sixth Line cultural heritage landscape. Nor is it an operational plan. Maintenance, meaning routine non-destructive actions that preserve the existing form, and operations are exempt from Town staff review. Other actions are exempt from heritage review because they will not affect the property's heritage attributes.

This plan provides details on those actions which are exempt from Town review and decisions and those which require Town review and decisions. These are laid out in Section 5.0 Actions Subject to Town Heritage Review, and Schedule 4 (Category 'A' Actions – Exempt Works), Schedule 5 (Category 'B' Alterations – Town Review and Consent), and Schedule 6 (Category 'C' Alterations – Town Council Review and Consent).

Although there are no known registered archaeological sites within the boundaries of the cultural heritage landscape, the lack of registered archaeological sites does not imply that the property has no Pre-Contact or Euro-Canadian archaeological resources; rather, it reflects the fact that no archaeological assessment has been undertaken for the area. The property at 1042 Sixth Line is an area of archaeological potential particularly in relation to the proximity of Sixteen Mile Creek. Per Part VI of the *OHA* it is illegal for anyone but a licenced archaeologist to knowingly disturb an archaeological site.

Livable Oakville directs that should development potentially "...cause an impact to archaeological resources or areas of archaeological potential, an assessment by a qualified professional will be required in accordance with provincial standards and guidelines".⁷ Further, it directs that archaeological resources located on site 'will be conserved'.⁸ As such, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence.

As a general recommendation, it is recommended that a qualified professional, with recent and relevant experience on heritage properties and the feature or type of feature in question, be retained to inform any alterations (e.g., a heritage architect or heritage engineer might be engaged for alterations of built features, or a landscape architect or arborist might be engaged for tree or landscape alterations).

1.5 Components of this Plan

Consistent with the Town's definition of a cultural heritage landscape conservation plan, this plan has the following components:

Section 1.0 Introduction provides the context and purpose of this conservation plan.

Section 2.0 1042 Sixth Line Cultural Heritage Landscape provides a description of the CHL, its conservation areas and boundaries, key views, and vistas, as well as a description of the property's cultural heritage value or interest, and its heritage attributes. This section concludes with a description of the general current condition of the cultural heritage

⁷ Town of Oakville, "Livable Oakville: Town of Oakville Official Plan 2009," August 28, 2018, C-11, <https://www.oakville.ca/townhall/livable-oakville-official-plan.html>.

⁸ Town of Oakville, "Livable Oakville: Town of Oakville Official Plan 2009," August 28, 2018, C-11.

landscape. Appendix A provides an overview of the current conditions of each of the property's heritage attributes.

Section 3.0 Actions Subject to Town Heritage Review provides details on what actions are exempt from heritage review by the Town (Category 'A'), and what actions require Town review and consent (Categories 'B' and 'C').

Category 'A' actions are those actions that (1) will not alter 1042 Sixth Line in any manner and/or (2) will not affect the property's heritage attributes or impact its cultural heritage value or interest. Category 'A' actions require no notice to, review by, and/or consent from the Town under the *OHA*. Exempt actions include property maintenance insofar as the maintenance is a routine, repeated activity, and reversible temporary installations.

Category 'B' actions are alterations that are likely to affect the property's heritage attributes and may impact its cultural heritage value or interest. These alterations require notice to, review by, and/or consent from Town staff under the *OHA*, prior to any work being undertaken. As 1042 Sixth Line is an area of archaeological potential, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence. Further, as the property falls within the Conservation Halton Watershed, the property owner/applicant may be required to complete Conservation Halton approval processes.

Category 'C' actions are alterations that are likely to affect the property's heritage attributes and impact its cultural heritage value or interest. These alterations require notice to, review by, and/or consent from Town staff, the Heritage Oakville Advisory Committee; and the review and consent of Council, prior to any work being undertaken. As 1042 Sixth Line is an area of archaeological potential, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence. Further, as the property falls within the Conservation Halton Watershed, the property owner/applicant may be required to complete Conservation Halton approval processes.

Section 4.0 Guidelines for Alterations sets out the policy framework to be applied by the Town to make decisions on alterations that are likely to affect the heritage attributes of the property. The framework is summarized by two checklists. The first part of the policy framework identifies the property's heritage attributes that are likely to be affected by proposed alterations and identifies the most appropriate/relevant conservation methods as outline by the *Standards and Guidelines*. The plan sets out a checklist for this part of the policy framework in Schedule 9. The second part of the policy framework identifies each cultural heritage value or interest likely to be affected by the proposed alteration and whether the impact is positive, negative, or neutral. The plan sets out a checklist for this part of the policy framework in Schedule 10.

Section 5.0 Application Process describes the Town process for reviewing proposed actions that require notice to, review by, and/or consent from the Town staff. For Category 'B' alterations, the Town process includes Town staff review and a decision on whether the

alteration receives consent, including any conditions of consent. For Category 'C' actions, the Town process involves Town staff review and preparation of a report to Council. It concludes with Council review of the staff report and any additional relevant information to decide on the alteration, including any conditions of consent.

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2.0 1042 SIXTH LINE CULTURAL HERITAGE LANDSCAPE

2.1 Description of the Property

For consistency with the Statement of Cultural Heritage Value or Interest and for ease of understanding, north will be described in the context that Sixth Line runs in a north-south direction and the Queen Elizabeth Way runs in an east-west direction. “Project North” and “True North” will be illustrated on relevant figures.

The cultural heritage landscape is a roughly 5.13-acre irregularly-shaped parcel of land located on the west side of Sixth Line, north of the Queen Elizabeth Way (Figure 1). The property is surrounded by residential properties to the north, east, and south. The Sixteen Mile Creek Valley crosses the property near its southwestern corner.

The 1042 Sixth Line cultural heritage landscape is a designed landscape composed of both formal and informal planting schemes within a picturesque landscape plan reflective of the Arts and Crafts movement. The Sixteen Mile Creek and surrounding valley is a major natural feature along the west and south of the property, and most of the property falls within the creek valley. The residence is situated along the edge of the steep drop in topography. A worn, rubble stone lined, footpath leads from the residence to a small plateau along the valley. Rubble stone entrance gate posts and walls, a long spruce-lined laneway, and the placement of specimen deciduous and coniferous trees adjacent to the house and in the open lawn also serve to form this cultural heritage landscape (Figure 2).

The cultural heritage landscape at 1042 Sixth Line includes the legal parcel described as “Part Lot 16, Concession 2 Trafalgar, South of Dundas Street (as in 763321), Trafalgar Township”, in the Town of Oakville.

2.2 Statement of Cultural Heritage Value or Interest

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

The 1042 Sixth Line cultural heritage landscape’s Statement of Cultural Heritage Value or Interest and its heritage attributes are outlined in Schedule “B” to the Designation By-law 2020-047 (attached as Schedule 1 and shown, below, on Figure 3).



Legend

● Subject Property

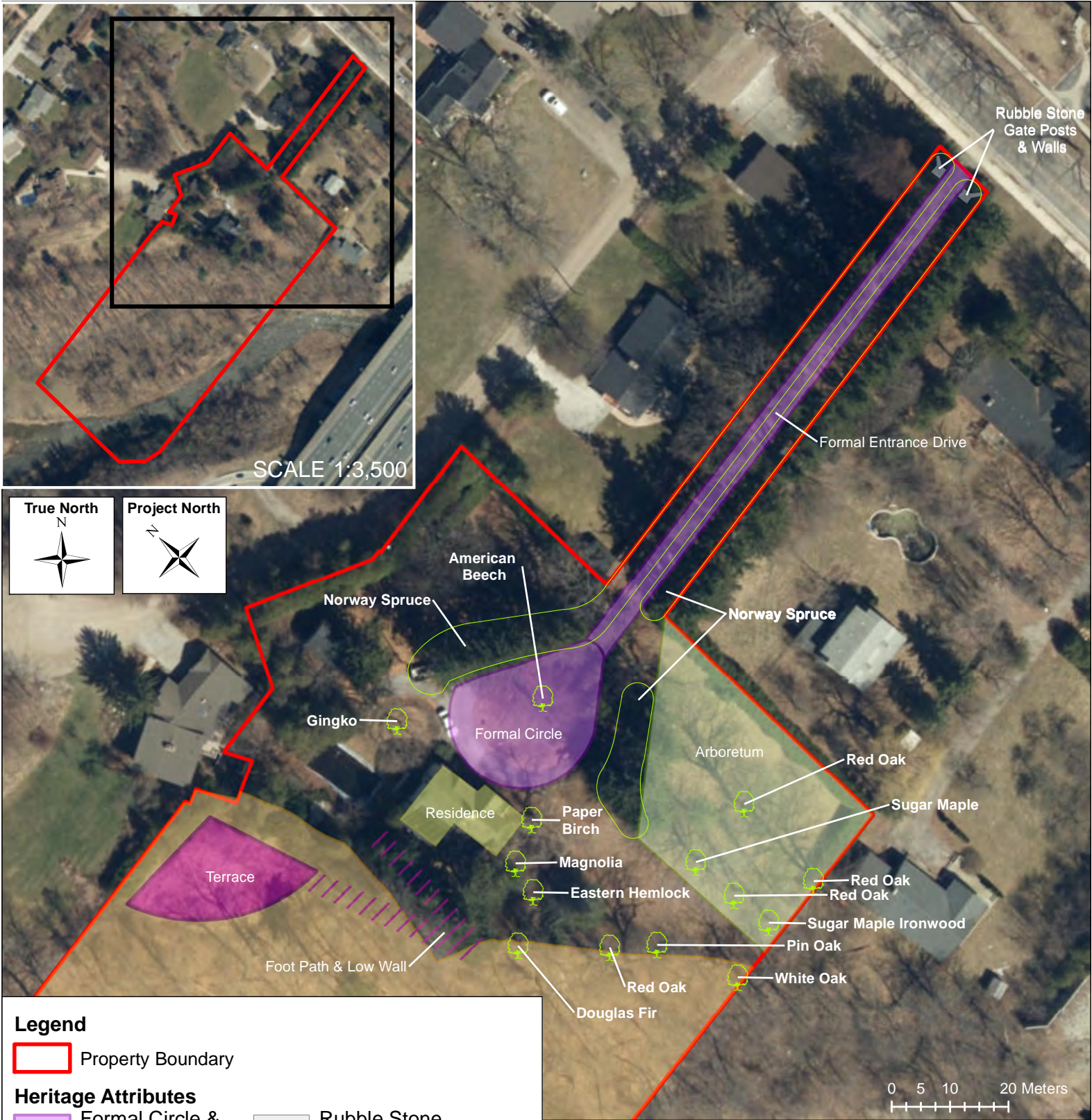
NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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TITLE Location of 1042 Sixth Line		
CLIENT Town of Oakville		
PROJECT Cultural Heritage Landscape Conservation Plan 1042 Sixth Line, Town of Oakville, Regional Municipality of Halton		PROJECT NO. LHC0244
CONSULTANT	YYYY-MM-DD	2021-03-02
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	1



SCALE 1:3,500



Legend

- Property Boundary
- Heritage Attributes**
- Formal Circle & Entrance Drive
- Terrace
- Residence
- Arboretum
- Collection of Trees
- Rubble Stone Gate Posts & Walls
- Foot Path & Low Wall
- Valley Lands
- Individual Trees

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

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TITLE
1042 Sixth Line CHL, Heritage Attributes

CLIENT
Town of Oakville

PROJECT
Cultural Heritage Landscape Conservation Plan
1042 Sixth Line, Town of Oakville, Regional Municipality of Halton

PROJECT NO. LHC0244

CONSULTANT

YYYY-MM-DD

2021-03-31



PREPARED

LHC

DESIGNED

JG

FIGURE #

3

2.3 Distinct Areas within the Cultural Heritage Landscape

The overall 1042 Sixth Line cultural heritage landscape includes several remnant components comprising a deliberately designed landscape composed of both formal and informal planting schemes within a picturesque landscape plan. This overall cultural heritage landscape comprises four areas, each characterised by their functions and individual features.

To outline guidance relevant to the context and function of each of these areas, this conservation plan organizes the cultural heritage landscape into four conservation areas: 1) the Entry; 2) the Residence; 3) the Arboretum; and 4) the Valley Lands. (see Figure 4)

In addition to their visual and physical inter-relationships, each of these distinct areas contains natural and built elements that have been identified as heritage attributes in the Statement of Cultural Heritage Value or Interest (Schedule 1). Elements that have not been identified as heritage attributes are also situated within each of these conservation areas.

2.3.1 Area 1: The Entry

The Entry's predominant feature is the spruce laneway, which lines the long entrance drive. This formal entrance drive is characterised by mature Norway spruce trees (*Picea abies*), closely spaced along either side of the narrow-paved drive, running from the rubblestone entrance gateposts and walls off Sixth Line and opening in a "Y" onto the formal circular drive at the main entrance of the residence. The siting of the residence – as the visual terminus of the laneway – is in keeping with the Picturesque approach that characterises this designed landscape. Historically these trees would have functioned as a wind break, particularly along the north side of the drive and circle.

2.3.2 Area 2: The Residence

The Residence area comprises the c.1908-1912 Arts and Crafts residential building, garage, outdoor pool with surrounding concrete patio and cantilevered wood deck area, adjacent tree plantings – including a ginkgo tree (*Ginkgo biloba*), magnolia (*Magnolia sp.*), and birch (*Betula papyrifera*), and the open yard to the south. A narrow yard along the west side (rear) of the house is bordered by a low stone wall and contains a small stone patio or lookout with a view to the terrace of lands below. The Residence area also includes the small yard to the north east of the house that is surrounded by a cedar (*Thuja sp.*) hedge.

2.3.3 Area 3: The Arboretum

The Arboretum area comprises the collection of trees in a relatively open and level area of the property, east of the Residence. A mix of conifers and deciduous tree species have been planted in this area, adding variety of texture, shape, height, and winter interest as well as a more diverse habitat than would a monoculture approach to species selection. Several of the trees in the arboretum – and overall cultural heritage landscape more generally – have been identified in the designation by-law, individually by species; however, all of trees on the property contribute to its cultural heritage value or interest. At the edge of the arboretum, several mature coniferous and deciduous trees can be found at the top of the slope, where this area abuts the Valley Lands. These trees are comprised of a mixture of species including Douglas fir

(*Pseudotsuga menziesii*), eastern hemlock (*Tsuga canadensis*), and a variety of oak species (*Quercus sp.*).

The arboretum is bordered by a cedar hedge on its east and south perimeter.

2.3.4 Area 4: The Valley Lands

The Valley Land is characterized by a steep slope that descends to a low-lying floodplain area of Sixteen Mile Creek. The creek intersects the south western corner of the property; most of the area is wooded with deciduous trees.

The Valley Lands encompass the largest area of the property and contain cultural components that reflect the use and evolution of the property including the worn, rubble stone lined, footpath leading from the rear of the residence to a small plateau or terrace of land along the Sixteen Mile Creek valley. Windows within the residence have been placed to take advantage of views to the south and over the Sixteen Mile Creek.

2.3.5 Overall Landscape

These four distinct conservation areas together describe the whole of the landscape. These four areas are historically, physically, and visually inter-related and highlight different qualities that help guide appropriate conservation practices.

2.4 Trees within the Landscape

Trees are a defining feature of the cultural heritage landscape at 1042 Sixth Line. While all the trees on site contribute to the broader heritage character of the property, a number of trees are significant defining attributes. These trees have been identified as significant due to their size, species, or spatial composition or a combination of these criteria, and greatly contribute to the narrative of the property's development and design. To outline guidance relevant to the management of the trees on site, conservation plan organizes the trees into two categories:

TYPE 1 Trees: Trees that function as significant defining attributes of the site, as described above. TYPE 1 Trees have been identified in Figure 5; and,

TYPE 2 Trees: Trees that contribute to the broader heritage character of the site. All the trees that have not been identified as TYPE 1 fall in the category of TYPE 2 trees.

Per the Executed Minutes of Settlement (5 March 2020), the Town will not object to the removal of Tree 1180 when a Heritage Permit Application under the OHA that includes its removal is brought forward to the Town.

2.5 Views and Vistas

Related to the property's heritage attributes are five key views and vistas within the cultural heritage landscape. (see Figure 6)

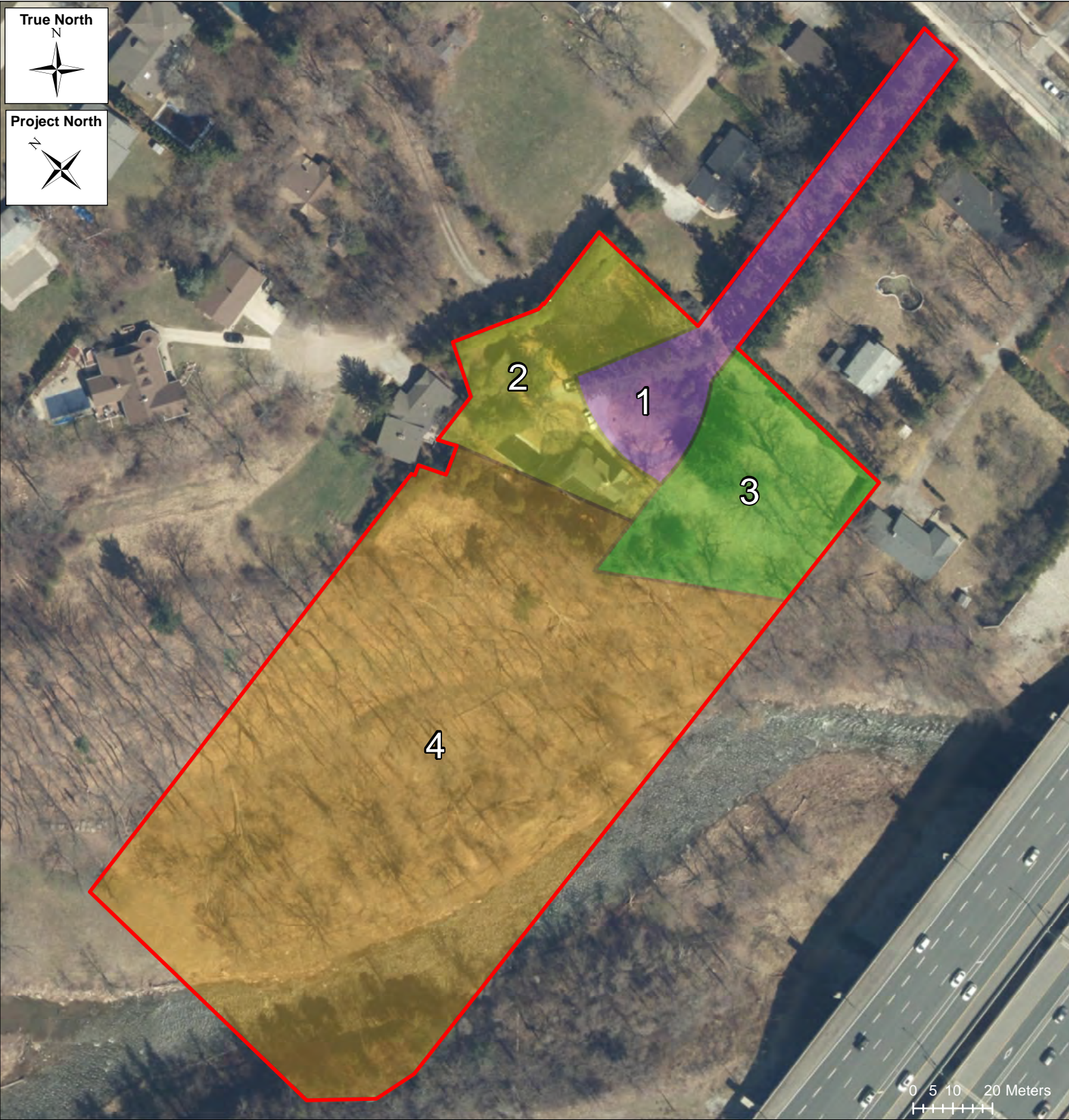
View 1: The laneway view from the gate posts. This is a linear, narrow vista extends along the tree-lined driveway from the gate posts, terminating at the residence.

View 2: The laneway view from the front entrance and windows of the residence. This linear view extends from the front entrance and windows of the residence along the tree-lined driveway, towards the stone gate posts and Sixth Line.

View 3: The arrival view. This is the view of the formal circle and residence from the point where the driveway opens to the formal circle and residence. Rows of spruce on either side of the driveway open to form a “Y”.

View 4: The valley view. This is the perforated view, through trees, over the Sixteen Mile Creek and valley. The sunroom windows along the south and west façade are positioned to take advantage of this viewscape.

View 5: The terrace view. This is the perforated view, through trees, from the stone patio at the rear of the residence out over the terrace and Sixteen Mile Creek valley.



Legend

Property Boundary

Conservation Areas

Area 1: The Entry

Area 2: The Residence

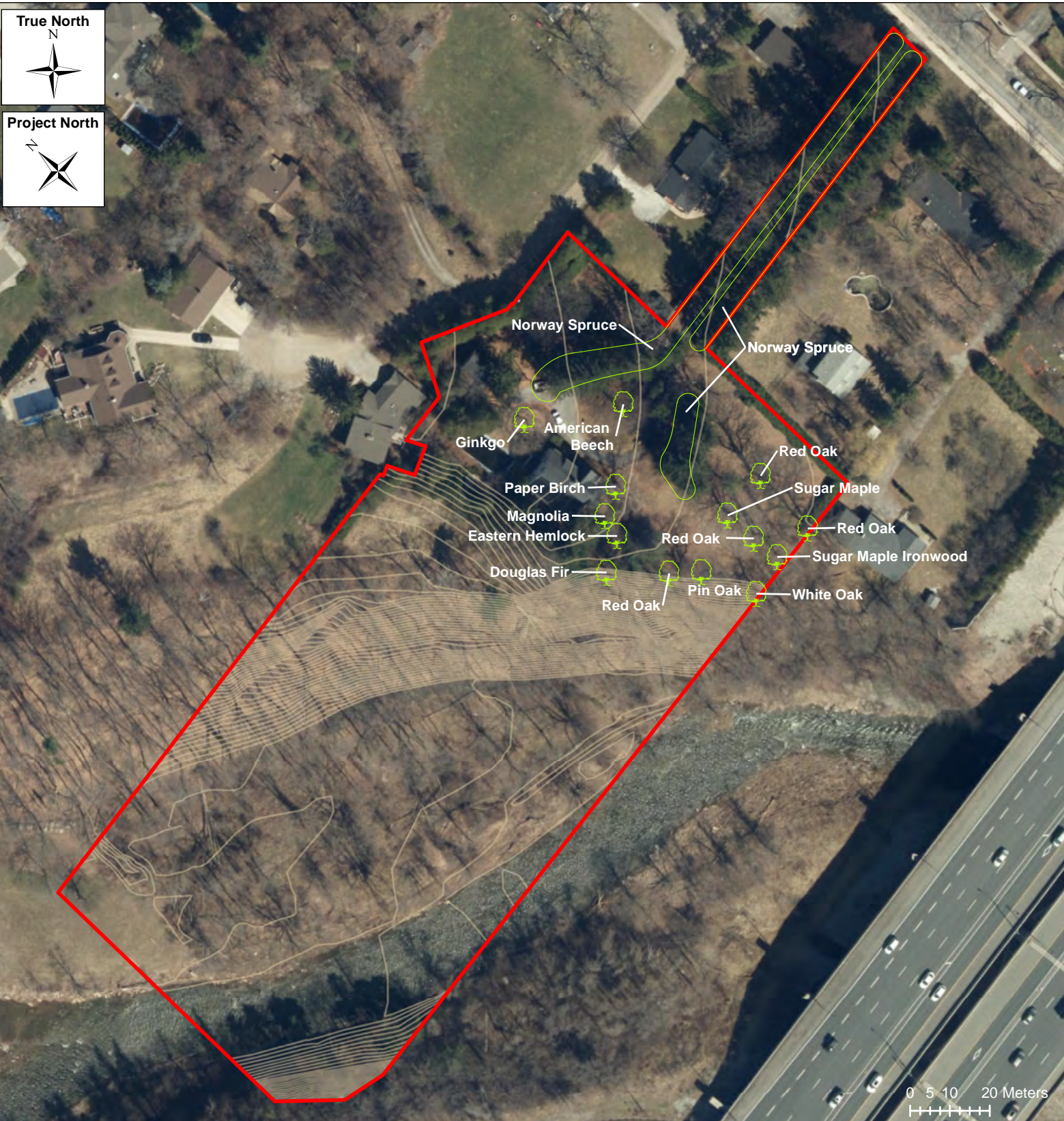
Area 3: The Arboretum

Area 4: The Valley Lands

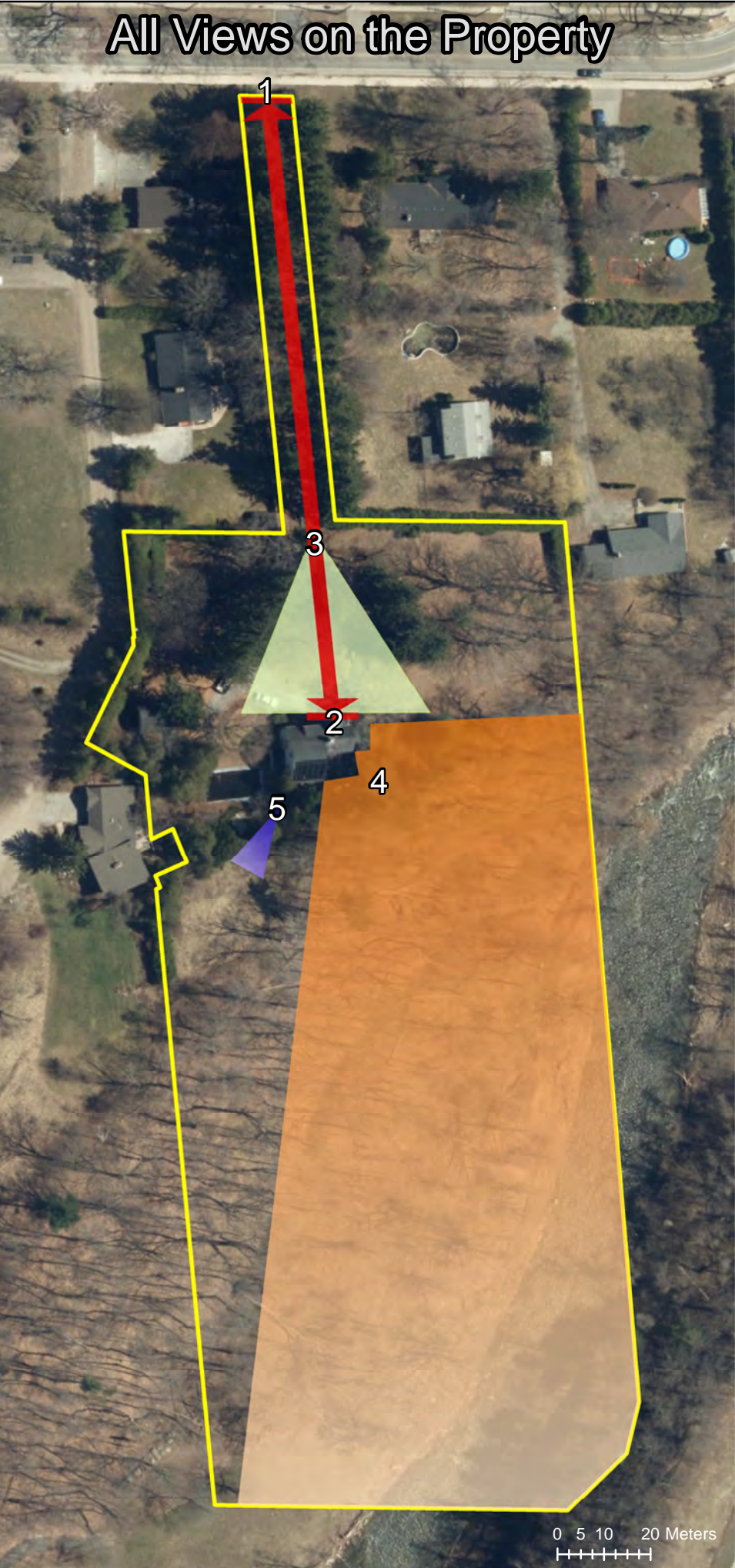
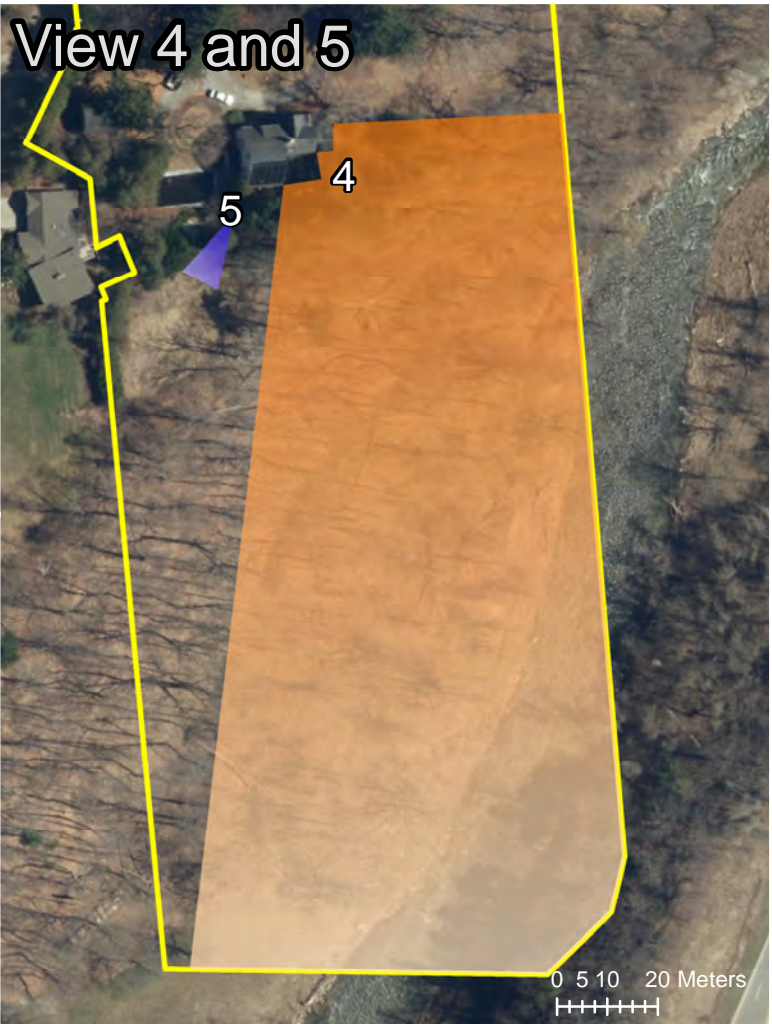
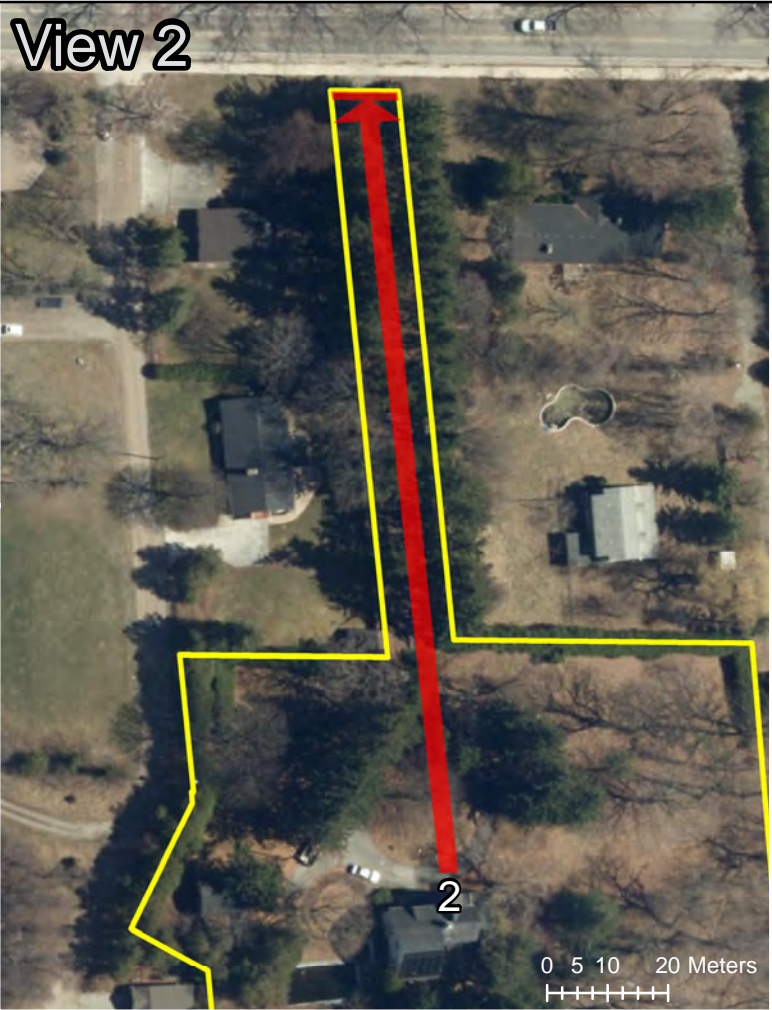
NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.
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TITLE 1042 Sixth Line CHL, Conservation Areas	
CLIENT Town of Oakville	
PROJECT Cultural Heritage Landscape Conservation Plan 1042 Sixth Line, Town of Oakville, Regional Municipality of Halton	
PROJECT NO. LHC0244	
CONSULTANT	YYYY-MM-DD 2021-03-10
	PREPARED LHC
	DESIGNED JG
	FIGURE # 4



<div>Legend</div> <div><div></div>Property Boundary</div> <div><div></div>Individual Trees</div> <div><div></div>Collection of Trees</div>	TITLE 1042 Sixth Line CHL, Type 1 Trees, Significant Heritage Attributes	
	CLIENT Town of Oakville	
	PROJECT	PROJECT NO. LHC0244
	Cultural Heritage Landscape Conservation Plan 1042 Sixth Line, Town of Oakville, Regional Municipality of Halton	
<div>NOTE(S)</div> <div>1. All locations are approximate.</div> <div>REFERENCE(S)</div> <div>1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (C) Esri and its licensors. All rights reserved.</div>	CONSULTANT	YYYY-MM-DD 2021-03-30
	<div>LHC</div>	PREPARED LHC
		DESIGNED JG
		FIGURE # 5



TITLE 1042 Sixth Line CHL, Key Views and Vistas		
CLIENT Town of Oakville		
PROJECT Cultural Heritage Landscape Conservation Plan 1042 Sixth Line, Town of Oakville, Regional Municipality of Halton		PROJECT NO. LHC0244
Legend <div><div></div> Property Boundary</div> Views <div><div></div> View 1</div> <div><div></div> View 2</div> <div><div></div> View 3</div> <div><div></div> View 4</div> <div><div></div> View 5</div>		
<div><div>True North</div><div>Project North</div></div>		
NOTE(S) 1. All locations are approximate.		
REFERENCE(S) 1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (C) Esri and its licensors. All rights reserved.		
<div><div>LHC</div></div>	CONSULTANT	YYYY-MM-DD 2021-04-01
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	6

2.6 Condition of Heritage Attributes as of March 2021

A site visit was undertaken on 2 March 2021 by Christienne Uchiyama (LHC), Erin Eldridge (Aboud), and James Dennis (Aboud). Ms. Uchiyama had previously visited the property on 8 August 2018 and 22 August 2019 as part of the cultural heritage evaluation of the property as a cultural heritage landscape. The purpose of the March 2021 site visit was to observe the general condition of the property's heritage attributes and the general condition of the cultural heritage landscape (see Figure 3).

The results of this review are outlined in Table 2 in Appendix A, Current Condition Assessment of Heritage Attributes. Ratings of **Poor**, **Fair**, or **Good** have been attributed to each heritage attribute to describe their general condition, where:

Poor indicates an attribute is missing, failing, or not functional.

Fair indicates an attribute requires some degree of maintenance or care.

Good indicates the attribute is functional.

The observed current condition of the property's heritage attributes provides a benchmark for the ongoing conservation of the cultural heritage landscape. The cultural heritage value or interest of the cultural heritage landscape will be conserved when all the heritage attributes are maintained in good condition – individually and as a whole.

The assessment and review of general current conditions concluded that the cultural heritage landscape and its heritage attributes are generally in good condition, with the following comments:

2.6.1 Area 1: Entry

- The Entry's predominant feature is the laneway of Norway spruce trees, which line the long entrance drive and opens in a "Y" shape. The spruce trees flanking either side of the circular drive are in generally good condition. The trees flanking the linear part of the drive generally appear to be in good condition, though they have been suppressed (i.e., exhibit narrower crowns) likely due to their close spacing. Some of the spruces have been removed on the north side of the drive, as the laneway approaches the house.
- The long, linear entry drive and formal drive circle are surfaced with asphalt. These features appear to be in good condition.
- The view corridor that is associated with siting of the residence as the visual terminus of the laneway is in good condition, as is the reciprocating view from the house down the drive to the entry gate posts. Maturation of trees has enclosed this view, over time.

2.6.2 Area 2: Residence

- The c.1908-1912 Arts and Crafts residential building and garage appear to be in good condition.
- The outdoor pool with surrounding concrete patio and wooden deck area is in fair to poor condition.

- The flagstone walkway leading from the pool area and side entrance to the formal drive circle is generally in good condition – although portions may require repointing.
- The tree plantings surrounding the house – including a ginkgo tree (*Ginkgo biloba*), magnolia (*Magnolia sp.*), and birch (*Betula papyrifera*), appear to be in good condition – although additional pruning or maintenance would be beneficial.
- The low stone wall and small stone patio overlooking the valley, at the west side of the house, appears to be in good to fair condition and appears to have been cleaned/weeded since the August 2019 site visit.

2.6.3 Area 3: Arboretum

- The Arboretum area comprises the collection of trees in a relatively open and level area of the property, just east of the Residence. The trees within the arboretum appear to vary in condition from good to poor.

2.6.4 Area 4: Valley Lands

- The naturalised footpath, intermittent stone wall, and terrace along the valley were observed to be in fair to good condition; although it is unclear if these attributes are subject to regular use and or maintenance.
- The terraced area along the creek valley has naturalized with herbaceous perennial species and appears to be in fair condition.
- Several large coniferous and deciduous trees can be found at the top of the slope, where the valley lands abut the residence area; these trees appear to vary in condition from good to poor.
- Windows within the residence have been placed to take advantage of views to the south and over the Sixteen Mile Creek. Views from the Residence to the valley lands are still intact, however they are intermittent due to the mature vegetation.

3.0 ACTIONS SUBJECT TO TOWN HERITAGE REVIEW

The purpose of this plan is the conservation of 1042 Sixth Line as a significant cultural heritage landscape by ensuring its cultural heritage value or interest and heritage attributes are retained. Town consent is required for an action that is likely to affect 1042 Sixth Line's cultural heritage value or interest and heritage attributes.

It is the property owner/applicant's responsibility to maintain the property and, where necessary, obtain consent from the Town before making any alterations and/or undertaking restoration or repair work to the property's heritage attributes. The property falls within the Conservation Halton Watershed. As such, the property owner/applicant may be required to complete Conservation Halton approval processes.

Although the property does not contain registered archaeological sites, it does include areas of archaeological potential. As such, the property owner/applicant may be required to commission archaeological assessments before any subsurface work can commence.

In addition, applicants are encouraged to refer to the *Oakville Strategy for Biodiversity* when planning Category 'B' and 'C' actions to identify best practices.

This part of the plan categorizes anticipated actions at 1042 Sixth Line into one of three categories:

- Category 'A' Actions – Exempt Works: no Town staff review is required (see Schedule 4)
- Category 'B' Alterations – Town Review and Consent (see Schedule 5)
- Category 'C' Alterations – Town Council Review and Consent (see Schedule 6)

3.1 Property Alterations

This plan's focus regarding alterations that are likely to affect 1042 Sixth Line's heritage attributes is taken from Section 33 of the *OHA*, which provides that:

1. No owner of property designated under Section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes [...] unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.
2. An application [...] shall be accompanied by such information and material as the council may require.

Further, the *OHA* defines "alter" as follows:

"alter" means to change in any manner and includes to restore, renovate, repair, or disturb and **"alteration"** has a corresponding meaning.

Based on these requirements, this plan exempts from Town staff review those actions that will not change the 1042 Sixth Line property and those actions will not affect the property's heritage attributes and/or cultural heritage value or interest. An example of an exempted action is property maintenance. Maintenance means routine, repeated activity, and temporary, reversible, and non-destructive actions.

3.2 Three Categories of Planned Actions

This part of the plan identifies the three categories of potential/anticipated actions on the 1042 Sixth Line cultural heritage landscape:

- Category 'A' Actions – Exempt Works (see Schedule 4 for list of Category 'A' actions)
- Category 'B' Alterations – Town Review and Consent (see Schedule 5 for list of Category 'B' actions)
- Category 'C' Alterations – Town Council Review and Consent (see Schedule 6 for list of Category 'C' actions)

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

3.2.1 Category 'A' Actions – Exempt Works

Category 'A' actions are those actions that (1) will not alter 1042 Sixth Line in any manner and/or (2) will not affect the property's heritage attributes or impact its cultural heritage value or interest. Category 'A' actions require no notice to, review by, and/or consent from the Town under the OHA. Exempt actions include property maintenance insofar as the maintenance is a routine, repeated activity, and reversible temporary installations.

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

3.2.2 Category 'B' Alterations – Town Review and Consent

Category 'B' actions are alterations that are likely to affect the property's heritage attributes and may impact its cultural heritage value or interest. These alterations require notice to, review by, and/or consent from Town staff under the OHA, prior to any work being undertaken.

The Sixteen Mile Creek and its valley are within the jurisdiction of Conservation Halton. Conservation Halton requires permission be granted for work in or adjacent to watercourses, river or stream valleys, and lands adjacent or close to the shoreline of Lake Ontario. It is the responsibility of the property owner/applicant to obtain consent from Conservation Halton when required.

As 1042 Sixth Line is an area of archaeological potential, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence.

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

It is recommended that a qualified professional with recent and relevant experience be retained to inform and undertake alterations that may fall under Category 'B'.

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

3.2.3 Category 'C' Alterations – Town Council Review and Consent

Category 'C' actions are alterations that are likely to affect the property's heritage attributes and its cultural heritage value or interest. These alterations require notice to, review by, and/or consent from Town staff, the Heritage Oakville Advisory Committee; and the review and consent of Council, prior to any work being undertaken.

The Sixteen Mile Creek and its valley are within the jurisdiction of Conservation Halton. Conservation Halton requires permission be granted for work in or adjacent to watercourses, river or stream valleys, and lands adjacent or close to the shoreline of Lake Ontario. It is the responsibility of the property owner/applicant to obtain consent from Conservation Halton when required.

As 1042 Sixth Line has archaeological potential, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence.

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

It is recommended that a qualified professional with recent and relevant experience be retained to inform and undertake alterations that may fall under Category 'C'.

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

4.0 GUIDELINES FOR ALTERATIONS

In March 2013, the Town endorsed the *Standards and Guidelines* for application in the planning, stewardship, and conservation of heritage resources in the Town. The *Standards and Guidelines* provide useful direction on how to conserve cultural heritage landscapes as well as their heritage attributes and as such this plan makes use of guidance by the *Standards and Guidelines*.

Town decisions on cultural heritage matters must be consistent with the *PPS* and conform to the *Provincial Growth Plan for the Greater Golden Horseshoe*. This provincial guidance requires that significant cultural heritage landscapes such as 1042 Sixth Line be conserved. Further “conserved” means that the landscape’s cultural heritage value or interest is retained. Thus, Town review of Category ‘B’ and ‘C’ alterations must focus on whether and how the alteration affects the property’s stated cultural heritage value or interest and heritage attributes. The property’s Statement of Cultural Heritage Value or Interest is set out in Designation By-law 2020-047 (attached as Schedule 1).

4.1 Conservation Objectives

Any Category ‘B’ or ‘C’ alterations must ensure that the cultural heritage landscape’s heritage attributes and cultural heritage value or interest is conserved. As outlined in the *Standards and Guidelines*, conservation has three treatment approaches: preservation, rehabilitation, or restoration.

All conservation treatments are applicable to cultural heritage landscapes however the appropriate treatment will depend upon the type of cultural heritage landscape (designed, organically evolved, associative), the identified cultural heritage value or interest, and heritage attributes of the cultural heritage landscape itself.

Preservation: protecting, retaining, and stabilizing the existing form, material, and integrity of the 1042 Sixth Line cultural heritage landscape or one of its individual heritage attributes, while protecting its value. Preservation is typically a Category ‘B’ alteration. This approach, for 1042 Sixth Line, is to be considered when:

- Materials, features, and spaces are essentially intact and convey the value, without extensive repair or replacement.
- Continuation or new use does not require extensive alterations or additions.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of the 1042 Sixth Line property, or one of its individual heritage attributes, while protecting its value. Rehabilitation is typically at Category ‘C’ alteration. This approach, for 1042 Sixth Line, is to be considered when:

- Repair or replacement of deteriorated features is necessary.
- Alterations or additions to the historic place are planned for a new or continued use.

Rehabilitation or restoration should only be considered when preservation is not possible or feasible. These conservation options have greater impact on heritage attributes and may affect the cultural heritage value of the property.

Restoration: alterations to accurately reveal, recover, or represent the state of the 1042 Sixth Line cultural heritage landscape or one of its heritage attributes as it appeared at a particular period in its history while retaining its heritage value. In some circumstances, this conservation option may apply to specific buildings or features within the cultural heritage landscape. Restoration may not be relevant to the 1042 Sixth Line property's cultural heritage landscape as a whole. This conservation approach should be considered when:

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

4.2 Oakville's Strategy for Biodiversity

Oakville's Strategy for Biodiversity (OSB) was completed in August 2018. Per the OSB, it was intended as a tool for the Town and its stakeholders "in working together to *protect, restore and enhance* Oakville's biodiversity."⁹ The OSB is not an approvals document, but rather, it outlines best practices in ecological protection, restoration, and enhancement. The OSB categorizing opportunities for biodiversity into four tiers:

Tier 1 Natural Heritage System – This comprises the Regional Natural Heritage System (RNHS); the most important natural areas supporting biodiversity such as native woodlands, wetlands, thickets, and meadows.

Tier 2 Contributing Areas – This comprises areas outside the RNHS with native woodlands, wetlands and cultural meadows that contribute to native biodiversity. While these areas may be smaller, they do provide supporting habitat and ecological connections or stepping stones for native species within the urban fabric.

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

Tier 4 All Areas of Oakville - All areas can provide good quality native habitats in all forms when they are managed to enhance habitat opportunities for native species.

Most of Sixteen Mile Creek is categorized as a Tier 1 area. As such, the 1042 Sixth Line cultural heritage landscape has characteristics of the Tier 1 area as well as Tier 3. When planning Category B or Category C actions, property owners/applicants are encouraged to refer to the Oakville Strategy for Biodiversity as well as Conservation Halton *Guidelines for Landscape and Rehabilitation Plans* – Draft (2020).

⁹ Town of Oakville, 2018, Oakville Strategy for Biodiversity.

4.3 Oakville's Private Tree By-Law

Oakville's Private Tree Protection By-Law (2017-038) came into effect in May 2017 to regulate the injury and removal of trees on private property. The by-law applies to any tree measuring 15 centimetres or more in diameter at breast height (dbh) (approximately 1.4m above existing grade), including hedges with stems greater than 15cm dbh. Owners wishing to remove regulated trees must apply to the Town of Oakville for a permit. The Town's Designated Official reviews the required application and documentation to determine if a permit is:

- Issued without conditions (Section 7(3));
- Issued with conditions (such as replacement planting) (Section 7(4),(5)); or,
- Refused (Section 7(6)).

In the case of heritage properties (Section 7(3)(a)), if the lot is designated under the *OHA*, a report is required by the Town's Director of Planning Services or their designate indicating:

- a. the tree is not relevant to the heritage designation of the lot; or,
- b. the tree is relevant to the heritage designation of the lot, but the Town's Heritage Advisory Committee has approved the removal of the tree.

Where trees are relevant to the heritage designation of the lot, as determined by the Town's Director of Planning Services, a permit can be refused. Where the Designated Official refuses to grant a permit under Section 7, the applicant may request an appeal.

Exemptions from the by-law include trees less than 15cm dbh; removal of trees for emergency work, subject to the emergency notification requirement outlined in the by-law; and the general pruning and maintenance of branches or limbs in accordance with good arborical practices.

4.4 Region of Halton Tree By-Law 121-05

The Region of Halton's Tree By-Law came into effect in January 2006 with the intention of promoting healthy forests, protecting forest ecosystems, and preventing clear cutting of woodlands. It applies to properties containing all or part of a Woodland that is greater than 1.1 acres and properties partially or entirely within the Regional Greenlands system.

Under the Regional tree by-law up to 24 cubic metres of wood per year may be harvested for personal use without a permit. Removals must adhere to Good Forestry Practices.

4.5 Ontario Forestry Act

In addition to the municipal and regional bylaws, it is required by law in the province of Ontario to obtain the consent of any boundary tree's owner prior to injuring or removing that tree.

Paragraph 10 of the *Forestry Act*, R.S.O. 1990, c. F.26 states that:

10. (2) Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1998, c. 18, Sched. I, s. 21.
- (3) Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act. 1998, c. 18, Sched. I, s. 21.

4.6 Ensuring the Proposed Alterations Conserve the 1042 Sixth Line Cultural Heritage Landscape Cultural Heritage Value or Interest

This conservation plan provides concrete guidance on conservation through two checklists set out as Schedules 9 and 10. These checklists are a key feature of this plan. They are intended to assist the Town with ensuring that any Category 'B' or 'C' alteration will conserve the cultural heritage value or interest of the cultural heritage landscape.

Every property owner/applicant for Category 'B' and 'C' alterations is required to complete the two checklists as part of their submission to the Town. Together, these two checklists provide the Town with the information necessary to answer the question: Is the proposed action consistent with conserving the cultural heritage value or interest of the 1042 Sixth Line cultural heritage landscape as embodied in its heritage attributes?

4.7 Heritage Guidelines Checklist

The Heritage Guidelines Checklist, included as Schedule 9, sets out the cultural heritage landscape's identified heritage attributes alongside the most appropriate/relevant conservation standard, as outlined in the *Standards and Guidelines*. Parks Canada's 14 Standards are included in Schedule 7. The cultural heritage landscape's heritage attributes are set out in the Statement of Heritage Value in Designation By-law #2020-047 (attached as Schedule 1).

The Heritage Guidelines Checklist incorporates many conservation principles including that proposed actions be minimal, compatible, reversible, and distinguishable from the cultural heritage landscape's identified heritage attributes.

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

- 1) It incorporates all identified heritage attributes, as set out by Designation By-law 2020-047 (attached as Schedule 1), and the most relevant Parks Canada Standard(s).
- 2) It considers whether and how the proposed alteration affects the heritage attributes.
- 3) It considers whether and how the proposed alteration affects the cultural heritage value or interest of the cultural heritage landscape.
- 4) It gives priority to rehabilitation over preservation, and preservation over restoration.

The checklist is organized based on the landscape as a whole and the individual heritage attributes. For each heritage attribute listed in the checklist, an answer is required for two questions:

- 1) Is the Standard relevant to the proposed alteration?
- 2) If relevant, is the proposed alteration consistent with the Standard?

Property owners/applicants for Category 'B' and 'C' alterations are required to complete the Heritage Guidelines Checklist as part of its submission to the Town. The Town's heritage review of an application for a Category 'B' or 'C' alteration will include a town staff review of the Heritage Guidelines Checklist, as completed, and submitted by the applicant, in order to ensure that the proposed alteration is consistent with the applicable conservation Standard. If the Town review accepts the entirety of the submitted checklist, it may be included in the Town decision.

Should the Town review result in different answers to the checklist questions, Town staff will complete a new Heritage Guidelines Checklist that reflects the Town considerations.

4.8 Heritage Values Checklist

Town decisions on proposed alterations to a protected heritage property must ensure that the property's cultural heritage value or interest is conserved. The second checklist forming part of this plan addresses the requirement. As set out in Schedule 10, this checklist requires information on whether and how the proposed Category 'B' or 'C' alteration affects the cultural heritage value or interest of the 1042 Sixth Line cultural heritage landscape.

The Heritage Values Checklist in Schedule 10 requires an answer to the question of whether the proposed alteration will have a positive effect, a negative effect, or no effect on the 1042 Sixth Line cultural heritage landscape's cultural heritage value or interest. The third column in this checklist addresses the "type of effect" on the cultural heritage value or interest. There are three possible responses: positive (P), negative (N), or no effect (Nil).

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

5.0 APPLICATION PROCESS

The following section outlines the application process as described by the Town of Oakville, unless superseded by legislative changes. A visual representation of this process is also included in Schedule 3.

Where the property owner/applicant seeks to alter the property and the alteration is not a Category 'A' action as listed in Schedule 4 then Town staff review and consent is required.

5.1 Step 1: Notice to Town

The property owner/applicant is required to contact and advise Town staff of the proposed alteration if the action is not listed as a Category 'A' action in Schedule 4.

Given the different processes involved, the property owner/applicant should indicate to Town staff whether the proposed application is listed as a Category 'B' alteration in Schedule 5 or a Category 'C' alteration in Schedule 6. Town staff will confirm the Category of the proposed alteration.

The Town notes that if the proposed action is not included on any of the lists at Schedule 4, 5, or 6, the property owner/applicant shall advise the Town staff who will decide if the action falls within Category 'A', 'B', or 'C'.

5.2 Step 2: Consultation with Property Owner/Applicant

Town consent is required for any Category 'B' or 'C' alteration on the basis that the alteration is likely to affect the property's heritage attributes and/or its cultural heritage value or interest. The Town will review the application, which must provide a clear understanding of the specific details of the applicant's proposed alteration.

Before the submission of an application, applicants may be required to meet with Town staff and/or Heritage Oakville committee members to discuss the proposed alterations. This pre-consultation meeting is an important step in the application process, as it provides an opportunity for the applicant and Town staff to determine which category the proposed action falls within (Category 'A', 'B' or 'C'), and to review the policies related to the cultural heritage landscape to ensure that the application meets relevant requirements.

Category 'C' alterations require notice to and review by Town staff; Heritage Oakville Advisory Committee; and, the review and consent of Council, prior to any work being undertaken. Planning Services staff can provide submission deadline dates for Category 'C' alterations, for Heritage Oakville and Council meetings. This information is also available on the Town's website at <https://www.oakville.ca/business/heritage-permits.html>, under the Heritage Permit Application Deadlines Calendar link.

5.3 Step 3: Submission of Complete Application

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

- Digital copy of the completed application form and any additional written description of the proposed changes.

- Digital copy of the completed Summary of Proposed Alterations (Schedule 8).
- Digital copy of the completed Heritage Guidelines Checklist (Schedule 9) and Heritage Values Checklist (Schedule 10).
- Digital copy of all drawings.
- Digital copy of all photographs.

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

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

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

5.4 Category 'B' Alterations – Town Review and Consent

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

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

1. Heritage Guidelines Checklist set out in Schedule 9 to this plan.

2. Heritage Values Checklist set out in Schedule 10 to this plan.

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

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

Where, following completion of the two checklists, Town staff concludes that the proposed alteration is consistent with conserving the cultural heritage value or interest of the 1042 Sixth Line cultural heritage landscape, then Town staff may consent to the application or consent to the application with terms and conditions.

Following completion of the two checklists, should Town staff conclude that the proposed alteration is not consistent with conserving the cultural heritage value or interest of the 1042 Sixth Line cultural heritage landscape, then Town staff shall not consent to the alteration, and shall refer the alteration to the Heritage Oakville Advisory Committee for review and to Town Council for review and decision.

5.5 Category 'C' Alterations – Town Council Review and Consent

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

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

1. Heritage Guidelines Checklist set out in Schedule 9 to this plan.
2. Heritage Values Checklist set out in Schedule 10 to this plan.

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

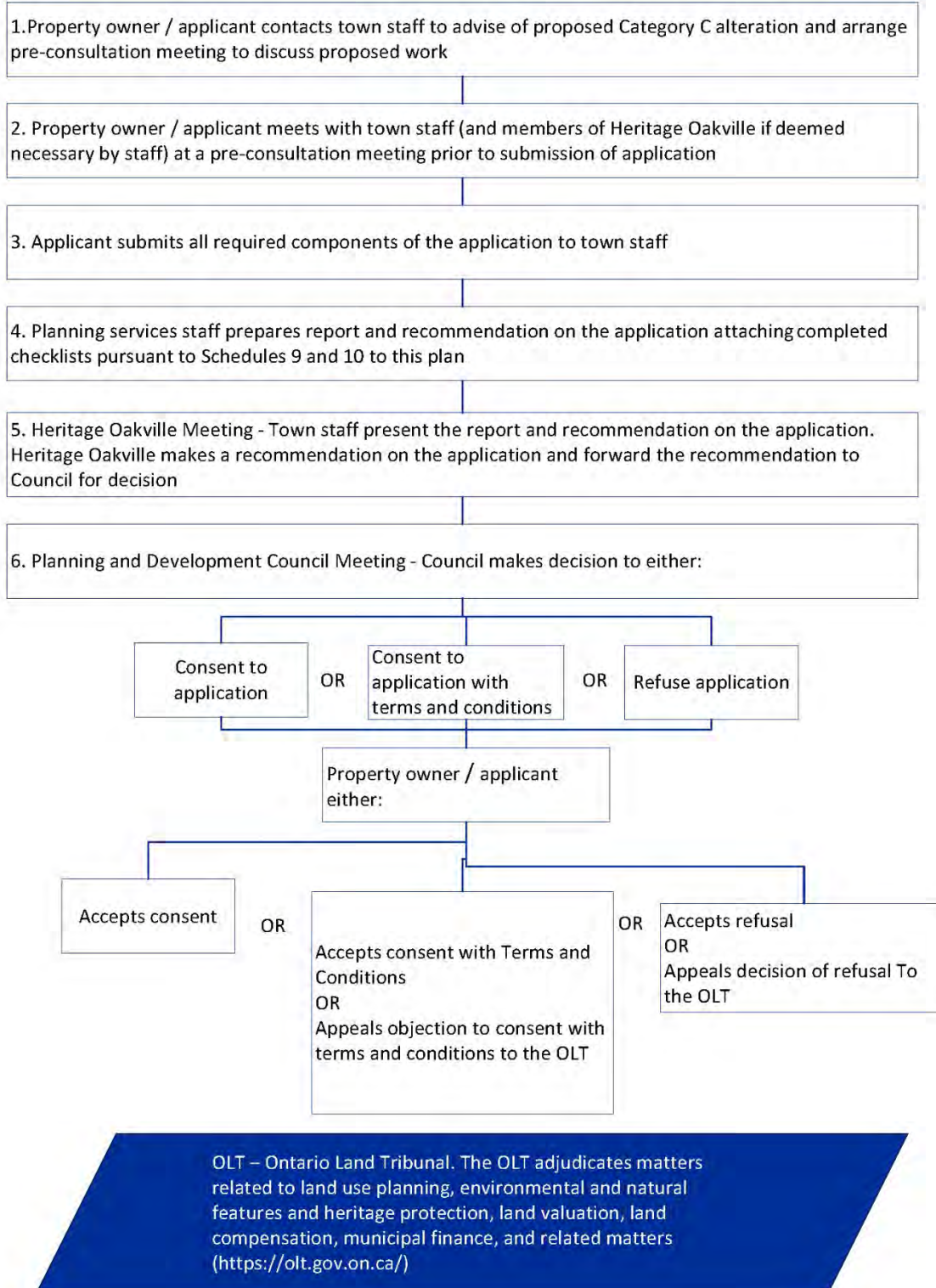
Town staff will provide their information and recommendations, including the completed checklist to the Heritage Oakville Advisory Committee.

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

5.6 Conditions of Town Consent

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

Table 1: Steps for an application for consent to a Category C alteration



6.0 BIBLIOGRAPHY

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7.0 SIGNATURES

Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.

Christienne Uchiyama, MA, CAHP
Principal | Manager Heritage Consulting Services
LHC

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8.0 APPENDIX A: CURRENT CONDITION ASSESSMENT OF HERITAGE ATTRIBUTES

The following table outlines general current conditions observed 2 March 2021. Ratings of Poor, Fair, or Good have been attributed to each heritage attribute to describe their general condition, where:

Poor indicates an attribute is missing, failing, or not functional.

Fair indicates an attribute requires some degree of maintenance or care.

Good indicates the attribute is functional.

Table 2: Current condition assessment of heritage attributes that express the cultural heritage value of the c.1908-1912 frame residential building

Attribute	Description	Photograph	Rating
Location, orientation, scale and massing and irregular plan.	The c.1908-1912 Arts & Crafts residence is constructed on an irregular plan and is situated, in front of the formal circle, as the terminal view at the end of the long, spruce-lined laneway.		Good
Ashlar stone foundation.	The residence sits on an ashlar stone foundation.		Fair to Good















Attribute	Description	Photograph	Rating
Frame construction and horizontal wood siding and wood shingle cladding.	The c.1908-1912 frame Arts & Craft residence is clad in horizontal wood siding along the first floor with wood shingles on the upper floors on the façade and horizontal wood siding on the side and rear elevations.		Fair to Good
Composition and location of openings, and their frames and glazings.	The irregular placement and composition of the residence's openings, frames and glazings is characteristic of the Art & Crafts style - particularly, in this case, the deliberate selection of window locations to take advantage of views over the Sixteen Mile Creek and views across the formal circle along the treed laneway.		Good




Table 3: Current condition assessment of heritage attributes that express the cultural heritage value or interest for 1042 Sixth Line as a cultural heritage landscape



Attribute	Description	Photograph	Rating
The rubblestone entrance gateposts and walls.	Rubblestone gate posts with walls flank the entrance to the spruce-lined laneway.	 	Good
The formal entrance drive lined on both sides with mature spruce planted at short intervals forming a Y-shape as it opens to the formal circle at the main entrance.	The long, linear paved driveway.		Good
	Paved formal circular drive at the front of the residence.		Good

Attribute	Description	Photograph	Rating
	The laneway of Norway spruce trees, comprised of approximately 65 trees, that line the driveway for approximately 100m.		Fair to Good
	The Norway spruce trees, comprised of approximately 18 trees, that form into a 'Y' shape around the drive circle.		Good
The terrace of land along the river valley, accessed from the rear of the residence along an earthen footpath lined by a low, intermittent stone wall.	The low stone wall, to the rear of the residence that runs along the valley edge, overlooking the foot path.		Fair to Good

Attribute	Description	Photograph	Rating
	The small stone patio that overlooks the terrace of land below.		Fair
	The footpath that leads to a terrace of land below, northwest of the residence. The footpath is intermittently lined by a low, stone wall.		Fair to Good
	The terrace of land found within the valley slope to the northwest of the residence.		Fair to Good

Attribute	Description	Photograph	Rating
<p>The placement of specimen deciduous and coniferous trees adjacent to the house (ginkgo biloba and magnolia), in the formal drive circle (beech) and in an “arboretum” east of the open lawn (oak, beech, birch, maple).</p>	<p>Ginkgo (<i>Ginkgo biloba</i>) located within the pool enclosure area, just north of the house. Diameter – 120cm.</p>		<p>Good</p>
	<p>Magnolia (<i>Magnolia sp.</i>) located at the south west corner of the house. Diameter – 30cm.</p>		<p>Good</p>

Attribute	Description	Photograph	Rating
	<p>The American beech (<i>Fagus grandifolia</i>) located within the drive circle. Diameter – 80cm.</p>		Good
	<p>The arboretum located in the lawn area east of the house, which includes large, mature, specimen sugar maple (<i>Acer saccharum</i>) and red oak (<i>Quercus rubra</i>).</p>		Good
	<p>The paper birch (<i>Betula papyrifera</i>) located at the south east corner of the house.</p>		Good

Attribute	Description	Photograph	Rating
The orientation of the house closing the vista along the entrance drive and placement of windows to take advantage of that view and of views across the lawn to the south and over the creek valley to the west.	The orientation of the house, which terminates the long, enclosed view down the entrance drive. The placement of windows along the front facade to take advantage of the view down the drive.		Good
	The placement of windows to take advantage of views across the lawn to the south and over the creek valley to the west.		Good

9.0 APPENDIX B: SCHEDULES

Schedule 1 – Designation By-law 2020-047

Schedule 2 – Glossary

Schedule 3 – Decision-Making Tree

Schedule 4 – Category ‘A’ Actions – Exempt Works

Schedule 5 – Category ‘B’ Alterations – Town Review and Consent

Schedule 6 – Category ‘C’ Alterations – Town Council Review and Consent

Schedule 7 – Parks Canada’s 14 Standards

Schedule 8 – Summary of Proposed Alterations

Schedule 9 – Heritage Guidelines Checklist

Schedule 10 – Heritage Values Checklist

SCHEDULE 1 – DESIGNATION BY-LAW 2020-047

Schedule “B” to By-law 2020-047, Statement of Significance

Description of Property

The property known municipally as 1042 Sixth Line is approximately 5.13-acre, irregularly-shaped parcel of land located on the west side of Sixth Line, north of the Queen Elizabeth Way. The property is surrounded by residential properties to the north, east, and south. The Sixteen Mile Creek Valley crosses the property near its southwestern corner.

The Sixteen Mile Creek and surrounding valley is a major natural feature along the west and south of the property, and the majority of the property falls within the creek valley. The residence is situated along the edge of the steep drop in topography. A worn, rubble stone lined, footpath leads from the residence to a small plateau along the valley.

Rubble stone entrance gate posts and walls and the placement of specimen deciduous and coniferous trees adjacent to the house and in the open lawn also serve to form this cultural heritage landscape.

Statement of Cultural Heritage Value or Interest

The property at 1042 Sixth Line has cultural heritage value or interest due to its design value and physical value, historical/associative value, and contextual value. Furthermore, the property is a significant cultural heritage landscape and its cultural heritage value is best expressed through the individual components that comprise the landscape and their inter-relationships.

The property has physical/design value as a representative example of a designed landscape composed of both formal and informal planting schemes within a picturesque landscape plan reflective of the Arts and Crafts movement. The three-storey residence is constructed in an Arts and Crafts style. The location, orientation, and relationship of the residence with other key features of the landscape (i.e., the long, spruce-lined lane-way, formal circle, the Sixteen Mile Creek Valley, mature specimen plantings, and stone gate posts and walls) are characteristic of the movement, which embodied a respect for traditional building forms and design meant to be harmonious with the natural setting. Fenestration location, size, and orientation provides clear views to natural features, deliberate plantings, and manmade landscape features.

The Sixteen Mile Creek has been identified as a natural feature of significance to the Mississaugas of the Credit First Nation, and the property has associative value for this reason. The property also has associative value for its association with Stuart Brown, one of the founding members of the nearby Oakville Golf Club while residing at this rural estate and a contributor to the sporting history of Oakville. Given the proximity of the property to several identifiers of archaeological potential, in particular the Sixteen Mile Creek, this property may have the potential to yield information that contributes to an understanding of a community or culture.

Description of Heritage Attributes

Heritage attributes that express the cultural heritage value or interest for 1042 Sixth Line as a cultural heritage landscape include:

- The rubblestone entrance gateposts and walls;
- The formal entrance drive lined on both sides with mature spruce planted at short intervals forming a Y-shape as it opens to the formal circle at the main entrance;
- The landscape design of the house grounds, including:
 - The terrace of land along the river valley, accessed from the rear of the residence along an earthen footpath lined by a low, intermittent stone wall; and,
 - The placement of specimen deciduous and coniferous trees adjacent to the house (ginkgo biloba and magnolia), in the formal drive circle (beech) and in an “arboretum” east of the open lawn (oak, beech, birch, maple)
- The orientation of the house closing the vista along the entrance drive and placement of windows to take advantage of that view and of views across the lawn to the south and over the creek valley to the west.

Heritage Attributes

Heritage attributes that express the cultural heritage value of the c.1908-1912 frame residential building include:

- Its location, orientation, scale and massing and irregular plan;
- Its irregular roofline;
- Its ashlar stone foundation;
- Its frame construction and horizontal wood siding and wood shingle cladding; and,
- The composition and location of openings, and their frames and glazings.

SCHEDULE 2 – GLOSSARY

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

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

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

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

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

“Cultural heritage landscape” means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (Provincial Policy Statement, 2020)

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

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

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

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

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

“Natural heritage features and areas” means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area. (Provincial Policy Statement, 2020)

“Natural heritage system” means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used. (Provincial Policy Statement, 2020)

“Permanent” means lasting or intended to last indefinitely.

“Preservation” means the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value. (Standards and Guidelines)

“Property” means real property and includes all buildings and structures thereon. (Ontario Heritage Act, Part IV, 2005, c. 6, s. 14.)

“Rehabilitation” means the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value. (Standards and Guidelines)

“Restoration” means the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (Standards and Guidelines)

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

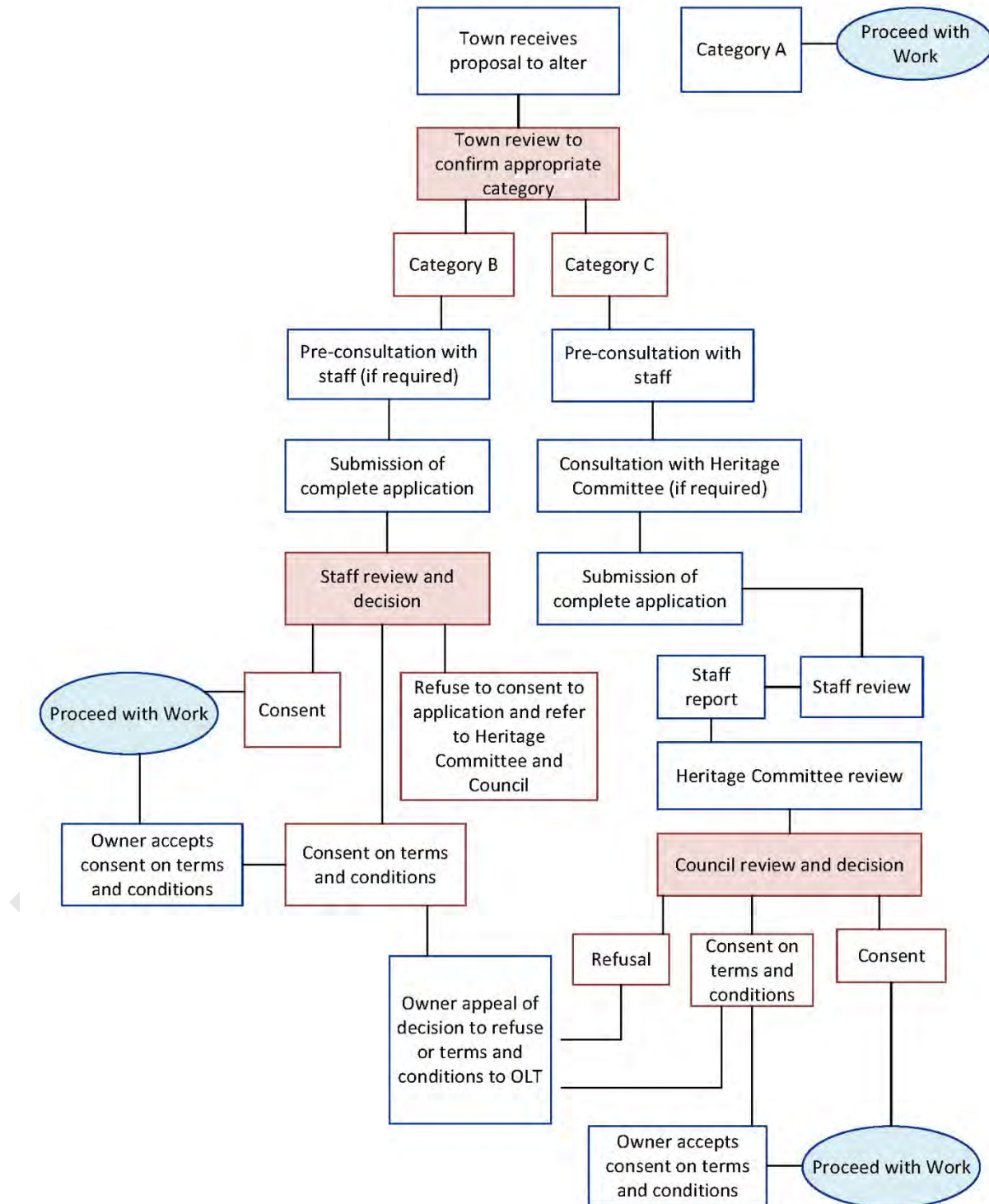
“Structure” means a building or other manufactured thing erected on land by humans that is distinct in visual form and materials from the land itself and natural elements and includes any structure designated under the Building Code, as amended, a building permit for which has been issued under the authority of the Building Code Act. (Town of Oakville, amended Site Alteration By-law 2018-044)

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

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

SCHEDULE 3 – DECISION-MAKING TREE

Please note that the process set out below is subject to change as per provincial regulations and should be confirmed with staff prior to submission.



SCHEDULE 4 – CATEGORY ‘A’ ACTIONS – EXEMPT WORKS

Category ‘A’ actions are those actions that (1) will not alter the 1042 Sixth Line cultural heritage landscape in any manner and/or (2) will not affect the property’s heritage attributes nor impact its cultural heritage value or interest. Category ‘A’ actions require no notice to, review by, and/or consent from the Town under the *Ontario Heritage Act*. Exempt actions include property maintenance insofar as the maintenance is a routine, repeated activity, and reversible temporary installations.

1. Maintenance

Maintenance of Property

1. Normal use of the property;
2. Watering, both automated and hand watering;
3. Daily and seasonal upkeep of garden beds and decorative plantings;
4. Trash removal;
5. Mowing of lawns;
6. Manual weed control;
7. Regular maintenance of shrubs, including pruning of dead/damaged limbs in accordance with good arboricultural practices and the removal of self-seeded saplings;
8. Regular maintenance of TYPE 2 Trees, including pruning of dead/damaged limbs in accordance with good arboricultural practices and the removal of self-seeded saplings;
9. Regular maintenance of TYPE 1 Trees, excludes pruning activities (which includes the pruning of dead/damaged limbs). Removal of self-seeded saplings, mulching, watering, and fertilization in accordance with good arboricultural practices are permitted.
10. Planting and maintenance of existing decorative flowerbeds and grass areas; and
11. Driveway and parking lot surface upkeep including filling in cracks and potholes.

Facilities Maintenance

12. Repair of built features with same materials;
13. Snow removal, salting and sanding as needed;
14. Resurfacing of driveway within the existing footprint;
15. Repair of above ground utilities or services;
16. Repair and repainting of existing non-heritage fencing; and
17. Installation of temporary seasonal decorations, including lighting and signage.

General Building Maintenance

18. Interior improvements;
19. Re-roofing with same materials;
20. Installation of security and amenity lighting;
21. Repair and replacement in-kind of non-heritage eaves trough and downspouts on all buildings;
22. Re-painting of exterior cladding and trim;
23. Installation of storm windows and doors, if applicable; and
24. Repair of non-heritage, exterior steps with same materials.

Ecological Maintenance

25. Manual removal of invasive species to restore ecosystem health;
26. Planting and maintenance with biodiverse native plant material;
27. Planting native species to reduce erosion and improve slope stability.

2. Alterations That Will Not Affect Heritage Attributes

1. In kind replacement or repair of damaged features after unexpected events including inclement weather, vandalism, electrical, mechanical damage. (Note: repairs that are not 'in kind' may require heritage review);
2. Reversible, temporary installations or structures (returned to original condition within 30 days), such as roping off areas; and, temporary installations, including things such as tents, portable washrooms, and signage;

Emergency Actions

3. Emergency actions required to address safety issues resulting from a storm or similar natural event that are not in-kind replacement or repair, so long as impact to heritage attributes are avoided or minimized as practicable and the property owner/applicant prepares and submits to the Town's Planning Services staff, as soon as practicable, a photographic record of the damage incurred to the property and work undertaken.
4. In the event of emergency tree removal - *i.e.*, where the likelihood of tree failure is imminent and a tree or part of a tree poses an extreme risk in which there is a high likelihood of severe consequences - the owner shall notify the Town as soon as practicable with documentation including but not limited to a an International Society of Arboriculture (ISA) Tree Risk Assessment, if available, and photographs of the size/height of the tree and the identification of and distance to the threatened target (people, property or activities that could be injured, damaged, or disrupted by a tree failure). Trees that have been deemed 'hazard trees' by a Town tree inspector and require immediate removal fall under this category.

SCHEDULE 5 – CATEGORY ‘B’ ALTERATIONS – TOWN REVIEW AND CONSENT

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

It is the responsibility of the property owner/applicant to obtain consent from Conservation Halton or Halton Region when required.

Although the property does not contain registered archaeological sites, it does include areas of archaeological potential. As such, the property owner/applicant may be required to commission archaeological assessments before any subsurface work may commence.

It is recommended that a qualified professional, with recent and relevant experience, be retained to inform and undertake any Category ‘C’ alterations.

1. Addition/removal/replacement of, or other changes to permanent hard landscaping features that are not identified as heritage attributes in Designation By-law 2020-047 (as set out in Schedule 1), as follows:
 - a. patio;
 - b. pool;
 - c. flagstone walkway;
 - d. deck.
2. Addition/removal/replacement of, or other changes to, light standards;
3. Removal of **Tree 1180** in accordance with the Executed Minutes of Settlement (5 March 2020);
4. Pruning of dead/damaged limbs of TYPE 1 Trees. Pruning shall be in accordance with good arboricultural practices by an ISA Certified Arborist. Where TYPE 1 Trees are adjacent to or are shared between neighbouring properties, these property owners must be made aware of the permissions required on pruning of TYPE 1 Trees;
5. Removal of or injury to TYPE 2 Trees;
 - a. Removals and Injury shall be as defined in and subject to the Town’s Private Tree By-Law;
 - b. For all tree removals:
 - i. Tree compensation shall be in accordance with the Town of Oakville’s Tree By-Law and Tree Permitting Requirements.
 - ii. A replacement planting plan that indicates species, size, and location of replacement tree(s) shall be provided by the proponent.

- .1 Trees shall be replaced with a minimum of one (1) tree of the same species and variety, in relative proximity to the existing tree to be removed. Other required compensation trees may be planted within the Arboretum Area or paid out as cash-in-lieu, in consultation with the Town's Arborist and Heritage Planner.
 - .2 In the instance where a tree requires removal due to insect damage or disease provide an integrated pest management (IPM) plan for adjacent trees to be preserved, as well as to demonstrate how the replacement tree will be protected/managed. In this instance, it may be more suitable for the replacement tree to be an alternative species. Species shall be selected in consultation with the Town's Arborist.
 - .3 For deciduous trees, the minimum replacement size of the tree shall be 60mm caliper. For coniferous trees, the minimum replacement size of the tree shall be 2m height.
 - .4 Trees shall be planted in accordance with Tree Planting on Private Property detail from the North Oakville Urban Forest Strategic Management Plan, September 14, 2012 or approved equal.
6. Addition of new tree plantings;
 7. Addition/removal/replacement or other changes to paths, walkways, and parking surfaces;
 8. Addition/removal/or replacement of a permanent building or structure through a minor heritage permit with appropriate landscaping provided that the entire footprint of the alteration, including all open porches and spaces, is less than 15 square metres (or 161 square feet);
 9. Minor revision to previously approved Section 33 *Ontario Heritage Act* alterations.

SCHEDULE 6 – CATEGORY ‘C’ ALTERATIONS – TOWN COUNCIL REVIEW AND CONSENT

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

It is the responsibility of the property owner/applicant to obtain consent from Conservation Halton when required.

Although the property does not contain registered archaeological sites, it does include areas of archaeological potential. As such, the property owner/applicant may be required to commission archaeological assessments before any subsurface work may commence.

It is recommended that a qualified professional, with recent and relevant experience, be retained to inform and undertake any Category ‘C’ alterations.

1. Addition/removal/replacement of, or other changes to heritage attributes as identified in Designation By-law 2020-047 (Schedule 1);
2. Construction of a new permanent building or structure that is greater than 15 square metres (or 161 square feet);
3. Addition to or partial removal of a permanent building or structure, that has a total footprint, including all open porches and spaces, that is greater than 15 square metres (or 161 square feet);
4. Removal of or injury to TYPE 2 Trees. Injury shall be as defined in the Town’s Private Tree By-Law;
5. Removal of or injury to of one or more TYPE 1 Tree. Injury shall be as defined in the Town’s Private Tree By-Law;
6. Removals and Injury shall be as defined in and subject to the Town’s Private Tree By-Law;
 - a. For all tree removals:
 - i. Tree compensation shall be in accordance with the Town of Oakville’s Tree By-Law and Tree Permitting Requirements.
 - ii. A replacement planting plan that indicates species, size, and location of replacement tree(s) shall be provided by the proponent.
 - .1 Trees shall be replaced with a minimum of one (1) tree of the same species and variety, in relative proximity to the existing tree to be removed. Other required compensation trees may be planted within the Arboretum Area or paid out as cash-in-lieu, in consultation with the Town’s Arborist and Heritage Planner.

- .2 In the instance where a tree requires removal due to insect damage or disease provide an integrated pest management (IPM) plan for adjacent trees to be preserved, as well as to demonstrate how the replacement tree will be protected/managed. In this instance, it may be more suitable for the replacement tree to be an alternative species. Species shall be selected in consultation with the Town's Arborist.
- .3 For deciduous trees, the minimum replacement size of the tree shall be 60mm caliper. For coniferous trees, the minimum replacement size of the tree shall be 2m height.
- .4 Trees shall be planted in accordance with Tree Planting on Private Property detail from the North Oakville Urban Forest Strategic Management Plan, September 14, 2012 or approved equal.

SCHEDULE 7 – PARKS CANADA’S 14 STANDARDS

Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada* sets out 14 Standards which should be applied to historic places that have been recognized for their heritage value. These standards can also be applied to new construction which is attached, adjacent, or related to resources such as, but not limited to, archaeological sites such as battlefields or shipwrecks; landscapes with their related natural and built features; and individual buildings or entire urban districts.

The 14 Standards include:

General Standards (all projects)

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place which, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place, and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence

exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Summarizing the Standards:

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

Please provide a brief but clear description of the alteration(s) being proposed to the 1042 Sixth Line cultural heritage landscape.

SCHEDULE 9 – HERITAGE GUIDELINES CHECKLIST

The checklist set out below addresses key input to the Town in relation to an application to the Town under section 33 of the *Ontario Heritage Act* for the 1042 Sixth Line cultural heritage landscape. Based on the cultural heritage landscape conservation plan for this property, this checklist requires information on whether and how the proposed Category 'B' or 'C' alteration affects the heritage attributes of property, as set out in Schedule 1, Designation By-law 2020-047.

The checklist set out below integrates key aspects of the 1042 Sixth Line cultural heritage landscape conservation plan, as follows:

1. It incorporates all identified heritage attributes, as set out in Schedule 1, Designation By-law 2020-047, and the most relevant Parks Canada Standard(s);
2. It considers whether and how the proposed alteration affects the attributes;
3. It considers whether and how the proposed alteration affects the cultural heritage landscape as a whole and the individual conservation area; and
4. It gives priority to preservation over rehabilitation and/or restoration.

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

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

Table 4: Schedule 9 - Heritage Guidelines Checklist, the Whole Landscape and Significant Views

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
View 1: The laneway view from the gate posts. This is a linear, narrow vista which extends along the tree-lined driveway from the gate posts, terminating at the residence.	1, 3, 4, 5, 7	Conserve, protect, and maintain the identified significant laneway view from the gate posts. Consider the visual relationships between built and natural components of the laneway. Protect and maintain the features that frame, facilitate, or contribute to significant views. Do not make changes to these features in a way that alters or obscures significant visual relationships.		
View 2: The laneway view from the front entrance and windows of the residence. This linear view extends from the front entrance and windows of the residence along the tree-lined driveway, towards the stone gate posts and Sixth Line.	1, 3, 4, 5, 7	Conserve, protect, and maintain the identified significant laneway view from the front entrance and windows of the residence. Consider the visual relationships between built and natural components of the laneway. Protect and maintain the features that frame, facilitate, or contribute to significant views. Do not make changes to these features in a way that alters or obscures significant visual relationships.		
View 3: The arrival view. This is the view of the formal circle and residence from the point where the driveway opens to the formal circle and residence. Rows of spruce on either side of the driveway open to form a "Y".	1, 3, 4, 5, 7	Conserve, protect, and maintain the identified significant arrival views. Consider the visual relationships between built and natural components of the valley. Protect and maintain the features that frame, facilitate, or contribute to significant views. Do not make changes to these features in a way that alters or obscures significant visual relationships.		
View 4: The valley view. This is the perforated view, through	1, 3, 4, 5, 7	Conserve, protect, and maintain the identified significant valley views. Consider the visual		

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
trees, over the Sixteen Mile Creek and valley. The sunroom windows along the south and west façade are positioned to take advantage of this viewscape.		relationships between built and natural components of the valley. Protect and maintain the features that frame, facilitate, or contribute to significant views. Do not make changes to these features in a way that alters or obscures significant visual relationships.		
View 5: The terrace view. This is the perforated view, through trees, from the stone patio at the rear of the residence out over the terrace and Sixteen Mile Creek valley.	1, 3, 4, 5, 7	Conserve, protect, and maintain the identified significant terrace views. Consider the visual relationships between built and natural components of the terrace. Protect and maintain the features that frame, facilitate, or contribute to significant views. Do not make changes to these features in a way that alters or obscures significant visual relationships.		

Table 5: Schedule 9 - Heritage Guidelines Checklist, Area 1: Entry

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
The rubblestone entrance gateposts and walls.	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14	Conserve the rubblestone entrance gateposts and walls as character-defining elements that are representative of the property's evolution. Minimize physical change. Undertake preventative maintenance, and when necessary replace the heritage attributes with in-kind materials and construction methods.		

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
The formal entrance drive lined on both sides with mature spruce planted at short intervals forming a Y-shape as it opens to the formal circle at the main entrance.	1, 3, 4, 5, 6, 7, 8, 9, 10, 13	Conserve the formal entrance drive, mature spruce trees, and circular drive as character-defining elements that are representative of the property's evolution. Consider the spatial patterns and relationships between the built and natural components of the entry and minimize physical change. Undertake preventative maintenance, and when necessary, replace the heritage attributes with in-kind materials.		

Table 6: Schedule 9 - Heritage Guidelines Checklist, Area 2: Residence

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
Location, orientation, scale and massing and irregular plan.	All 14	Conserve the residence's plan by maintaining its location, orientation, scale and massing and irregularity by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize its heritage attributes until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented.		

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
		Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		
Irregular roofline.	All 14	Conserve the irregular roofline by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		
Ashlar stone foundation.	All 14	Conserve the ashlar stone foundation by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next,		

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
		replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		
Frame construction and horizontal wood siding and wood shingle cladding.	All 14	Conserve the frame construction, horizontal wood siding, and wood shingle cladding by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize its heritage attributes until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		
Composition and location of openings, and their frames and glazings.	All 14	Conserve the composition and location of openings, and their frames and glazings by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize its heritage attributes until such time as the best		

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
		industry-recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		

Table 7: Schedule 9 - Heritage Guidelines Checklist, Area 3: Arboretum

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
The placement of specimen deciduous and coniferous trees adjacent to the house (ginkgo biloba and magnolia), in the formal drive circle (beech) and in an "arboretum" east of the open lawn (oak, beech, birch, maple).	1, 3, 6, 7, 8, 10, 13	Conserve the specimen deciduous and coniferous trees by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize their heritage attributes until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and		

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
		must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		

Table 8: Schedule 9 - Heritage Guidelines Checklist, Area 4: Valley Lands

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
The terrace of land along the river valley, accessed from the rear of the residence along an earthen footpath lined by a low, intermittent stone wall.	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14	Conserve the terrace land by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize its open, naturalised character and topography until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. Alterations and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		

Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant (Y, N, N/A)	Consistent (Y, N, N/A)
The orientation of the house closing the vista along the entrance drive and placement of windows to take advantage of that view and of views across the lawn to the south and over the creek valley to the west.	1, 3, 6, 7, 8, 10, 13	Conserve the orientation of the house and its views across the valley. Consider the visual relationships between structural and natural components of the view. Protect and maintain the features that frame, facilitate, or contribute to significant views. Do not make changes to these features in a way that alters or obscures significant visual relationships.		

SCHEDULE 10 – HERITAGE VALUES CHECKLIST

The checklist set out below addresses key input to the Town in relation to an application to the Town under section 33 of the Ontario Heritage Act for the property. Based on the cultural heritage landscape conservation plan for this property, this checklist requires information on whether and how the proposed Category 'B' or 'C' alteration affects the cultural heritage value or interest of the 1042 Sixth Line cultural heritage landscape, as set out in Schedule 1, Designation By-law 2020-047.

The checklist demands an answer to the question whether the proposed alteration will have a positive effect, a negative effect, or no effect on 1042 Sixth Line's cultural heritage value or interest. The third column in this checklist addresses the "Type of effect." There are three possible responses: Positive (P), Negative (N), or No Effect (Nil).

Every applicant for a Category 'B' or 'C' alteration is required to complete this checklist as part of their submission to the Town. It comprises a comprehensive list of heritage values, identifying every heritage attribute related to each. In some cases, heritage attributes are related to multiple heritage values. Town heritage review of an application for a Category 'B' or 'C' alteration will include a staff review of the Heritage Values Checklist, as completed, and submitted by the applicant, in order to ensure that the proposed alteration is consistent with the applicable Parks Canada Standards. If the Town review accepts the entirety of the submitted checklist, it may be included in the Town decision. Should the Town review result in different answers to checklist questions, Town staff should complete a new checklist that reflects the Town considerations.

Table 9: Cultural Heritage Values Checklist

Cultural Heritage Value and Interest	Heritage Attribute	Type of Effect (P, N, Nil)
The property has physical/design value as a representative example of a designed landscape composed of both formal and informal planting schemes within a picturesque landscape plan reflective of the Arts and Crafts movement.	The formal entrance drive lined on both sides with mature spruce planted at short intervals forming a Y-shape as it opens to the formal circle at the main entrance	
	The terrace of land along the river valley, accessed from the rear of the residence along an earthen footpath lined by a low, intermittent stone wall	
	The placement of specimen deciduous and coniferous trees adjacent to the house (ginkgo biloba and magnolia), in the formal drive circle (beech) and in an “arboretum” east of the open lawn (oak, beech, birch, maple)	
	The orientation of the house closing the vista along the entrance drive and placement of windows to take advantage of that view and of views across the lawn to the south and over the creek valley to the west.	
	The c.1908-1912 frame residential building’s location, orientation, scale and massing and irregular plan	
	The c.1908-1912 frame residential building’s irregular roofline	
	The c.1908-1912 frame residential building’s ashlar stone foundation	
	The c.1908-1912 frame residential building’s frame construction and horizontal wood siding and wood shingle cladding	
	The c.1908-1912 frame residential building’s composition and location of openings, and their frames and glazings	
	View 1: The laneway view from the gate posts. This is a linear, narrow vista extends along the tree-lined driveway from the gate posts, terminating at the residence.	
	View 2: The laneway view from the front entrance and windows of the residence. This linear view extends from the front entrance and windows of the residence along the tree-lined driveway, towards the stone gate posts and Sixth Line.	

Cultural Heritage Value and Interest	Heritage Attribute	Type of Effect (P, N, Nil)
	View 3: The arrival view. This is the view of the formal circle and residence from the point where the driveway opens to the formal circle and residence. Rows of spruce on either side of the driveway open to form a “Y”.	
	View 4: The valley view. This is the perforated view, through trees, over the Sixteen Mile Creek and valley. The sunroom windows along the south and west façade are positioned to take advantage of this viewscape.	
	View 5: The terrace view. This is the perforated view, through trees, from the stone patio at the rear of the residence out over the terrace and Sixteen Mile Creek valley.	
Comments:		
The 1042 Sixth Line cultural heritage landscape has historical and associative value for its direct association with Stuart Brown, one of the founding members of the nearby Oakville Golf Club while residing at this rural estate and a contributor to the sporting history of Oakville.	The formal entrance drive lined on both sides with mature spruce planted at short intervals forming a Y-shape as it opens to the formal circle at the main entrance	
	The terrace of land along the river valley, accessed from the rear of the residence along an earthen footpath lined by a low, intermittent stone wall	
	The placement of specimen deciduous and coniferous trees adjacent to the house (ginkgo biloba and magnolia), in the formal drive circle (beech) and in an “arboretum” east of the open lawn (oak, beech, birch, maple)	
	The c.1908-1912 frame residential building’s location, orientation, scale and massing and irregular plan	
	The c.1908-1912 frame residential building’s irregular roofline	
	The c.1908-1912 frame residential building’s ashlar stone foundation	
	The c.1908-1912 frame residential building’s frame construction and horizontal wood siding and wood shingle cladding	

Cultural Heritage Value and Interest	Heritage Attribute	Type of Effect (P, N, Nil)
	The c.1908-1912 frame residential building's composition and location of openings, and their frames and glazings	
Comments:		
The 1042 Sixth Line cultural heritage landscape has historical and associative value because it exhibits a number of features of archaeological potential and may have the potential to yield information that contributes to an understanding of a community or culture.	The terrace of land along the river valley, accessed from the rear of the residence along an earthen footpath lined by a low, intermittent stone wall	
	The placement of specimen deciduous and coniferous trees adjacent to the house (ginkgo biloba and magnolia), in the formal drive circle (beech) and in an "arboretum" east of the open lawn (oak, beech, birch, maple)	
Comments:		
The 1042 Sixth Line cultural heritage landscape has historical and associative value for its direct association with the Mississaugas of the Credit First Nation who have identified Sixteen Mile Creek as a natural feature of significance.	The terrace of land along the river valley, accessed from the rear of the residence along an earthen footpath lined by a low, intermittent stone wall	
	View 4: The valley view. This is the perforated view, through trees, over the Sixteen Mile Creek and valley. The sunroom windows along the south and west façade are positioned to take advantage of this viewscape.	
	View 5: The terrace view. This is the perforated view, through trees, from the stone patio at the rear of the residence out over the terrace and Sixteen Mile Creek valley.	
Comments:		

Cultural Heritage Value and Interest	Heritage Attribute	Type of Effect (P, N, Nil)
1042 Sixth Line cultural heritage landscape is historically linked to its surroundings.	The terrace of land along the river valley, accessed from the rear of the residence along an earthen footpath lined by a low, intermittent stone wall	
	The orientation of the house closing the vista along the entrance drive and placement of windows to take advantage of that view and of views across the lawn to the south and over the creek valley to the west.	
	View 4: The valley view. This is the perforated view, through trees, over the Sixteen Mile Creek and valley. The sunroom windows along the south and west façade are positioned to take advantage of this viewscape.	
	View 5: The terrace view. This is the perforated view, through trees, from the stone patio at the rear of the residence out over the terrace and Sixteen Mile Creek valley.	
Comments:		