

APPENDIX B

Scoped Heritage Impact Assessment and Commemoration Plan

**2165 Dundas Street West
Town of Oakville
Part Lots 26 to 30, Concession 1 NDS
Geographic Township of Trafalgar
Regional Municipality of Halton**

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14/12/2022

EXECUTIVE SUMMARY

Under contract awarded in July 2022 by Schlegel Village Inc., Archaeological Research Associates Ltd. carried out a scoped Heritage Impact Assessment (HIA) and Commemoration Plan in advance of the proposed removal of the structure at 2165 Dundas Street West in the Town of Oakville, Regional Municipality of Halton (henceforth the subject property). The subject property is known as the Smith-Carrique barn and shed and is listed on the Town of Oakville's *Section F: Register of Properties of Cultural Heritage Value or Interest* as a property which may potentially be associated with the agricultural development of Trafalgar Township. The property was examined in 2015 as part of an investigation of cultural heritage landscapes within the Town of Oakville. It was found to have no cultural heritage value or interest (CHVI); however, it has remained on the Municipal Heritage Register.

The Scoped Heritage Impact Assessment consisted of the following:

- Introduction to the Property
- Background Research and Analysis
- Statement of Cultural Heritage Value or Interest
- Assessment of Existing Conditions
- Considered Mitigation and Conservation Strategies
- Appendices

The property was examined through research and site inspection. The O. Reg 9/06 evaluation found that 2165 Dundas Street West no longer possesses CHVI.

The following conservation/mitigation measures are recommended:

- The barn may possess material that could be worthy of salvage, and it is suggested that this material be removed by a salvage company, if feasible.
- The Commemoration Plan outlines the process and suggested text for an interpretive plaque on site. It is recommended that the plaque is installed as part of the proposed development in a public location.

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ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CP – Commemoration Plan
CHL – Cultural Heritage Landscape
CHVI – Cultural Heritage Value or Interest
HIA – Heritage Impact Assessment
HSMBC – Historic Sites and Monuments Board of Canada
MCM – Ministry of Citizenship and Multiculturalism
OHA – Ontario Heritage Act
OHT – Ontario Heritage Trust
O. Reg. – Ontario Regulation

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Two-page Curriculum Vitae (CV) for key team members that demonstrate the qualifications and expertise necessary to perform cultural heritage work in Ontario are provide in Appendix B.

TOWN OF OAKVILLE SCOPED HIA REQUIREMENTS CHART

Town of Oakville Hill HIA Requirements	Relevant ARA Section
Introduction to Development Site	1.0 Project Context
Background Research and Analysis	0 Historical Context
Statement of Significance or Statement of Cultural Heritage Value or Interest	0 Heritage Assessment
Assessment of Existing Conditions	2.0 Field Survey 0 Property Description Appendix A
Description of Proposed Development	Scoped
Impact of Development on Heritage Attributes	Scoped
Considered Mitigation and Conservation Strategies	6.0 Mitigative Measures
Commemoration	7.0 Commemoration Plan
Appendices	8.0 Bibliography and Sources Appendix A

1.0 PROJECT CONTEXT

Under contract awarded in July 2022 by Schlegel Village Inc., Archaeological Research Associates Ltd. (ARA) carried out a scoped Heritage Impact Assessment (HIA) and Commemoration Plan (CP) in advance of the proposed removal of the structure at 2165 Dundas Street West in the Town of Oakville, Regional Municipality of Halton (henceforth the subject property). The subject property is known as the Smith-Carrique barn and shed and is listed on the Town of Oakville's *Section F: Register of Properties of Cultural Heritage Value or Interest* as a property which may potentially be associated with the agricultural development of Trafalgar Township. The property was examined in 2015 as part of an examination of cultural heritage landscapes within the Town of Oakville. It was found to have no cultural heritage value or interest (CHVI); however, it has remained on the Municipal Heritage Register. There are no adjacent properties which are recognized under the *Ontario Heritage Act (OHA)*.

The property is located on the north side of Dundas St. West, in the Town of Oakville, Ontario (see Map 1). The subject property is located on the northern edge of the property parcel and is surrounded by open dry grassed land and some trees (see Map 2).

The proposed site alteration includes the full removal of the building. The proposed development will include an accommodation of a total of 1,118 units, including Long-Term Care bedrooms, Retirement Home care suites, and Senior's Apartments. This development is being built to complement the Oakville Hospital District (Wellings Planning Consultants Inc. 2022).

A scoped HIA has been requested by the Town of Oakville. According to the Town of Oakville's *Development Application Guidelines: Heritage Impact Assessment for a Built Heritage Resource Terms of Reference (2021)* a HIA must include the following items:

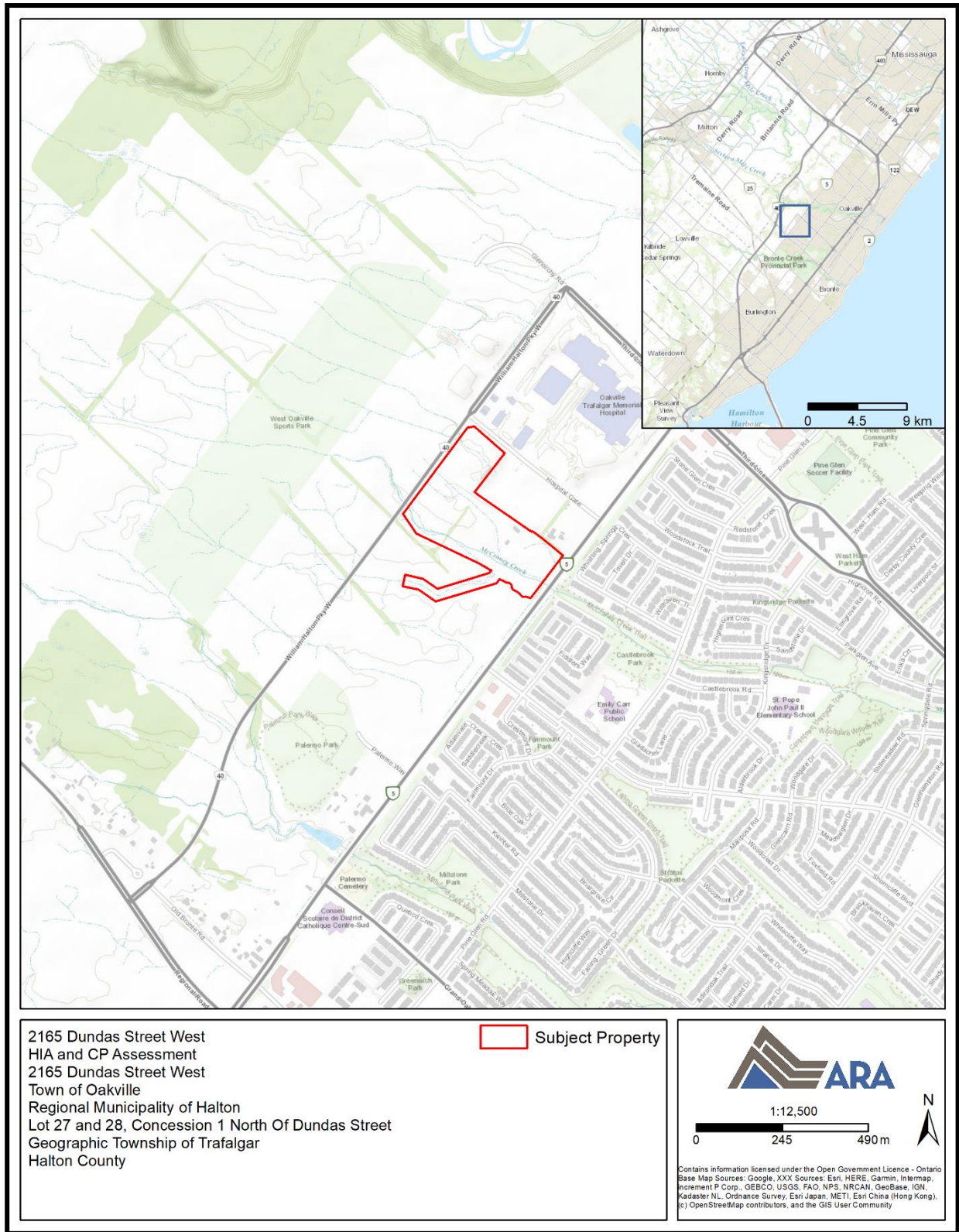
1. Introduction to the Property
2. Background Research and Analysis
3. Statement of Cultural Heritage Value or Interest
4. Assessment of Existing Conditions
5. Description of the Proposed Development
6. Impact of Development on Heritage Attributes
7. Considered Mitigation and Conservation Strategies
8. Appendices

ARA consulted with the City's Heritage Planner who indicated that "The Scoped HIA, would be a brief 2–3 page memo that provides a summary of the history of the site and area, assessment of existing conditions, and confirmation that the property does not meet the prescribed criteria under Ontario Regulation 9/06". Further, the planner indicated "Your report should also examine whether or not there is any material suitable for reuse in a commemorative project that can be stored while the site is developed". As such, this scoped HIA will address Sections 1–4 and 7 listed above.

The project is being coordinated by:
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This assessment was conducted in accordance with the the *Ontario Heritage Act (R.S.O. 1990)*;

Provincial Policy Statement (2020); Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (2010); the Ministry of Citizenship and Multiculturalism (MCM) Ontario Heritage Tool Kit Series (2006a, 2006b). Livable Oakville: The Town of Oakville Official Plan (2021) and The Regional Municipality of Halton Official Plan (2021).



Map 1: Subject Property in the Town of Oakville, Regional Municipality of Halton
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Aerial View of Subject Property in the Town of Oakville
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

2.0 HISTORICAL CONTEXT

The site history of the subject property was constructed using background information obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications, census records, land registry records), and published secondary sources (online and print). Given COVID 19 restrictions and the limited time frame for the production of this report, there is always the possibility that additional historical information exists but may not have been identified or accessible for review.

The City of Oakville and the Regional Municipality of Halton have a long history of settlement including pre-contact and post-contact Indigenous campsites and villages due to its productive riverside lands, as well as favourable farmland. The study area has strong associations with Indigenous communities, and the heritage resources considered in this report can be associated with both Pre-Contact and Post-Contact cultural developments. Accordingly, this historical context section spans the Pre-Contact Indigenous occupation history through Euro-Canadian settlement history to present. The early history of the study area can be effectively discussed in terms of major historical events.

2.1 Settlement History

2.1.1 Pre-Contact

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three main periods: Palaeo, Archaic, and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patterns, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in Table 1.

Table 1: Pre-Contact Settlement History
(Wright 1972; Ellis and Ferris 1990; Warrick 2000; Munson and Jamieson 2013)

Sub-Period	Timeframe	Characteristics
Early Palaeo	9000–8400 BC	Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted points
Late Palaeo	8400–7500 BC	Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted points
Early Archaic	7500–6000 BC	Side-notched, Corner-notched (Nettling, Thebes) and Bifurcate traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels)
Middle Archaic	6000–2500 BC	Stemmed (Kirk, Stanly/Neville), Brewerton side- and corner-notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools
Late Archaic	2500–900 BC	Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-distance trade (marine shells and galena)

Sub-Period	Timeframe	Characteristics
Early Woodland	900–400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people
Middle Woodland	400 BC–AD 600	Saugeen tradition; Stamped ceramics appear; Saugeen projectile points; Cobble spall scrapers; Seasonal settlements and resource utilization; Post holes, hearths, middens, cemeteries and rectangular structures identified
Middle/Late Woodland Transition	AD 600–900	Princess Point tradition; Cord roughening, impressed lines and punctate designs on pottery; Adoption of maize horticulture at the western end of Lake Ontario; Oval houses and 'incipient' longhouses; First palisades; Villages with 75 people
Late Woodland (Early)	AD 900–1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements
Late Woodland (Middle)	AD 1300–1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years)
Late Woodland (Late)	AD 1400–1600	Pre-Contact Neutral tradition; Larger villages (1.7 ha); Examples up to 5 ha with 2,500 people; Extensive croplands; Also hamlets, cabins, camps and cemeteries; Potential tribal units; Fur trade begins ca. 1580; European trade goods appear

Although Iroquoian-speaking populations tended to leave a much more obvious mark on the archaeological record and are therefore emphasized in the Late Woodland entries above, it must be understood that Algonquian-speaking populations also represented a significant presence in southern Ontario. Due to the sustainability of their lifeways, archaeological evidence directly associated with the Anishinaabeg remains elusive, particularly when compared to sites associated with the more sedentary agriculturalists. Many artifact scatters in southern Ontario were likely camps, chipping stations or processing areas associated with the more mobile Anishinaabeg, utilized during their travels along the local drainage basins while making use of seasonal resources. It must be recognized that this part of southern Ontario represents the ancestral territory of various Indigenous groups, each with their own land use and settlement pattern tendencies.

2.1.2 Post-Contact

The arrival of European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events, and the principal characteristics associated with these events are summarized in Table 2.

Table 2: Post-Contact Settlement History
(Smith 1846; Warnock 1862; Coyne 1895; Lajeunesse 1960; Cumming 1971; Ellis and Ferris 1990; Surtees 1994; AO 2022)

Historical Event	Timeframe	Characteristics
Early Contact	Early 17 th century	Brûlé explores the area in 1610; Champlain visits in 1613 and 1615/1616; Iroquoian-speakers (Huron, Petun and Neutral) and Algonkian-speakers (Anishinabeg) encountered; European goods begin to replace traditional tools

Historical Event	Timeframe	Characteristics
Five Nations Invasion	Mid-17 th century	Haudenosaunee (Five Nations) invade ca. 1650; Neutral, Huron and Petun Nations are defeated/removed; vast Iroquoian hunting territory established in the second half of the 17 th century; Explorers continue to document the area
Anishnabeg Influx	Late 17 th and early 18 th century	Ojibway, Odawa and Potawatomi expand into Haudenosaunee lands in the late 17 th century; Nanfan Treaty between Haudenosaunee and British in 1701; Anishnabeg occupy the area and trade directly with the French and English
Fur Trade Development	Early and mid-18 th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid-18 th century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Constitutional Act of 1791 creates Upper and Lower Canada
County Development	Late 18 th and early 19 th century	Area initially adjacent to York County's 'West Riding'; Became part of York County's 'West Riding' in 1798; 'Brant's Tract' at the head of Lake Ontario acquired in 1797; Remainder of southern portion acquired as part of the 'Head of the Lake Purchase' in 1806; Halton County established in 1816; Northern portion acquired as part of the 'Ajetance Purchase' in 1818; Independent after the abolition of the district system in 1849
Township Formation	Early 19 th century	First settlers arrived in southeastern part of Trafalgar (the 'Old Survey') ca. 1807; Prominent early families in the south included the Sovereigns, Proudfoots, Kattings, Freemans, Posts, Biggars, Mulhollands, Kenneys, Chalmers, Albertsons, Chisholms, Sproats, Browns and Hagars; Population reached 548 by 1817, with 4 saw mills and 1 grist mill in operation; the 'New Survey' comprised the northwestern lands acquired in 1818
Township Development	Mid-19 th and early 20 th century	By 1846, 28,375 ha had been taken up in Trafalgar, with 11,404 ha under cultivation; 23 saw mills and 7 grist mills in operation at that time; Population reached 4,513 by 1850; Traversed by the Hamilton & Toronto Branch of the Great Western Railway (1855), the Hamilton & North Western Railway (1877) and the Credit Valley Railway (1877); Communities at Milton, Hornby, Auburn, Boyne, Omagh, Drumquin in the north and Oakville, Bronte, Palermo, Trafalgar, Munn's Corner and Sheridan in the south

2.1.3 Village of Palermo

The former village of Palermo, originally called Hagartown, was established in 1805 at the intersection of what is now Dundas Street and Old Bronte Road by Lawrence Hagar, a Pennsylvania settler who had immigrated to Upper Canada in 1799. Although it has been amalgamated into the City of Oakville, Palermo is the oldest remaining settlement in Trafalgar Township. Its early date of founding was due to its proximity to the Dundas Street Military Road, which was surveyed in 1793 and ran from Toronto to Dundas (WEFHS 1992; Town of Oakville 2008). As a result of its convenient location, Hagartown prospered. In 1836 the name of the village was changed to Palermo to honour Admiral Horatio Nelson, Lord of Palermo (McEvoy 1869). The Lawrence Foundry and Agricultural Works, founded in 1842, was one of the first major industrial businesses in the settlement, and by 1869 the population numbered around 300. In the mid to late 19th century the railroads bypassed Palermo in favour of other towns and the need for overland carriage stops dwindled, causing the village's population to drop to 150 by 1875. However, there were still numerous industries which consisted of an iron foundry, a hotel, a wagon shop, two stores, a blacksmith shop, a harness maker, a brick schoolhouse, a telegraph office, a drill shed, numerous church buildings, and was a major supplier of charcoal to foundries and blacksmiths (McEvoy 1869; Lovell 1875; Town of Oakville 2008). The reliance on automobiles in the 20th century caused many small settlements to disappear as people moved away to more urban environments and the numerous road widening projects around and within Palermo led to

the destruction or relocation of many of its historic structures (Town of Oakville 2008). In 1962, Trafalgar Township, along with Palermo and other nearby villages, were amalgamated into the City of Oakville. Palermo remained a stable village until the 1990s when imminent development in the area and other transportation-related infrastructure projects resulted in developers purchasing most of the available land in anticipation of continued urban growth.

2.2 Site-Specific History

In order to gain a general understanding of the study area, two historic settlement maps, one topographic map and five aerial images were examined during the research component of the study. Specifically, the following resources were consulted:

- *Tremaine's Map of the County of Halton, Canada West* (1858) (OCHMP 2019);
- *Trafalgar South Township* from the *Illustrated Historical Atlas of the County of Halton, Ontario* (1877) (MU 2001);
- A topographic map from 1909 (OCUL 2022); and
- Aerial images from 1954, 1999, 2015, 2017, and 2019 (Town of Oakville 2021; U of T 2022).

ARA completed a Summary of Land Transactions for the subject property (2165 Dundas Street West) to understand its land ownership history. Although the legal description of the property contains five lots (Lots 26–30), the project area is largely contained on Lot 27, with a small section following a creek on Lot 28. According to historic mapping and land records, the extant structures are located on Lot 27 and therefore only the transactions for that parcel were consulted for the purpose of this analysis (see Table 3).

The 200-acre patent for Lot 27, 1 Concession North of Dundas Street was issued to John Knee on October 6, 1808. Two days later he sold the entire parcel to John Smith who is listed in the land records as a cooper by profession. John Smith (1754–1826) was a native of New Jersey and had immigrated to “The Forty” near Grimsby, Ontario in 1787. John and his wife, Hannah Wilcox (1759–1838) had a number of children, including Absalom Smith who was born in 1788 in Grimsby (see Figure 1). Absalom Smith married Anna “Polly” Beamer (1785–1870) in Grimsby on October 17, 1809, and the couple had 11 children throughout the course of their marriage (see Figure 2). Between 1813 and 1814 Absalom Smith served in the 2nd Regiment of York Militia as a private under the command of Sergeant Duncan McQueen and may have been engaged in several minor skirmishes with American forces, as his company was involved in an engagement in July 1814 when four men from the 2nd Regiment were taken prisoner. Smith was also stationed on the right flank during the Battle of Lundy’s Lane (TTHSDC, n.d.). In 1817 Absalom Smith, along with other Trafalgar residents, met with a government statistician to describe the township. An 1816 Trafalgar Township assessment records Smith as living on Lot 27, Concession 1 South of Dundas Street, although this might be a mistake by the enumerator (TTHSDC n.d.). By 1837, Absalom Smith was living on Lot 27 North of Dundas Street, as the family sheltered William Lyon Mackenzie at that address during his flight to the United States after the failed skirmish at Montgomery’s Tavern during the Rebellion of 1837. Mackenzie and his compatriot Allan Wilcox crossed Sixteen Mile Creek while being pursued by government forces and stopped at Smith’s farmhouse in order to change into dry clothes and rest before continuing his escape (TTHSDC n.d.). Absalom Smith died in Palermo on February 5, 1861, and was buried in that village.

At some point between 1808 and 1854, John Smith sold Lot 27 to Absalom Smith, who in turn sold the northeast 100 acres to Absalom H. Smith with the sale registered in 1854. In 1859 Absalom Smith's will went to probate for the southwest 100 acres, although it was not registered until 1870 (Inst. #471G, Book 34). On October 20, 1863, Absalom Smith's widow filed a quitclaim deed in favour of Absalom H. Smith for the northeast 100 acres of Lot 27, who sold that acreage to John Young Dorland three days later. Absalom Harvey Smith was born October 30, 1829, in Palermo, the youngest child of Absalom Smith and Polly Beamer. He married Angeline Haze circa 1863, but it is not known if the couple had children. In 1870, the executors of Absalom Smith's estate sold the southwest half of Lot 27 to Absalom Smith Book, the grandson of Absalom Smith through his daughter Hannah Smith (1814–1897) and her husband Jonathan Johnson Book (1815–1861).

On October 16, 1871, both Absalom Smith Book and John Young Dorland sold their halves of Lot 27 to Henry Carrique, once again unifying the parcel under one owner. Henry Carrique was born in 1827 in Ontario, the son of Irish immigrants William Carrique and Margaret O'Connor. William Carrique had submitted a land petition in 1821 for 50 acres in Grimsby, but it is unclear if he was granted this property. It is likely that Henry Carrique was born in Nelson Township, where William and Margaret Carrique were living at the time of his birth. By 1845, the Carrique family was living on 100 acres of Lot 31, Concession 2 North of Dundas Street, where William remained until the death of his wife Margaret in 1872 (Family Search n.d.). Henry Carrique married Sarah Ann McGillicuddy (1834–1915) on April 10, 1860, in Halton, and the couple had at least six children including Columbus Carrique. Henry Carrique died in 1915 and was buried in Palermo.

In 1901, Henry Carrique sold all 200 acres of Lot 27 to his son Columbus Carrique, who held the property for nine years. In 1910 he sold most of Lot 27 except for 3 acres at the southeast corner of the parcel to Charles Jacob Pilger, who transferred the property to his wife Mary Ann Pilger the same year. The Pilgers owned Lot 27 until 1939, when the Commissioner of Agricultural Loans deeded the land under power of sale to Arthur Russell Todd, who possessed the lot until 1944. Todd sold the parcel to Harold and Gertrude Cooper, who in turn sold the property to Svanke and Ellen Kangas in 1949. The Kangas family held Lot 27 until 1953 when they sold it to Morris Pulver, who sold to Elma Eichenberger the same year. Elma Eichenberger retained Lot 27 until 1955, when it was granted to trustee Nixon Berry. Nixon Berry granted the Lot to Herbert E. Hatch the same year, and Hatch sold the property in 1961 to Rosann Cherry. Cherry granted the property to a trustee in 1968, who granted Lot 27 to the Ontario Housing Corporation as part of a 406,715 acre parcel in 1970. The land was held by the province until 2022, when a section was transferred to Schlegel Villages.

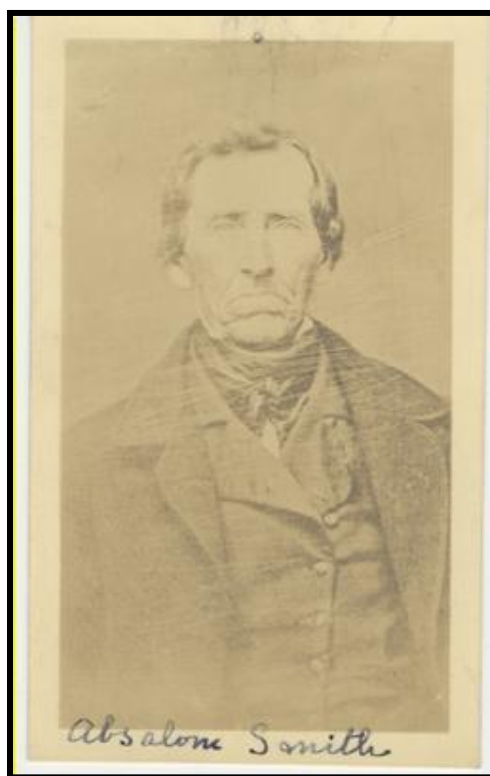


Figure 1: Absalom Smith, no date
(Trafalgar Township Historical Society Digital Collections 2022)



Figure 2: Anna "Polly" (Beamer) Smith, c. 1861–1870
(Trafalgar Township Historical Society Digital Collections 2022)

Table 3: Summary of the Land Transactions for 2165 Dundas Street West (LRO #20)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
---	Patent	6 Oct 1808	Crown	John Knee	200 acres
315R	B&S	8 Oct 1808	John Knee	John Smith, cooper	Lot 27, 200 acres
2671R	B&S	No date	John Smith	Absalom Smith	Lot 27, 200 acres
810B	B&S	12 Oct 1854	Absalom Smith	Absalom H. Smith	Part Lot 27, 100 acres
271C	Quitclaim	20 Oct 1863	[Illegible] Smith, widow	Absalom H. Smith	Part Lot 27, NE ½
272C	B&S	23 Oct 1863	Absalom H. Smith	John Y. Dorland	Part Lot 27, NE ½
471G	Probate of Will	7 Sep 1859 (reg. 1870)	Absalom Smith	-	Lot 27, SW ½ 100 acres
533H	B&S	30 Nov 1870	William Fletcher Lowe, Eliza Smith, John Dewar, executors in trust of Absalom Smith	Absalom S. Book	Lot 27, SW ½ 100 acres
757	B&S	16 Oct 1871	Absalom Smith Book	Henry Carrique	Lot 27, SW ½ 100 acres
758	B&S	16 Oct 1871	John Young Dorland	Henry Carrique	Lot 27, NE ½ 100 acres
7772W	B&S	21 Aug 1901	Henry Carrique	Columbus Carrique	Lot 27
10013	B&S	9 May 1910	Columbus Carrique	Charles Jacob Pilger	Part Lot 27 except 3 acres
10042Z	B&S	30 Jun 1910	Charles Jacob Pilger	Mary Ann Pilger, wife	Part Lot 27
19288H	Deed under Power of Sale	15 Aug 1939	Commissioner of Agricultural Loans	Arthur Russell Todd	Lot 27 except 3 acres @ SE corner
20522	Grant	27 May 1944	Arthur Russell Todd	Harold & Gertrude Cooper	Lot 27 except 3 acres @ SE corner
22049K	Grant	8 Feb 1946	Ernest Cooper, widow	Harold & Gertrude Cooper	Undivided [illegible] Lot 27 except 3 acres
23548	Grant	27 Jul 1949	Harold & Gertrude Cooper	Svanke & Ellen Kangas	Lot 27 except 3 acres
451	By-Law	1 May 1950	-	-	Planning Act
443	Land Plan	Mar 1951	-	-	Portion required for public purposes, part Lot 27 (Kangas)
28815O	Grant	30 Sep 1953	Svanke & Ellen Kangas	Morris M. Pulver	Lot 27 w/ exceptions
29175O	Grant	4 Dec 1953	Morris M. Pulver	Elma Eichenberger	Lot 27 except 3 acres @ SE corner
489	By-Law 1953-52	23 Feb 1954	-	-	Re-zoning by-law
491	By-Law 1953-12	16 Feb 1954	-	-	To regulate the use of land
499	By-Law 1953-15	16 Mar 1954	-	-	To provide for setbacks on Dundas Street
32023P	Grant	29 Mar 1955	Elma Eichenberger	Nixon Berry, Trustee	Lot 27
32025P	Grant	31 Mar 1955	Nixon Berry, Trustee	Herbert Hatch	Lot 27 as in 32023P

Instrument #	Instrument	Date	Grantor	Grantee	Comments
49411	Agreement Assignment	15 Apr 1956	Henry M. Pollis	A. Trydman	Lot 27 w/ exceptions
69675	Quitclaim Deed	8 Oct 1957	A. Trydman	Herbert E. Hatch	Lot 27, with exceptions
130282	Grant	4 Oct 1961	Herb E. Hatch and wife	Rosann Cherry	200 acres Lot 27
261884	Grant	15 Nov 1968	Rosann Cherry	John Peter Hamilton Ford, trustee	Part Lot 27 + OL
290379	Grant	6 Jan 1970	John Peter Hamilton Ford, trustee	Ontario Housing Corporation	406.715 acres part Lot 27 + OL
521903	20 Mar 1980	Deed	Ontario Housing Corporation	Ontario Land Corporation	406.715 acres part Lots 27 + OL (subj. to easements)
790879	Transfer Easement	26 Aug 1992	Ontario Land Corporation	Union Gas Ltd	-
843163	Certificate of First Registration	19 Sep 1995	-	Ontario Realty Corporation	Now Parcel 25-1, Section T-12
D9306220	General Application	19 Sep 1995	-	Ontario Realty Corporation	Divided from 24928-0341 into 24928-0413
HR617942	Name Change	5 Nov 2007	Ontario Realty Corporation	Her Majesty the Queen in Right of Ontario Represented by the Chair of the Minister of Public Infrastructure Renewal	-
20R19761	Plan Reference	3 Jan 2014	-	-	-
HR1157650	Transfer Easement	8 Jan 2014	Her Majesty the Queen in Right of Ontario as Represented by the Minister of Infrastructure	The Regional Municipality of Halton	-
20R19902	Plan Reference	10 Jul 2014	-	-	-
20R20782	Plan Reference	2 May 2017	-	-	-
HR1860758	Name Change	20 Jan 2022	Her Majesty the Queen in Right of Ontario as Represented by the Minister of Economic Development, Employment, and Infrastructure	Her Majesty the Queen in Right of Ontario as Represented by the Minister of Government and Consumer Services	-
HR1878638	Transfer	29 Mar 2022	Her Majesty the Queen in Right of Ontario as Represented by the Minister of	Schlegel Villages Inc	-

Instrument #	Instrument	Date	Grantor	Grantee	Comments
			Government and Consumer Services		

2.2.1 Mapping and Imagery Analysis

The limits of the study area are shown on georeferenced versions of the consulted historical resources in Map 3–Map 8. *Tremaines’ Map of the County of Halton, Canada West* (1858) indicates that the study area comprises part of Lot 27 and a small portion of Lot 28 in Concession 1 North of Dundas Street (NDS) in the Trafalgar Old Survey. Lot 27 was divided between A.H. Smith and Absalom Smith, and the southern half of Lot 28 belonged to George Buck (see Map 3). The lots faced onto Dundas Street, and the settlement of Palermo can be seen to the southwest. There are no structures indicated within the project area, but this does not necessarily mean they did not exist at this time.

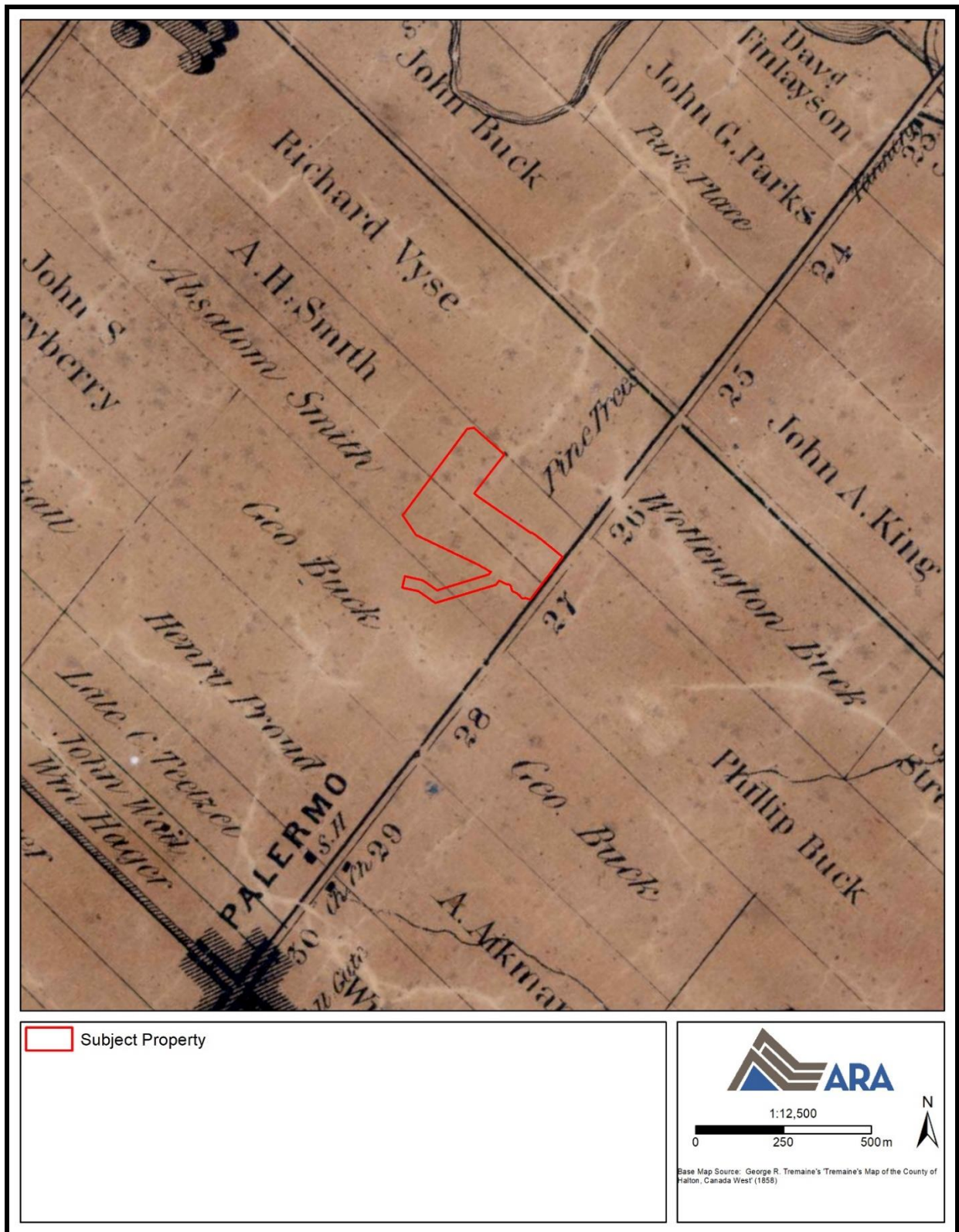
Walker & Miles’ *Illustrated Historical Atlas of the County of Halton, Ontario* (1877) shows that Lot 27 was no longer divided between two owners and was instead owned in its entirety by Henry Carrique. Lot 28 was still divided, and the southern portion continued to remain in possession of the Buck family (see Map 4). The configuration of Dundas Street was unchanged from 1858 and the village of Palermo to the southwest of the project area had expanded beyond its 1858 boundaries. There were no structures within the project area’s limits on Lot 28, but Lot 27 has two structures and an orchard, possibly a farmhouse and barn.

A topographic map from 1909 shows more of the landscape than the historic atlases; the project area has a slight rise in elevation towards the northwest and McCaney Creek runs through the project limits on Lot 27 (see Map 5). The alignment of Dundas Street and village of Palermo remained unchanged from the 1877 Walker & Miles atlas. There are two frame structures indicated on Lot 27 in the same location as the 1877 atlas, but due to inconsistencies in the map production the buildings appear to lie outside the project area. However, due to their similar location and configuration compared to the 1877 atlas, these are likely the same buildings. The 1909 topographic map also indicates that the two frame structures were surrounded by vegetation or tree cover, which may indicate the presence of the orchard represented on the 1877 *Illustrated Atlas of the County of Halton*.

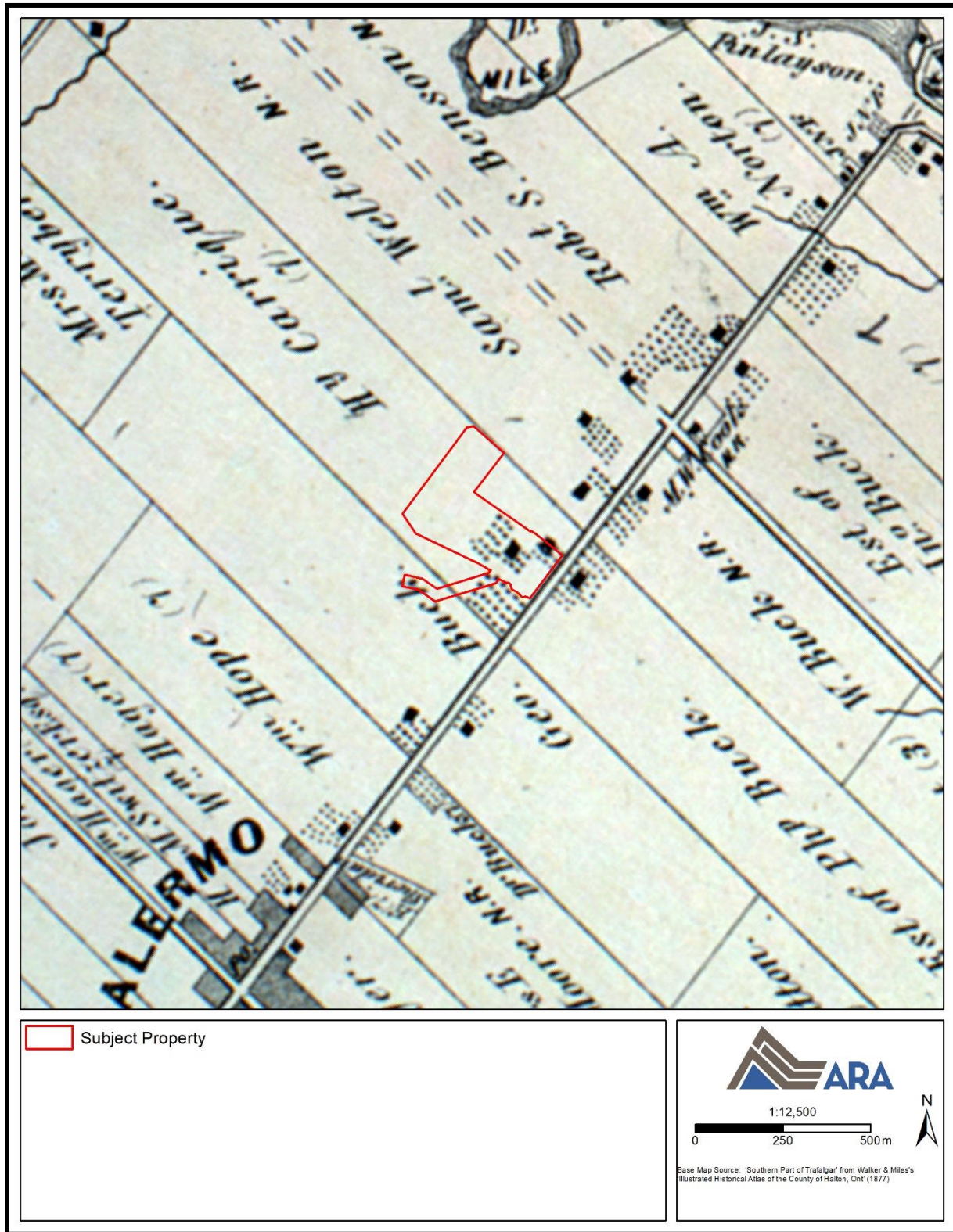
An aerial image from 1954 demonstrates that the study area similarly resembled its 1909 topographic depiction (see Map 6). The area was comprised of agricultural fields with tree cover along the field dividers and road allowance. Despite the blurry condition of the image, several structures can be discerned within the project area. There appears to have been a structure in a similar location to both the 1877 atlas and the 1909 topographic map, surrounded by a series of outbuildings. The extant barn on the property likely dates to after 1954 as it does not appear this map – its orientation is north-south along the lot line which does not appear on this map.

An aerial image from 1999 indicates the area was still relatively rural, and the property and field divisions remained similar to the 1954 aerial. However, within the project area limits one of the structures had been demolished between the 1950s and 1999, possibly the house. The footprint of the building can still be seen, and the outbuildings still remain and now include a structure oriented north-south along the lot line which is the extant barn. Six years later, in 2015, the area had become more residential, with a housing development located southeast of the project area on the other side of Dundas Street West. A water retention pond had also been dug to the north

of the project area on an adjacent lot. The project area itself remained the same as the 1999 aerial, although the footprint of the demolished structure was no longer as pronounced (see Map 7). An aerial from 2017 shows little change in the project area, although by 2019 the outbuilding closest to the previously demolished structure had also been removed, leaving only one outbuilding remaining on the property (see Map 8).

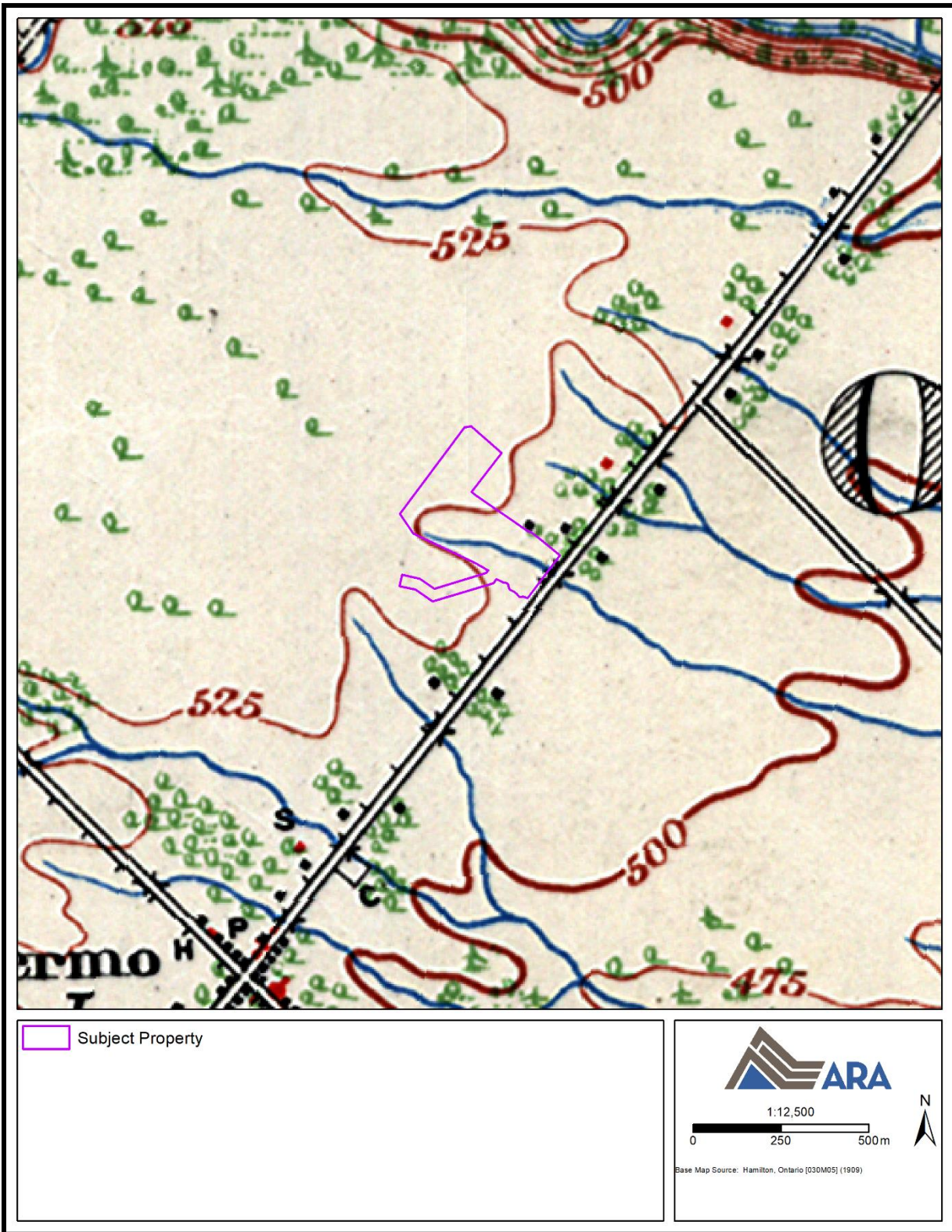


Map 3: George Tremaine's Map of the County of Halton, Canada West (1858)
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2022)

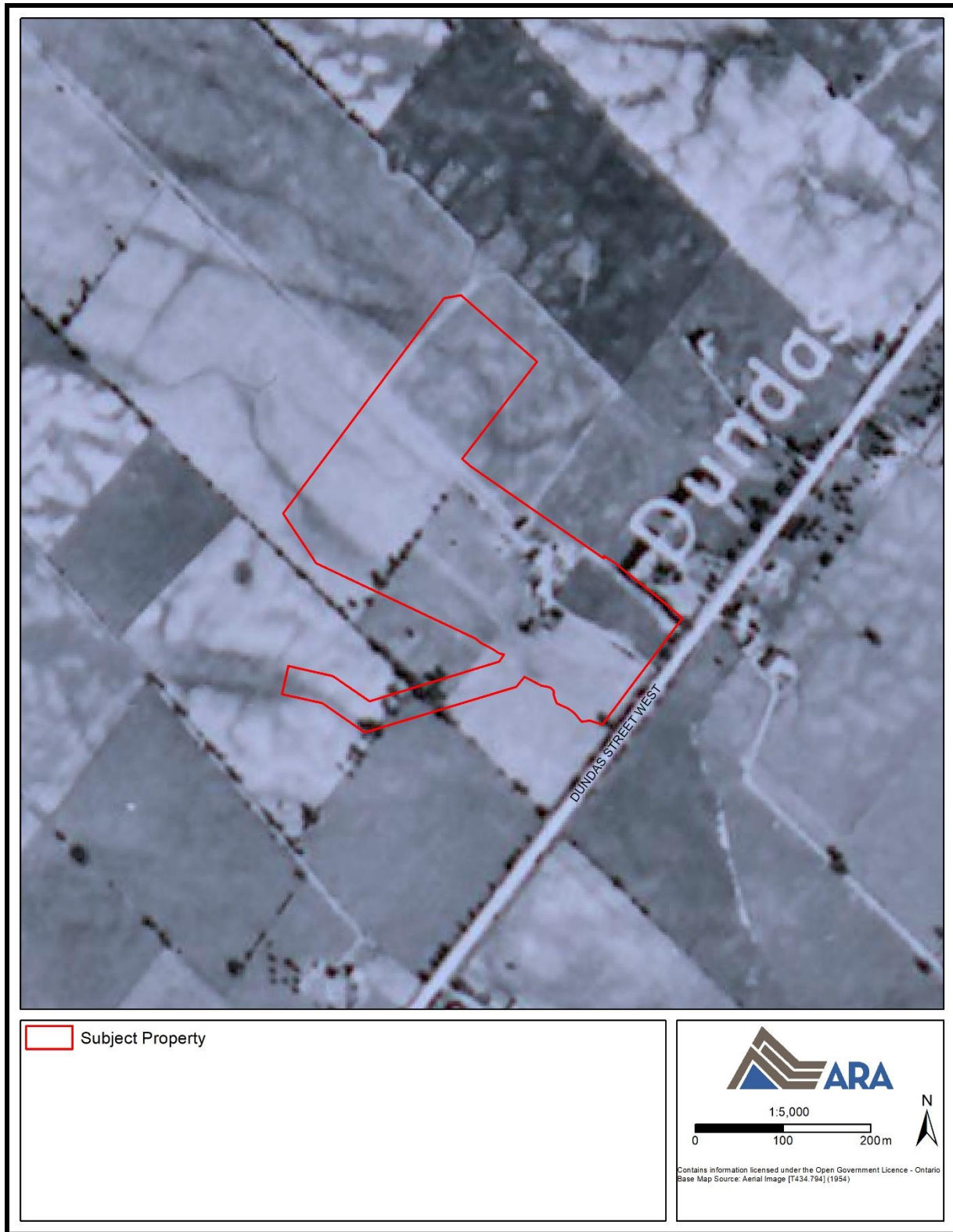


Map 4: Walker & Miles' Illustrated Historical Atlas of the County of Halton, Ontario (1877)

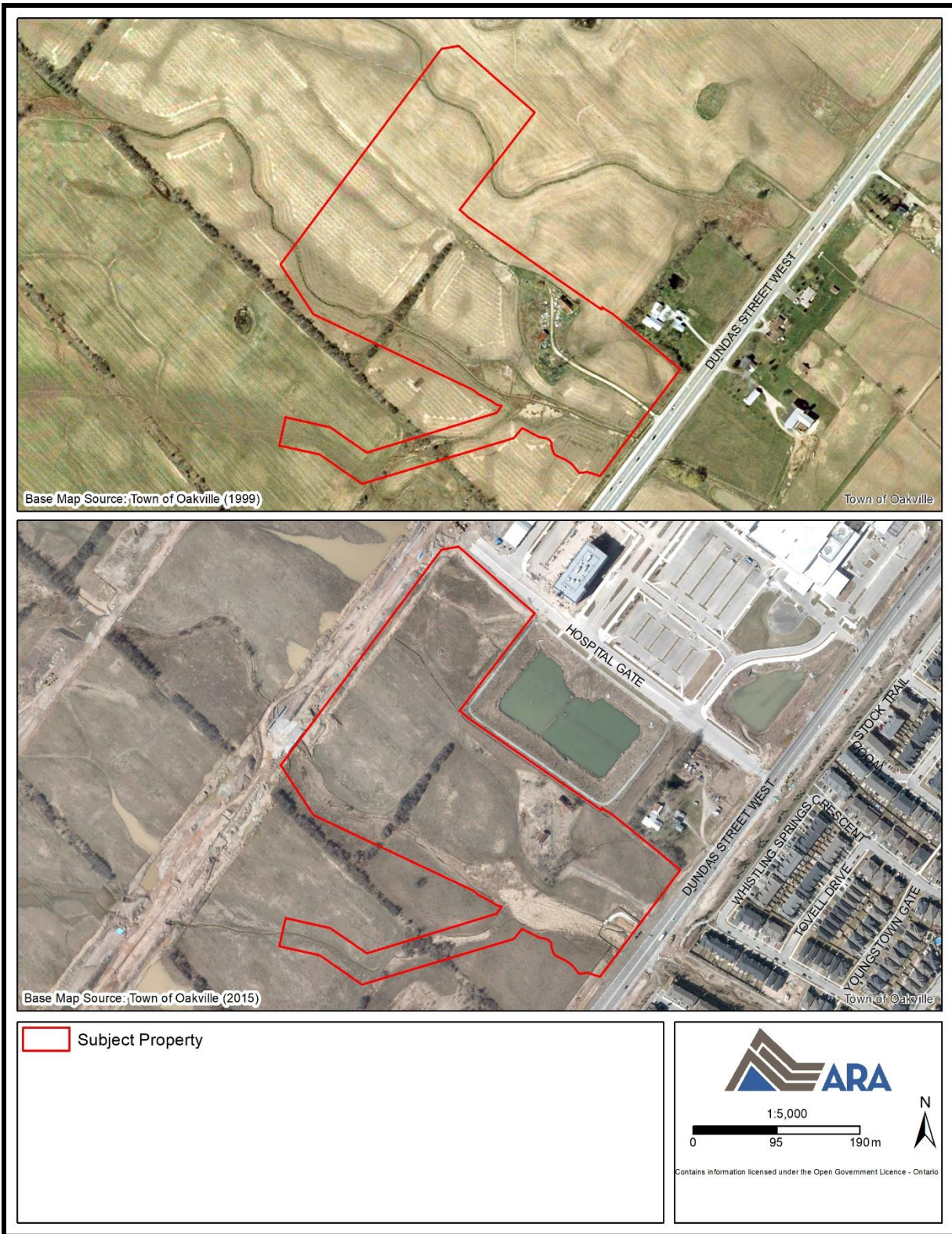
(Produced under licence using ArcGIS® software by Esri, © Esri; MU 2001)



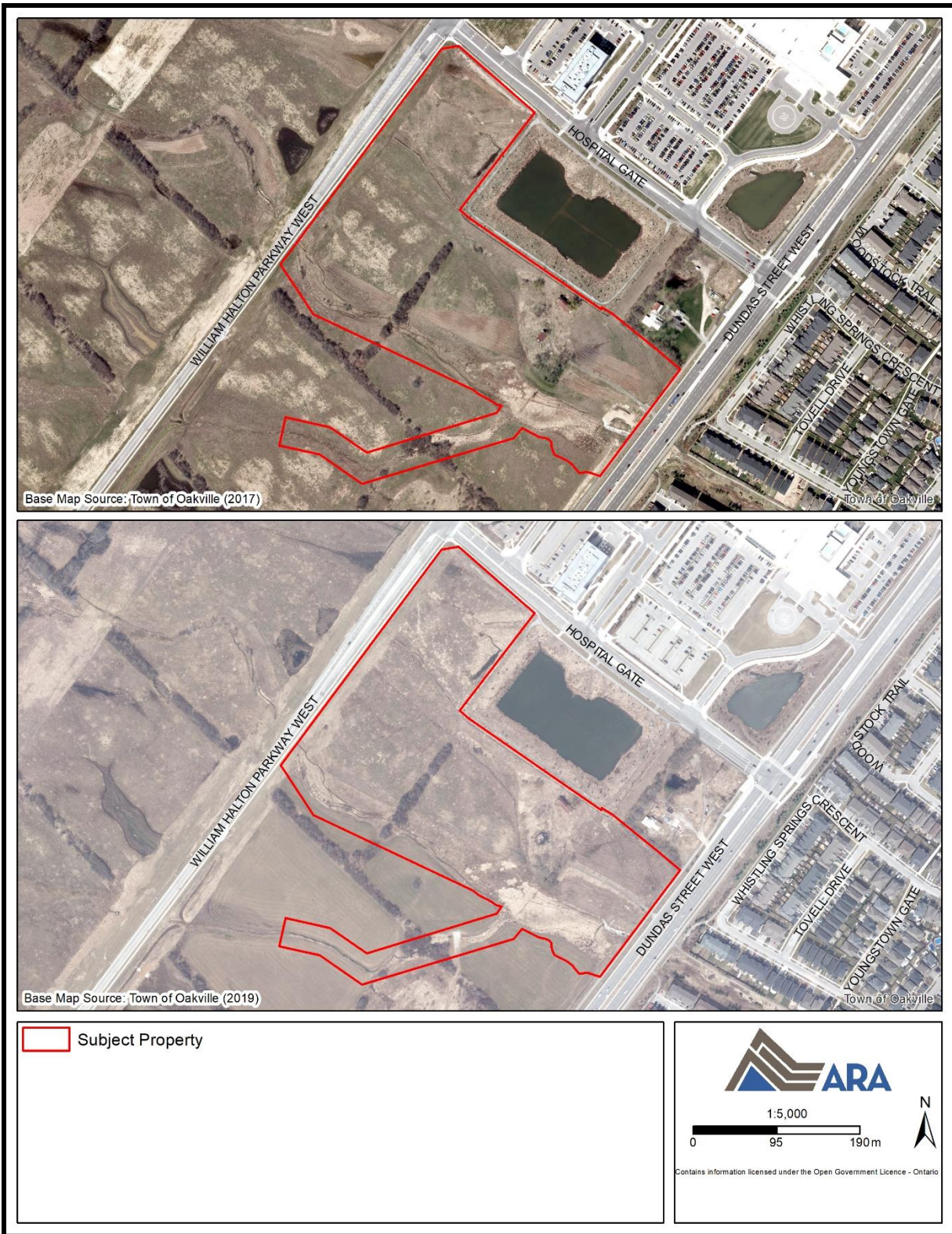
Map 5: Topographic Map from 1909
(Produced under licence using ArcGIS® software by Esri, © Esri, OCUL 2022)



Map 6: Aerial Image (1954)
(Produced under licence using ArcGIS® software by Esri, © Esri; U of T 2022)



Map 7: Aerial Images (1999–2015)
(Produced under licence using ArcGIS® software by Esri, © Esri; Town of Oakville 2021)



Map 8: Aerial Images (2017-2019)
(Produced under licence using ArcGIS® software by Esri, © Esri; Town of Oakville 2021)

3.0 FIELD SURVEY

The field survey component of the project involves the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within the study area, as identified through historical research and consultation. Additional cultural heritage resources may also be identified during the survey itself. Photographs of the subject property are taken, as are general views of the surrounding landscape. The field survey also assists in confirming the location of each potential cultural heritage resource and helps to determine the relationship between resources.

A field survey was conducted on August 18, 2022, to photograph and document the study area and record any local features that could enhance ARA's understanding of their setting in the landscape and contribute to the cultural heritage evaluation process. Legal permission to enter and conduct all necessary fieldwork activities on the project location was granted by the property owner. The interior was not accessed due to safety concerns.

The barn structure was documented in a clockwise manner and the property extant was also examined (see Image 1–Image 10). Map 9 illustrates the location and direction of each photograph taken of the exterior of the barn and surrounding context. The map and photos can be found in Appendix A.

4.0 PROPERTY DESCRIPTION

According to the inventory sheet, the property is described as follows:

The Smith-Carrique Barn and Shed is part of a farmstead on an irregular parcel of land. It consists of two wooden outbuildings: a barn and a shed. It is likely that the barn and shed were once associated with a main house, which is no longer present. The outbuildings are set back from Dundas St. West. The outbuildings are surrounded by open fields to the west and north, and residential subdivision on the south side of Dundas St. West. A storm water management pond is located to the east, followed by the new Oakville Hospital. The buildings are surrounded by naturalized fields, which was once an active farm with orchards (Laurie Smith Heritage Consulting: 43-1).

These conditions were observed during ARA's site visit, with the exception of the shed no longer being present on the site. Based on the historic mapping examined above the house appears to have been demolished between 1954 and 1999 and the shed appears to have been demolished between 2017 and 2019.

4.1 Landscape Features

According to the inventory sheet, the property's landscape features are described as follows:

Trees present on the subject property include Cherry, Willow, White Pine, Basswood. Perennials present on site include Goldenrod, Aster Thistle, Queen Anne's Lace. Open and naturalized fields surrounding outbuildings. McCraney Creek runs in a general north-south direction through property (Laurie Smith Heritage Consulting 2015: 43-3).

These landscape features were observed during ARA's site visit.

4.2 Barn Exterior

The Barn has a gambrel style metal roof, it appears to be built with cinderblock, with a vertical plank wood second storey. Windows are missing, but openings remain. Some modifications to openings on southern exterior second storey are observed. The Shed has a gable style metal roof made with flush board exterior. Windows are missing, but square openings in the shed remain. Large rectangular storm water management pond located directly east. Gravel path surrounding storm water management pond. Gravel laneway runs north from Dundas St. West to the outbuildings (Laurie Smith Heritage Consulting 2015: 43-3).

Additional to the above description, the barn has a hay hood on the east elevation.

The shed was not observed during ARA's site visit. The shed removal was carried out after the completion of the inventory sheet in 2015, most likely between 2017 and 2019 as shown in the historic mapping. Little evidence of the demolished shed was observed during the site visit, as the grasses were shoulder height reducing ground visibility. A pile of shingles was noted in the approximate vicinity of the shed east of the extant barn, potential remnant evidence of the shed.

4.3 Barn Interior

The interior of the barn was observed from the exterior. It was filled with detritus and remnants of collapsed upper floors. The main level show signs of deterioration and/or have been vandalised with graffiti.

4.4 Ontario Farms

The historic Ontario farm typology follow similar patterns and typically includes the following features: main farmhouse, main barn, secondary barns/outbuildings, silo/s, entrance driveways which are framed (often with vegetation of pillars), a front yard, mature trees, rear or side fields, drive lanes, woodlot/s, and wind rows along property edges (ERA 2020). Specifically, Ontario farms can be described as:

Ontario's farms are the creations of immigrants of varied backgrounds who often showed disdain, if not outright hostility, for their neighbours. The landscape mirrors this outlook: no residential farm villages, a system of public roads that bypass farm buildings, and private lanes leading to them. Building sites varied with local conditions but tended to be set well back on the lots. Here was privacy, freedom from the "disagreeable necessity" of gazing at one's neighbour, and security from passers-by helping themselves to the orchard or kitchen garden (McIlwraith 1997:241).

When compared against the typical characteristics of Ontario farms, the subject property does not display many of the features and therefore is not a representative Ontario farm landscape (see Table 4).

Table 4: Characteristics of Ontario Farms

Characteristics (adapted from McIlwraith 1997; Shearer 2012; Williams 2014)	2165 Dundas Street West Characteristics
Centralized 'farmstead' composed of clustered grouping of houses, barns, and ancillary buildings, connected by walkways and laneways	No
Farmstead landscape may include remnants of nearby kitchen gardens and orchards	Yes – orchards
Farmstead framed by trees and perennial plantings to provide shelter from sun and wind	No
Farmstead placed on raised setting where possible	No
Entrance driveway leading to farmstead, often lined with mature trees	No
If present, farmstead placed near natural water source	No
Farmstead set back from roadway with farmhouse placed nearest to road	No
Barn positioned into slope for allow for two storey exterior access	No
Outbuildings, possible adapted retrofit of early log shanties	No
Drive lanes providing access to barn/outbuildings	No
Paddock, placed in proximity to barn and outbuildings	No
Silo	No
Rear fields, connected to farmstead through drive lanes	No
Rear woodlot	No

4.5 19th Century Barn Types

According to *Nineteenth-century Barns in Southern Ontario* there are six main types of barns in Ontario, which “90 per cent of the nineteenth century barns surviving in Southern Ontario can be classified as one or other of these categories” (Ennals 1972:264). When examined against the characteristics of these barns, the barn on 2165 Dundas Street West can not be classified as a representative 19th century barn (see Table 5). This is supported by the mapping which suggests the barn dates from the mid 20th century.

Table 5: Characteristics of 19th Century Ontario Barns
 (Adapted from Ennals 1972)

Barn Type	Main Characteristics	2165 Dundas Street West Characteristics
Central Ontario Barn	Two-storeys, often built into the side of a hill (bank barn) or with a ramp to the second floor,	No
Two-bay Barn	Set directly on the ground, gable roof, the main doors are place in the middle of the long side	No
Raised Two-bay Barn	Similar to the Two-bay barn, but raised like the Ontario Central Barn, concentrated in Brant and Oxford Counties	No
Pennsylvania German barn	Concentrated in Waterloo County, found in Wellington and Perth Counties, upper level projects over lower level creating a “overshot” or “forebay”	No
Erie Shore Barn	One-storey with a gambrel roof, the entry is set at one end of the building	No
Wisconsin Barn	Features ventilators protruding above the roofline	No

5.0 HERITAGE ASSESSMENT

Using the information provided by field survey, an evaluation of 2165 Dundas Street West according to O. Reg. 9/06, can be found below in Table 6.

Table 6: Evaluation of 2165 Dundas Street West Using O. Reg. 9/06 & Observed Condition

Evaluation of Property			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative, or early example of a style, type, expression, material or construction method		When compared against the typical characteristics of Ontario farms, 2165 Dundas Street West does not display many of the features and therefore is not a representative Ontario farm landscape. Further, when examined against the characteristics of these barns, the barn on 2165 Dundas Street West can not be classified as a representative 19th century barn. The farm is not rare or unique as it no longer has any farm features beyond the remnant barn which has a cinderblock foundation that likely dates to the mid 20 th century.
	Displays a high degree of craftsmanship or artistic value		The barn at 2165 Dundas Street West does not display a high degree of technical or scientific achievement. It was built using common construction techniques for its construction period, specifically cinderblock with wood. It does not present craftsmanship or artistic merit in a greater than normal quality or at an intensity well above an industry standard.
	Displays a high degree of technical or scientific achievement		The barn at 2165 Dundas Street West does not display high degree of technical or scientific achievement. It was built using common construction techniques for its construction period, specifically cinderblock with wood. It does not display scientific achievement in the use or adaptation of materials, forms, spatial arrangements or breakthroughs in design or construction techniques.

Evaluation of Property			
Criteria	Description	✓	Value Statement(s)
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		<p>The property may be associated with the agricultural history of Trafalgar Township, but with the loss of the farmhouse and historic barns and outbuildings, as well as the naturalization of the fields, has lost much of its integrity.</p> <p>The Smith family were long-time owners of the property. Although Absalom Smith is connected to the 2nd Regiment of York Militia, his military involvement dates to before his occupation of the property. Further, it is said that William Lyon Mackenzie may have passed through this property, stopping at Smith's farmhouse in order to change into dry clothes and rest before continuing his escape. It should be noted that Mackenzie stayed at many houses during his escape. While it is interesting that the property may be linked to such a colourful historic character, the association with the property was fleeting and the significance has not been demonstrated in the research conducted for this report.</p>
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		2165 Dundas Street West does not yield or have the potential to yield information that contributes to the understanding of a community or culture. It does not have the ability to provide evidence of one or more notable or influential aspects of Trafalgar's history.
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		2165 Dundas Street West's builder or architect is unknown and does not reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.
Contextual Value	Is important in defining, maintaining or supporting the character of an area		The character of Dundas Street West is in transition. The property is surrounded by open fields to the west and north, and residential subdivision on the south side of Dundas St. West. A storm water management pond is located to the east, followed by the new Oakville Hospital. Therefore, the barn and naturalized fields do not contribute to the character of the area.
	Is physically, functionally, visually or historically linked to its surroundings		The residential house and one barn have been lost from the property, and the surrounding area does not have a distinct character. Therefore, the property lacks a physically, functionally, visually or historically relationship to its broader context that is important to understand the meaning of the property.
	Is a landmark		2165 Dundas Street West is not a landmark. The property is not a visual landmark as the barn is not visible from the road, nor is the property a known community landmark.

2165 Dundas Street West does not meet any criteria of O. Reg. 9/06.

6.0 MITIGATIVE MEASURES

The proposed site alteration includes the full removal of the structure at 2165 Dundas Street West. Although the property no longer retains any features of representative Ontario Farm, it does contain a remnant barn that speaks to the past agricultural use of the property. Therefore, this report includes suggested mitigation measures.

6.1.1 Material Salvage

In instances of building demolition/removal, the salvage of building materials is considered good practice for the retention of historic materials. Further, salvage positively contributes to climate change mitigation by diverting waste from landfill and providing an opportunity to extend the lifespan of materials and their embodied carbon footprint. As such, the salvage of interior and exterior materials should be encouraged as part of the site alteration and considered for reuse into future landscape design in public spaces and/or new construction. If any of the materials listed below can be salvaged, they should be removed carefully. Materials which may be worthy of salvage or reuse can extend beyond those elements which may be considered to possess historical, architectural or cultural value to historical fabric in order to align best practices for sustainability. The salvage of exterior and interior materials should be encouraged as part of the site alteration and considered for reuse into future landscape design in public spaces and/or new construction on site or for reuse through a salvage company.

Items to be considered for salvage and/or integration into public spaces or new design include:

- Wooden barn boards
- Heavy wooden timbers or framing lumber (i.e., structural support beams found in floor framing, floor joists) if present
- Sheet metal roof

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in salvage removal should be obtained.
 - The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a *Directory of Heritage Practitioners* located in Ontario that claim to have experience with heritage and/or older properties. The section dedicated to “Moving, Dismantling and Salvage” could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at: [Moving, Dismantling & Salvage - ACO North Waterloo Region \(aconwr.ca\)](http://Moving, Dismantling & Salvage - ACO North Waterloo Region (aconwr.ca))
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects (i.e., the material must not be irreparably damaged or infested);
- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Consider the incorporation of salvaged materials, such as bricks, stone, timber beams, into future site plans, potentially in the form of landscaped features, planters, or outdoor structures; and

- Consideration should be given to recycling unsalvageable material in an effort to reduce the amount of material sent to a landfill.

6.1.2 Commemoration Plan

Conservation through a Commemoration Plan allows the history of a property proposed for removal to be expressed and communicated to the public. The retention of components of a building for reuse prior to its demolition, or selective removal of identified architectural or landscape elements preserves portions or features of buildings and structures that possess historical, architectural or cultural value and can divert them from becoming landfill material. A removal and reuse program would allow for the conservation of key components of a structure, or unique features which can express the architectural, historical or contextual heritage value through commemoration.

The site alteration includes the removal of 2165 Dundas Street West. The Commemoration and Interpretation Plan would outline the symbolic conservation methods through techniques such as plaques and the integration of original materials (i.e., brick masonry, pressed tin elements, windows, or doors). Plaque (s)/displays placed within the existing location (or at an agreed upon off site location) and accessible to passing residents and visitors, would serve to convey information about the property's history.

A Commemoration Plan would:

- Explore options of integrating salvaged materials into any future landscape plans/site plans
- Recommend signage locations; and
- Outline graphics and text for signage.

The development of a Commemoration Plan should be completed prior to demolition activities in order to carry out any potentially recommended actions (i.e., salvage, further documentation). Installation of the interpretive elements may follow demolition as part of future site redevelopment. The Commemoration Plan has been included below in Section 7.0.

6.1.3 Development Names

As a best practice, Schlegel Villages developments have often used historic names associated with the property in naming elements of the development. For the property at 2165 Dundas Street West, there are some names that can be gleaned from the Historical Context (see Section 2.0). Specifically, the following proper names and place names can be considered:

- Palermo
- Hagartown
- Absalom H. Smith
- Polly Beamer
- Henry Carrique
- Margaret Carrique

7.0 COMMEMORATION PLAN

Since the proposed site alteration for 2165 Dundas Street includes the removal of buildings associated with the property, the Town of Oakville requires the development of a Commemoration Plan. The Commemoration Plan outlined in this section addresses how the materials and features identified in the HIA can be conserved and suggests opportunities for commemoration or interpretation.

7.1 Condition Assessment of Existing Historic Materials

To inform the potential reuse of materials in a Commemoration Plan, a field survey and visual condition assessment was necessary. A condition assessment provides a written and visual record of observable structural damage and material decay, including the location and degree to which damage is present, evidence of previous repairs, any obvious triggers of deterioration and, if detectable, whether the deterioration is active or stable. ARA's condition assessment is restricted to extant elements or materials on the interior and exterior, as viewed from the ground level or which could be viewed to a reasonable degree. The results of the analysis of material suitable for use in a commemorative plaque are outlined in Table 7.

Table 7: Condition Assessment 2165 Dundas Street West




PHOTO	MATERIAL	CONDITION	COMMENTS
	<p>Cinderblock</p>	<p>Poor to Good</p> <p>Spalling evident in areas where failure of water mitigation and drainage systems are apparent.</p>	<p>Masonry units are not historic materials and therefore not appropriate for reuse in a commemoration plaque.</p>
	<p>Lumber</p>	<p>Poor</p>	<p>Generally, the incorporation of historic wooden components into exterior commemorative elements is not ideal. Due to the organic nature, exposure to the elements will accelerate deterioration.</p> <p>The salvage and recycling of this lumber is considered a sustainable practice to extend the lifespan of building materials with an embodied carbon footprint.</p>

PHOTO	MATERIAL	CONDITION	COMMENTS
	<p>Metal sheet roofing</p>	<p>Poor to Good</p> <p>Wear/damage primarily seen around edging/areas with flashing missing. Wear visible associated with use/age with some broken sheets and staining observed.</p>	<p>The sheet metal roof is not a heritage attribute of the building and will not be interpretable when removed from its context, making it less suitable for incorporation into commemorative elements.</p> <p>Consider recycling unsalvageable material to allow for the potential recycling/reuse elsewhere.</p>

Based on the condition and analysis presented in Table 7, the materials of the barn are not suitable for use in a commemorative plaque but should be considered for salvage to be reused elsewhere or recycled.

7.2 Historic Plaque Text

Installation of interpretive signage is a method of conveying the history of 2165 Dundas Street West, also known as the Smith-Carrique Barn and Shed property, in an accessible way to residents and visitors to the property in the future. Using text and historical images, the history of 2165 Dundas Street West as a former farmstead and residence, as well as the historical relationship to the agricultural development of the Trafalgar Township, can be expressed to the public.

Suggested text has been included in Section 7.2.3. Considerations for the design, fabrication and placement of interpretive signage are outlined in Sections 7.2.1, 7.2.2, and 7.2.4.

7.2.1 Materials and Form

There are two standard forms for outdoor panels: low profile and upright. Low profile panels are waist-height, with the panel orientated at a 45-degree angle. These are typically used to direct the viewer's attention to a specific landscape or feature highlighted in the panel (see Figure 3). Upright panels do not direct the viewer's attention to a specific landscape or feature, instead they are typically used to orient the viewer and convey general information (see Figure 4).

There are a number of factors to consider when choosing fabrication and panel materials, including: budget, compatibility of different materials, structural integrity, and longevity (i.e., the ability to withstand weathering and acts of vandalism).

Aluminum and fiberglass are examples of materials commonly used for outdoor interpretive panels, each with a use expectancy of more than 10 years. Aluminum and aluminum composites achieve a high-level of text and graphic clarity through direct printing, are versatile and able to adapt to project-specific forms, have a high resistance to water and weathering, and require little ongoing maintenance. Fiberglass panels with embedded ink maintain a good level of text and graphic clarity, have a hard, seal-free surface that is resistant to water and weathering, and require little ongoing maintenance (NPS 2009).

Specific fonts, formats, colours, and concepts that align with the branding of the new development should be considered when designing the panels and/or considering reuse of heritage attributes. This ensures continuity between the aesthetic of commemorative elements and the proposed landscape and buildings.

7.2.2 Accessibility and Placement

As part of the planning process, up to date Accessibility for Ontarians with Disabilities Act (AODA) standards should be reviewed. Considerations pertaining to the text, format, and layout of panels include:

- Keeping the panel flow and layout simple by breaking text into smaller sections and/or sidebars, and avoiding cluttering the panel with too many graphics;
- Using appropriate language and tone to ensure content is accessible to a wide audience with a range of learning styles, levels, and abilities;
- Using appropriate typography (font, size, style, leading), with a clear contrast between text and background; and
- Incorporation of a digital element provides an opportunity to connect viewers via link or QR code to information in alternative formats and/or more detailed information.

Canada's Museum of Science and Innovation, Ingenium, has established a set of guidelines for creating accessible interpretive panel text and graphics that may be useful to consult when finalizing the text and design of the interpretive panels. A link to *Ingenium Accessibility Standards for Exhibitions* can be found in the bibliography.



36 x24 in-ground mount, Dayton Aviation Heritage NHP

Figure 3: Example of a Low-Profile Panel
(NPS 2009:11)



36 x 48 upright orientation
bulletin case, and brochure
dispenser, City of Rocks
National Reserve

Figure 4: Example of an Upright Panel
(NPS 2009:19)

Interpretive elements should be placed in an easily accessible, visible area that will not disrupt the flow of foot traffic or present a hazard to visitors. The topography of the area will affect both

accessibility and preservation, as an area with poor drainage and/or standing water will lead to more rapid deterioration and discourage viewers from approaching. If the panel location is obscured by vegetation, or confined to a secluded space, vandalism may be encouraged. Glare from the sun, shadows, and viewing distance should also be considered when determining the final position and orientation.

7.2.3 Suggested Text

The intention of the following proposed interpretive panel text is to commemorate the history of the property and communicate this story using an appropriate language, tone, length, and structure to ensure the message is accessible to a wide audience with a range of learning styles, levels, and abilities.

In the early 1800's, this property was settled as an agricultural farm. Historic mapping shows a large orchard was planted in addition to crop fields. Early Ontario farms often operated in this way, with mixed use of orchards, crops and animals, unlike the specialized farms of today.

This farm was part of the former village of Palermo. Originally known as Hagartown, the village was established in 1805 at the intersection of what is now Dundas Street and Old Bronte Road. Its early founding is credited to its proximity to the Dundas Street Military Road. Surveyed in 1793, this road ran from Toronto to Dundas. As a result of its convenient location, the village prospered. The Lawrence Foundry and Agricultural Works, founded in 1842, was one of the first major industrial businesses in the settlement and, by 1869, the population numbered around 300. In the mid to late 19th century the railroads bypassed Palermo in favour of other towns. This caused the village's population to drop to 150 by 1875.

This property was purchased by John Smith in 1808, although he lived in Grimsby at the time. John's son, Absalom Smith, served in the 2nd Regiment of the York Militia as a private. Under the command of Sergeant Duncan McQueen, Absalom may have participated in several minor skirmishes with American forces. His company was involved in a conflict in July 1814 where four men from the 2nd Regiment were taken prisoner. Absalom was also stationed with the right flank during the Battle of Lundy's Lane.

By 1837, Absalom Smith was living on this property, Lot 27 North of Dundas Street, with his wife Anna "Polly" Beamer (1785 – 1870). It is believed that the Smith family sheltered William Lyon Mackenzie during his flight to the United States following the failed skirmish at Montgomery's Tavern during the Rebellion of 1837. While pursued by government forces, Mackenzie and his compatriot Allan Wilcox crossed Sixteen Mile Creek and stopped at Smith's farmhouse to change into dry clothes and rest before continuing their escape.

7.2.4 Visual Aids and Copyright

Proper permissions to reproduce visual content must be obtained prior to panel design and fabrication. Use-right forms, documents, and receipts should be kept and maintained through the use life of the interpretive panels. High resolution copies of selected visual aids are required. Specific technical standards will be dependent on the design and size of the panel.

It is suggested that one or both of the following visual aids be incorporated into the interpretive panel if copyright can be obtained (see Figure 1–Figure 2).

8.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

The property was examined through research and a site visit. The O. Reg 9/06 evaluation found that 2165 Dundas Street West no longer possesses cultural heritage value or interest.

The following conservation/mitigation measures are recommended:

- The barn may possess material that could be worthy of salvage and it is suggested that this material be removed by a salvage company, if feasible.
- The Commemoration Plan outlines the process and suggested text for an interpretive plaque on site. It is recommended that the plaque is installed as part of the proposed development in a public location.

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Appendix A: Subject Property Images



Map 9: Photo Location Map and Surrounding Context
(Produced by ARA under license using ArcGIS® software by Esri, © Esri)



Image 1: 2165 Dundas Street West – View of Driveway and Barn from Dundas Street West
(Photo taken August 18, 2022; Facing West)



Image 2: 2165 Dundas Street West – View South Along Dundas Street West
(Photo taken August 18, 2022; Facing Southwest)



Image 3: 2165 Dundas Street West – View North Along Dundas Street West
(Photo taken August 18, 2022; Facing Northeast)



Image 4: 2165 Dundas Street West – View North Along Dundas Street West
(Photo taken August 18, 2022; Facing Southwest)



Image 5: 2165 Dundas Street West – East Elevation
(Photo taken August 18, 2022; Facing Northwest)



Image 6: 2165 Dundas Street West – South Elevation
(Photo taken August 18, 2022; Facing North)



Image 7: 2165 Dundas Street West – West Elevation
(Photo taken August 18, 2022; Facing Southeast)



Image 8: Landscape view looking towards barn
(Photo taken August 18, 2022; Facing Southeast)



Image 9: 2165 Dundas Street West – View of Property from William Halton Parkway
(Photo taken August 18, 2022; Facing Northeast)



Image 10: 2165 Dundas Street West – View of Property from William Halton Parkway
(Photo taken August 18, 2022; Facing Southwest)

Appendix B: Key Team Member Two-Page Curriculum Vitae

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP
Heritage Operations Manager
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Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a Registered Professional Planner (RPP), a Member of the Canadian Institute of Planners (MCIP), is a professional member of the Canadian Association of Heritage Professionals (CAHP) and sits on the board of the Ontario Association of Heritage Professionals.

Education

2016 MA in Planning, University of Waterloo. Thesis Topic: *Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster*.
2003–2008 Honours BES University of Waterloo, Waterloo, Ontario.
Joint Major: Environment and Resource Studies and Anthropology.

Professional Memberships and Accreditations

Current Registered Professional Planner (RPP)
Current Member of the Canadian Institute of Planners (MCIP)
Current Professional Member, Canadian Association of Heritage Professionals (CAHP)
Current Board Member, Ontario Association of Heritage Professionals

Work Experience

Current **Heritage Operations Manager, Archaeological Research Associates Ltd.**
Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.

- 2009–2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo.**
Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.
- 2008-2009 **Project Coordinator–Heritage Conservation District Study, ACO**
Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007–2008 **Team Lead, Historic Place Initiative, Ministry of Culture**
Liaised with Ministry of Culture Staff, Centre’s Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice.
2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days).
2019 Information Session: Proposed Amendments to the *OHA*, by the Ministry of Citizenship and Multiculturalism.
- 2018 Indigenous Canada Course, University of Alberta.
2018 Volunteer Dig, Mohawk Institute.
2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners.
2018 Cultural Heritage, Archaeology and Planning Symposium.
2018 Transforming Public Apathy to Revitalize Engagement, Webinar, MetorQuest.
2018 How to Plan for Communities: Listen to the Them, Webinar, CIP.
2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments.
- 2017 Cultural Heritage, Archaeology and Planning Symposium.
2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
2016 Cultural Heritage, Archaeology and Planning Symposium
2016 Heritage Rising, National Trust Conference, Hamilton.
2016 Ontario Heritage Conference St. Marys and Stratford, ON.
2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects.
2015 Cultural Heritage, Archaeology and Planning Symposium.
2015 City of Hamilton: Review of Existing Heritage Permit and Heritage Designation Process Workshop.
2015 Leadership Training for Managers Course, Dale Carnegie Training.

Selected Publications

- 2018 “Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach.” *Ontario Association of Heritage Professionals Newsletter*.
- 2018 “Restoring Pioneer Cemeteries” *Ontario Association of Heritage Professionals Newsletter*. Spring 2018.
- 2015 “Written in Stone: Cemeteries as Heritage Resources.” *Municipal World*, Sept. 2015.
- 2015 “Bringing History to Life.” *Municipal World*, February 2015, pages 11–12.
- 2014 “Inventorying our History.” *Ontario Planning Journal*, January/February 2015.
- 2014 “Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada.” with R. Shipley and J. Kovacs. *Cities*.

Jacqueline McDermid, BA, CAHP
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Biography

Jacqueline McDermid has ten years of technical writing and management experience; Seven years direct heritage experience. She has gained seven years of experience conducting primary and secondary research for archaeological and heritage assessments and drafting reports and evaluating property according to Ontario Regulation 9/06 and 10/06 as part of Municipal Heritage Registers. Jacqueline is expert at copy editing heritage reports including checking grammar, consistency and fact checking, to ensure a high-quality product is delivered to clients. She has experience assisting with the drafting of Heritage Conservation District Studies through the drafting of reports for potential Heritage Conservation Districts in the City of Toronto (Weston HCD) and Township of Bradford West Gwillimbury (Bond Head HCD). Jacqueline has proven project management experience gained by completing projects on time and on budget as well as formal Project Management training. In 2018, under a six-month contract as the Heritage Planner at the Ministry of Transportation, acquired considerable experience conducting technical reviews of consultant heritage reports for Ministry compliance including Cultural Heritage Evaluation Reports, Heritage Impact Assessment, Strategic Conservation Plans, and Cultural Heritage Resource Assessments as well as gained valuable insight on provincial heritage legislation (*Ontario Heritage Bridge Guidelines*, *Ontario MTO Environmental Standards and Practices for Cultural Heritage*, *MTO Environmental Reference for Highway Design – Heritage*, *MCM' Heritage Identification & Evaluation Process* as well as the new *MCM Information Bulletins on Heritage Impact Assessments and Strategic Conservation Plans*, and inter-governmental processes. She has extensive knowledge of heritage and environmental policies including the *Planning Act*, *Provincial Policy Statement*, the *Ontario Heritage Act*, *Official Plans*, *Environmental Assessment Act* and *Green Energy Act*. Working knowledge of the *Standards and Guidelines for Consultant Archaeologists* (2011), Ministry of Citizenship and Multiculturalism.

Education

2000–2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario
Major: Near Eastern Archaeology.

Work Experience

2020–Present **Project Manager – Heritage, Archaeological Research Associates, Stoney Creek, ON.**

2015–2020 **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON.**
Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.

2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region**
– Six-month contract.
Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field assessments and surveys, estimated budgets including \$750,000 retainer

- contracts. Provided advice on heritage-related MTO policy to Environmental Policy Office (EPO) and the bridge office.
- 2017–2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd., Kitchener, ON.**
Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products.
- 2014–2015 **Technical Writer – Archaeology, Archaeological Research Associates Ltd., Kitchener, ON.**
Report preparation; correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).

Professional Development

- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice.
- 2019 Ontario Heritage Conference, Goderich, ON.
- 2019 Rural Heritage, Webinar, National Trust for Canada.
- 2019 Information Session: Proposed Amendments to the *OHA*, by Ministry of Citizenship and Multiculturalism.
- 2019 Indigenous Heritage Places and Perspectives, Webinar, National Trust for Canada.
- 2018 Indigenous Canada, University of Alberta.
- 2018 Grand River Watershed 21st Annual Heritage Day Workshop and Celebration.
- 2017 Leadership Training for Managers Course, Dale Carnegie Training.
- 2015 Introduction to Blacksmithing.
- 2015 Ontario Heritage Trust symposium, topics included: Cultural landscapes, City building, Tangible heritage, How the public engages with heritage, and Conserving intangible heritage.
- 2014 Community Heritage Ontario, webinar, Part IV and V of the *Ontario Heritage Act*.

Presentations

- 2019 *Cemeteries and Burials Research*. Cultural Heritage Planning and Archaeology Symposium, Burlington.

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Biography

L. Renee Hendricks joined ARA's heritage team in 2022 as a researcher and technical writer. Prior to joining ARA Renee worked on research for archaeology and heritage reports at Parslow Heritage Consultancy. Renee holds an archaeological applied research license (R1229) issued by the Ministry of Citizenship and Multiculturalism. Renee has worked on numerous heritage projects across Ontario and her role consists of researching land records, archival materials, and other historic documents related to heritage resources and complete the technical writing for heritage assessments in both urban and rural areas. Renee is familiar with Ontario's *Standards and Guidelines for Consultant Archaeologists*, as well as the *Ontario Heritage Act*, the *Ontario Heritage Toolkit*, and the *Standards and Guidelines for the Conservation of Historic Places*. She also holds a Master of Arts degree in Anthropology from Trent University in 2018, which added to her Bachelor of Arts degree, also in Anthropology, from Texas State University (2008).

Education

2018 M.A., in Anthropology, School of Anthropology, Trent University. Thesis Topic: *Bundles and Bloodletting – An Analysis of Women's Ceremonial Performance Roles in Classic Maya Art*.

2004-2008 B.A., Texas State University, San Marcos, Texas.
Anthropology (Major) and History (Minor).

Professional Memberships and Accreditations

Current Member, Ontario Archaeological Society
Current Member, Canadian Archaeological Association
Current Member, Society for Historical Archaeology
Current Ministry of Citizenship and Multiculturalism License (#R1229)

Work Experience

Current **Researcher and Technical Writer, Archaeological Research Associates Ltd.**
Assists in the drafting of proposals and reports related to Heritage Impact Assessments, Built Heritage Resources, Cultural Heritage Resource Evaluations, and Cultural Heritage Landscape Assessments, and performs research in order to assist in the evaluation of heritage resources.

2022 **Cultural Materials and Resource Specialist, Parslow Heritage Consultancy, Inc.**
Assisted PHC's Cultural Heritage Division with historic and archival research, the drafting of reports, and property documentation, as well as assisted the Archaeological Division with report drafting and artifact identification.

2020–2022 **Senior Field Technician, Parslow Heritage Consultancy, Inc.**
Worked as a field technician on numerous Pre and Post-Contact sites on Stage 1 through 4 Archaeological Assessments, served as acting field director as necessary, developed artifact procession and analysis forms for lab work, processed and catalogued historic artifacts and assisted in the completion of archaeological reports for MTCS.

2019 **Field Technician, ASI.**
Worked as field technician on numerous Pre and Post-Contact sites for various clients. Conducted archaeological assessments and mitigation work (Stages 2 through 4) and served as an acting field director on a Stage 2 Pedestrian Survey.

2019 **Field Technician, Patterson Group.**
Worked as a field technician on a job for Parks Canada, under Federal jurisdiction, developing an understanding of Federal guidelines for archaeology. Worked closely with archaeological monitors from Caldwell and Walpole First Nations as part of a team.

2019 **Field Director, AS&G Archaeological Consulting.**

Responsible for overseeing and supervising Stage 1 through 4 Archaeological Assessments, taking field notes and photographs, documenting site conditions, and ensuring that all work met the MCM's *Standards and Guidelines for Consultant Archaeologists*.

2016–2019

Field Technician, AS&G Archaeological Consulting.

Excavated and documented numerous Pre and Post-Contact archaeological sites, Stages 1 through 4, documented site conditions, participated in Indigenous engagement through monitoring partnerships, conducted extensive archival work for Stage 1 assessments, and identified and catalogued mostly historic artifacts for reports.

Professional Development

- 2022 "Ontario Regulation 9/06 Training" from Community Heritage Ontario.
- 2022 "Drafting Statements of Significance" ARA.
- 2022 "Evaluating Properties According to Ontario Regulation 9/06" ARA.
- 2022 "Land Registry Transcription Training" ARA.
- 2022 "Architectural Styles Using McGregor Albert Heritage Conservation District as a Case Study" ARA.
- 2022 "Research Methods" ARA.
- 2022 "Architectural Styles in Ontario" ARA.
- 2022 "Where Communities Meet." Annual Meeting of the Canadian Archaeological Association, Edmonton, AB.
- 2019 "Past Under the Pavement – Archaeology in the City." Ontario Archaeological Society Annual Symposium, Toronto, ON.
- 2019 "Heritage At Risk." Annual Meeting of the Canadian Archaeological Association, Quebec City, QC.
- 2018 "Connection and Pathways through the Past." Ontario Archaeological Society Annual Symposium, Chatham-Kent, ON.
- 2016 "81st Annual Meeting." Society for American Archaeology, Orlando. FL.

Publications

- 2018 "*Bundles and Bloodletting – An Analysis of Women's Ceremonial Performance Roles in Classic Maya Art.*" MA Thesis, Trent University, Peterborough, ON.