

# FINAL REPORT:

CULTURAL HERITAGE LANDSCAPE  
STRATEGY IMPLEMENTATION –  
PHASE II: CULTURAL HERITAGE  
EVALUATION REPORT

**3367 DUNDAS STREET WEST**  
OAKVILLE, ONTARIO



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**May 2017**

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## Executive Summary

Letourneau Heritage Consulting Inc., in partnership with Amy Barnes Consulting, Chris Uchiyama Heritage, Hoyle & Associates, Aboud & Associates Inc., and Laurie Smith Heritage Consulting, was retained by the Corporation of the Town of Oakville (the Town) in August 2016 to provide consulting services for part of Phase II of the Town's Cultural Heritage Landscape Strategy Implementation Project. As part of the project, a Cultural Heritage Evaluation Report was completed for the property at 3367 Dundas Street West, considering its potential as a cultural heritage landscape.

Although cultural heritage landscapes have been identified as a type of cultural heritage resource by the Province of Ontario, there is no standard methodological approach for the assessment of cultural heritage landscapes in the province. Building on the Town's existing cultural heritage landscape strategy, this project considers the layered, nested, and overlapping aspects of cultural heritage landscapes (including views associated with properties). This includes the development of a land-use history of the property and the documentation of current conditions. To better understand the potential cultural heritage values and level of significance of the property being considered, three evaluation methods were used. The criteria in Ontario Regulation 9/06 under the *Ontario Heritage Act* (OHA), the criteria in Ontario Regulation 10/06 under the OHA, and the Historic Sites and Monuments Board of Canada's *Criteria, General Guidelines, & Specific Guidelines for evaluating subjects of potential national historic significance* (2008) ("National Historic Sites Criteria") were applied to the property.

A site review was conducted on September 20, 2016 in order to record the current conditions of the property.

Based on upon the above approach, in the professional opinion of the project team, the property at 3367 Dundas Street West is **not a significant cultural heritage landscape** as defined within the 2014 *Provincial Policy Statement*. However, it is the professional opinion of the project team that the property is a **significant built heritage resource**.

Following the application of the three evaluative methods used for this project, it was determined that the property does not meet the criteria of Ontario Regulation 10/06 or the National Historic Sites Criteria. However, it was found that the property – specifically the two-and-a-half storey red brick house (built between 1911 and 1916) - does meet the criteria of Ontario Regulation 9/06 and does have Cultural Heritage Value or Interest. In particular, it was found that the residence has design or physical value as a representative example of an early 20<sup>th</sup> century Edwardian residence. The property also has contextual value for its contribution to the surrounding rural character.

It is recommended that no further action be taken in regard to 3367 Dundas Street West, with respect to the Cultural Heritage Landscape Strategy Implementation Project.

However, the Town may wish to consider a wide range of conservation measures and strategies with respect to the circa 1911, two-and-a-half storey, red brick Edwardian residence, including, but not limited to, those available under the *Ontario Heritage Act* and other legislation and policy.

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# 1 Project Overview

## 1.1 Project Background

Letourneau Heritage Consulting Inc., in partnership with Amy Barnes Consulting, Chris Uchiyama Heritage, Hoyle & Associates, Aboud & Associates Inc., and Laurie Smith Heritage Consulting, was retained by the Corporation of the Town of Oakville (the Town) in August 2016 to provide consulting services for part of Phase II of the Town's Cultural Heritage Landscape Strategy Implementation Project. As part of the project, a Cultural Heritage Evaluation Report was completed for the property at 3367 Dundas Street West, considering its potential as a cultural heritage landscape.

Phase I of the Cultural Heritage Landscape Strategy Implementation Project resulted in the screening-level evaluation of a total of 63 potential cultural heritage landscapes. Based on the screening evaluation, a total of eight properties were recommended for further assessment in Phase II. 3367 Dundas Street West was identified as one of these eight properties recommended to undergo a Cultural Heritage Evaluation Report to determine its Cultural Heritage Value or Interest and identify Heritage Attributes.

The objective of Phase II is to build on the findings of the first phase and complete cultural heritage landscape assessments for recommended properties from Phase I. Per the 2015 Request for Proposals document, Phase II includes, but is not limited to:

- Detailed research for each property;
- Evaluation of each property against the criteria of Ontario Regulation 9/06;
- A Statement of Cultural Heritage Value or Interest for each property; and,
- Assessment of the condition of the property, including built and natural features.<sup>1</sup>

One of the challenges to this project is that the primary purpose is to evaluate properties as cultural heritage landscapes; however, many conventional cultural heritage evaluation models and conservation tools were designed primarily for built heritage or individual heritage resources. Thus, it was necessary to expand the cultural heritage landscape policy analysis to include a more in-depth review of available evaluative methods.

This project built upon the evaluative methods identified in the Phase I of the Cultural Heritage Landscape Strategy Implementation Project by identifying additional evaluative methods that the municipality is able to use. This was done to determine a level of significance based on the history, evolution, and current conditions of the property within its surrounding context. To this end, the scope of this report is limited to whether or not the property meets any of the criteria in the three evaluative methods employed.

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<sup>1</sup> Town of Oakville, Request for Proposal: Consulting Services for a Cultural Heritage Landscape Strategy Implementation. Proposal Number: Prop-22-2015, (2015): 5.

## 1.2 Methodology

The following methodology, drawing upon heritage planning best practice and current geographic research on cultural landscapes, was used for this project.

### 1.2.1 Cultural Heritage Landscape Policy Analysis

The team reviewed heritage conservation best practices as they relate to cultural heritage landscapes, and reviewed the existing work completed to date by and for the Town of Oakville. This review considered how cultural heritage landscapes are identified, and evaluated. In order to provide the most appropriate alternatives for next steps, the policy analysis will include a comprehensive review of available conservation tools.

### 1.2.2 Site Specific Analysis

A site-specific analysis was undertaken to consider the subject property. This included:

#### 1.2.2.1 Property Overview

A basic overview of the property was provided, including existing conditions, general topography and physical description, and a description of the identified and potential cultural heritage resources. The property was located using longitude and latitude as well as the Civilian UTM Grid Reference System and was mapped. Its existing planning framework was identified.

#### 1.2.2.2 Property Context

The physical context of the property, including its context, adjacent properties, physical features, and general surrounding landscape was described.

#### 1.2.2.3 Research

A background history for the property was developed. This integrated primary and secondary research on the property. Background research included a review of records held at the Land Registry Office, local libraries, the Oakville Historical Society archival collection, the Trafalgar Township Historical Society archival collection; as well as a review of current and historical aerial imagery and mapping.

#### 1.2.2.4 Site Review

The purpose of the site review was to document current conditions and features of the property and surrounding environs. The project plan included two site visits in accordance with the MTCS recommendation for property evaluation. A site review was undertaken on September 20, 2016. Consultant team members present at the site review were: M. Létourneau, L. Smith, E. Eldridge, and C. Uchiyama. Also present during the site review were the current property owners and representatives of their consultant team, and S. Schappert from the Town of Oakville.

No property access was granted during the first phase of the Cultural Heritage Landscapes Strategy Implementation Project. Following the January 2016 presentation of the Phase I Cultural Heritage Landscapes Strategy Implementation Summary Report and Inventory to the Heritage Oakville Advisory Committee, the former owners and their consultant, David Cuming, met on-site with Town staff and a representative from the consulting team on February 2, 2016.

#### 1.2.2.5 Historical Themes, Cultural Landscape Layers, and View identification

Based upon the foregoing work, the team identified key thematic periods in the history of the property. Based upon those these themes, key cultural landscape layers and views associated with those layers was identified.

#### 1.2.2.6 Draft Evaluations

As noted, in order to gauge the level of cultural heritage significance, the property, (including any potential cultural heritage landscapes) was evaluated using Ontario Regulation 9/06 criteria, Ontario Regulation 10/06 criteria, and



the Historic Sites and Monuments Board of Canada's *Criteria, General Guidelines, & Specific Guidelines for evaluating subjects of potential national historic significance* (2008) ("National Historic Sites Criteria").

The property was assessed as a comprehensive layered unit that includes all structures and any other potential cultural heritage resources on site (including known or potential archaeological resources).

#### 1.2.2.7 Engagement

Engagement was ongoing throughout the project, not only to gain information, but also to ensure the accuracy of the team's findings.

As part of the Public Engagement Strategy carried out in Phase I of the Cultural Heritage Landscape Strategy Implementation Project, property owners and a number of local groups with an interest in Oakville's cultural heritage were contacted.

Similarly, in Phase II selected stakeholders were contacted because they, or their affiliated institutions or organization, had the potential to provide useful information or materials. Materials sought were specific to developing an understanding of the history of property owners, property changes, or the historical and geographical context.

The following people and/or organizations were contacted for information pertinent to 3367 Dundas Street West:

##### **Property Owners:**

- S. Schappert, Heritage Planner for the Town of Oakville, carried out communication with the property owners.
- During the January 26, 2016 presentation of the Phase 1 Cultural Heritage Landscapes Strategy Implementation Summary Report and Inventory to the Heritage Oakville Advisory Committee, the owners and their consultant, David Cuming MCIP, MRTPI, RPP, CAHP, requested that the property be removed from the inventory of cultural heritage landscapes or identified as "No Further Action." The owners and Mr. Cuming met on-site with Town staff and a representative from the consulting team on February 2, 2016. Mr. Cuming generously provided a summary of his evaluation and copies of relevant background materials which informed that evaluation. This information was taken into consideration in the current evaluation.

##### **Township of Trafalgar Historical Society (TTHS)**

- Michael Reid, Chair of the TTHS was contacted on May 12, 2016 via email regarding the start-up of Phase II. A request was made about viewing any information relevant to 3367 Dundas Street West that the TTHS might have in their collection.
- Mr. Reid suggested coming to the TTHS open house on June 17, 2016. A. Barnes attended the Open House on June 17, 2016 briefly to get a sense of the materials in their collection. A. Barnes did not carry out an exhaustive search as the project was on hold.
- Upon the reinstatement of the project in August 2016, email communication began with TTHS members Anne Little, Michael Reid and Michelle Knolls. Direction regarding TTHS online materials was provided.
- A. Barnes followed up with A. Little in November and attempts to view the collection in December were unsuccessful. Amy attended the TTHS Open house on January 20, 2017.

##### **Conservation Halton**

- Barb Veale, Manager of Planning and Regulation Service with Conservation Halton, was initially contacted May 12, 2016 at the onset of the Phase II. Emails were exchanged back and forth regarding any input, research or information about the property. Ms. Veale provided a few sources and reports that she thought might be useful; however, none were applicable to this property.

### Oakville Public Library

- Elise Cole, Collections Librarian for Oakville Public Library, provided ongoing email communication regarding the types of materials that the Oakville Library has in their collection.

### Oakville Historical Society

- George Chisholm, Chair of the Oakville Historical Society was initially contacted via email regarding historic information on May 12, 2016. Further emails were exchanged regarding viewing materials, and connecting the consultants with members of the Society who may be able to provide further information.
- No specific information about this property was provided.

### Open House

A public meeting for the purposes of collecting background information was held on March 7, 2017. The community was invited to provide information related to the history of the property at this time.

#### 1.2.2.8 Report

Based upon the foregoing work, this report was prepared. It includes:

- An executive summary, introduction and methodology;
- A list of sources and stakeholder engagements;
- Background information on the history, design and context of the property;
- Current and historical photographs and maps documenting the property;
- Analysis of the key historical themes, cultural heritage landscape layers, and any relevant or significant views;
- To gauge the level of cultural heritage significance, an evaluation of the property using an Ontario Regulation 9/06 Assessment, an Ontario Regulation 10/06 Assessment (as necessary), the National Historic Sites Criteria (as necessary);
- A draft statement of cultural heritage value for the property that includes a description of the property, a description of its cultural heritage value, and a list of heritage features that may warrant conservation.

The report includes a list of definitions that are being employed within this assessment.

## 1.3 Definitions<sup>2</sup>

**Built heritage** means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

**Conserved** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**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 Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their

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<sup>2</sup> Unless otherwise noted, definitions provided reflect the definitions provided in the 2014 *Provincial Policy Statement*.

interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

*It should be noted that there are two different definitions of Heritage Attributes in Ontario Legislation, and care must be taken to ensure that the definitions are used in the appropriate context.*

**Heritage attributes** (Provincial Policy Statement 2014) 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 or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property); or,

**Heritage attributes** (Ontario Heritage Act) means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.<sup>3</sup>

**MTCS** means Ministry of Tourism, Culture and Sport

**OHA** means Ontario Heritage Act.

**Significance** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

*As stated within the PPS, criteria for determining significance for the resources (including cultural heritage and archaeology resources) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. The PPS also notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.*

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<sup>3</sup> *Ontario Heritage Act* R.S.O. 1990, Chapter O.18.

## 2 Cultural Landscapes and the Provincial Heritage Planning Framework

### 2.1 Understanding and Defining Cultural Landscapes

The term “cultural landscape” embodies a wide range of elements, including the material, the social, and the associative. The term has been defined in different ways, resulting in the current understanding of cultural landscapes as multi-layered entities embodying, and being enabled by, cultural values. It is now understood that some of these values are potentially in conflict. However, it is important to include in any assessment of landscapes reliance on defined evaluation criteria that take into account both the physical and the cultural characteristics of the setting under study. As a result, the methodology used in this study follows this holistic path in examining the subject property.

The definition of cultural landscape, and its uses for inventory, analysis, and policymaking, has evolved over the last century. According to some recent critics of cultural landscapes within the field of geography (Winchester et. al. 2003), there have been three major phases of the formal geographical study of cultural landscape (and, by implication, of the ways in which cultural landscapes are valued, designed or altered).

The first phase, arising in the late 19<sup>th</sup> century and lasting into the 20<sup>th</sup>, has been characterized by what is known as environmental determinism. In this way of regarding cultural landscapes, the biophysical conditions of a particular setting largely determine the character of the people who inhabit that setting. This linking of climate, topography and location led to determinations of racial character based on geographic region and created cultural and social hierarchies based on the physical characteristics of those regions. Such an approach supported colonialism, and tended to view global cultural landscapes through a Western, Anglo-Saxon lens.

As the problems associated with environmental determinism became evident in the last century, they spawned competing versions. The second phase, associated with Carl Sauer and the Berkeley School of cultural geography, is credited with coining the term “cultural landscape”. This approach rejected environmental determinism, citing cultures as discrete entities that imposed their character on physical settings. However, the underlying assumption of this approach was that cultures could be clearly defined; in other words, they were “distinct, static, and therefore predictable”<sup>4</sup>. Further, the Berkeley School tended to focus on vernacular landscapes, most often in rural areas, and often in exotic locations. But the main criticism of this approach was that it substituted cultural determinism for environmental determinism, whereby individual human action was governed, and constrained, by some higher order of culture. This “superorganic” conception of human interaction with landscape tended to lump individuals together into a supposedly homogenous cultural group, regardless of differences within such cultures, and ignoring the effects of individual values and actions. Conflict, and cultural change, were excluded from this approach. Other critiques showed the tendency of this approach to focus on the material evidence of culture, to the expense of an understanding of the influence of underlying cultural values.

These critiques led to the third and, to a large extent, current approach to cultural landscapes. Beginning in the 1980s, the so-called “new” cultural geography put human agency front and centre and expanded the scope of enquiry to include urban areas and other cultures. As defined by two of its primary authors, British cultural geographers Denis Cosgrove and Peter Jackson (1987: 95), this new approach can be described as follows:

*If we were to define this “new” cultural geography it would be contemporary as well as historical (but always contextual and theoretically informed); social as well as spatial (but not confined exclusively to narrowly-defined landscape issues); urban as well as rural; and interested in the contingent nature of culture, in dominant ideologies and in forms of resistance to them.*<sup>5</sup>

<sup>4</sup> Hilary P.M. Winchester, et.al., *Landscapes: Ways of Imagining the World*. New York, Routledge (2003): 17.

<sup>5</sup> Denis Cosgrove and Peter Jackson, “New Directions in Cultural Geography,” in *Wiley* on behalf of *The Royal Geographical Society (with the Institute of British Geographers)*. Vol. 19, No. 2 (June 1987): 95.

This approach built upon the earlier work of both American and British cultural geographers who considered cultural landscapes to have multiple meanings and, within that understanding, to find ordinary and everyday landscapes (and their portrayal in popular culture) to be valid subjects of academic study. In a similar vein was the parallel work in cultural studies in which landscapes are seen as the ground in which social relations are manifest, and relations of dominance and resistance played out. Cultural landscapes are now seen as being critical to (and often inseparable from) the concept of both individual and group identity and memory. They are also understood as often existing simultaneously as texts, symbols, and ‘ways of seeing.’<sup>6</sup> From this work and that of the “new” cultural geographers has emerged an assessment of cultural landscapes as having layers of meaning, accumulated over time, each over-writing but also influenced by, the underlying layers.

As applied to the conservation of cultural landscapes, the approach has changed from a largely curatorial method, initially sponsored by individual or philanthropic efforts to counter the effects of rapid change following the Industrial Revolution. This approach was superseded by an increasing role for the state in codifying heritage values and managing cultural heritage activity, in many cases to bolster national identity and boost local and national economies via tourism. The current framework within which cultural landscapes are assessed and managed in Canada relies on professional expertise and on compliance frameworks entrenched in heritage planning policy. Similarly, at an international scale, the World Heritage Convention adopted a cultural landscapes typology for the World Heritage List in 1992 (with help from Canadian representatives), accelerating the use of cultural landscape definitions, terminology and conservation frameworks globally. What has happened more recently is an increasing recognition of the need to determine cultural heritage value holistically.

Within the Ontario heritage planning context, the terms cultural landscape and cultural heritage landscapes are often used interchangeably,<sup>7</sup> and it may be more accurate to understand a cultural heritage landscape as a *type* of cultural landscape. Nevertheless, cultural landscapes must be understood as a compilation of layers of meaning and the result of a dynamic process. Thus, the conservation of cultural landscapes can be complex and multifaceted and a single evaluative method may not be sufficient to determine the multiple values associated with layered, overlapping, and/or nested cultural landscapes; a single property may by itself contain or be located within all three types (Figure 1). Within geography, this concept is often illustrated by a comparison between landscape and a mediaeval palimpsest that has been used and reused several times. In order to understand how these different landscapes can interplay upon a single property (and leave an imprint upon the contemporary landscape.

In addition, a single property may have values that are significant at a national, provincial and/or local level to one or multiple communities. In these instances, it may be necessary to apply a range of interpretive and interdisciplinary tools and approaches to understand a property. It is with this holistic, contextual and contingent understanding that the following analysis proceeds.

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<sup>6</sup> Yvonne Whelan, “Landscape and Iconography.” In. John Morrissey et al. (Eds.) *Key Concepts in Historical Geography*. London, Sage (2014): 165.

<sup>7</sup> See for example, The Ontario Heritage Trust. Cultural Heritage Landscapes – An Introduction. Updated 2012. Available at: <http://www.heritagetrust.on.ca/CorporateSite/media/ohi/PDFs/HIS-020-Cultural-heritage-landscapes---An-introduction-ENG.pdf>.

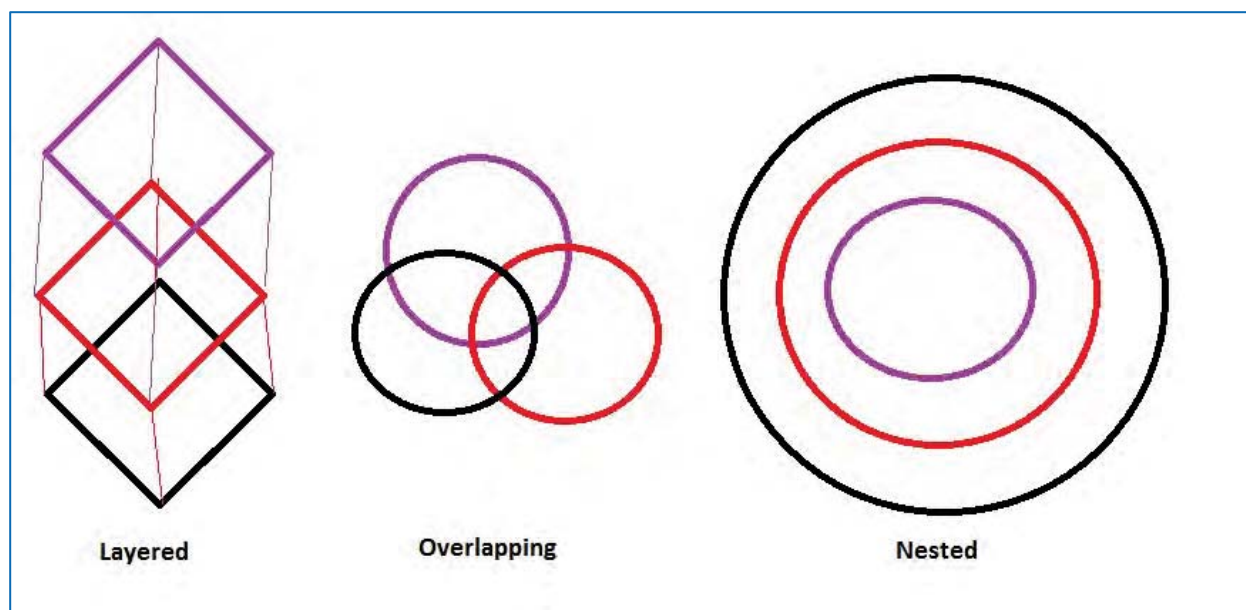


Figure 1: Graphic representation of layering, overlapping and nested cultural landscapes.

## 2.2 Cultural Heritage Landscapes under the Planning Act and the Provincial Policy

The provincial planning framework provides for the protection of cultural heritage resources, including cultural heritage landscapes, which is the term used within Ontario's legislation. In particular, under the *Planning Act*, the conservation of cultural heritage is identified as a matter of provincial interest. Part I (2, d) states "The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest". Details about provincial interest as it relates to land use planning and development in the province are outlined further within the *Provincial Policy Statement* (PPS). While the concept of cultural heritage landscape was introduced within the 1996 (1997) PPS, it was not until the 2005 revisions, with its stronger language requiring their conservation, that many communities started to explore ways to address such landscapes through policy and process. The 2014 PPS explicitly states that land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the PPS. The PPS addresses cultural heritage in Sections 1.7.1d and 2.6, including the protection of cultural heritage landscapes.

As noted, the 2014 *Provincial Policy Statement* defines cultural heritage landscapes as follows:

**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 Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

The idea of significance is also one that merits additional mention. As noted, the definition of significance is as follows:

Significance means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

As stated within the PPS, criteria for determining significance for the resources (including cultural heritage and archaeology resources) e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. The PPS also notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Section 1.7 of the PPS on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*” (Section 1.7.1d)

Section 2.6 of the PPS articulates provincial policy regarding cultural heritage and archaeology. In particular, Section 2.6.1 requires that “(s)ignificant built heritage resources and significant cultural heritage landscapes shall be conserved”.

The PPS makes the protection of cultural heritage, including cultural heritage landscapes, equal to all other considerations in relation to planning and development within the province.

Both the Region of Halton and the Town of Oakville have identified cultural heritage landscapes as matters of interest in their planning tools, as discussed below.

### Region of Halton Official Plan (2009)

The Region of Halton has identified heritage as a key element of the Region that must be conserved. As stated in Section 26 of its Official Plan:

In this regard, Halton will undertake the necessary steps to ensure that growth will be accommodated in a fashion that is orderly, manageable, yet sensitive to its natural environment, heritage and culture. To maintain Halton as a desirable and identifiable place for this and future generations, certain landscapes within Halton must be preserved permanently. This concept of “landscape permanence” represents Halton’s fundamental value in land use planning and will guide its decisions and actions on proposed land use changes accordingly.<sup>8</sup>

Within Section 114.1, among the Region’s Natural Heritage System objectives are the following:

114.1(1) To maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas and associated Cultural Heritage Resources.

114.1(2) To maintain and enhance the landscape quality and open space character of Escarpment features

114.1(10) To protect significant scenic and heritage resources.

114.1(13) To preserve examples of the landscape that display significant earth science features and their associated processes.

114.1(14) To preserve examples of original, characteristic landscapes that contain representative examples of bedrock, surface landforms, soils, flora and fauna, and their associated processes.

114.1(16) To provide opportunities for scientific study, education and appropriate recreation.

114.1(17) To preserve the aesthetic character of natural features.<sup>9</sup>

<sup>8</sup> Halton Region, *Halton Region Official Plan [2009]*. December 2009: 6.

<sup>9</sup> *Ibid*: 81.

The Plan also identifies the importance of Waterfront Parks, and the protection of cultural heritage resources within these areas (Sections 133-136).

The conservation of cultural heritage landscapes is also identified as a key objective of the Region as stated in Section 146(3). This is echoed in Section 147(2)<sup>10</sup> which states it is the policy of the Region to:

Establish, jointly with the Local Municipalities and local historical organizations, criteria for identifying and means for preserving those rural and urban landscapes that are unique, historically significant and representative of Halton's heritage. The preservation of rural landscape should have regard for normal farm practices.<sup>11</sup>

The Plan also includes three specific definitions relevant to cultural heritage landscapes. They are as follows:

224. CULTURAL HERITAGE RESOURCES means elements of the Regional landscape which, by themselves, or together with the associated environment, are unique or representative of past human activities or events. Such elements may include built heritage resources, cultural heritage landscapes, and archaeological resources.

224.1 CULTURAL HERITAGE LANDSCAPES means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

225. CUMULATIVE IMPACT means the effect on the physical, natural, visual and Cultural Heritage Resources resulting from the incremental activities of development over a period of time and over an area. All past, present and foreseeable future activities are to be considered in assessing cumulative impact.<sup>12</sup>

### Town of Oakville Strategic Plans

The Town of Oakville has made the identification of cultural heritage resources a priority. In its 2007-2010 Strategic Plan, it identified the need to “Enhance Town’s ability to identify and protect Heritage properties”<sup>13</sup>. In its 2015-2018 Strategic Plan, which was approved on Monday, May 25, 2015, the preparation of a Cultural Heritage Landscapes study report was identified as a major initiative. In the Town of Oakville *Vision 2057* document, heritage conservation has been identified as a key strategic direction.<sup>14</sup>

As stated:

The conservation of cultural heritage resources in the town is an integral part of the town’s planning and decision making. The town uses legislation and planning to protect and conserve cultural heritage resources throughout the community. Ongoing studies and initiatives are also undertaken to continue a culture of conservation.<sup>15</sup>

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<sup>10</sup> Approved 2014-11-28.

<sup>11</sup> Ibid: 121.

<sup>12</sup> Ibid: 178-179.

<sup>13</sup> Town of Oakville. 2010a: 7.

<sup>14</sup> Town of Oakville. 2015: 3.

<sup>15</sup> Ibid: 22.



As part of these efforts, cultural heritage landscapes were specifically identified.

### Livable Oakville

The protection of cultural heritage landscapes is also a key component of *Livable Oakville* (2009 Town of Oakville Official Plan, herein “the OP”). It applies to all lands within the town (except the North Oakville East and West Secondary Plan areas). It sets out policies on the use of lands and the management of the Town’s growth through to 2031.

In addition to directing intensification and urban development in six growth areas, the OP includes policies for the management and protection of the character of stable residential communities. In Section 2.2.1, it identifies preserving, enhancing, and protecting cultural heritage as a key part of making Oakville a livable community.

The OP specifically defines a cultural heritage landscape (“CHL”) as:

...a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.<sup>16</sup>

Relevant sections of the OP which address CHLs include:

- The Town may designate cultural heritage landscapes (Section 5.2.1 (e));
- The Town shall identify, evaluate and conserve cultural heritage landscapes in accordance with the Cultural Heritage Landscape Strategy (Section 5.3.12);
- Signs on cultural heritage properties or within Heritage Conservation Districts or cultural heritage landscapes shall be compatible with the architecture and character of the property or district (Section 6.15.3); and,
- Potential and identified cultural heritage landscapes shall be conserved according to the Cultural Heritage Landscape Strategy (Section 24.4.4 (d)).

Conservation of cultural heritage landscapes also extends to Section 5.2.1 h) which indicates that the Town “may establish policies and/or urban design guidelines to recognize the importance of cultural heritage context.”<sup>17</sup> It is also applied in Section 6.4.2 which states that new development should contribute to the “creation of a cohesive streetscape by improving the visibility and prominence of and access to unique natural, heritage, and built features.”<sup>18</sup>

### North Oakville West Secondary Plan

The subject property lies within the boundaries of the North Oakville West Secondary Plan (By-Law Number 2009-014, Official Plan Amendment 289). The purpose of the Secondary Plan is to provide detailed policies to guide the future development of the area and set out conditions for future development applications. Section 8.2.3.6 “Cultural Heritage” provides a general development objective for the conservation of cultural heritage resources, as follows:

To encourage, where appropriate and feasible, the incorporation of cultural heritage resources, including their adaptive reuse, as part of the development of North Oakville West.

The protection of cultural heritage resources is further addressed in Section 8.4.14 “Cultural Heritage Resources”, which provides (in conjunction with the requirements of the *Ontario Heritage Act*) a framework for the protection of cultural heritage resources in North Oakville West. Section 8.4.14.1 “Designation of Cultural Heritage Resources” describes the power of the Town, under the *Ontario Heritage Act*, to prohibit the demolition or removal of properties designated under the Act or to

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<sup>16</sup> Town of Oakville, 2009a: F-20.

<sup>17</sup> Ibid: C-10.

<sup>18</sup> Ibid: C-14 – C-15.

attach terms and conditions to the approval of demolition. Section 8.4.14.1 (b) references the Town's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* as a list of properties which may be considered for designation.

Section 8.4.14.3 "Integration of Heritage Resources" provides a framework for evaluation of development applications for designated and listed properties on the Town's Heritage Register, as follows:

- a) In evaluating development applications, the Town shall:
  - i) encourage the use or adaptive reuse of cultural heritage resources, or key components of such resources, whenever possible as part of the new development in situ, or on an alternate site; or,
  - ii) where resources which are not designated, and are not to be conserved, request the documentation of such resources in a cultural heritage report with a detailed property history, architectural description and photographic recording.
- b) The Town may also take additional steps to recognize the heritage of North Oakville West, including:
  - i) the use of interpretative plaques and displays;
  - ii) integration of cultural heritage landscape features into public parkland or other public facilities where feasible and appropriate;
  - iii) commemorating historic persons, families and events in the naming of public buildings, streets, parks and other public places; and,
  - iv) provision of incentives to encourage the retention of cultural heritage resources such as the establishment of an area of publicly owned land for their relocation.

Potential impacts to archaeological resources are addressed in Section 8.4.15 Archaeological Resources, which requires the completion of a Stage 2 Archaeological Assessment in areas of archaeological potential. Development and site alteration are only permitted on lands containing archaeological resources or areas of archaeological potential "if the significant archaeological resources have been conserved by removal and documentation or by preservation on site."<sup>19</sup>

### Cultural Heritage Landscape Strategy

The Town's Cultural Heritage Landscape Strategy (adopted by Oakville Council on January 13, 2014), describes three categories of cultural heritage landscapes, as a starting point for identification and classification. These categories, as defined by the Ontario Heritage Trust (2012) are based on the 1992 United Nations Educational, Scientific and Cultural Organization (UNESCO) categories (and subcategories), as follows:

**Designed Landscape** - the "clearly defined landscape designed and created intentionally by man."

**Organically Evolved Landscape** - that "results from an initial social, economic, administrative, and/or religious imperative and has developed in its present form in response to its natural environment". Within this category two sub-categories are identified:

**Relict landscape**, "in which an evolutionary process came to an end at some time in the past", and for which "significant distinguishing features, are, however still visible in material form."

**Continuing landscape** which "retains an active social role in contemporary society closely associated with the traditional way of life, and which the evolutionary process is still in progress."

**Associative Cultural Landscape** – which is "justifiable by virtue of the powerful religious, artistic, or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent."<sup>20</sup>

<sup>19</sup> Town of Oakville, North Oakville West Secondary Plan. 2009: 25.

<sup>20</sup> Town of Oakville, *Cultural Heritage Landscape Strategy*, 2014: 5-7.

Within the Town's Cultural Heritage Landscape Strategy, the primary evaluative framework identified for the assessment of cultural heritage landscapes is Ontario Regulation 9/06.

Once a potential cultural heritage landscape area has been identified, it should be evaluated using the criteria provided in Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06), made under the Ontario Heritage Act.<sup>21</sup>

The document goes further, and also states:

All potential cultural heritage landscapes shall be evaluated using these criteria, in order to provide consistency in the Town's approach to evaluation of potential resources.<sup>22</sup>

Although Ontario Regulation 9/06 is the primary evaluative framework identified in the Cultural Heritage Landscape Strategy, the Town of Oakville does note in its Official Plan that it will avail itself of all tools available to it. As outlined in Section 5.1.1 (Objectives), the general objectives for cultural heritage are:

a) to safeguard and protect cultural heritage resources through use of available tools to designate heritage resources and ensure that all new development and site alteration conserve cultural heritage resources and areas of cultural heritage significance.<sup>23</sup>

This is bolstered by Section 5.1.2 (Policies) which states:

The Town will use the power and tools provided by legislation, policies, and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, and the Municipal Act in implementing and enforcing the cultural heritage policies of the Town.<sup>24</sup>

On February 16, 2016, the Town of Oakville adopted its Cultural Heritage Landscapes Strategy Implementation: Phase One Inventory.

The objectives of the Phase I of the Cultural Heritage Landscape Strategy Implementation were to:

1. Identify the potential cultural heritage landscapes (CHLs) to be inventoried;
2. Undertake targeted stakeholder outreach during the inventory process;
3. Develop inventory sheets for each identified candidate CHL to document existing conditions;
4. Provide a recommendation for future action on each candidate CHL; and
5. Compile findings and recommendations into a summary report to present to Oakville Town Council.

The current document is part of the Cultural Heritage Landscape Strategy Implementation, Phase II Project; which aims to:

- Undertake detailed research for each property;
- Evaluate each property against Ontario Regulation 9/06 criteria;
- Prepare a Statement of Cultural Heritage Value or Interest for each property, as applicable; and,
- Assess the condition of each property, including built and natural features.

### 2.3 Changes since the completion of the Cultural Heritage Landscape Strategy

Since the completion of the Cultural Heritage Landscape Strategy, a new iteration of the Provincial Policy Statement (2014) was issued. Among its revisions was a clarification that cultural heritage landscapes extend beyond the physical, and can include intangible cultural heritage attributes. Indeed, the definition notes that it includes areas that MAY have been modified

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<sup>21</sup> Town of Oakville, "Section 2.4 Evaluation of Cultural Heritage Landscapes," *Cultural Heritage Landscapes Strategy*, 2014: 9.

<sup>22</sup> Ibid: 9.

<sup>23</sup> Town of Oakville, 2009a: C-9.

<sup>24</sup> Ibid: C-9.

by human activity and are identified by a community (including an Aboriginal community) as having value. It also focuses greater attention on the interrelationships, meanings, and associations within the landscape.

The question remains following this update if Ontario Regulation 9/06 remains the most appropriate evaluative framework for the assessment of Oakville's cultural heritage landscapes. While it does provide a foundation and a common language for the assessment of properties, its analytical focus is predicated upon the evaluation of a singular piece of real property and the heritage attributes thereon for local significance. This limits its ability to respond to cultural heritage landscapes that are located across multiple properties, in instances where there are significant views that are located off a property, and in instances where the values may be of provincial or national significance. Still, it provides a common language for assessment, and in reviewing comparable municipal approaches, it is a commonly applied approach and has been already used in the Province of Ontario for the identification, evaluation, and protection of cultural heritage landscapes. However, this is with the caveat that the cultural heritage landscapes must be considered holistically and in the application of Ontario Regulation 9/06, these limitations must be recognized and acknowledged. In the absence of any other provincial evaluative frameworks for cultural heritage landscapes, and in accordance with the Town's current policies, the primary evaluative framework for this project will continue to be Ontario Regulation 9/06. Nevertheless, it is recommended that this evaluative framework be augmented with other existing Ontario and Canadian evaluative frameworks where appropriate. This is in keeping with the provincial policy statement which indicates that "criteria for determining significance for the resources...are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used."<sup>25</sup> As discussed above, this report will build on established analytical approaches to understanding and contextualizing the history and evolution of the subject property and consider the potential level of significance of the property by considering it against three evaluative frameworks.

## 2.4 Evaluation Criteria and Frameworks

The following provides a list of some of the evaluative criteria available for municipalities seeking to evaluate and conserve cultural heritage resources on properties under their jurisdiction. It should be noted that the identification of the evaluative tool should be based on a comprehensive understanding of the cultural heritage landscape, its history, and its evolution. For this project, all three of these evaluative criteria are being used to help understand the level of significance (local, provincial, and national) for the potential cultural heritage landscape being considered.

Evaluation Criteria	Description
<ul style="list-style-type: none"> <li>Ontario Regulation 9/06</li> </ul>	Under the <i>Ontario Heritage Act</i> (OHA), Ontario Regulation 9/06 (CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST) provides the minimum criteria against which a piece of real property must be evaluated in order for a municipality to designate it under Section 29, Part IV of the OHA. (Regulation attached in Appendix A)
<ul style="list-style-type: none"> <li>Ontario Regulation 10/06</li> </ul>	Under the OHA, Ontario Regulation 10/06 (CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST OF PROVINCIAL SIGNIFICANCE) provides the minimum criteria against which a piece of real property must be evaluated in order for the Province to designate it under Section 34.5, Part IV of the OHA. (Regulation attached in Appendix A). Any formal designation would require the Minister to Tourism, Culture and Sport to approve the designation.
<ul style="list-style-type: none"> <li>Criteria for National Historic Significance</li> </ul>	The Historic Sites and Monuments Board of Canada document, <i>Criteria, General Guidelines, &amp; Specific Guidelines for evaluating subjects of potential national historic significance</i> , provides the criteria against which a place, a person or an event that may have been nationally significant to Canadian history, or illustrates a nationally

<sup>25</sup> Provincial Policy Statement, 2014.

Evaluation Criteria	Description
	<p>important aspect of Canadian human history must be evaluated. Any designation would require a recommendation by the Historic Sites and Monuments Board of Canada and approved by the Minister responsible for the Board (currently the federal Minister of the Environment). Designation as a National Historic Site also requires the owner's consent; however, the commemoration of either a person or event does not require owner's consent. The boundaries of a place in this context must be clearly defined for it to be considered for designation as a national historic site, but may not be directly tied to the boundaries of a piece of real property. (Document attached as Appendix A)</p>

### 3 Study Area

The Study Area for the evaluation of the cultural heritage value of 3367 Dundas Street West was confined to the 2.3-acre (0.93-hectare) legal parcel of land described as “Part Lot 34, Concession 1 Trafalgar, North of Dundas Street (as in 645159, together with 645159), Trafalgar Township”, in the Town of Oakville. Background research and the on-site review included a consideration of the possible relationships of the Study Area to its surrounding context, including: Dundas Street, the historic village of Palermo, and Fourteen Mile Creek.

#### Existing Heritage Designations

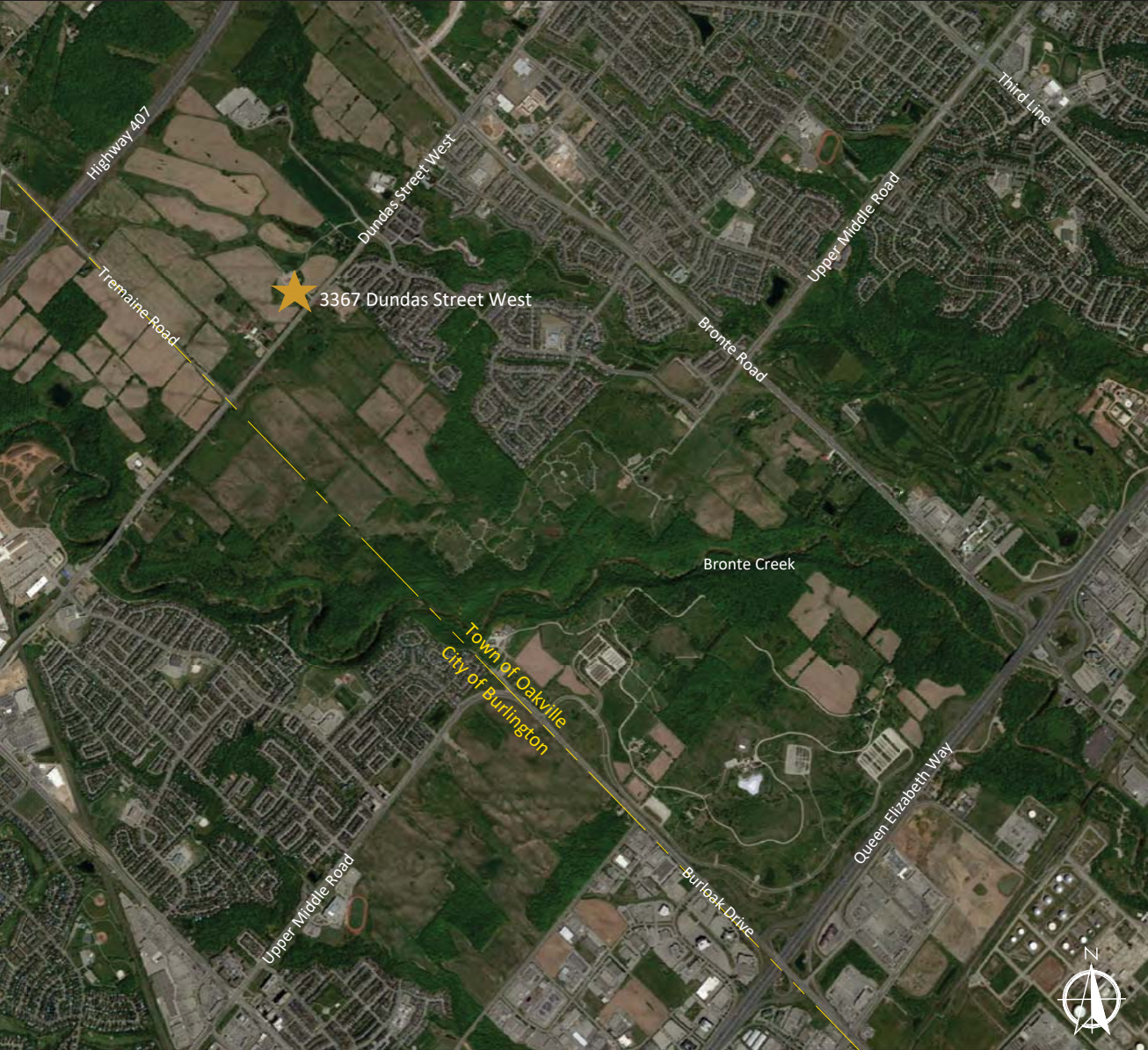
3367 Dundas Street West, also known as the McMichael Farm, is included in the 2010 North Oakville Heritage Resources Review and Strategy as a “listed property”. The property is included in the Town of Oakville’s Register of Properties of Cultural Heritage Value or Interest (NOT Designated) under the authority of Section 27 of the *Ontario Heritage Act*. Its listing in the Register includes the following description, “This property has potential cultural heritage value for its historic farmstead, including the house and outbuildings, historically associated with the agricultural development of Trafalgar Township.” The property is not designated under Part IV or V of the *Ontario Heritage Act*.

#### 3.1 Description of Property

<b>Municipal Address</b>	<b>3367 Dundas Street West</b>
<b>Name (if applicable)</b>	‘McMichael Farm’
<b>Legal Description</b>	PT LT 34, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, AS IN 645159, T/W 645159; OAKVILLE/TRAFALGAR
<b>Location of Property</b>	The property is located on the north side of Dundas Street, west of Bronte Street and east of Tremaine Road.
<b>Ownership</b>	Private
<b>Access</b>	Site review completed September 20, 2016 (ML, LS, EE, CU) with Town Staff (SS), current owners with representatives of their consulting team.
<b>Current Observed Use</b>	Vacant. Former residence.
<b>Existing Heritage Designation</b>	Listed on the Town of Oakville Register of Properties of Cultural Heritage Value of Interest (NOT Designated). Description: <i>This property has potential cultural heritage value for its historic farmstead, including the house and outbuildings, historically associated with the agricultural development of Trafalgar Township.</i>
<b>General Description</b>	The property at 3367 Dundas Street West is an approximately 2.3-acre (0.93 hectares) rectangular parcel of land comprising the remnant components of a former 20 <sup>th</sup> century farmstead. It presently includes: a circa 1911, two-and-a-half storey, red brick residence (c.1911-1916); paved driveway (roughly circular); landscaping around house and driveway; concrete fountain; well pump; grass lawn and pasture surrounding the residence; and pond. Several late-20 <sup>th</sup> century outbuildings have been removed. The 2.3-acre property is a small parcel of a former 200-acre lot.



Figure 2: 3367 Dundas Street West (AB, 2015).




Corporation of the Town of Oakville  
1225 Trafalgar Rd  
Oakville, ON  
L6H 0H3

Air photo dated May 22, 2015 obtained  
from Google Earth

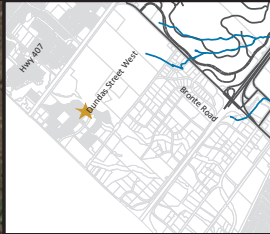
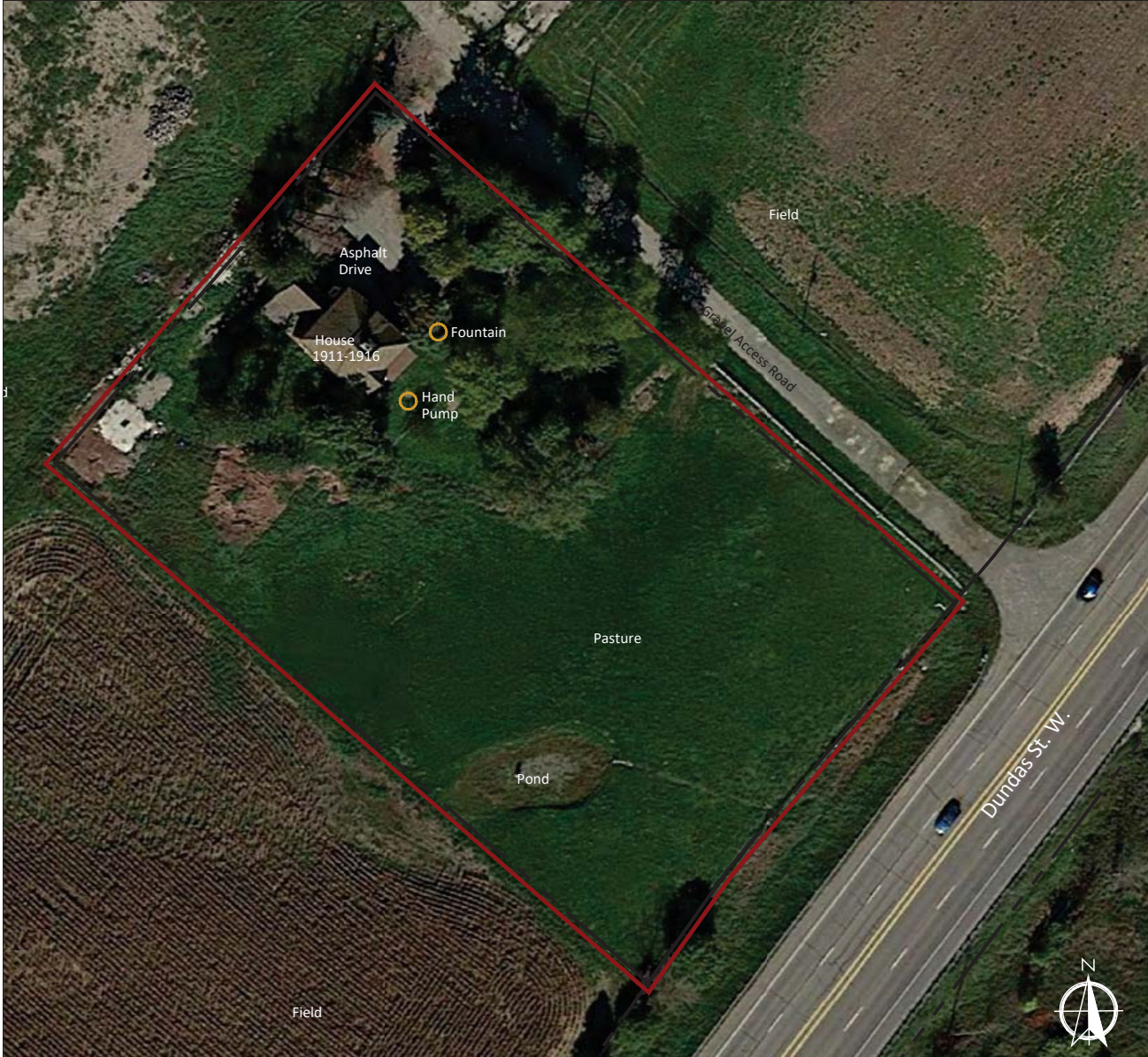
**Figure 3:**  
Location of 3367  
Dundas Street West

**LEGEND**

 CHL Study Property

Drawing not to scale





Corporation of the Town of Oakville  
 1225 Trafalgar Rd  
 Oakville, ON  
 L6H 0H3

Air photo dated May 22, 2015 obtained from Google Earth

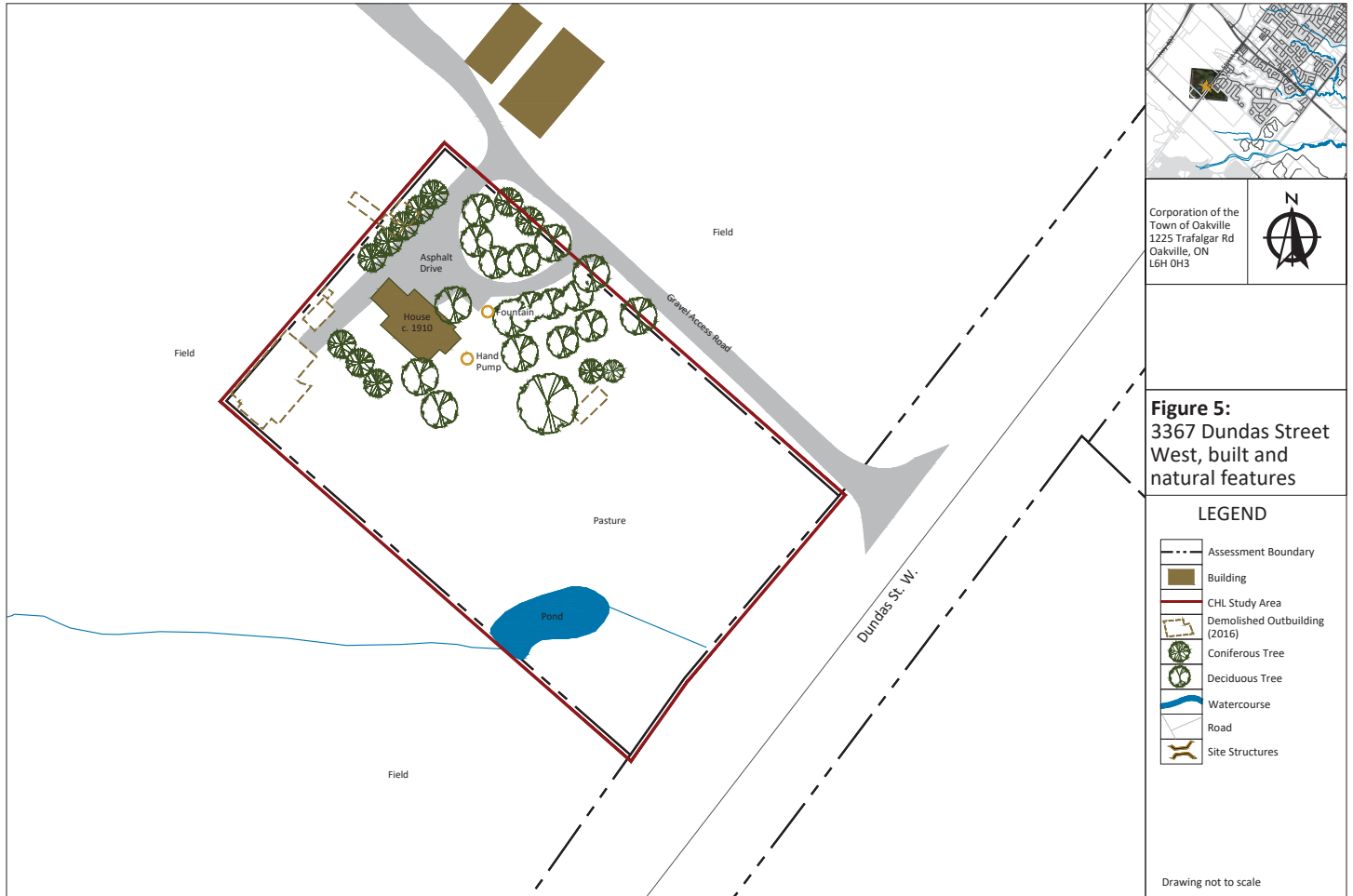
**Figure 4:**  
 3367 Dundas Street West, Current Conditions

**LEGEND**

— CHL Study Area



Drawing not to scale



### 3.2 Context

The property at 3367 Dundas Street West is located on the north side of Dundas Street West, south of Highway 407 and east of Tremaine Road (Figure 3). Bronte Creek lies just west of Tremaine, while Fourteen Mile Creek lies to the east of the subject property.

Historically, the property is located approximately 1.5km west of the former hamlet of Palermo and was surrounded by other farmland (see Section 4.1.4, Figure 18).

The present-day land use around the property is agricultural to the north of Dundas Street West. A small fragment of agricultural land exists to the south of Dundas Street West, and is bordered by the valley lands of Bronte Creek. The primary land use south of Dundas Street West is residential.



Figure 6: View of Dundas Street from 3367 Dundas Street West, looking east (Google Earth Pro, 2017).



Figure 7: View of Dundas Street from 3367 Dundas Street West, looking west (Google Earth Pro, 2017).

### 3.3 Current Conditions

The 2.3-acre property containing the red brick farmhouse is all that remains of a former 200-acre farm. The house is surrounded by open, grassed lawns with little change in topography. A number of mature trees dot the yard, near to the house, with a remnant tree-line running roughly east-west, is located north of the residence. The trees would have provided a wind-break for the house and separated it from the former agricultural outbuildings. These trees were in poor condition at the time of the site visit on September 20, 2016.

A roughly circular, paved driveway with concrete curbing extends from a gravel access road (located on adjacent property) to the house. A concrete fountain and a well head with a hand pump are located in the front yard of the house. A low, retaining wall built of rough-cut stone runs roughly east-west in the front yard, along a change in elevation. Located within the southwest corner of the property, near to Dundas Street West, is an oval pond.

No agricultural fields are located within the subject property nor are there any remaining ancillary buildings.

The key resource on the property is the two-and-a-half storey, red-brick, farmhouse constructed in a vernacular style with Edwardian Classical and Queen Anne Revival influences. It was likely built between 1911 and 1916.

The house is built on a roughly square plan with a one-storey, wood-frame garage tail extending from the north elevation. The exterior walls are plain red brick laid in a common bond (or Scottish bond) pattern with five rows of stretchers between every row of headers. The front porch features some brick patterning in the spandrel. The foundation is made of random-coursed fieldstone. Openings throughout the house are segmentally arched with brick headers and grey stone lug sills. Windows are one-over-one and appear to be later replacements. The building's interior has undergone many alterations, but retains much of its 1910s wood trim, including: baseboard, chair rail, window and door casings, staircase and balustrade, hallway floors and second-floor doors and hardware.

The house incorporates a number of architectural features of the Edwardian Classical style that was popular between 1900 and 1930, including: the smooth, red-brick exterior, an (almost) square footprint, a pyramidal hipped roof with a flat deck and wide, overhanging eaves, and an attic dormer. The "four-square" side-hall layout was a feature of these Edwardian homes. The house also adopts some features typical of a later phase of the Queen Anne Revival style, such as the asymmetrical front façade with two-storey, cutaway, window bay and pedimented gable, and the cutaway bay window on the east elevation at the staircase landing.



Figure 8: 3367 Dundas Street West, front facade (CU 2016).



Figure 9: 3367 Dundas Street West, west facade (CU 2016).



Figure 10: 3367 Dundas Street West, garage tail, west facade (CU 2016).



Figure 11: 3367 Dundas Street West, front porch and foundations, east façade (CU 2016).



Figure 12: 3367 Dundas Street West, interior, front hall (CU 2016).

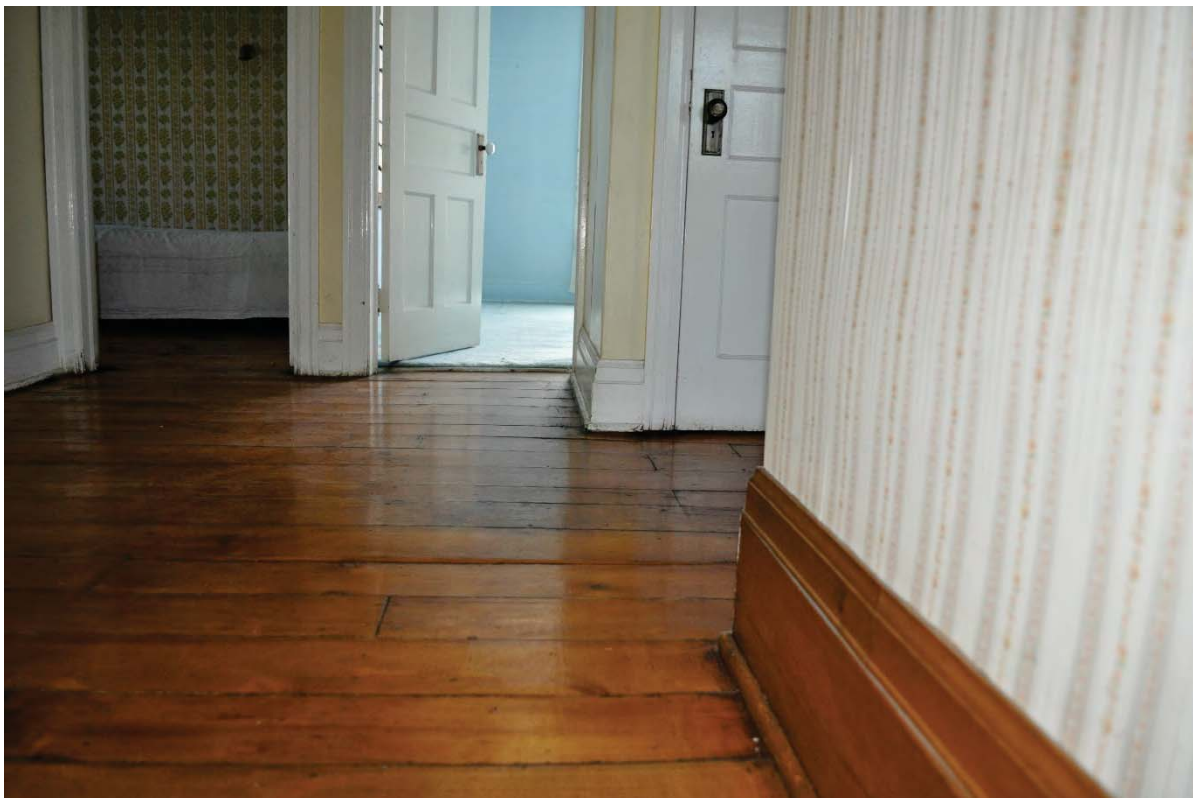


Figure 13: 3367 Dundas Street West, second floor hallway (CU 2016).



Figure 14: Driveway detail, east of residence (CU 2016).



Figure 15: Fountain (CU 2016).





Figure 16: Well pump south of residence (CU 2016).



Figure 17: Retaining wall (CU 2016).

## 4 Historical Research

### 4.1 History of the Area

The following sections (4.1.1 to 4.1.5) describe general patterns of land use and development in and around the property at 3367 Dundas Street West. Section 4.2 provides an outline of property-specific land use beginning with the 1806 survey of the property by Deputy Surveyor Samuel S. Wilmot.

#### 4.1.1 Pre-European Contact

##### Paleo-Indian (9500-8000 BC)

The cultural history of southern Ontario began around 11,000 years ago,<sup>26</sup> following the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo-Indian period (9500-8000 BC), the climate was similar to the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometres in a single year.<sup>27</sup>

##### Archaic (8000-1000 BC)

During the Archaic archaeological period (8000-1000 BC) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. Within Oakville, known Archaic sites tend to be distributed along the Bronte Creek drainage basin.<sup>28</sup> The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites points to long distance trade for exotic items and increased ceremonialism with respect to burial customs towards the end of the period.<sup>29</sup>

##### Woodland (1000 BC – AD 1650)

The Woodland period in southern Ontario (1000 BC–AD 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BC), Middle Woodland (400 BC–AD 500) and Late Woodland (AD 500-1650). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long distance trade networks.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around AD 500–1000. It was during this period that corn (maize) cultivation was introduced into southern Ontario. Princess Point Complex (AD 500–1000) sites provide the earliest evidence of corn cultivation in southern Ontario. Large Princess Point village sites have been found west of Oakville, at Coote's Point, and east of Oakville, in the Credit River valley; although none have been found within Oakville.

The Late Woodland period is divided into three distinct stages: Early Iroquoian (AD 1000–1300); Middle Iroquoian (AD 1300–1400); and Late Iroquoian (AD 1400–1650). The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the tribal level; by the 1500s,

<sup>26</sup> Chris Ellis and D. Brian Deller, "Paleo-Indians," (1990): 37.

<sup>27</sup> David s. Smith, "The Native History of the Regional Municipality of Halton and the Town of Oakville: Part I," n.d., Accessed online August, 2015 <http://www.oakville.ca/culturerec/is-firstnations.html>.

<sup>28</sup> Smith, "Part II," n.d., Accessed online August, 2015 <http://www.oakville.ca/culturerec/is-firstnations.html>.

<sup>29</sup> Chris Ellis *et.al.*, "The Archaic," (1990): pp. 65-66.

Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Neutral Confederacies. Oakville is located in a transitional or frontier territory between the Neutral and Huron.

During this period, domesticated plant crops were supplemented by continued foraging for wild food and medicinal plants, as well as hunting, trapping, and fishing. Camp sites from this period are often found in similar locations (if not the same exact location) to temporary or seasonal sites used by earlier, migratory southern Ontario populations. Village sites themselves were periodically abandoned or rotated as soil nutrients and nearby resources were depleted; a typical cycle for village site may have lasted somewhere between 10 and 30 years.<sup>30</sup> A number of late Woodland village sites have been recorded along both the Bronte and Sixteen Mile Creeks.

### European Contact (c.1650)

When French explorers and missionaries first arrived in southern Ontario during the first half of the 17<sup>th</sup> century, they encountered the Huron, Petun and – in the general vicinity of Oakville – the Neutral. The French brought with them diseases for which the Iroquois had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Neutral, was the movement of the Five Nations Iroquoian Confederacy from south of Lake Ontario. Between 1649 and 1655, the Five Nations waged military warfare on the Huron, Petun, and Neutral, pushing them out of their villages and the general area. As the Five Nations moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in military conflict with the Five Nations over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomí, allied as the Three Fires, initiated a series of offensive attacks on the Five Nations, eventually forcing them back to the south of Lake Ontario. Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Iroquois. A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the New Credit First Nation.<sup>31</sup>

Throughout the 18<sup>th</sup> century, the Mississaugas who settled in between Toronto and Lake Erie were involved in the fur trade. Although they did practice agriculture of domesticated food crops, they continued to follow a seasonal cycle of movement for resource harvesting. Families were scattered across the wider hunting territory during winter months, hunting deer, small game, birds and fur animals. In spring, groups moved to sugar bushes to harvest sap prior to congregating at the Credit River.<sup>32</sup> The Credit was an important site in the spring for Salmon. The Credit was also the location where furs and pelts were brought to trade.

Agricultural crops were planted in early summer, including: corn, squash, and beans. These crops were harvested in the summer and fall, along with wild crops such as berries, mushrooms, roots, and wild rice. Wilmot's 1806 survey map of Trafalgar Township shows the locations of the Mississauga's agricultural fields at the mouths of the Bronte and Sixteen Mile Creeks. These tracts of land at the mouths of the creeks were delineated as part of the 1806 Treaty 13A,<sup>33</sup> which defined specific rights to fisheries in the Bronte (Twelve Mile) Creek, Sixteen Mile Creek, Etobicoke River, and the Credit River. With the pressures of European settlement mounting in the area, the lands at the mouth of the Twelve Mile and Sixteen Mile

<sup>30</sup> Smith, David. "Part III," n.d., Accessed online August, 2015 <http://www.oakville.ca/culturerec/is-firstnations.html>.

<sup>31</sup> Mississaugas of the New Credit First Nation, "The History of the Mississaugas of the New Credit First Nation," 2015: 5-6.

<sup>32</sup> The name for the Credit River and by extension the Mississaugas of the Credit, derives from the practice of French, and later English, traders providing credit to the Mississaugas at that river location.

<sup>33</sup> Mississaugas of the New Credit First Nation, "The History of the Mississaugas of the New Credit First Nation," 2015: 12.

Creeks were surrendered in treaties in 1820 in which the Mississaugas retained only a 200-acre reserve on the east bank of the Credit River.<sup>34</sup>

#### 4.1.2 Early Settlement (1795-c.1850)

The earliest portion of Trafalgar Township to be surveyed was Dundas Street – an important and strategic military transportation route between York (Toronto) and the lakehead at Dundas (Hamilton) - in 1795. Deputy Provincial Surveyor Samuel S. Wilmot surveyed the County of Halton, including Trafalgar Township, in 1806 using Dundas Street as a baseline. Dundas Street through Trafalgar Township had been partially cleared by 1800, but in order to ensure the timely clearing of “The Dundas Road” allowance, the first lots to be granted to settlers were along this route.<sup>35</sup> Settlement of Trafalgar Township began in the spring and summer of 1807.<sup>36</sup> As a result, a number of small hamlets and villages in what is now North Oakville were established prior to 1820 when land in the Mississauga Tract was ceded to the crown and land at the mouth of the Sixteen Mile Creek and Bronte Creek was able to be purchased.

Early families included names such as: Biggar (sometimes Bigger), Bowbeer, Clements, Featherstone, Kaitting, Munn, Post, Fish and Snider. Wilmot’s 1806 survey map shows the locations of Clergy and Crown reserves as well as numerous private grants. As land was settled and cleared a number of villages were established along Dundas Street, including:

- Sixteen Hollow (Proudfoot’s Hollow);
- Palermo;
- Merton;
- Trafalgar (Post’s Corners, Postville);
- Munn’s Corners;
- Sniders Corners; and,
- Glenorchy.

Dundas Street played an important role in the development of the township; by the 1820s stage coach lines were established along the route. As Oakville harbour grew in importance, wheat and other exports were able to be shipped out of Oakville and, to a lesser extent, Bronte.

Bronte Road played a role in the transportation of people and goods in and out of the township. The road (also known as Regional Highway 25) connects the village of Bronte, at the mouth of Bronte Creek (also known as the Twelve Mile Creek) to the historic Village of Milton.

#### 4.1.3 Palermo

The village of Palermo (also known as Hagarstown) was first settled in 1806. Wilmot’s 1806 survey of the township shows David Hagar owning Lot 31, Concession 1 north of Dundas Street. His son, Lawrence, is credited with founding the settlement.

Located at the intersection of Dundas Street and Bronte Road (Old Bronte Road), the village benefited from its location along the important transportation route between Toronto and Hamilton in the first half of the 19<sup>th</sup> century. The development of Palermo was also furthered by its position at the mid-way point between the historic villages of Milton and Bronte.

A log church was established in 1818 in the location of the Palermo Cemetery in a parcel in Lot 30, Concession 1 south of Dundas Street. The property was set aside as a burial ground and location for a Meeting House and schoolhouse when required. Palermo Chapel was constructed in 1824 and its post office was established in 1835. The first schoolhouse was

<sup>34</sup> Sheila Campbell and Betty-Jean Lawrence, “The Treaty Period (1801-1847),” n.d., Accessed August, 2015 at <http://www.oakville.ca/culturerec/firstnations-essay6.html>.

<sup>35</sup> Judith Bourke, “Sixteen Hollow – 1820-1880,” n.d., Accessed August, 2015 <http://www.oakville.ca/culturerec/is-sixteen.html>

<sup>36</sup> Robert Gourlay, “Trafalgar’s Story, 1817,” *Trafalgar Township Historical Society*. Summer 2014 Newsletter: 7. Accessed online September, 2015 <http://www.tths.ca/Newsletter-Summer2014.pdf>

built in 1844 in the location of the former Trafalgar Township S.S. 2 (built in 1942 to replace an 1875 two-room schoolhouse). By 1877, the population of Palermo was more than 300 and by 1920, there were approximately 30 houses in the community.<sup>37</sup> Palermo persisted through the 20<sup>th</sup> century and became part of Oakville with the Township of Trafalgar amalgamated with the Town in 1962. Evidence of the historic village remains at the intersection of Dundas Street and Bronte Road, including two churches, a schoolhouse and several houses.

#### 4.1.4 Agriculture

Among early exports were timber and potash, as local farmers undertook the process of clearing their land. By the 1840s and 1850s a great deal of land had been cleared and wheat fields were quickly established, followed by diversified grain crops. Following the crash in wheat prices in 1857, fruit, in particular strawberries, began to be farmed commercially. By 1870, the area had more than 300 acres of strawberries and orchards were thriving in other parts of the township.

The 1877 map of Trafalgar South<sup>38</sup> illustrates the prevalence of apple orchards along Dundas Street, in the vicinity of Palermo (Figure 18).

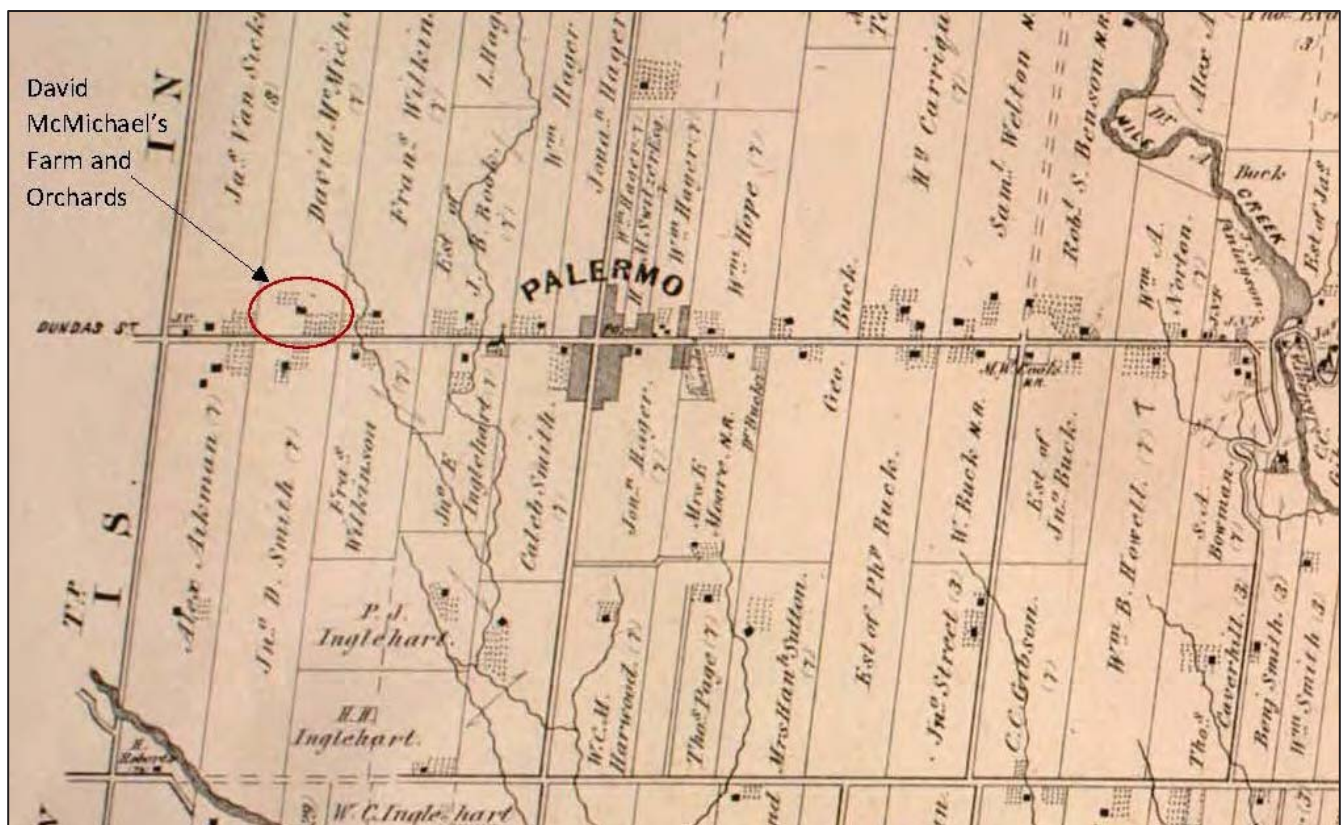


Figure 18: Detail of 1877 map of Trafalgar Township showing orchards along Dundas Road near Palermo (Pope, 1877).

#### 4.1.5 20<sup>th</sup> Century Development

Following the Second World War, the population along Ontario's lakeshore between Toronto and Hamilton experienced significant growth. As with other lakeshore towns and villages, the populations of Oakville and Bronte expanded northward from their respective urban cores, into the agricultural lands that once comprised a portion of an approximately 15,000-acre

<sup>37</sup> Town of Oakville, "North Oakville Heritage Resources Review and Strategy," 2009: 22.

<sup>38</sup> J.H. Pope. "Township of Trafalgar South," in the *Illustrated Historical Atlas of the County of Halton Ont.* Compiled and drawn from official plans and special surveys by J.H. Pope Esq. Toronto, Walker & Miles (1877).

“fruit belt”, well-known for its small fruits, vegetables, and orchards. There were still approximately 1000 fruit and vegetable farms remaining in the lakeshore region as late as the 1940s, nearly all of which have been lost to suburban growth.

With the increase in automobile traffic following the Second World War, and the continued growth of Oakville, the area around Dundas Street was dramatically altered. The widening of roads and the construction of turning lanes resulted in the loss of numerous older buildings; this is particularly notable in the former village of Palermo. The southern portion of Trafalgar Township was amalgamated with the Town of Oakville in 1962, and the area continued to experience dramatic changes as it transitioned from rural to central suburban core.<sup>39</sup> By 2009, much of the land south of Dundas Street was developed into residential or commercial land use areas.

## 4.2 Land Use History

### Lot 34, Concession I (NDS)

The Crown patent for the 200-acre parcel comprising Lot 34, Concession I (North of Dundas Street) was granted to James McBride, a United Empire Loyalist. Although the Crown patent was not registered until January 1808,<sup>40</sup> McBride is shown on the 1806 Wilmot survey of Trafalgar Township (Figure 19) and may have had pre-patent settlement rights to the land. Upon McBride's death in 1836, the 200-acre lot was inherited by his son, Archibald.<sup>41</sup> The property was transferred to Archibald's two sisters, Jane McMichael (née McBride) and Mary McBride, in 1849.<sup>42</sup> Jane had married David McMichael (born c.1813, Pennsylvania, died 1884, Halton) on October 15, 1845 in Norfolk.<sup>43</sup>

The 1851 census records for Trafalgar Township provide some information about the family occupying Lot 34. David and Jane McMichael were living in a one-and-a-half storey frame house with their two sons, Archibald (three years old) and James (one year old). Jane's mother, Hannah (64 years old) and unwed sister, Mary (18 years old) were living with them. An 11-year old boy named James Birstrum was living with the family, possibly as a farmhand.<sup>44</sup>

Lot 34 is shown on Tremaine's 1858 *Map of the County of Halton* (Figure 20). The map shows the village of Palermo at the intersection of Dundas Street and Old Bronte Road with three churches and a school house. A toll gate is shown along Old Bronte Road, south of Dundas Street. Unfortunately, the map does not indicate the locations of private buildings. The entirety of Lot 34 is shown as being occupied by David McMichael.

The 1861 census records<sup>45</sup> for Trafalgar Township indicate that the McBride-McMichael family's one-and-a-half storey frame farmhouse was constructed in 1830.<sup>46</sup> In 1861, the McMichael household included Jane and David, their five children, her mother Hannah McBride, a 16-year old (Mary Fitzgibins) and a 46-year old labourer (George Thompson). The farm was well-established in 1861 with approximately 100 acres under cultivation: 55 acres in crops, 43 in pasture, and two acres of orchard.<sup>47</sup>

The 1877 Trafalgar Township map from the *Illustrated Historical Atlas of the County of Halton* shows the McMichael farmhouse and two orchards, one immediately northwest of the house and one immediately southeast along Dundas Street (Figure 21). By 1891, the population of Trafalgar Township had grown to 4,153 inhabitants.<sup>48</sup>

<sup>39</sup> Town of Oakville. Heritage Planning, Planning Services. North Oakville Heritage Resource: Review and Strategy. 2010b: 17.

<sup>40</sup> Land Registry Office, LRO #20 Halton, *Land Title Abstracts*, Microfilm reel: ER6; Lot 34, Concession 1 North of Dundas Street; Page 1.

<sup>41</sup> Ibid.

<sup>42</sup> Ibid.

<sup>43</sup> Information from family tree data submitted to Ancestry.com and The Generations Network.

<sup>44</sup> 1851 Census of Canada East, Canada West, New Brunswick, and Nova Scotia. Schedule: A; Roll: C-11726; Page: 188-189; Lines 7-13.

<sup>45</sup> McMichael is spelled 'McMichell' in the 1861 Nominal Census and 'McMeckel' in the Agricultural Census.

<sup>46</sup> 1861 Census of Canada. Schedule A; Roll: C-1031; Page: 125; Line: 30.

<sup>47</sup> 1861 Census of Canada. Schedule B; Roll: C-1031; Page: 132; Line: 7.

<sup>48</sup> Trafalgar Township Historical Society. Early Ward 5 History. Accessed online October 2015, from <http://www.tths.ca/ward5.html>.

In 1902, the McMichael family sold Lot 34 sold to Charles "Frank" Rivaz (1875-1954).<sup>49</sup> Frank Rivaz was born in India in 1875 and immigrated to Canada in 1894.<sup>50</sup> He married Gertrude Mary Wood in Trafalgar Township in 1903.<sup>51</sup> The extant, two-and-a-half storey, red-brick farmhouse was likely built for Frank and Gertrude Rivaz between 1911 and 1916. In 1911, Rivaz sold a 50-acre parcel comprising the north quarter of the lot to Wilbert Tovell<sup>52</sup> – this may have provided funds for construction of the brick farmhouse. A brick on the east elevation bears the inscription "Alice Rivaz 10, #"; the Rivazes second child, Alice Martha, was born in 1906 and would have been 10 years old in 1916. The Edwardian Classical style of the farmhouse is consistent with a date of construction between 1911 and 1916.

The 1921 census records show that the Rivaz family were living in a brick house. The family comprised Frank and Gertrude Rivaz and their four children: Charles "Charlie" Percy (born March 19, 1904)<sup>53</sup>; Alice Martha (born May 8, 1906)<sup>54</sup>, Mary<sup>55</sup> (born October 26, 1908)<sup>56</sup>, and Elizabeth (born c.1914).

The Rivazes entered into a farm lease with Pigott Construction Company Limited in 1945 and the 150-acre parcel was sold to Joseph Pigott in 1946. The property was transferred to Lazy Pat Farms Ltd. in 1947.<sup>57</sup> The 2.403-acre parcel containing the redbrick farmhouse (with right-of-way for ingress and egress) was subdivided and sold to Eileen Leone Butler in 1972.<sup>58</sup> The following year, the parcel was transferred from Mrs. Butler's sole ownership to a joint tenancy with her husband, Vincent Frederick Butler. The couple owned the farmhouse and 2-acre parcel until 1986, when it was sold to Maria Rosa and Adelino Azevedo. The Azevedos owned the property until 2016.

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<sup>49</sup> LRO#20, *Land Title Abstracts*. Microfilm Reel: ER6; Lot 34, Concession 1 North of Dundas Street; page 2.

<sup>50</sup> *Sixth Census of Canada, 1921*. Ottawa, Ontario, Canada: Series RG31. Statistics Canada Fonds; Folder Number: 61; Census Place: Trafalgar (Township), Halton, Ontario; Page Number: 4; Line: 9.

<sup>51</sup> Archives of Ontario. Registrations of Births and Stillbirths – 1869-1913. MS 929, reel 8. Toronto, Ontario, Canada: Archives of Ontario.

<sup>52</sup> Municipal Property Assessment Corporation Detailed Report (Level 2), as cited in Cuming, February 2016: 2.

<sup>53</sup> Archives of Ontario. Registrations of Births and Stillbirths – 1869-1913. MS 929, Reel: 168.

<sup>54</sup> Archives of Ontario. Registrations of Births and Stillbirths – 1869-1913. MS 929, Reel: 179.

<sup>55</sup> Likely Anna Mary.

<sup>56</sup> Archives of Ontario. Registrations of Births and Stillbirths – 1869-1913. MS 929, reel 8. Toronto, Ontario, Canada: Archives of Ontario.

<sup>57</sup> LRO #20, *Land Title Abstracts*, Microfilm Reel: ER6; Lot 34, Concession 1 North of Dundas Street; Page 3.

<sup>58</sup> *Ibid.* The German Canadian Club 'Eintracht' Oakville appears to have been somehow involved in the transaction, but this was almost certainly a financial arrangement rather than physical occupation or use of the property.

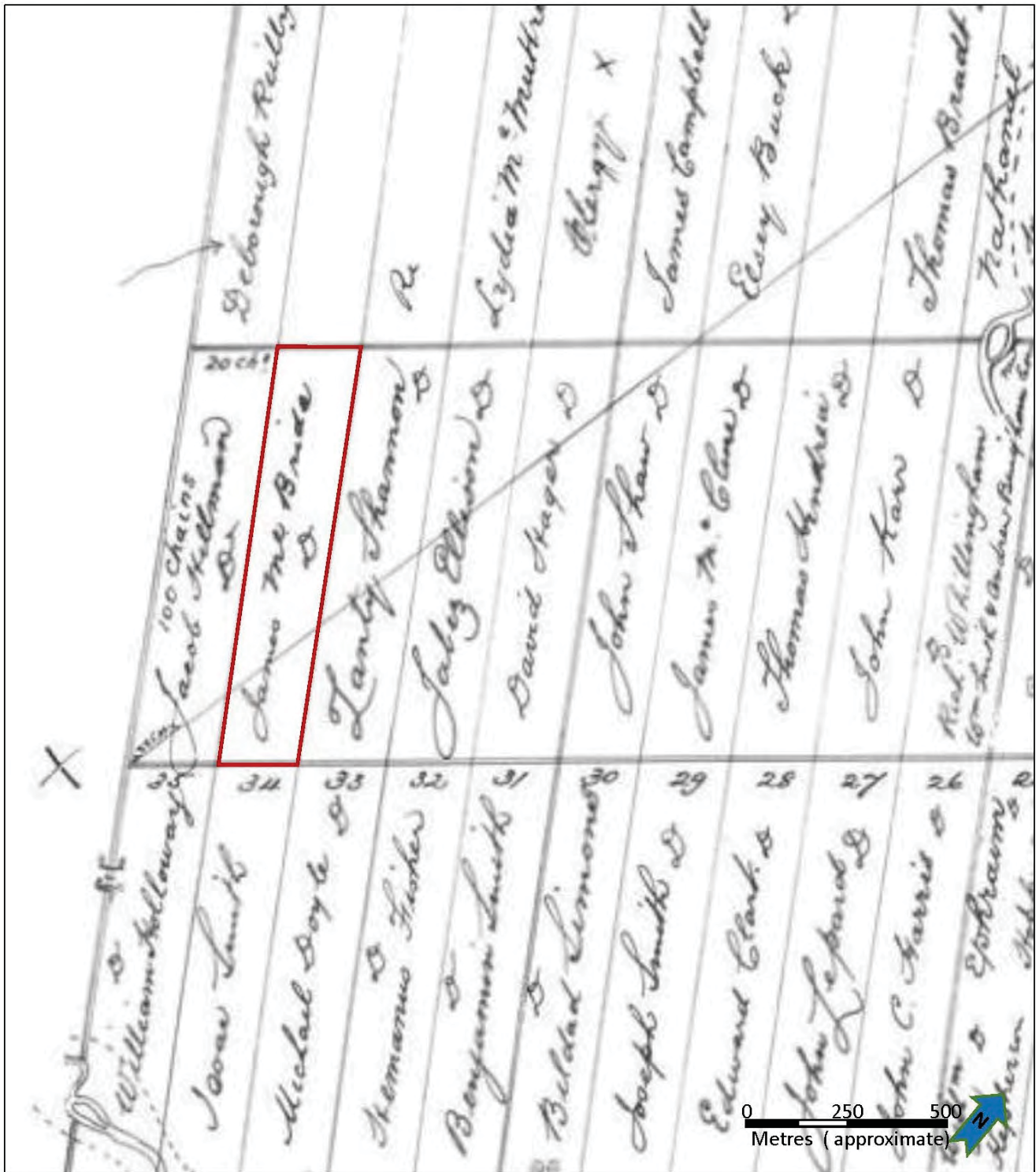


Figure 19: Detail of 1806 Wilmot Survey showing Lot 34, Concession I NDS land grant to James McBride (Wilmot, 1806).





Figure 20: Detail of 1858 Tremaine Map of the County of Halton showing David McBride's farm in Lot 34, Concession 1 North of Dundas Street (Tremaine, 1858).



Figure 21: Detail of 1877 Map of Trafalgar showing Lot 34, Concession I NDS, owned by David McMichael, and location of farmhouse and orchards (Pope, 1877).

### 4.2.1 Property Evolution

The property has evolved since originally settled by the McMichael's in the 1850s, as described above. The existing house was likely constructed by the Rivaz family between 1911 and 1916. It was the Rivazes who began severing and selling parcels of the 200-acre lot in the early 1900s. In 1972, the 2.403-acre parcel containing the red brick farmhouse (with right-of-way for ingress and egress) was subdivided and sold to Eileen Leone Butler.

Figure 22, Project Evolution illustrates changes to the property and its surroundings since 1960 by overlaying the current property boundary over air photos from 1960, 1995, 2006, and 2016.

The 1960 air photo shows the current approximately 2.3-acre property on the north side of Dundas Street West, with the existing house surrounded by vegetation and a number of accessory structures, set within an agricultural landscape. Through to 2006, the air photos show accessory structures (presumably agricultural outbuildings) within and adjacent to the property. Some modern outbuildings were permitted to be removed by the Town in 2016.

The context of the property has also changed. Once surrounded by agricultural land use, the property evolution shows the subdivision of the property south of Dundas Street West and the eventual transition to residential and commercial land uses in the area.

#### Key Views

No key views related to the cultural heritage value or interest of the property were identified.

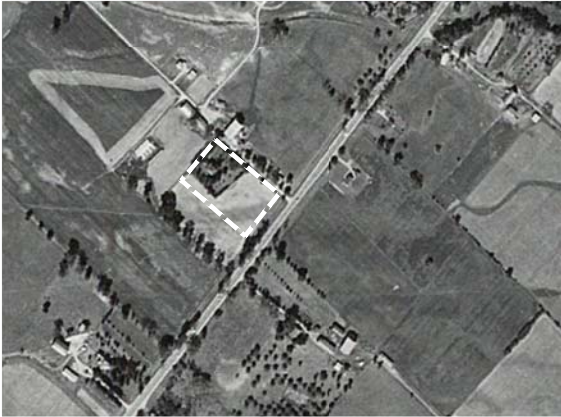
#### Key Themes

Based upon a review of a review of the history of the property within its geographical and historical context, a number of key thematic periods in the history of the property were identified. It is based upon these themes that key cultural landscape layers and views associated with those layers were identified.

Key themes for 3367 Dundas Street West include:

- Pre-European contact land-use along Fourteen Mile Creek;
- Early settlement of Trafalgar Township South, specifically the former village of Palermo; and,
- The agricultural history of North Oakville.

1960



1995



2006



2016



Corporation of the  
Town of Oakville  
1225 Trafalgar Rd  
Oakville, ON  
L6H 0H3



Figure 22:  
3367 Dundas Street  
West Subject Property  
Evolution

Drawing not to scale

## 5 Evaluation

### 5.1 Evaluation of Cultural Heritage Value or Interest

As outlined within the introduction of this report, this property has been considered against three different evaluative systems. The following provide the results of these evaluations. Guiding documents are provided in Appendix A.

#### 5.1.1 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act, Ontario Regulation 9/06

Evaluation of the Cultural Heritage Value or Interest of the property at 3367 Dundas Street West was guided by the evaluation criteria provided in *Ontario Regulation 9/06: Criteria for determining cultural heritage value or interest under the Ontario Heritage Act*. A discussion of the evaluation follows. Table 1 provides a summary.

The evaluation of the design or physical value of the property considered common components and layouts of 19<sup>th</sup> century to early 20<sup>th</sup> century farm complexes.

The topography of Lot 34, Concession I, NDS may have been a determining factor in the layout of the original McMichael Farm. A key factor in determining the layout of 19<sup>th</sup> century farms was access to water. Prior to the 1860s when well-digging became increasingly more common, settlers relied on surficial bodies of water.<sup>59</sup> In the case of this property, Fourteen Mile Creek (the closest major watercourse) is nearest to the original 200-acre lot at the location of the extant house, although it is possible that seasonal drainage or other smaller, now relict streams may have crossed the property. The location of the house along Dundas Street would have provided convenient access to the village of Palermo to the east of the farm.

In addition to the house and barn, typical farmstead components which comprised the “nerve centre of the operating farm”<sup>60</sup> included “silos, smoke-houses, wells, corn cribs, sheds, driveways, utility lines, windmills, and tree-line windbreaks.”<sup>61</sup> A well and pump, cistern, and privy would also have been found in the vicinity of the house. The house, with its most attractive, public face to the road, shielded more utilitarian features from public view. The kitchen was generally located to the rear of the house and acted as the access to and from the farm’s activity areas. The farm yard served a number of purposes. It provided a space for a number of the farm’s activities (e.g., washing, vegetable or ornamental gardening) and formed a buffer between the house and farming activities.

With the exception of the residence, the property at 3367 Dundas Street West no longer comprises an agricultural/farmstead landscape; having lost the key components and layout that were once associated with its operation as a farm.

The two-and-a-half storey red brick residence, constructed between 1911 and 1916 is a representative example of vernacular architecture with Edwardian Classical and Queen Anne Revival influences. Perhaps the most common form of Edwardian era (1900-1930) residential architecture was the four-square house type, which rose to popularity in the early-20th century. Normally built on a square footprint, four-square houses were usually two storeys in height with a hipped roof and a dormer, and featured a large porch spanning the front elevation. They were generally arranged with a side-hall and three rooms on the main floor, and a bathroom and three bedrooms on the upper floor. Four square houses were often simple and solid, with few decorative details, and emphasized the horizontality of the structure. The Edwardian era house, with its more symmetrical, horizontal lines, and simpler, more solid detailing, symbolized modernity and began to gain traction in the new century. This particular example incorporates a number of architectural features of the Edwardian Classical style, including: the smooth, red-brick exterior, a relatively square footprint, a pyramidal hipped roof with a flat deck and wide, overhanging eaves, and an attic dormer. The “four-square” side-hall layout was a feature of these Edwardian homes.

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<sup>59</sup> Thomas F. McIlwraith, *Looking for Old Ontario*. Toronto, Dundurn Press (1999): 242.

<sup>60</sup> McIlwraith, (1999): 243.

<sup>61</sup> McIlwraith, (1999): 243.

This particular example includes some details carried over from the more picturesque, late Queen Anne Revival style, such as the asymmetrical front façade with two-storey, cutaway, window bay and pedimented gable, and the cutaway bay window on the east elevation at the staircase landing.

Evaluation of the historical or associative value of the property took into consideration historic themes which emerged from historical research on the general area (see Section 4.1) as well as property-specific research (see Section 4.2). There is no evidence to suggest any direct associations with any significant themes or figures in the community.

Evaluation of the contextual value of the property took into consideration the current conditions of the property in relation to its surrounding area, which included: its immediate surroundings; Dundas Street, and the historic village of Palermo. The property is one of the few remaining farmhouses located within an area undergoing significant change.

Table 1: Evaluation of 3367 Dundas Street West as per Ontario Regulation 9/06 Criteria.

O.Reg. 9/06 Criteria	Criteria Met (y/n)	Justification
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	<p>The property, as a whole, does not reflect the scale or scope of the former 200-acre farm. Its value as a representative historic farmstead has been lost through the subdivision of the 200-acre lot to create the extant 2.3-acre parcel which does not include any agricultural fields, and through the demolition of associated outbuildings.</p> <p>The circa 1911 two-and-a-half storey red brick farmhouse at 3367 Dundas Street West is a representative example of Edwardian era rural architecture. Although it includes aspects of Edwardian Classical architectural details (such as its nearly square footprint, four-square layout, pyramidal hipped roof, and central attic dormer on the east façade), it also adopts late Queen Anne Revival architecture (such as the asymmetry of the two-storey cutaway bay windows and gable pediment on the front façade).</p>
ii. displays a high degree of craftsmanship or artistic merit, or	N	<p>The property, as a cultural heritage landscape does not display a high degree of craftsmanship or artistic merit.</p> <p>The farmhouse displays finishes and techniques which were common for its date of construction.</p>
iii. demonstrates a high degree of technical or scientific achievement.	N	<p>The property, as a cultural heritage landscape does not demonstrate a high degree of technical or scientific achievement.</p>

O.Reg. 9/06 Criteria	Criteria Met (y/n)	Justification
		The farmhouse does not demonstrate a high degree of technical or scientific achievement. It displays common construction techniques for its time.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	<p>The mid-20<sup>th</sup> century subdivision of the property and subsequent loss of agricultural fields and outbuildings have resulted in the disassociation of the property from the theme of agricultural development of the surrounding area. Landscape features of the property (i.e., laneway, pump, plantings, and retaining wall) appear to have been added during the Rivazes tenure or later.</p> <p>The farmhouse was likely constructed between 1911 and 1916 for the Rivaz family, who do not appear to have played a significant role in the community. The extant residence is not associated with early settlement of the area.</p>
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	Y	The undeveloped portions of the property at 3367 Dundas Street West have the potential to yield information that might contribute to an understanding of the local community with the respect to previously undiscovered archaeological resources.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The property, as a cultural heritage landscape, does not demonstrate or reflect the work or ideas of any architect, artist, builder, designer or theorist who is significant to the community. The builder of the farmhouse is unknown.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	N	The surrounding landscape, particularly to the south, has been much altered as a result of the development of the North Oakville area. The property has been severed from the former, larger agricultural property since 1972. Without that agricultural-use association, the property, as a whole, is not important in maintaining or supporting the character of the area.
ii. is physically, functionally, visually or historically linked to its surroundings, or	N	The overall property at 3367 Dundas Street is not physically, functionally, visually or historically linked to its surroundings. There are no longer agricultural

O.Reg. 9/06 Criteria	Criteria Met (y/n)	Justification
		outbuildings on the property and adjacent property; the redbrick farmhouse is no longer part of an ensemble of farmstead buildings.
iii. is a landmark.	N	3367 Dundas Street West is not a landmark.

### 5.1.2 Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance, Ontario Regulation 10/06

Evaluation of the Cultural Heritage Value or Interest of the property at 4243 Sixth Line was guided by the evaluation criteria provided in *Ontario Regulation 10/06: Criteria for determining cultural heritage value or interest of Provincial Significance*.

Considering the property in the broader context of Ontario's history, it does not appear to represent or demonstrate any themes or patterns which are significant in the province's history.

In general, the property and its history are not associated with locally or provincially significant themes and figures. Table 2 provides a summary of the results of that evaluation.

Table 2: Evaluation of 3367 Dundas Street West as per Ontario Regulation 10/06 Criteria

O.Reg. 10/06 Criteria	Criteria Met (y/n)	Summary
<i>A property may be designated under section 34.5 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest of provincial significance:</i>		
1. The property represents or demonstrates a theme or pattern in Ontario's history.	N	While the property does not represent any provincially significant themes or patterns.
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	N	While the property has the potential to yield information (with respect to possible archaeological resources), the information that would be found would be significant at a local, rather than provincial, level.
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	N	The property does not demonstrate a provincially significant uncommon, rare or unique aspect of Ontario's cultural heritage
4. The property is of aesthetic, visual or contextual importance to the province.	N	The property does not demonstrate provincially significant aesthetic, visual or contextual importance.
5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	N	The property does not demonstrate a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for	N	The property does not have a provincially significant or special association.



historic, social, or cultural reasons or because of traditional use.		
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	N	The property does not have a provincially significant or special association.
8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	N	This property is not located in unorganized territory.

### 5.1.3 Evaluation of National Historic Significance

Evaluation of the property at 3367 Dundas Street West per the National Historic Sites Criteria involved the comparison of nationally significant farmstead and agricultural sites against the current conditions of the agricultural landscape at 3367 Dundas Street West. Comparative examples of National Historic Sites that reflect 19th agricultural philosophies include:

- Motherwell Homestead National Historic Site of Canada, Abernethy SK
- Thistle Ha' National Historic Site of Canada, Pickering Township ON
- Seager Wheeler's Maple Grove Farm National Historic Site of Canada, Rosthern SK

The Motherwell Homestead National Historic Site of Canada is a 3.59-hectare farmstead developed by W.R. Motherwell from 1882 to 1939. It was recognized by the Historic Sites and Monuments Board of Canada (HSMBC) in 1966 for "its association with the career of W. R. Motherwell and in its illustration of an individual dispersed prairie homestead planned around scientific farming principles."<sup>62</sup>

Thistle Ha' National Historic Site of Canada is an 80-hectare agricultural landscape established around 1840, comprising a stone house, large wooden barn, and various outbuildings. It was designated by the HSMBC in 1973 because of its "historic associations with John Miller; a pioneer, importer and breeder of pedigree livestock in Canada. Miller's example played an important role in improving stock breeding throughout North and South America in the 19th century."<sup>63</sup>

Seager Wheeler's Maple Grove Farm National Historic Site of Canada is a 17-hectare farmstead established in 1898. The site was designated by the HSMBC in 1994 for its association with Seager Wheeler, a farmer, agronomist and pioneering seed breeder who established the farm in 1898. "The site includes various buildings, archaeological resources, and landscape features that depict a model farm of the Wheat Boom era from 1898-1940."<sup>64</sup>

The aforementioned examples were all reviewed by the HSMBC and deemed to be nationally significant. In each instance, in addition to being a significant agricultural landscape, the site is associated with a theme or event that contributed to the development of Canada – such as the Wheat Boom era in the prairies – and/or a well-known figure who contributed to the advancement of Canadian agricultural sciences – such as pioneering seed breeder Seager Wheeler, livestock breeder John Miller, or W.R. Motherwell, a well-known figure in the advancement of scientific farming principles in Canada.

<sup>62</sup> Historic Sites and Monuments Board of Canada Minutes, May 1966 as cited on *Canada's Historic Places* <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=1209&pid=0>.

<sup>63</sup> Historic Sites and Monuments Board of Canada Minutes, June 1973 as cited on *Canada's Historic Places* <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=9632&pid=0>.

<sup>64</sup> Historic Sites and Monuments Board of Canada Minutes, November 1994 as cited on *Canada's Historic Places* <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=12136&pid=0>

The property at 3367 Dundas Street West is not associated with any nationally significant themes, events, or figures and it is unlikely that the property would be considered nationally significant by the HSMBC.

Table 3: Evaluation of 3367 Dundas Street West against National Historic Sites Criteria

Criteria for National Historic Significance	Meets Criteria (y/n)	Summary
1. <b>A place</b> may be designated of national historic significance by virtue of a direct association with a nationally significant aspect of Canadian history. An archaeological site, structure, building, group of buildings, district, or cultural landscape of potential national historic significance will:		
a) illustrate an exceptional creative achievement in concept and design, technology and/or planning, or a significant stage in the development of Canada; or	N	The property at 3367 Dundas Street West was evaluated as a mid- to late-19 <sup>th</sup> century evolved agricultural landscape. This property does not illustrate an exceptional creative achievement in concept and design, technology and/or planning, or a significant stage in the development of Canada as well as comparative examples of nationally significant stages in the development of Canada.
b) illustrate or symbolize in whole or in part a cultural tradition, a way of life, or ideas important in the development of Canada; or	N	The property at 3367 Dundas Street West was evaluated as a mid- to late-19 <sup>th</sup> century evolved agricultural landscape. This property does not illustrate or symbolize in whole or in part a cultural tradition, a way of life, or ideas important in the development of Canada as well as comparative examples of nationally significant agricultural landscapes such as Motherwell Homestead or Thistle Ha'.
c) be most explicitly and meaningfully associated or identified with persons who are deemed of national historic importance; or	N	The property is not directly associated with any persons who are deemed of national historic importance.
d) be most explicitly and meaningfully associated or identified with events that are deemed of national historic importance.	N	The property is not explicitly and meaningfully associated or identified with any defining action, episode, movement, or experience in Canadian history.
2. <b>A person</b> (or persons) may be designated of national historic significance if that person individually or as the representative of a group made an outstanding and lasting contribution to Canadian history.	N	The property is not directly associated with any persons who are deemed of national historic importance.
3. <b>An event</b> may be designated of national historic significance if it represents a defining action, episode, movement, or experience in Canadian history.	N	The property is not associated with any defining action, episode, movement, or experience in Canadian history.

## 5.2 Cultural Heritage Landscape and Results of Evaluation

Based upon the foregoing, it is the professional opinion of the project team that the property at 3367 Dundas Street West **does not** represent a significant cultural landscape as defined within the 2014 *Provincial Policy Statement*.

The property at 3367 Dundas Street West is a significant **built heritage resource** which **meets** the Ontario Regulation 9/06 criteria for determining cultural heritage value or interest, for its two-and-a-half storey red brick, vernacular farmhouse built between 1911 and 1916 with Edwardian Classical and Queen Anne Revival influences.

However, it **does not meet** the criteria of Ontario Regulation 10/06 or the National Historic Sites Criteria.

Based upon the analysis of the property, there do not appear to be any significant views associated with the property.

## 5.3 Summary of Evaluation Findings

### 5.3.1 Property Boundaries

The property at 3367 Dundas Street West is an approximately 2.3-acre (0.93 hectares) rectangular parcel of land comprising the remnant components of a former 20th century farmstead. It presently includes: a circa 1911, two-and-a-half storey, red brick residence constructed between 1911 and 1916 in a vernacular style with Edwardian Classical and Queen Anne Revival influences. The legal description of the property is "Part Lot 34, Concession 1 Trafalgar, North of Dundas Street (as in 645159, together with 645159), Trafalgar Township", in the Town of Oakville. The property is situated on the north side of Dundas Street West, west of Bronte Street and east of Tremaine Road.

The property at 3367 Dundas Street West **does not** represent a significant cultural landscape as defined within the 2014 Provincial Policy Statement, but is a significant built heritage resource.

### 5.3.2 Summary of Cultural Heritage Value or Interest

The two-and-a-half storey red brick farmhouse (constructed between 1911 and 1916) located at 3367 Dundas Street West has design or physical value as a representative example of an early 20<sup>th</sup> century vernacular interpretation of an Edwardian residence with Queen Anne influenced. Undeveloped portions of the property have the potential to yield information that might contribute to an understanding of the local community with the respect to previously undiscovered archaeological resources.

### 5.3.3 Key Features

Based upon the foregoing, the following features were identified which may warrant conservation:

- The two-and-a-half storey, red brick, vernacular farmhouse constructed between 1911 and 1916 with Edwardian Classical and Queen Anne Revival influences, with its relatively square footprint, pyramidal hipped roof, attic dormer, brick construction, fieldstone foundations, asymmetrical front façade with two-storey, cutaway, window bay and pedimented gable, and the cutaway bay window on the east elevation at the staircase landing.

## 6 Conclusions

Letourneau Heritage Consulting Inc., in partnership with Amy Barnes Consulting, Chris Uchiyama Heritage, Hoyle & Associates, Aboud & Associates Inc., and Laurie Smith Heritage Consulting, was retained by the Corporation of the Town of Oakville (the Town) in August 2016 to provide consulting services for part of Phase II of the Town's Cultural Heritage Landscape Strategy Implementation Project. As part of the project, a Cultural Heritage Evaluation Report was completed for the property at 3367 Dundas Street West considering its potential as a cultural heritage landscape.

Although cultural heritage landscapes have been identified as a type of cultural heritage resource by the Province of Ontario, there is no standard methodological approach for the assessments of cultural heritage landscapes in the province. Building on the Town's existing cultural heritage landscape strategy, this project considers the layered, nested, and overlapping aspects of cultural heritage landscapes (include views associated with properties) that included the development of a land-use history of the property and the documentation of current conditions. To better understand the potential cultural heritage values of the properties being considered, three evaluation methods were used. These include the criteria in Ontario Regulation 9/06, Ontario Regulation 10/06, and the National Historic Site Criteria.

A site review was conducted on September 20, 2016 in order to record the current conditions of the property and its surrounding environment.

Based on upon the above approach, in the professional opinion of the project team, the property at 3367 Dundas Street West is not a significant cultural heritage landscape as defined within the 2014 *Provincial Policy Statement*. Following the application of the three evaluative methods used for this project, it was determined that the property does not meet the criteria of Ontario Regulation 10/06 or National Historic Site Criteria. However, it was confirmed that the property does meet the criteria of Ontario Regulation 9/06 and does have cultural heritage value for its two-and-a-half storey red brick, vernacular farmhouse built between 1911 and 1916 with Edwardian Classical and Queen Anne Revival influences.

It is recommended that, should the property remain on the Register, the description of the property be amended to the following (based on current conditions and background research):

*The Rivaz Farmhouse has potential cultural heritage value as an example of a two-and-a-half storey redbrick vernacular farmhouse constructed between 1911 and 1916 with Edwardian Classical and Queen Anne Revival influences.*

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