

# CULTURAL HERITAGE EVALUATION REPORT

299 Douglas Avenue, Town of Oakville, ON



## FINAL REPORT

Date: 27 May 2025

Project #: LHC0505

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## REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the building unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to evaluate the property for cultural heritage value or interest. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct an evaluation using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*.

The review of policy and legislation was limited to information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this CHER.



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## EXECUTIVE SUMMARY

*The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results, as well as limitations.*

LHC was retained in February 2025 by the Owner to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 299 Douglas Avenue (the **Property**) in the Town of Oakville, Ontario (the **Town**). The Property is currently listed on the Town's Municipal Heritage Register and this CHER is being prepared to evaluate the cultural heritage value or interest of the Property to assess its candidacy for removal from the Municipal Heritage Register.

This CHER was undertaken following guidance from the *Ontario Heritage Tool Kit* (2006) and the Town of Oakville's *Development Application Guidelines – Cultural Heritage Evaluation Report* (2024). The process included background research into the site, an on-site assessment, and evaluation of the cultural heritage value of the property based on the criteria of *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *OHA*. This CHER is an independent assessment of the Property's potential for cultural heritage value or interest.

In LHC's professional opinion, the Property at 299 Douglas Avenue **meets** criterion 7 of *O. Reg. 9/06* for its contextual value. Because the Property meets one criterion, the Property exhibits cultural heritage value or interest but is **not eligible** for individual designation under Section 29 Part IV of the *OHA*.

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## 1 INTRODUCTION

LHC was retained in February 2025 by the Owner to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 299 Douglas Avenue (**the Property**, Figure 1 and Figure 2) in the Town of Oakville, Ontario (**the Town**).

This CHER is being prepared to evaluate the cultural heritage value or interest of the Property to assess its candidacy for removal from the Municipal Heritage Register. This cultural heritage evaluation was undertaken following guidance from the *Ontario Heritage Tool Kit* (2006) and the Town of Oakville's *Development Application Guidelines – Cultural Heritage Evaluation Report* (2024). The process included background research into the site, an on-site assessment, and evaluation of the cultural heritage value of the property based on the criteria of *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *OHA*. This CHER is an independent assessment of the Property's potential for cultural heritage value or interest.

### 1.1 PROPERTY LOCATION

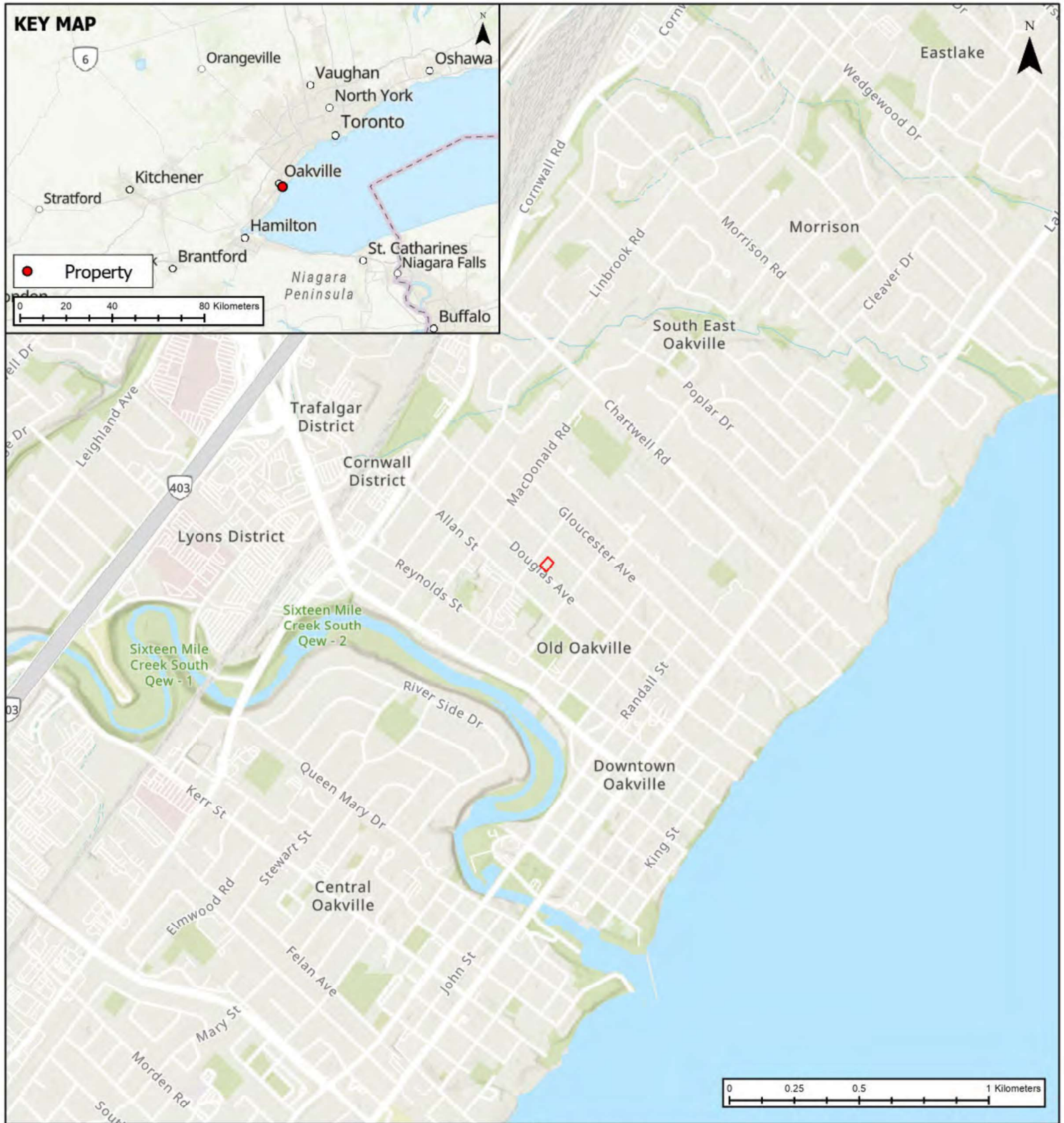
The Property is located on the north side of Douglas Avenue between Galt Avenue and Sheddon Avenue in the Town of Oakville (Figure 1).

### 1.2 PROPERTY DESCRIPTION

The Property is a rectangular shaped lot of approximately 0.15 hectares (ha) or 1520 square metres (m<sup>2</sup>). It includes a two-storey single detached house offset to the west side of the lot with a two-storey attached garage on the east side of the house. The Property is accessed from a paved driveway located on the east side of the house leading to the garage and a paved pathway leading to the main entrance of the house. Mature coniferous and deciduous trees line the property boundaries (Figure 2).

### 1.3 PROPERTY HERITAGE STATUS

The Property is listed on the Municipal Heritage Register as a non-designated property under Section 27 Part IV of the *OHA*.



<p><b>Legend</b></p> <p>Property</p> <p>NOTE(S) 1. All locations are approximate.</p> <p>REFERENCE(S) 1. Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community</p> <p>Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.</p>	<p><b>TITLE</b></p> <p><b>Location of the Property</b></p>
	<p><b>CLIENT</b></p> <p>Paul and Christine Elliott</p>
	<p><b>PROJECT</b></p> <p>Cultural Heritage Evaluation Report, 299 Douglas Avenue, Town of Oakville, ON</p> <p><b>PROJECT NO.</b> LHC0505</p> <p><b>LHC</b> HERITAGE PLANNING &amp; ARCHAEOLOGY</p> <p>YYYY-MM-DD</p> <p>2025-05-23</p> <p><b>FIGURE #</b></p> <p>1</p>





## Legend



Property

NOTE(S) 1. All locations are approximate.  
 REFERENCE(S) 1. Town of Oakville, Maxar, Microsoft, <https://www.ontario.ca/page/open-government-licence-ontario>  
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## TITLE

Current Conditions of the Property

## CLIENT

Paul and Christine Elliott

## PROJECT

Cultural Heritage Evaluation Report,  
 299 Douglas Avenue, Town of Oakville, ON

PROJECT NO. LHC0505



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## 2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the *Standards and Guidelines for the Conservation of Historic Places in Canada (S&Gs)* and the *Ontario Heritage Tool Kit*.<sup>1</sup> Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation—when necessary.
- Understanding the setting, context, and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

This CHER has also been completed following guidance from the Town of Oakville’s *Development Application Guidelines – Cultural Heritage Evaluation Report* (2024). Appendix B includes the Town’s requirements for CHERs and their location in this report.

### 2.1 LEGISLATION AND POLICY REVIEW

This CHER includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property.

### 2.2 HISTORICAL RESEARCH

Historical research for this CHER included local history research. LHC consulted primary and secondary research sources including:

- Local histories;
- Aerial photographs; and,
- Online sources about local history.

Online sources consulted included, but were not limited to:

- Town of Oakville Open-Source Data;
- Oakville Historical Society;

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<sup>1</sup> Canada’s Historic Places, “Standards and Guidelines for the Conservation of Historic Places in Canada,” last modified 2010, accessed 21 February 2024, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>, 3.; Ministry of Citizenship and Multiculturalism, “Heritage Property Evaluation,” *Ontario Heritage Tool Kit*, last modified 2006, accessed 21 February 2024, <https://www.publications.gov.on.ca/heritage-property-evaluation-a-guide-to-listing-researching-and-evaluating-cultural-heritage-property-in-ontario-communities>, 18.

- Ancestry.ca; and,
- Government of Canada Census Records.

## 2.3 SITE VISIT

A site visit was conducted on 6 March 2025 by Intermediate Heritage Planner Ben Daub. The purpose of the site visit was to document the current conditions of the house and its surrounding context. Unless otherwise attributed, all photographs in this CHER were taken during the site visit. A selection of photographs from the site visit that document the Property are included in Section 5.

## 2.4 EVALUATION

*Ontario Regulation 9/06 (O. Reg. 9/06)* identifies the criteria for determining cultural heritage value or interest under the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**).

The regulation has nine criteria:

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

- 9) The property has contextual value because it is a landmark.<sup>2</sup>

Properties that meet at least two of these criteria may be designated under Part IV Section 29 of the *OHA*.

The evaluation considers the potential cultural heritage value or interest for the Property. This CHER uses guidance from the *Ontario Heritage Tool Kit* and the Town's *Development Application Guidelines – Cultural Heritage Evaluation Report* (2024) to inform our recommendations.

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<sup>2</sup> Province of Ontario, "O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under Ontario Heritage Act, R.S.O. 1990, c. O. 18," last modified 1 January 2023, accessed 10 January 2024, <https://www.ontario.ca/laws/regulation/060009>.

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## 3 POLICY AND LEGISLATION CONTEXT

### 3.1 PROVINCIAL CONTEXT

In Ontario, cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Policies, priorities, and programs for the conservation, protection, and preservation of Ontario's heritage are administered from the *OHA*. Cultural heritage is established as a key provincial interest directly through the *Planning Act* with direction for land use planning and development in the *Provincial Planning Statement (PPS)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an evaluation to understand the property based on applicable legislation and policy.

The *OHA* includes regulations that set criteria for the evaluation of heritage resources in the province. It gives municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Properties that meet one criterion outlined in *O. Reg. 9/06* can be listed on a Municipal Heritage Register as a non-designated property under Section 27 Part IV of the *OHA*. Individual heritage properties that meet two or more criteria are designated by municipalities under Section 29, Part IV of the *OHA*. A municipality may designate heritage conservation districts under Section 41 Part V of the *OHA*. An *OHA* designation applies to real property rather than individual structures.<sup>3</sup>

Part IV Section 27 requires that owners of properties listed on a municipal heritage register give Council at least 60 days' notice in writing of their intention to demolish a building or structure. Part IV Sections 33 and 34 and Part V Section 42 of the *OHA* require owners of designated heritage properties to obtain a permit or approval in writing from a municipality/municipal council to alter, demolish, or remove a structure from a designated heritage property. These sections also enable a municipality to require an applicant to provide information or material that council considers it may need to make a decision, which may include a Heritage Impact Assessment (HIA).

*O. Reg. 9/06* under the *OHA* prescribes the criteria for determining CHVI. See Section 2.4 of this CHER for the criteria used to determine CHVI on an individual property.

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<sup>3</sup> Province of Ontario, "*Ontario Heritage Act*, R.S.O. 1990, c.O.18," last modified 1 January 2025, accessed 3 April 2025, <https://www.ontario.ca/laws/statute/90o18>.

## 3.2 LOCAL PLANNING CONTEXT

### 3.2.1 HALTON REGION OFFICIAL PLAN (CONSOLIDATED NOVEMBER 2022)

The Halton *Region Official Plan (ROP)* was first adopted by the Council of the Regional Municipality of Halton on 30 March 1995 under by-law 49-94 and was most recently consolidated in November 2022. On 1 July 2024, the *ROP* became the responsibility of the local municipalities.<sup>4</sup>

Policies related to the evaluation and conservation of cultural heritage resources are outlined in Part IV of the *ROP*. In general, the management of cultural heritage resources is the responsibility of local area municipalities.<sup>5</sup>

### 3.2.2 LIVABLE OAKVILLE: TOWN OF OAKVILLE OFFICIAL PLAN (2009 UPDATED AUGUST 2021)

The *Livable Oakville: Town of Oakville Official Plan (OP)* was adopted by the Council of the Corporation of the Town of Oakville on 22 June 2009 under by-law 2009-112, approved by the Regional Municipality of Halton on 30 November 2009, and most recently consolidated to 31 August 2021. The *OP* guides growth and development in the Town of Oakville until 2051.<sup>6</sup> Guiding principles include the preservation, enhancement, and protection of “...distinct character, cultural heritage, living environment, and sense of community of neighbourhoods” in the Town.<sup>7</sup>

Policies related to cultural heritage are outlined in Section 5 of Part C in the *OP*. Policies most relevant to the Property, in the context of this CHER, include:

- 5.3.1 The Town shall encourage the conservation of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms.
- 5.3.2 A cultural heritage resource should be evaluated to determine its cultural heritage values and heritage attributes prior to the preparation of a

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<sup>4</sup> Halton Region, “Regional Official Plan,” accessed 3 April 2025, [https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-\(ROP\)-\(1\).](https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-(ROP)-(1).); Town of Oakville, “Halton Regional Official Plan,” accessed 3 April 2025, <https://www.oakville.ca/business-development/planning-development/official-plan/halton-regional-official-plan/>.

<sup>5</sup> Halton Region, “Official Plan,” last consolidated November 2022, accessed 20 October 2023, <https://www.halton.ca/Repository/ROP-Office-Consolidation-Text>.

<sup>6</sup> Town of Oakville, “Livable Oakville: Town of Oakville Official Plan,” last consolidated 31 August 2021, accessed 20 October 2023, <https://www.oakville.ca/getmedia/ef94282b-3d17-49b9-8396-3e671d8b7187/business-development-planning-livable-oakville-official-plan.pdf>.

<sup>7</sup> Town of Oakville, “Livable Oakville: Town of Oakville Official Plan,” B-1.

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heritage impact assessment of a proposed development on the cultural heritage resource.<sup>8</sup>

### **3.2.3 REGIONAL AND LOCAL CONTEXT SUMMARY**

The Region and Town have acknowledged the identification and conservation of cultural heritage resources as important processes. Accordingly, the Region has identified the need for cultural heritage resource evaluations and the Town has developed guidelines for the management of built heritage resources and cultural heritage landscapes.

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<sup>8</sup> Town of Oakville, “Livable Oakville: Town of Oakville Official Plan,” C-12.

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## 4 HISTORIC CONTEXT

### 4.1 EARLY INDIGENOUS HISTORY

#### 4.1.1 PALEO PERIOD (9500 – 8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Laurentide Ice Sheet at the end of the Wisconsinian glacial stage.<sup>9</sup> During this archaeological period - known as the Paleo period (9500-8000 BCE), the climate was similar to the present-day sub-arctic and vegetation was largely spruce and pine forests.<sup>10</sup> The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.<sup>11</sup>

#### 4.1.2 ARCHAIC PERIOD (8000 – 1000 BCE)

During the Archaic archaeological period (8000-1000 BCE), the occupants of southern Ontario continued their migratory lifestyles but were living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times including items such as copper from Lake Superior and marine shells from the Gulf of Mexico.<sup>12</sup>

#### 4.1.3 WOODLAND PERIOD (1000 BCE – CE 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

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<sup>9</sup> P.F. Karrow and B.G. Warner, “The Geological and Biological Environment for Human Occupation in Southern Ontario,” in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 15.

<sup>10</sup> Toronto Region Conservation Authority, “Chapter 3: First Nations,” in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*, prepared by the Toronto Region Conservation Authority (Toronto, ON, 2001).

<sup>11</sup> D.S. Smith, “The Native History of the Regional Municipality of Halton and the Town of Oakville: Part I,” n.d., accessed 21 August 2023, <http://www.oakville.ca/culturerec/is-firstnations.html>.

<sup>12</sup> Smith, “The Native History of the Regional Municipality of Halton and the Town of Oakville: Part II.”



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. The Princess Point Complex (AD500–1000) 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; however, none have been found within Oakville.

The Late Woodland period in Southern Ontario 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, 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. Present-day 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. This was a typical cycle for village sites that may have lasted somewhere between 10 and 30 years.<sup>13</sup> A number of late Woodland village sites have been recorded along Bronte (Twelve Mile) Creek.

## **4.2 SEVENTEENTH- AND EIGHTEENTH-CENTURY HISTORIC CONTEXT (1600S AND 1700S)**

When French explorers and missionaries first arrived in southern Ontario during the first half of the 17th century, they encountered the Huron, Petun, and – in the general vicinity of Oakville – the Neutral. The French brought with them diseases for which the Indigenous had no immunity, contributing to the collapse of the three southern Ontario Iroquoian

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<sup>13</sup> Smith, “The Native History of the Regional Municipality of Halton and the Town of Oakville: Part III.”

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 war 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 conflict with the Five Nations over territories rich in resources and furs as well as access to fur trade routes. However, in the early 1690s, the Ojibway, Odawa, and Patawatomie allied as the Three Fires and 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 a key 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>14</sup>

Throughout the 18th 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>15</sup> The Credit River was an important site in the spring for Salmon and was also the location where furs and pelts were brought to trade.

### 4.3 TRAFALGAR TOWNSHIP SURVEY AND EARLY EURO-CANADIAN SETTLEMENT

Survey of Trafalgar Township (historic Halton County) began with Dundas Street in 1793. Dundas Street came to serve as an important and strategic military transportation route between York (Toronto) and the lakehead at Dundas (Hamilton).<sup>16</sup> On 2 August 1805, Treaty 14 (Head of the Lake) was signed with the Mississaugas ceding to the Crown a strip of land along the lake about six miles wide from the Etobicoke Creek to the North West Line, a distance of about 20 miles (Image 1).<sup>17</sup> However, the Mississaugas reserved sole rights of fishery in the Credit River, and one mile on the flat or low grounds on each side of the Bronte (Twelve Mile)

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<sup>14</sup> Smith, "The Native History of the Regional Municipality of Halton and the Town of Oakville: Part I."

<sup>15</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>16</sup> Oakville Historical Society, "Our Town," accessed 23 October 2023, <https://www.oakvillehistory.org/our-town.html>.

<sup>17</sup> D. Duric, "Head of the Lake, Treaty No. 14 (1806)," in *MCFN, Treaty Lands & Territory*, last modified 28 May 2017, accessed 23 October 2023, <http://mncfn.ca/head-of-the-lake-purchase-treaty-14/>.

and Sixteen Mile creeks, the Etobicoke River, and the flat or low grounds of these riverine areas for camps, fishing, and cultivation.<sup>18</sup>

Deputy Provincial Surveyor Samuel S. Wilmot surveyed the County of Halton - including Trafalgar Township - in 1806, using Dundas Street as a baseline.<sup>19</sup> Dundas Street through Trafalgar Township had been partially cleared by 1800 and the first lots to be granted to settlers were along this route. Two concessions were laid out parallel to the north of Dundas (i.e., Burnhamthorpe Road which was known as Base Line Road until 1968) and to the south from the lakeshore to the base line.<sup>20</sup> It was divided into three townships: Toronto, Trafalgar, and Nelson.<sup>21</sup> Dundas Street served as the main east-west transportation and trade route in the area for goods. A number of villages developed along Dundas Street.<sup>22</sup>

European settlers continued to move into Trafalgar Township with a survey in 1806. On 28 October 1818, Treaty 19 (Ajetance Treaty) was signed and a block of land between the 2nd Concession above Dundas Street to what is now Highway 9, and from the Etobicoke to the North West Line from Burlington was purchased for an annual amount of goods (Image 1). The lands acquired in Treaty 19 were referred to as the 'New Survey' in Trafalgar Township.<sup>23</sup>

In February 1820, William Claus orchestrated the sale of three reserves of land at Twelve Mile Creek, Sixteen Mile Creek, and the Credit River from Mississaugas of the Credit to the Crown. The sale was enabled through Treaty 22.<sup>24</sup> On 16 August 1827, a sale was held of the Mississauga holdings at the mouth of the Sixteen Mile Creek amounting to 960 acres.<sup>25</sup>

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<sup>18</sup> Halton Women's Institute, "A History and Atlas of the County of Halton," n.d., accessed 23 October 2023, 2-10.

<sup>19</sup> Oakville Historical Society, "Our Town."

<sup>20</sup> Halton Women's Institute, "A History and Atlas of the County of Halton."

<sup>21</sup> Oakville Historical Society, "Our Town."

<sup>22</sup> E. Langlands, *Bronte Creek Provincial Park Historical Report* (Ministry of Natural Resources, 1972), 17.

<sup>23</sup> D. Duric, "Ajetance Treaty, No. 19 (1818)," in *MCFN, Treaty Lands & Territory*, last modified 28 May 2017, accessed 23 October 2023, <http://mncfn.ca/treaty19/>; Province of Ontario, "Map of Ontario treaties and reserves," last modified 23 October 2023, accessed 23 October 2023, <https://www.ontario.ca/page/map-ontario-treaties-and-reserves#treaties>.

<sup>24</sup> D. Duric, "12 Mile Creek, 16 Mile Creek, and Credit River Reserves – Treaty No.s 22 and 23 (1820)," *MCFN, Treaty Lands & Territory*, last modified 28 May 2017, accessed 23 October 2023, <http://mncfn.ca/treaty2223/>.

<sup>25</sup> Halton Women's Institute, "A History and Atlas of the County of Halton," 2-10.

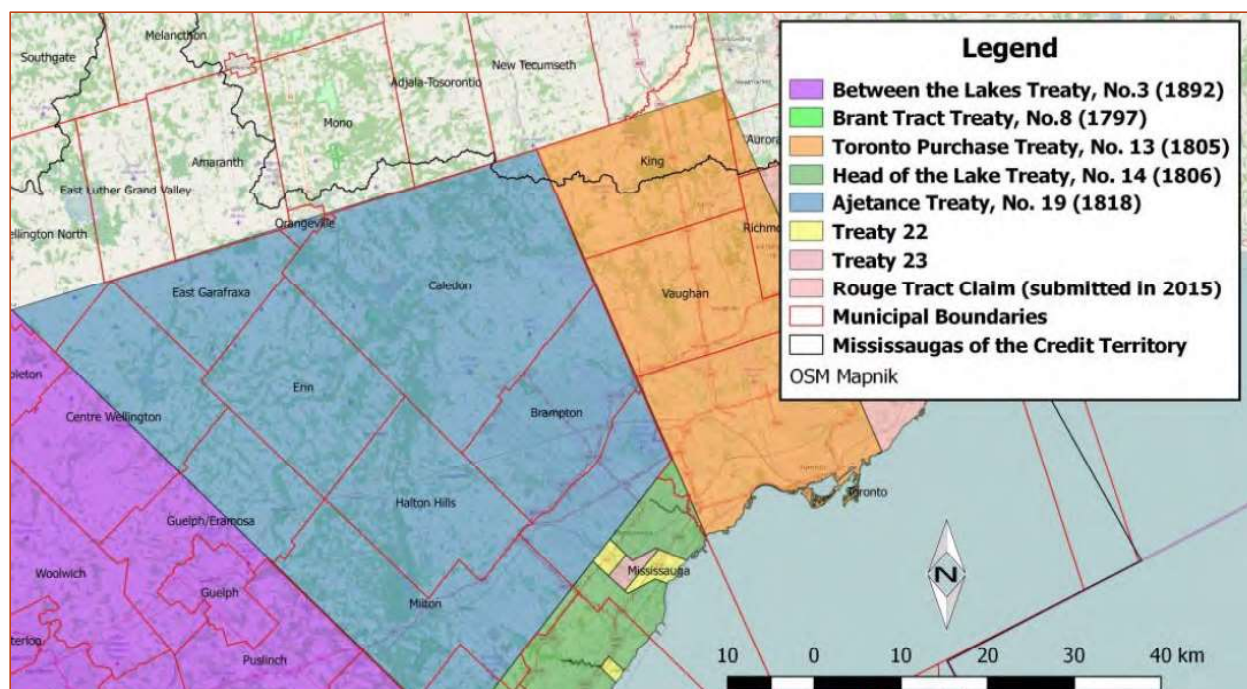


Image 1. Ajetance Treaty, No. 19 Map.<sup>26</sup>

#### 4.4 TOWN OF OAKVILLE HISTORY

Euro-Canadian settlers moved to the area that would become the Town of Oakville in the mid-to-late 1820s following the signing of Treaty 22 in 1820 (see Section 4.3). The person attributed with the establishment and development of Oakville was William Chisholm, who had lived in Nelson Township beginning in the early 19th century. His Loyalist parents, Thomas and Elizabeth, came to Nova Scotia and then to Upper Canada where Thomas purchased land on the North Shore of Burlington Bay. William Chisholm saw the possibilities of building a harbour at the mouth of the Sixteen Mile Creek for the purpose of shipping oak staves, lumber, grain, and other products. The shipment of oak staves on a large scale was profitable as barrels were in great demand in both Canada and the United States for transporting produce of every description.<sup>27</sup>

William Chisholm – who worked in shipment and milling - purchased 960 acres of land from the Crown, and as planned, developed the town around a harbour at the mouth of Sixteen Mile Creek. Chisholm built the harbour with dredging and the construction of piers creating the historic core of present-day Oakville.<sup>28</sup> Following his death in 1842, Chisholm's land was

<sup>26</sup> Mississaugas of the Credit First Nation, "Community Profile."

<sup>27</sup> W. Lewis, "Chisholm, William," in *Dictionary of Canadian Biography*, vol. 7 (University of Toronto/Université Laval, 2003–), accessed 25 October 2023, [http://www.biographi.ca/en/bio/chisholm\\_william\\_7E.html](http://www.biographi.ca/en/bio/chisholm_william_7E.html).

<sup>28</sup> Halton Women's Institute, "A History and Atlas of the County of Halton," 2-10.

sold off with any unsold land transferred to his son, Richard Kerr Chisholm, who continued to develop the town. Oakville's lakefront port experienced an economic boom in the 1840s as goods from the interior travelled along Dundas Street to the harbour.<sup>29</sup> Oakville's main exports from the 1840s-1850s were pine boards, oak and pine timber, whiskey, flour, oats, peas, and wheat.<sup>30</sup>

Between 1835 to 1867, Oakville's lakefront ports developed and expanded to service the interior export boom. This period has been considered one of the most important in Ontario's agricultural history.<sup>31</sup> Between 1851 and 1856, exports of agricultural products increased 280% while the population increased 44%. This growth was not surpassed, even by the mechanization of agriculture 100 years later.<sup>32</sup> A crash in wheat prices in 1857 led to the development of fruit—in particular, strawberry—farms in Trafalgar Township. By 1870, the Oakville area had more than 300 acres of strawberries with orchards thriving in other parts of the township. The 1877 Historical Atlas identified Oakville as the “greatest strawberry growing district in the Dominion.” Among the early strawberry growers were John Cross, J. Hagaman, John A. Chisholm, W.H. Jones, Captain W.B. Chisholm, E. Skelly, J.T. Howell, and A. Mathews.

Beginning in the 1850s, Oakville started to evolve into a resort town for excursionists, who arrived on steamers to take advantage of the waterfront for recreation. The role of the harbour evolved as Oakville transformed into a year-round resort town. Amenities were established along the lakefront to support the growing tourist trade including hotels and boat rentals. During this period, the Toronto and Hamilton Branch of the Great Western Railway cut through the county in 1855 on an east-west course north of Oakville and Bronte, and a Grand Trunk Line through the north to Georgetown in 1856. These railways undermined the economic foundations of the lakefront ports and shipping industries as rail became the major means of transportation to Toronto and beyond.<sup>33</sup> Shipyards - which had been established to support the shipping industry - began producing pleasure craft and by 1871, Oakville's shipyards had ceased production of steam vessels or barges entirely. The inland villages - which serviced rural farms - remained stable into the early 20th century when technological developments in transportation and industry displaced these small crossroad communities.

Oakville was further established as a cottage region along the lake shore on both sides of the mouth of the Sixteen Mile Creek by the 1920s. The area along Lakeshore Road - east of the

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<sup>29</sup> H. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (Toronto: University of Toronto Press, 1953), 194-95.

<sup>30</sup> W.H. Smith, *Canada, Past, Present, and Future being a Historical, Geographical, and Statistical Account of Canada West*, Volume 1 (Toronto: T. Maclear, 1851), 26.

<sup>31</sup> Langlands, *Bronte Creek Provincial Park Historical Report*, 28.

<sup>32</sup> Langlands, *Bronte Creek Provincial Park Historical Report*, 28.

<sup>33</sup> Mathews, *Oakville and the Sixteen: The History of an Ontario Port*, 334 and 463: cited in Langlands, 29.



Town centre - became the location of a number of large summer estates with large homes, stables, and elaborately landscaped grounds constructed between 1900 and 1930 for wealthy businessmen. The lakefront became known as Millionaire's Row.<sup>34</sup> Some remaining estate properties of note in the vicinity of the Property include: Dearcroft Montessori School at 1167 Lakeshore Road East; Ballymena Estate at 1198-1208 Lakeshore Road East; Grenvilla Lodge at 1248-1250 Lakeshore Road East; Gairloch Gardens at 1288-1306 Lakeshore Road East; and, Ennisclare at 40 Cox Drive.

With the increase in automobile traffic following the Second World War and the continued growth of Oakville, the landscape was dramatically altered. The expansion of the Queen Elizabeth Way and construction of Highway 401 in the early 1950s resulted in the loss of buildings in the inland service villages. The southern portion of the Township of Trafalgar was amalgamated with the Town of Oakville in 1962.<sup>35</sup>

## 4.5 BRANTWOOD PLAN

The Brantwood Subdivision was comprised of around 100 acres of Concession 3 Lot 12 and was originally the Cyrus Anderson farm estate. Cyrus Anderson owned and operated a private bank in downtown Oakville until 1902 when the bank failed and the mortgage on his farm estate was foreclosed granting the estate to the Bank of Hamilton. In 1907, the Bank of Hamilton sold the farm to Cumberland Land Limited for the creation of the Brantwood Plan. The subdivision's 100 acres was divided into 381 lots and a sales manager – W. S. Davis – was hired in 1910. A brochure was published in 1913 and distributed to businessmen in Toronto and Hamilton. Most lots were vacant; however, some lots contained pre-existing houses that were being sold alongside the vacant lots. Pre-existing houses generally featured half-timbering and stucco on the second storey with a brick first storey. Sales slowed during the First World War, but they regained traction in the mid-1920s to 1930s.<sup>36</sup>

Sewage, water, and paved roads as well as the close proximity to train stations – and, therefore, easy access to Toronto and Hamilton - were key features of the subdivision.

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<sup>34</sup> T. Casas, "Paving the Way to Paradise," last modified 2013, accessed 25 October 2023, <https://teresa.cce.com/wp-content/uploads/2013/10/Paving-word-October-14-2013.pdf>, 8.; Oakville Images, "A History of Oakville: Our Beautiful Town by the Lake, Lifestyle," accessed 25 October 2023, <http://images.oakville.halinet.on.ca/202/Exhibit/7>.

<sup>35</sup> Langlands, *Bronte Creek Provincial Park Historical Report*, 86-87.

<sup>36</sup> City of Oakville, "Heritage Research Report – 376 Douglas Avenue," last modified July 2011, accessed 12 May 2025, <https://pub-oakville.escribemeetings.com/filestream.ashx?documentid=31916>.; Cumberland Land Company Limited, "Brantwood," *Trafalgar Township Historical Society Digital Collections*, last modified 1913, accessed 12 May 2025, <https://images.ourontario.ca/Partners/TTHS/TTHS0022906671T.PDF>.; Oakville Historical Society, "Photo Record – Grit Anchorage," accessed 13 May 2025, <https://oakvillehistory.pastperfectonline.com/photo/A016C142-58B7-498D-81D2-110374286473>.

Building restrictions were included in each sales agreement and generally indicated that the lots would only be used for residential purposes, that the dwelling constructed had to have a minimum value of \$4000, and that buildings, fences, and any other “erections or obstructions” had to be a minimum of 20 feet from the street.<sup>37</sup>

## 4.6 PROPERTY HISTORY

### 4.6.1 CONCESSION 3 SOUTH OF DUNDAS STREET LOT 12

Concession 3 South of Dundas Street Lot 12 was created following the signing of Treaty 14 and was surveyed by Samuel L. Wilmot. Two maps prepared by Wilmot – one on 18 June 1806 and one on 28 June 1806 – depict that the lot had not been subdivided or developed (Figure 3). The Crown Patent for the property was issued on 15 February 1848 to Samuel Fenson.<sup>38</sup> In 1810, Charles Anderson purchased the lot then sold it to Joesph Anderson twenty years later.<sup>39</sup> After his death in 1879, Joesph willed the remaining 140 acres of the lot to his son Cyrus.<sup>40</sup> As noted in Section 4.5, Cyrus’ farm estate was foreclosed, and ownership was transferred to the Bank of Hamilton in 1902. Plan 113 was registered on the 3 June 1907.<sup>41</sup>

### 4.6.2 PLAN 113 LOTS 163 & 164 AND PART LOT 165

Plan 113, also referred to as the ‘Brantwood Plan’, is a large subdivision comprised of 381 lots bounded by Lakeshore Road to the south, Gloucester Avenue to the east, Spruce Street to the north, and Allan Street to the west (Figure 3). The original lots were generally uniform in size and shape. They were rectangles each with a 50-foot frontage and around a 150-foot length. Lots generally fronted onto a north-south road; however, several lots in the northeast corner and southern end of the subdivision fronted onto an east-west street. Plan 113 was registered in 1907 by Cameron Bartlett of the Bank of Hamilton. Plan 113 is bordered by two other early 20<sup>th</sup> century plans of subdivision, including Plan 121 to the southwest called the ‘Brantwood Annex’ or ‘Tuxedo Manor’ – which was registered on 15 July 1909 by Louis Phillip Snyder – and Plan 127 to the north called ‘Tuxedo Park’ – which was registered on 16 April 1910 also by Louis Phillip Snyder.

Despite the planned presence of the Property parcel by 1909, a topographic map from that year does not depict Douglas Avenue or any buildings (Figure 4). By 1919, the subdivision’s roads had been constructed along with some residences; however, the Property was still

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<sup>37</sup> Cumberland Land Company Limited, “Brantwood.”

<sup>38</sup> Land Registry Ontario, “Halton County (20), Trafalgar, Book 28; Concession 2; South of Dundas Street; Lot 10 to 14,” accessed 13 May 2025, <https://www.onland.ca/ui/20/books/23272/viewer/813793562?page=186>, Patent.

<sup>39</sup> LRO, “Halton County (20), Trafalgar, Book 28; Concession 2; South of Dundas Street; Lot 10 to 14,” 433.

<sup>40</sup> LRO, “Halton County (20), Trafalgar, Book 28; Concession 2; South of Dundas Street; Lot 10 to 14,” 1336.

<sup>41</sup> LRO, “Halton County (20), Trafalgar, Book 28; Concession 2; South of Dundas Street; Lot 10 to 14,” 113.



vacant. Development of the subdivision continued throughout the 1920s and 1930s with several surviving buildings scattered throughout the subdivision having been built during this time. Further development of the area occurred in the 1940s-1960s (Figure 4).

Land in the Brantwood Survey was heavily marketed towards citizens of larger neighbouring cities, including Toronto and Hamilton. A brochure prepared by the Cumberland Land Company Limited describes Oakville as "...becoming an exclusive suburb of the sister cities of Toronto and Hamilton" and subsequently describes Brantwood's social life in contrast to Toronto and Hamilton and its proximity to them.<sup>42</sup> Collectively with the other subdivisions, the creation and development of these subdivisions marked a large-scale urban expansion of the Town of Oakville. Moreover, the marketing strategy employed alongside their development suggests a transformation of Oakville from a seasonal resort town to a bedroom community for Toronto and Hamilton.

On 10 November 1911, Bartlett sold the Property and four other lots to the Cumberland Land Company.<sup>43</sup> In 1920, Gladys Isabella Miller was granted the Property with building restrictions.<sup>44</sup> Two years later, Annie Marguerite Howie was granted the Property alongside another property (Lot 164) then granted the two properties along with the building restrictions to John Wilson (1856-1941) – a farmer - in 1926.<sup>45</sup> In 1951, descendants of John Wilson, Alexander and Daniel Wilson, granted both properties to Robert Frank Winfield.<sup>46</sup> Two years later, Robert Frank Winfield and his wife granted both properties to D. McLean and his wife.<sup>47</sup> In 1978, the McLeans deeded the Property to Monty and Lisa Macrae.<sup>48</sup>

Topographic maps from 1909 and 1919 do not illustrate buildings on the Property (Figure 4). By 1931, two rectangular plan buildings are apparent on the Property and fronting onto Douglas Avenue (Figure 5). The 1938 topographic map is the first topographic map to indicate

<sup>42</sup> Cumberland Land Company Limited. "Brantwood: Beautifully Located, Healthful Surroundings, Inviting Prospects, Pleasing Vistas with City Conveniences." 1913. Accessed 23 November 2023. [https://www.oakvillehistory.org/uploads/2/8/5/1/28516379/1913\\_brantwood\\_survey\\_book.pdf](https://www.oakvillehistory.org/uploads/2/8/5/1/28516379/1913_brantwood_survey_book.pdf).

<sup>43</sup> Land Registry Ontario, "Halton County (20), Halton; Plan 113; Lot 100 to 249," accessed 13 May 2025, <https://www.onland.ca/ui/20/books/23436/viewer/857782576?page=161,4903K>.

<sup>44</sup> LRO, "Halton County (20), Halton; Plan 113; Lot 100 to 249," 7314 N.

<sup>45</sup> LRO, "Halton County (20), Halton; Plan 113; Lot 100 to 249," 8339 and 9959.; Find a Grave, "John Wilson," accessed 14 May 2025, [https://www.findagrave.com/memorial/240927336/john-wilson?\\_gl=1\\*\\_zlnn4q\\*\\_gcl\\_au\\*\\_Mzk5Nzc5OTQ2LjE3NDEzNjU3ODE.\\*\\_ga\\*\\_MTUyMjU2NjUzOS4xNzQxMzY1Nzkw\\*\\_ga\\_4QT8FMEX30\\*\\_czk2NjRiNjA4LWlyNDktNGYzYi1hYTRkLTY1MjQxZDQ2NjhlMSRvMTIkZzEkdDE3NDcxNjExOTMkajEk bDAkaDA.\\*\\_ga\\_QPQNV9XG1B\\*\\_czk2NjRiNjA4LWlyNDktNGYzYi1hYTRkLTY1MjQxZDQ2NjhlMSRvMTIkZzEkdDE3NDcxNjExOTMkajAkbDAkaDA.](https://www.findagrave.com/memorial/240927336/john-wilson?_gl=1*_zlnn4q*_gcl_au*_Mzk5Nzc5OTQ2LjE3NDEzNjU3ODE.*_ga*_MTUyMjU2NjUzOS4xNzQxMzY1Nzkw*_ga_4QT8FMEX30*_czk2NjRiNjA4LWlyNDktNGYzYi1hYTRkLTY1MjQxZDQ2NjhlMSRvMTIkZzEkdDE3NDcxNjExOTMkajEk bDAkaDA.*_ga_QPQNV9XG1B*_czk2NjRiNjA4LWlyNDktNGYzYi1hYTRkLTY1MjQxZDQ2NjhlMSRvMTIkZzEkdDE3NDcxNjExOTMkajAkbDAkaDA.); Government of Canada, "Census of Canada, 1921 – Wilson, John," last modified 1921, accessed 14 May 2025, <https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&ldNumber=63788550&ecopy=e002930076>.

<sup>46</sup> LRO, "Halton County (20), Halton; Plan 113; Lot 100 to 249," 17856.

<sup>47</sup> LRO, "Halton County (20), Halton; Plan 113; Lot 100 to 249," 19679.

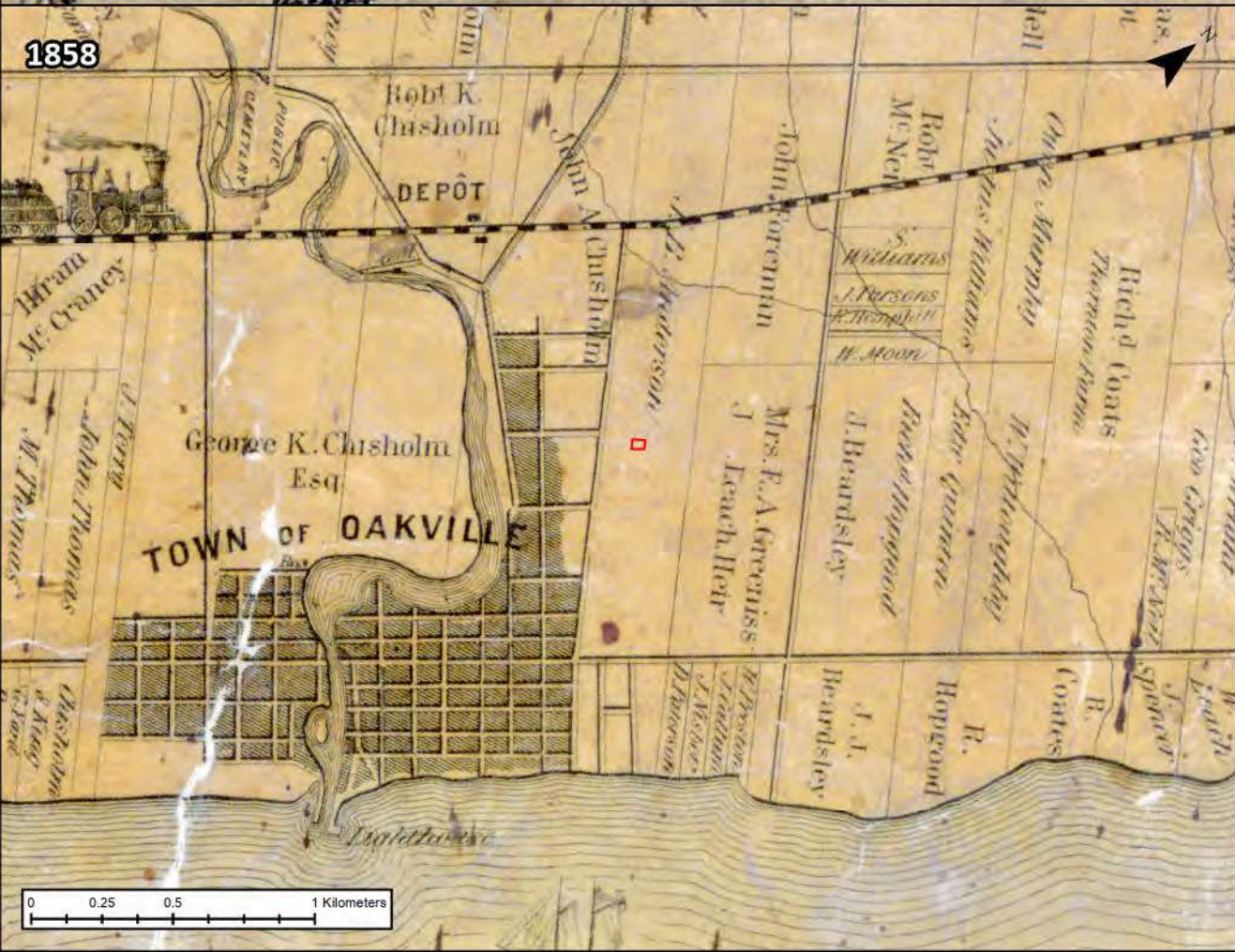
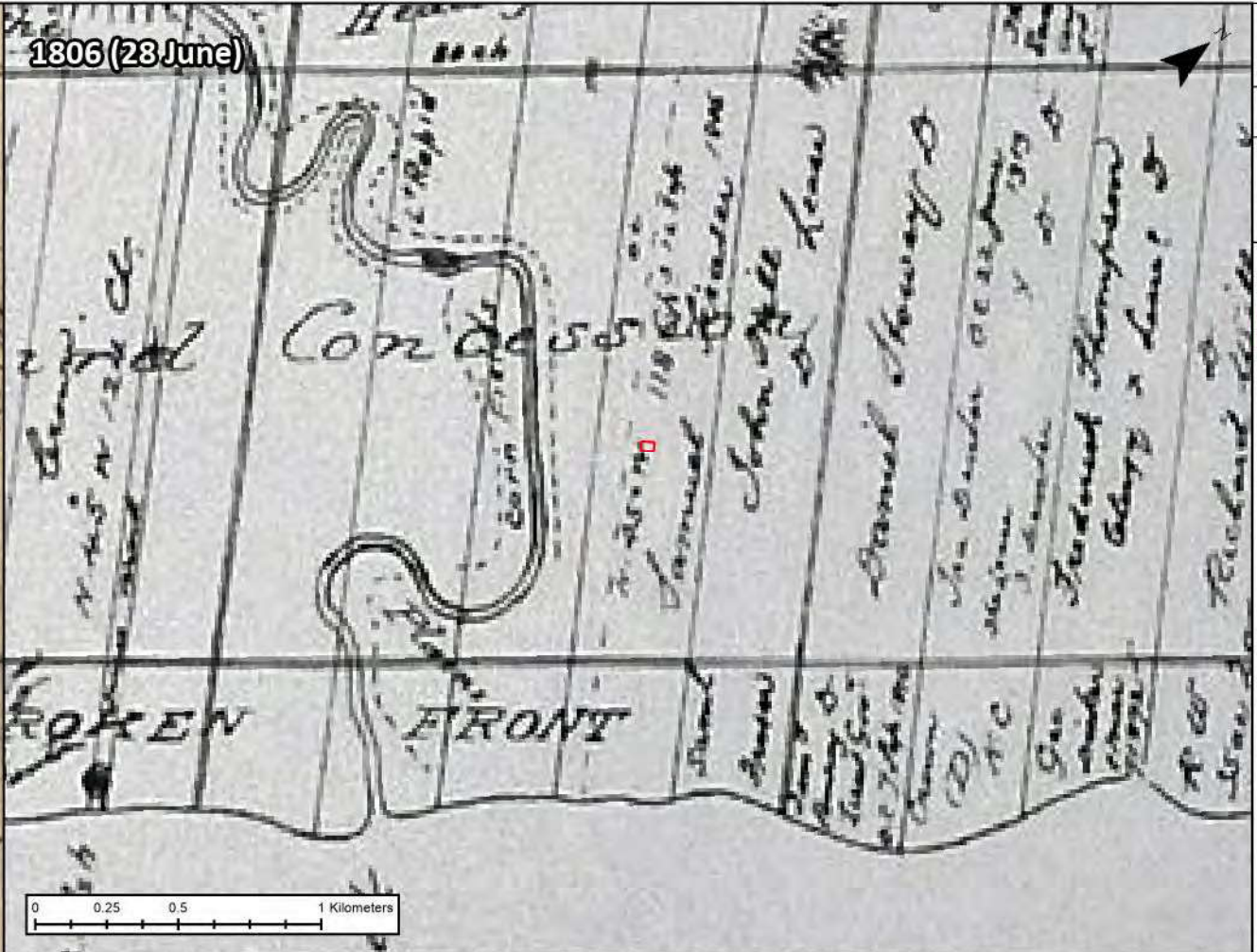
<sup>48</sup> LRO, "Halton County (20), Halton; Plan 113; Lot 100 to 249," 478307.

a building on the Property (Figure 4). In 1949, the Property consisted of a wood frame, rectangular plan house without a garage (Figure 6). The 1969 aerial image depicts a building surrounded by tree cover; however, this image is too grainy to make out any detail. In 1974, a square plan house with a hip roof and a projecting, central, first storey foyer is clearly visible. A one-storey attached garage is present on the house's northeast corner (Figure 5 and Image 2). A discussion with the current owners revealed that the second storey garage addition was added in 1990 and renovations in 2006 included a new entrance with concrete foundation, window replacement, refreshing of stucco cladding and cornerboards, a roof replacement, and a rear addition comprising a living room, mudroom, rear staircase, and part of the kitchen.



Image 2. View of the Property in 1989 (Image provided by Town of Oakville)





**TITLE**  
1806 (June 18), 1806 (June 28), 1858, and 1913  
Historic Maps Showing the Property

**CLIENT**  
Paul and Christine Elliott

**PROJECT**  
Cultural Heritage Evaluation Report,  
299 Douglas Avenue, Town of Oakville, ON

**PROJECT NO.** LHC0505

**Legend**  
 Property

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**  
Davis W.S. 1913. Brantwood Beautifully Located Healthful Surroundings Inviting Prospects Pleasing Vistas with City Conveniences. Cumberland Land Co. Limited. <https://images.ourontario.ca/Partners/TTHS/TTHS0022906671T.PDF>

Tremaine, G.R. 1858. Tremaine's Map of the County of Halton Canada West. Scale 1:31,680. Digitized map. Accessed 26 October, 2025. <https://maps.library.utoronto.ca/hgis/countymaps/halton/halton2.jpg>

Wilmot, S.J. 1806, 18 June. Trafalgar, District of Gore Partial. Scale 1:31,680. Digitized map.

1806, 28 June. Trafalgar, Plan of the Second Township In the tract of Land lately Purchased from the Mississauga Indians. Scale 1:31,680. Digitized map. Accessed 26 October, 2023. <https://images.ourontario.ca/Partners/TTHS/TTHS002703198f.jpg>

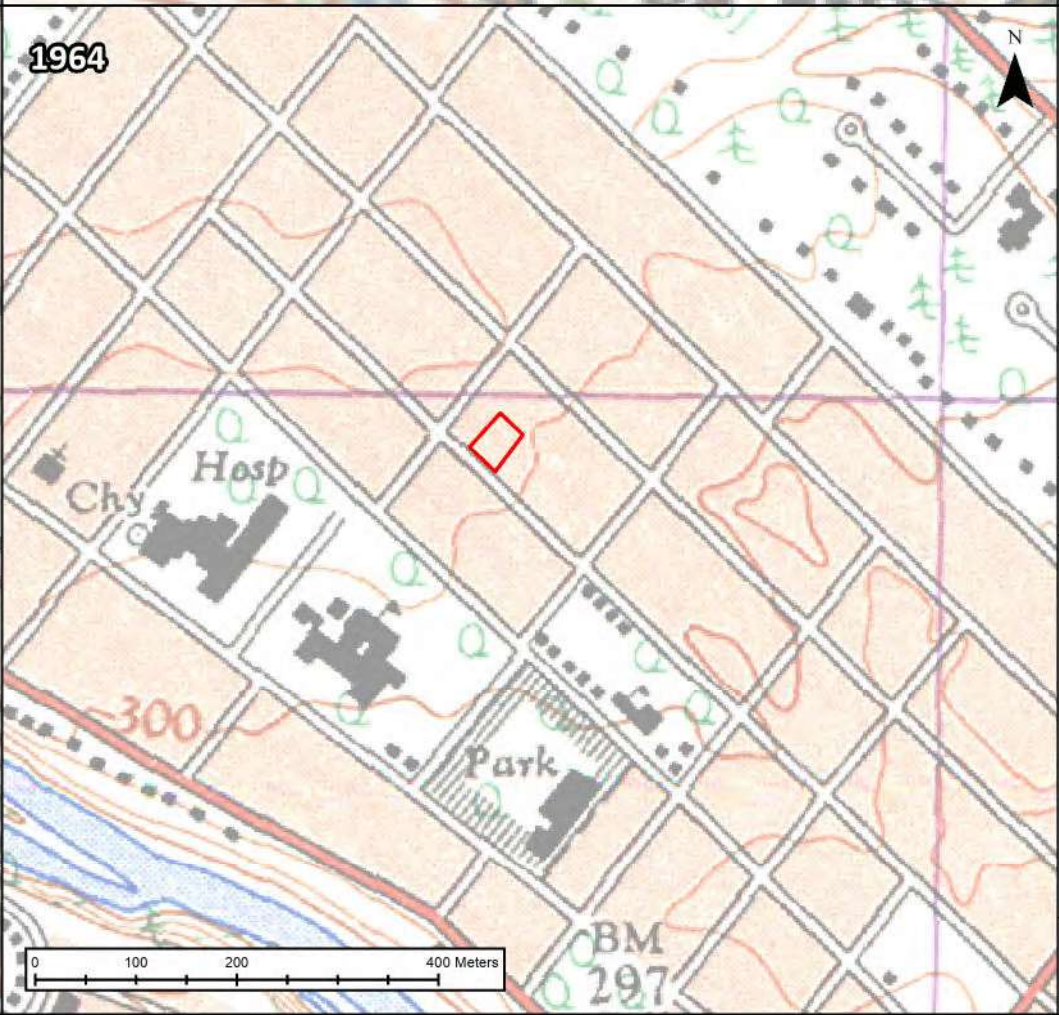
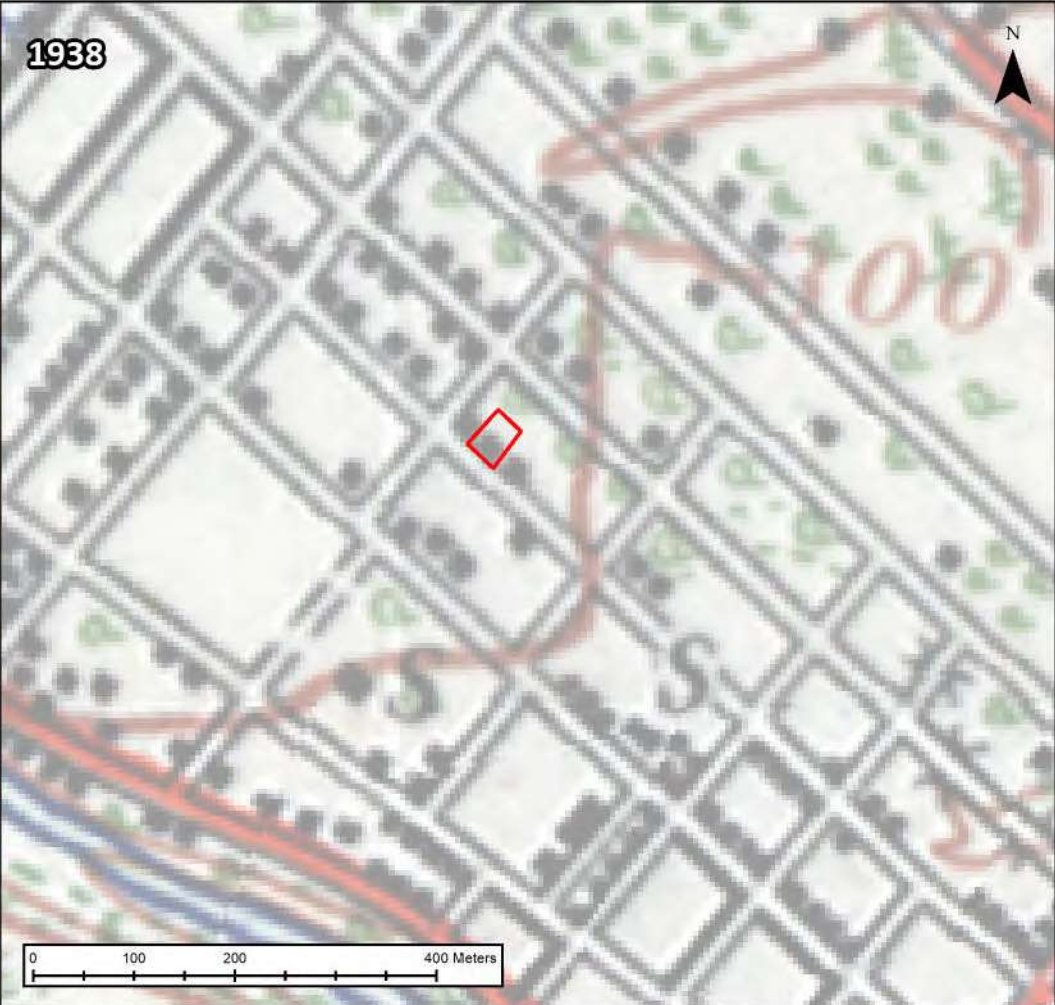
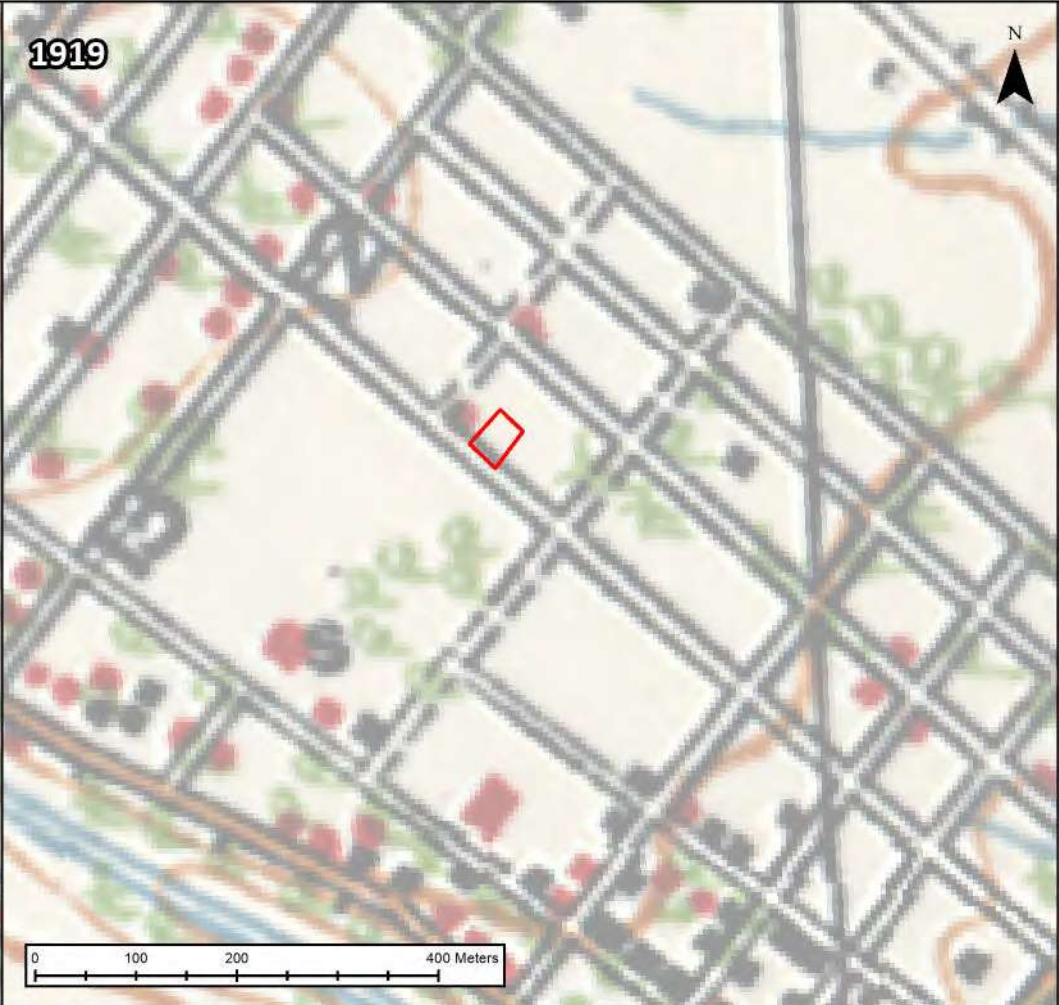
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YYYY-MM-DD 2025-05-26

FIGURE # 3





**Legend**

 Property

**TITLE**  
1909, 1919, 1938, 1952, and 1964 Topographic Maps Showing the Property

**CLIENT**  
Paul and Christine Elliott

**PROJECT**  
Cultural Heritage Evaluation Report, 299 Douglas Avenue, Town of Oakville, ON

**PROJECT NO.** LHC0505

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**  
Department of Energy, Mines, and Resources. 1964. Oakville Ontario. Sheet 30 M/5g. Edition 1. Scale 1:25,000. "Scholars Geoportal". Digitized map. Accessed 15 April, 2025. [https://geo.scholarsportal.info/#r/details/\\_uri@=HTDP25K030M05gbh\\_1964TIFF&\\_add=true\\_nozoom=true](https://geo.scholarsportal.info/#r/details/_uri@=HTDP25K030M05gbh_1964TIFF&_add=true_nozoom=true)

Department of Militia and Defence.  
1909. Topographic Map Ontario Hamilton Sheet. Sheet 30 M/5. Edition 1. Scale 1:63,360. "Scholars Geoportal". Digitized map. Accessed 15 April, 2025. [https://geo.scholarsportal.info/#r/details/\\_uri@=HTDP63360K030M05\\_1909TIFF&\\_add=true\\_nozoom=true](https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M05_1909TIFF&_add=true_nozoom=true)

1919. Topographic Map Ontario Hamilton Sheet. Sheet 30 M/5. Edition 3. Scale 1:63,360. "Scholars Geoportal". Digitized map. Accessed 15 April, 2025. [https://geo.scholarsportal.info/#r/details/\\_uri@=HTDP63360K030M05\\_1919TIFF&\\_add=true\\_nozoom=true](https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M05_1919TIFF&_add=true_nozoom=true)

Department of National Defence. 1938. Hamilton Ontario. Sheet 30 M/5. Edition 6. Scale 1:63,360. "Scholars Geoportal". Digitized map. Accessed 15 April, 2025. [https://geo.scholarsportal.info/#r/details/\\_uri@=HTDP63360K030M05\\_1938TIFF&\\_add=true\\_nozoom=true](https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M05_1938TIFF&_add=true_nozoom=true)

Natural Resources Canada. 1952. Hamilton. Sheet 30 M/5. Edition 3. Scale 1:50,000. "Scholars Geoportal". Digitized map. Accessed 15 April, 2025. [https://geo.scholarsportal.info/#r/details/\\_uri@=NTS50K030M05\\_1952ed3ETIFF&\\_add=true\\_nozoom=true](https://geo.scholarsportal.info/#r/details/_uri@=NTS50K030M05_1952ed3ETIFF&_add=true_nozoom=true)

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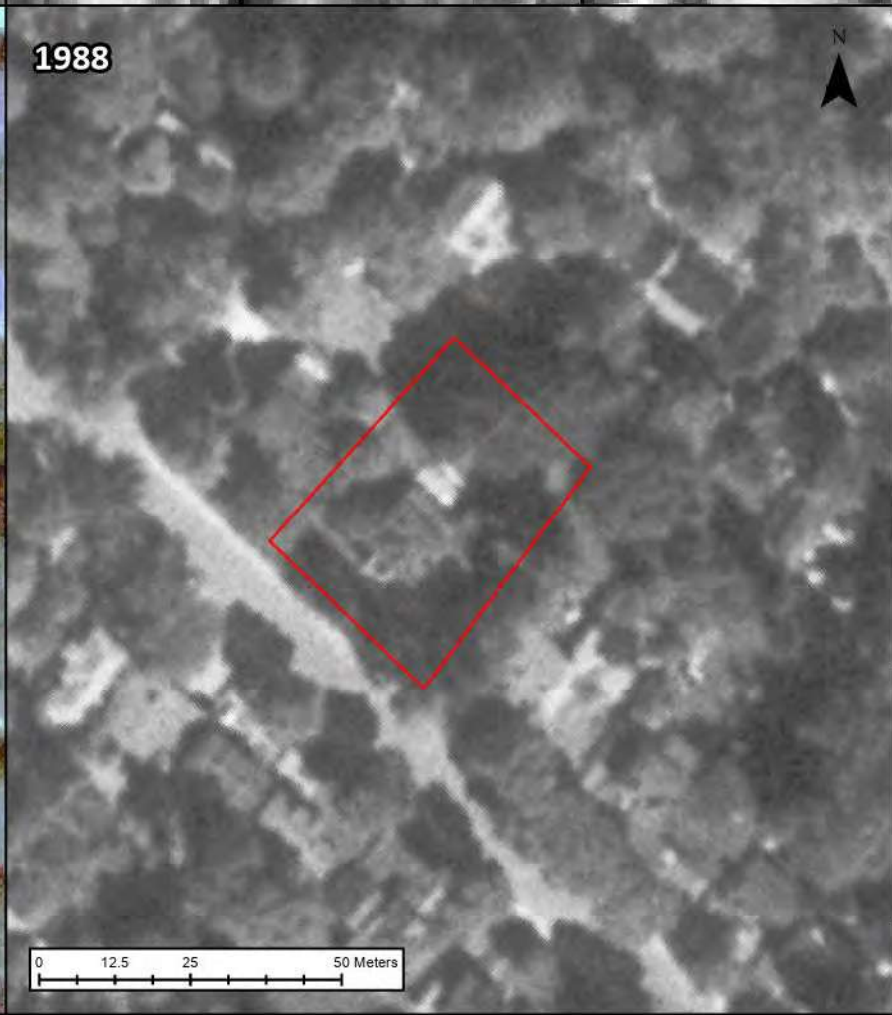
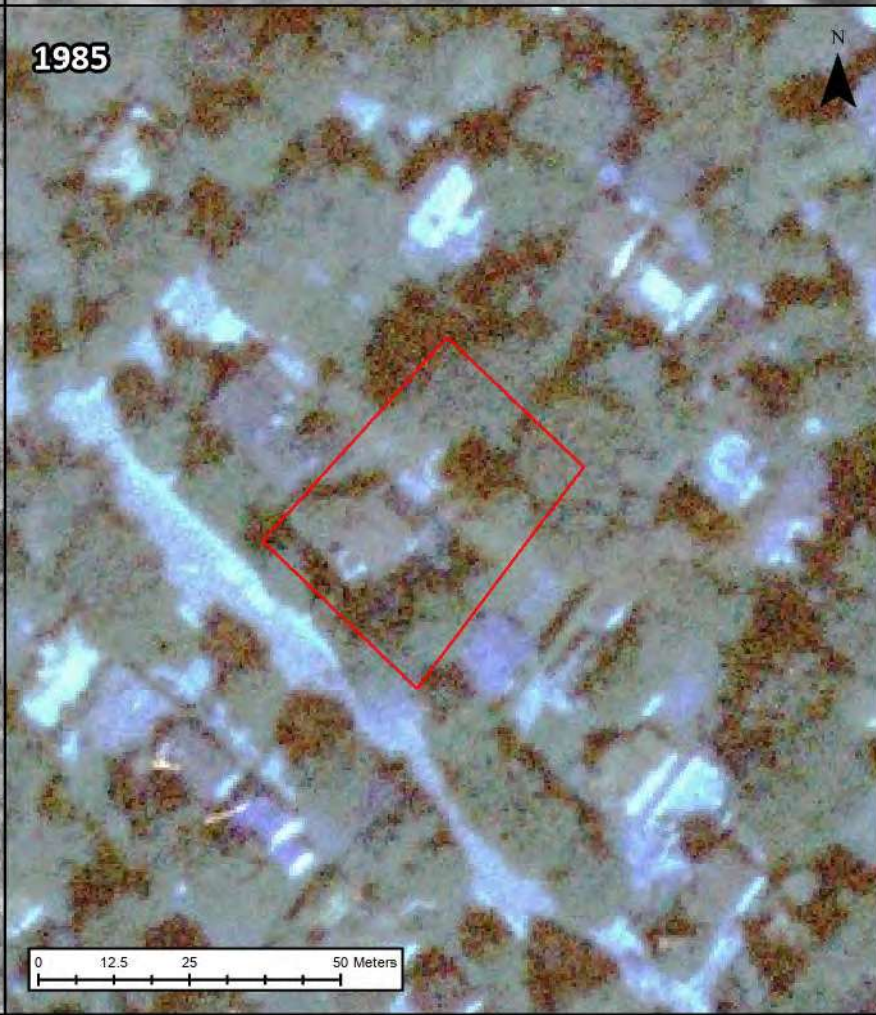
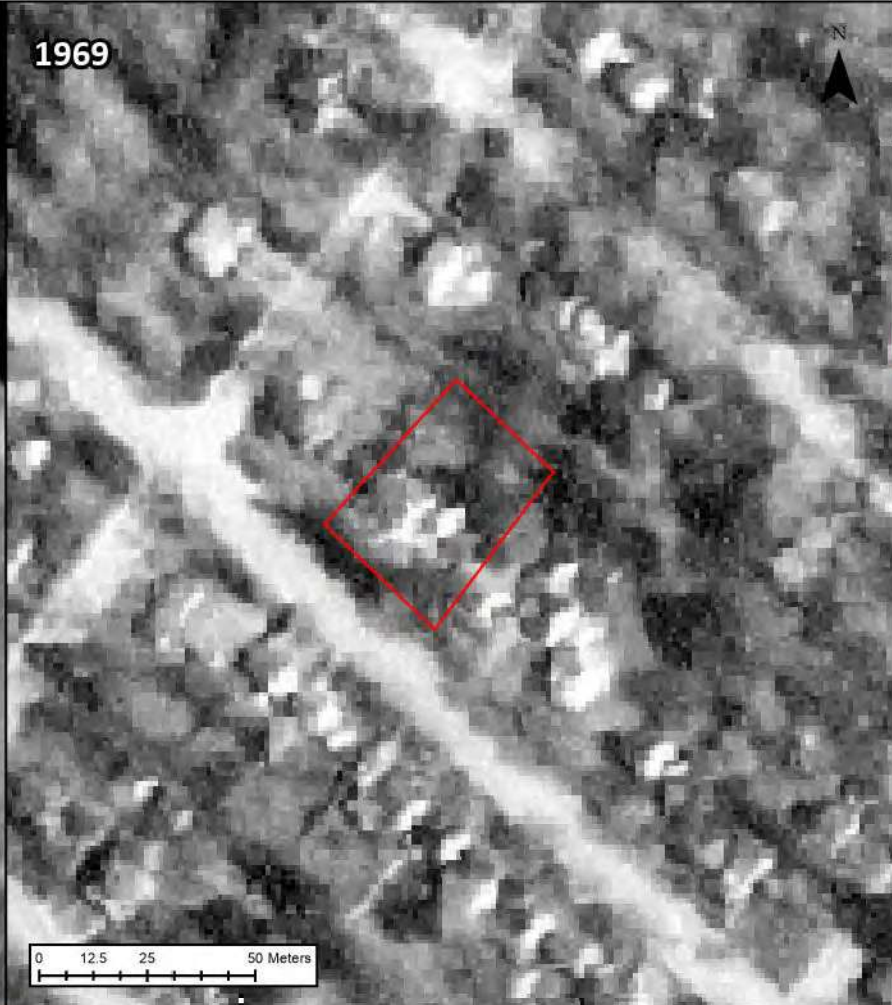
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2025-05-23

**FIGURE #**

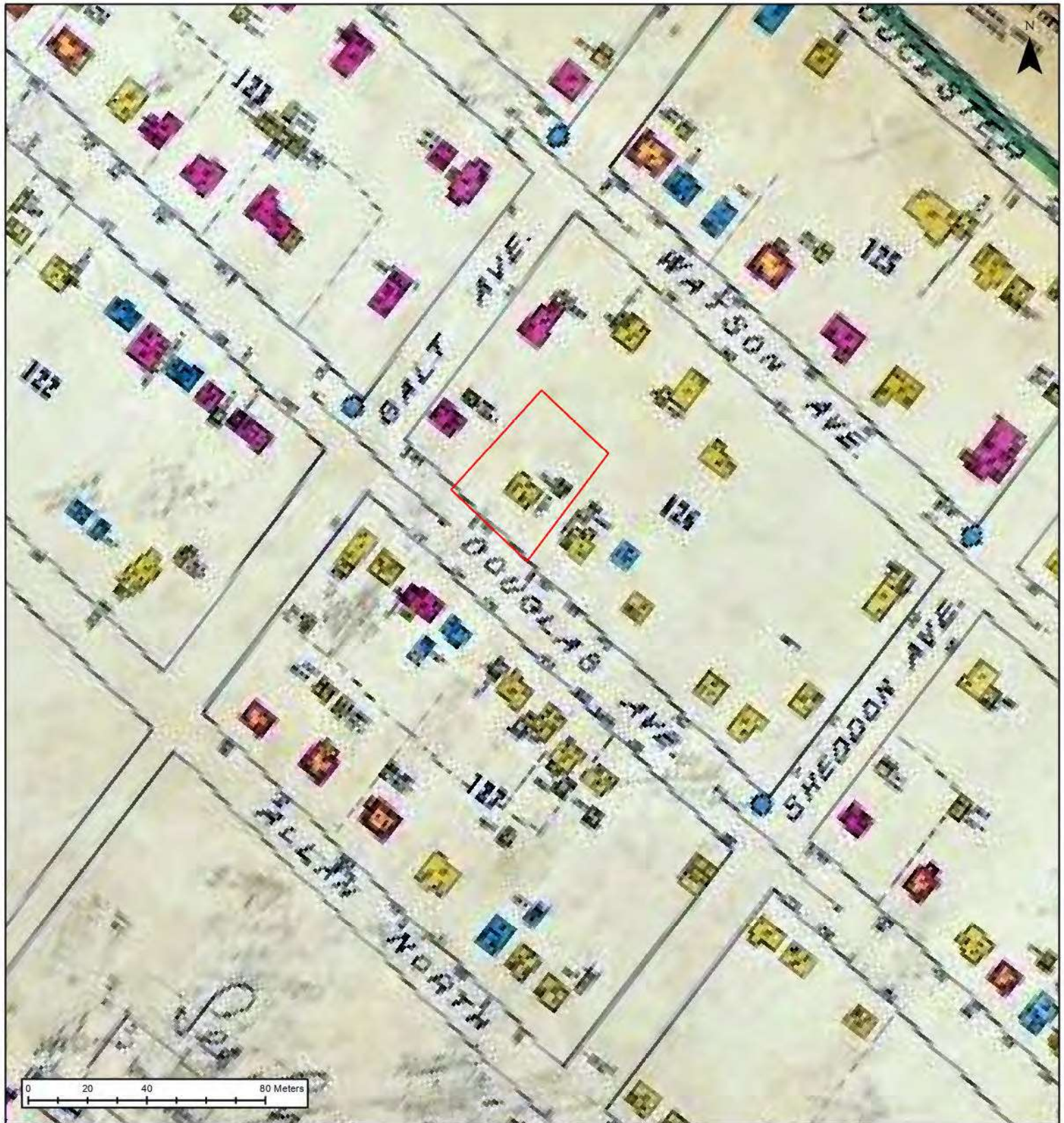
4





<b>TITLE</b> 1931, 1934, 1969, 1974, 1985, and 1988 Historic Air Photos Showing the Property	
<b>CLIENT</b> Paul and Christine Elliott	
<b>PROJECT</b> Cultural Heritage Evaluation Report, 299 Douglas Avenue, Town of Oakville, ON	<b>PROJECT NO.</b> LHC0505
<b>Legend</b> <div><div></div> Property</div>	
<b>NOTE(S)</b> 1. All locations are approximate. <b>REFERENCE(S)</b> National Air Photo Library 1934. A4837-010. Roll A4837 Line 3N Photo 10. Scale 1:20,000. 1969. A19504-002. Roll A195004 Line 17W Photo 2. Scale 1:30,000. 1974. A23669-061. Roll A23669 Line 8E Photo 61. Scale 1:25,000. 1985. A31427-057. Roll A31427 Photo 57. Scale 1:40,000. 1988. A27356-073. Roll 27356 Line 11W Photo 73. Scale 1:40,000.  Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.	
 HERITAGE PLANNING & ARCHAEOLOGY	<div>YYYY-MM-DD2025-05-23</div> <div>FIGURE #7</div>





# Legend

Property

NOTE(S) 1. All locations are approximate.  
 REFERENCE(S)  
 Underwriters Survey Bureau Limited. 1949. Oakville Ont. Scale 1:600. "Oakville Historical Society". Digitized map.  
 Accessed 13 May, 2025. <https://oakvillehistorypastperfectonline.com/archive/43835E3E-1CC5-4CB1-91C4-823574368520>  
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TITLE  
 1949 Fire Insurance Plan Showing the Property

CLIENT  
 Paul and Christine Elliott

PROJECT  
 Cultural Heritage Evaluation Report,  
 299 Douglas Avenue, Town of Oakville, ON

PROJECT NO. LHC0505



## 4.7 ANDERSON FAMILY

Charles Anderson (1760-1829) was born in County Antrim, Ireland and moved to Grimsby on his own in 1788. He married his first wife Ann Nelles (1774-1811) and purchased Lot 8 Concession 2 in Grimsby from his new father-in-law. He constructed a two-storey house and accessory buildings on this lot. Charles was the overseer of roads for Grimsby Township Council in 1793, then collector in 1798. Many of the early Township Council meetings were held at his house. In addition, Charles and his friend David Cargill owned and operated a hotel known as Anderson Castle until sometime after 1812. Charles and Ann had 11 eleven children: Henry, Robert, William, Benjamin, Charles, Jane, Joseph, Ann, Margaret, Elizabeth, and Hugh. Ann died in childbirth in 1811, and the baby (Hugh Henry Anderson) was cared for – and later adopted – by David and Bridget Cargill. In 1816, Charles married his second wife, Margaret Cochrane.<sup>49</sup>

Charles and Ann's son, Joseph Brant Anderson (1800-1879), married Mary Moore of Grimsby in 1827. By 1851, Joseph was living in Trafalgar Township and was listed as a farmer. Joseph and Mary had three children: Orpha, Cyrus, and John.<sup>50</sup>

Joesph and Mary's son, Cyrus William Anderson (1836-1920), married Margaret Hall in 1861 (Image 3). He was a banker and opened his own bank, Anderson & Sons, in Oakville in 1887 (Image 4). He later expanded his banking operations to Palmerston in addition to running the family farm on Lot 12 Concession 3 South of Dundas. He also served on Town Council for several years as both a Councilor and a Reeve. In 1902, his banks failed and all his property – including his well-known house called Grit Anchorage (Image 5) - was ceased by the Bank of Hamilton. Cyrus and Margaret had 9 children: Orpha, Egbert, James, Charles, William, Mary, Lucy, Cyrus, and Stanley.<sup>51</sup>

<sup>49</sup> H.C. Matthews, "Archive Record – Information Card on Anderson Family (1760-1829)," accessed 13 May 2025, <https://oakvillehistory.pastperfectonline.com/archive/3C6DC3B3-8FD7-4FE4-85E5-739475499456>; Find A Grave, "Charles Anderson," accessed 13 May 2025, <https://www.findagrave.com/memorial/67369427/charles-anderson>.

<sup>50</sup> Matthews, "Archive Record – Information Card."; Government of Canada, "1851 Census of Canada East, Canada West, New Brunswick, and Nova Scotia – Halton, Canada West (Ontario); Schedule A; Roll: C-11726," *Ancestry.ca*, last modified 1851, accessed 13 May 2025, <http://www.Ancestry.ca>; Find a Grave, "Joseph Brant Anderson," accessed 13 May 2025, [https://www.findagrave.com/memorial/202464590/joseph\\_brant-anderson](https://www.findagrave.com/memorial/202464590/joseph_brant-anderson).

<sup>51</sup> Oakville Historical Society, "Photo Record – C.W. Anderson, Councilor Ward I and Chairman of Parks & Public Buildings, 1894," accessed 13 May 2025, <https://oakvillehistory.pastperfectonline.com/Photo/3AC7B859-2886-4123-8448-769073456453>; Oakville Historical Society, "Archive Record – Obituary for Cyrus W. Anderson from the Oakville Star (Oct. 29, 1920)," accessed 13 May 2025, <https://oakvillehistory.pastperfectonline.com/archive/AAB95B93-2A85-48F2-A3AD-286908541441>; Find A Grave, "Cyrus William Anderson," accessed 13 May 2025, [https://www.findagrave.com/memorial/75850942/cyrus\\_william-anderson](https://www.findagrave.com/memorial/75850942/cyrus_william-anderson); Nicole Armes, "Nicole Armes Family Tree – Cyrus William Anderson," *Ancestry.ca*, accessed 13 May 2025, [https://www.ancestry.ca/facts?\\_phcmd=u\(%27https://www.ancestry.ca/search/](https://www.ancestry.ca/facts?_phcmd=u(%27https://www.ancestry.ca/search/).





Image 3. Photo of Cyrus and Margaret Anderson<sup>52</sup>

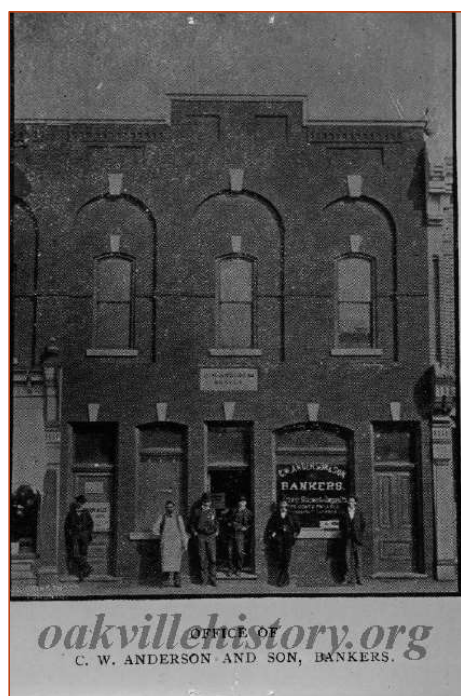


Image 4. Photo of Anderson & Sons Bank in Oakville in 1897<sup>53</sup>

<sup>52</sup> Oakville Historical Society, "Photo Record – Mr. and Mrs. Cyrus Anderson," accessed 13 May 2025, <https://oakvillehistory.pastperfectonline.com/photo/2140DF78-0D22-4B18-B645-902352372300>.

<sup>53</sup> Oakville Historical Society, "Photo Record – C.W. Anderson & Sons, Banker, 1897," accessed 13 May 2025, <https://oakvillehistory.pastperfectonline.com/photo/8E1E45A9-62D1-4C8C-B916-537722327900>.



Image 5. Photo of Grit Anchorage in 1890, Cyrus Anderson's House on the Anderson Farm Estate (Demolished 1960s)<sup>54</sup>

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<sup>54</sup> Oakville Historical Society, "Photo Record – Grit Anchorage, 1890," accessed 13 May 2025, <https://oakvillehistory.pastperfectonline.com/photo/EE5C69CD-F7A3-40F4-92DB-013475975686>.

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## 5 EXISTING CONDITIONS

### 5.1 SURROUNDING CONTEXT

The Property is located in the Town of Oakville in Halton Region. The Town is between the City of Mississauga to the north, Lake Ontario to the east, the City of Burlington to the south, and the Town of Milton to the west (Figure 1).

The topography is flat around the Property. Mature deciduous and/or coniferous trees are common in front and rear yards in the area. Hedges, shrubs, juvenile coniferous and/or deciduous, and gardens with perennial flowers and hostas are also common in the front and side yards of the properties in the area (Figure 2, Image 6, and Image 7).

The Property is in east Oakville and is bound by Douglas Avenue to the south, 291 Douglas Avenue to the east, 294 and 298 Watson Avenue to the north, and 305 Douglas Avenue to the west (Figure 2). Douglas Avenue is a local road extending from Lakeshore Road East to Spruce Street. Between Spruce Street and Randall Street, Douglas Avenue is composed of one east-bound and one west-bound lane as well as a parking lane that alternates between the north and south sides of the street. The road has an asphalt driving surface with a concrete curb and sidewalk on both sides. Wood electrical poles are located on the north side of the road with streetlights on alternating electrical poles (Image 6 and Image 7).

The Property's immediate context includes properties on the north side of Douglas Street, the east side of Galt Avenue, and the south side of Douglas Street between MacDonald Road and Sheddon Avenue (Figure 2). Residential properties are generally rectangular shaped in the 'Brantwood Plan'. The primary facades of buildings in the 'Brantwood Plan' are typically parallel with their corresponding street (Figure 2, Image 6, and Image 7). Single-detached houses are the most common building type and most of the houses were developed in the early-to mid-20<sup>th</sup> century as part of the 'Brantwood Plan'. There are some newer latter 20<sup>th</sup>-century and 21<sup>st</sup>-century houses in the area including 288 Douglas Avenue and 376 Galt Avenue. Houses range from one storey to two-and-a-half storeys and are clad in a mix of materials including brick, clapboard, vinyl siding, stone, and stucco. Houses built in, and influenced by, the Craftsman Bungalow, Colonial Revival, Suburban, and Period Revival Styles are particularly notable in the area. Buildings in the Property's immediate context generally have a moderate setback from the street, which is typically no less than 11.0 metres and no more than 18.5 metres, and have narrow side yards, which are typically no less than 2.0 metres and no more than 6.0 metres (Image 6 and Image 7). This general composition seems to have been standard for properties in the 'Brantwood Plan' (Figure 3).

The property at 291 Douglas Avenue is a rectangular lot with an approximate area of 637 m<sup>2</sup>. The house on it is a single-detached, siding-clad two-storey building (Image 4). The property at 294 Watson Avenue is a rectangular lot with an approximate area of 635 m<sup>2</sup>. The house on it is a single-detached, red brick one-and-a-half storey building (Image 5). The property at 298 Watson Avenue is a rectangular lot with an approximate area of 637 m<sup>2</sup>. The house on it is a single-detached, siding and stone-clad two-storey building (Image 6). The property at 305 Douglas Avenue is a parallelogram shaped lot with an approximate area of 1,153 m<sup>2</sup>. The house on it is a single-detached, red brick and siding clad two-storey building (Image 7).



Image 6. View east along Douglas Avenue from the Property





Image 7. View west along Douglas Avenue from the Property



Image 8. View of 291 Douglas Avenue<sup>55</sup>

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<sup>55</sup> Google Streetview, January 2021.





Image 9. View of 294 Watson Avenue<sup>56</sup>



Image 10. View of 298 Watson Avenue<sup>57</sup>

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<sup>56</sup> Google Streetview, June 2018.

<sup>57</sup> Google Streetview, June 2018.





Image 11. View of 305 Douglas Avenue

## 5.2 THE PROPERTY

The Property is a rectangular lot with an approximate area of 0.15 hectares or 1520 square metres. It is on the north side of Douglas Avenue and comprises a two-storey stucco-clad house with influences from the Colonial Revival architectural style. The house is located on the south side of the lot fronting onto Douglas Avenue with an approximately 11 metre (m) setback from the road. The Property has a wide asphalt driveway to the southeast of the house and a cut stone walkway extending from the house with a branch to the driveway and another branch to the sidewalk. The walkway divides the front yard into two distinct sides. The east side between the driveway and walkway is grassed with a mature tree. The west side between the walkway and the west property line is grassed with a mature tree mirroring the placement on the other side of the walkway and a garden along the west property line (Image 8).



Image 12. View north showing the facade and front lawn of the house<sup>58</sup>

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<sup>58</sup> Google Streetview, June 2024.



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### 5.2.1 HOUSE EXTERIOR

The house is a single-detached, rectangular building with an L-shaped addition. The main house is approximately 12 m wide and 13 m deep. The addition was constructed on the building's north elevation and northeast corner adding an additional 3 m (approximately) to the house's depth and 4 m (approximately) to the house's width (Figure 2). The house is a two-storey stucco-clad building with cornerboards (Image 8 and Image 9). The addition is a two-storey, attached garage on the house's northeast corner with a verandah extending from the garage and along the north elevation of the house (Image 9 and Image 10). It has a full, finished, below grade basement and foundation walls are a combination of rubblestone and concrete.

The house and attached garage addition have a hip roof with projecting and open eaves and a red brick chimney near the southeast corner (Figure 2 and Image 9). The façade of the house has three bays. The central bay contains a projecting entrance foyer on the first storey with a flat roof and moulded fascia; a balcony with a single door flat-headed entrance on the second storey; and a hip roofed dormer with projecting and open eaves on the roofline. The projecting entrance foyer has tall and narrow flat-headed four-over-one sash windows flanking the entrance and flat-headed six-over-one sash windows on the east and west elevations. The side bays contain paired, flat-headed, six-over-one sash windows on the first storey and single, flat-headed six-over-one sash windows on the second storey (Image 8 and Image 9). Additional entrances to the house include single door, flat-headed entrances on the north elevation of the attached garage and east side of the north elevation of the rear verandah (Image 10), and a double door, flat-headed entrance with wide sidelights in the centre of the rear verandah (Image 11).

Windows are found on all elevations. Windows on the main house are generally flat-headed six-over-one sash windows with plain surrounds; however, the main house also features the occasional flat-headed fixed or long rectangular ten-pane fixed window on its side elevations (Image 8, Image 9, and Image 12). The attached garage has a variety of windows including a projecting bay window with a hip roof on the second storey of the façade, a set of three fixed windows with false mullions and muntins at the top to resemble a three-over-one window on the second storey of the north elevation, and a small, flat-headed, four pane casement window on the west elevation looking onto the rear verandah (Image 9, Image 10, and Image 11).



Image 13. View northwest of the facade and east elevation of the house



Image 14. View southwest of the north elevation of the house





Image 15. View southeast of the rear verandah



Image 16. View east of the west elevation of the house

## 5.2.2 HOUSE INTERIOR

The interior of the house generally has a contemporary character with some traditional elements. The house has wood floors on the first and second storeys with laminate and tile flooring in the basement (Image 13 and Image 14). Window and door surrounds are plain and moulded (Image 13), wainscoting is present in some rooms on the first storey (Image 15), and some first storey rooms have crown moulding and ceiling medallions (Image 15 and Image 16). Baseboards are generally tall and plain with some plain and normal height baseboards on the first storey (Image 13, Image 15, and Image 16).



Image 17. View south along the second storey landing / hallway





Image 18. View of the finished basement



Image 19. View southeast of the living room showing the wainscoting and ceiling medallion



Image 20. View south of the dining room showing the crown moulding and ceiling medallion

### 5.3 COLONIAL REVIVAL ARCHITECTURE

Colonial Revival architecture is part of a larger architectural revival movement that began at the beginning of the 20th century. Unlike previous revival styles, this movement recalled North American colonial heritage. The movement originates in the United States and Ontario architects “for the most part accepted the American Revivals with few changes.”<sup>59</sup> As a result of the variety of origins and influences of different locations in North America, this architectural style has many variations. By the 1930s, Canadian architects began incorporating English Upper Canada, French Lower Canada, and Indigenous characteristics to create a Canadian National Colonial style. In the 1980s and 1990s, the style experienced a resurgence that incorporated new elements from the Classic Revival, Gothic Revival, and Italianate styles. Generally, Colonial Revival buildings are distinguished by their use of modern materials, a different scale or proportional system, a mixture of old and new elements, and garages. Sources note that “the resulting composition is often an eclectic mix of historical architectural details executed with modern or reproduction materials to look old

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<sup>59</sup> John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present* (Markham, ON: Fitzhenry & Whiteside, 1990), 142.

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and built to meet twentieth century standards.”<sup>60</sup> Characteristics typical of a residence in the Colonial Revival architectural style include:

- Rectangular, centre hall floor plan;
- Primarily brick construction although stucco, clapboard, stone, and vinyl siding examples can be found;
- Two to two-and-a-half storeys in height;
- Hip, side gable, or gambrel roof with overhanging eaves;
- Single brick chimney located at one end or centrally, or two brick chimneys with one located on each side;
- Three to five bay façade;
- Central main entrance with pediments, sidelights, columns, projecting frontispiece and/or portico;
- Multi-pane over single pane sash windows;
- Decorative or functional shutters;
- Details, which can include quoins, dentils, voussoirs, closed pediments, and dormers; and,
- Garage, generally attached.<sup>61</sup>

The Property exhibits the rectangular, centre hall floor plan, stucco construction, two-storey height, hip roof, single brick chimney at one end, three bay façade, multi-pane over single pane sash windows, and dormer. The main entrance is central and is projecting resembling a portico; however, an enclosed portico is uncharacteristic of the style and partially obscures the architectural style. The simplicity and lack of detail of the house on the Property further obscures the architectural style. Therefore, the house is not readily legible as a representative example of the Colonial Revival architectural style.

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<sup>60</sup> Blumenson, *Ontario Architecture*, 144.

<sup>61</sup> Blumenson, *Ontario Architecture*, 142-155.; Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18<sup>th</sup> and 19<sup>th</sup> Century Homes* (Toronto: James Lorimer & Company Ltd., 2004), 119-126.; Shannon Kyles, “Colonial Revival (1900-2003),” accessed 11 April 2025, <http://www.ontarioarchitecture.com/Colonial.htm>.



## 6 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

The Property at 299 Douglas Street was evaluated against criteria from *O. Reg. 9/06*. This evaluation (see Table 1) was informed by the research and analysis presented in Sections 4 and 5 of this CHER. The purpose of this evaluation is to consider the cultural heritage value or interest of the Property and identify any potential heritage attributes.

Table 1. *Ontario Regulation 9/06* Evaluation for the Property at 299 Douglas Street

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The Property is not a rare, unique, representative, or early example of a style, type, expression, material or construction method. The house was constructed in the 1930s. As discussed in Section 5.3, the house exhibits some of the characteristics of the Colonial Revival architectural style; however, the enclosed portico, simplicity, and lack of detail obscures the architectural style. Therefore, the house does not exemplify the style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	There is no evidence to suggest that the building was constructed with a high degree of craftsmanship or artistic merit.  Based on the site visit as described and illustrated in Section 5.2, the building on the Property appears to be a common frame structure on a rubble stone and concrete foundation clad in stucco with corner posts. No features were identified that demonstrate a high degree of craftsmanship or artistic merit. The building appears to be a common house and consistent with standard building practices from the time.
3. The property has design value or physical value because it demonstrates a high	No	The Property does not demonstrate a high degree of technical or scientific achievement. The building is a common type of construction for the time and there is no evidence to suggest that a high degree of technical or scientific achievement was required to

Criteria	Criteria Met	Justification
degree of technical or scientific achievement.		build it or that it demonstrates a high degree of scientific or technical achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	The Property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. As discussed in Section 4.6, the Property is associated with the Anderson family alongside the entirety of the subdivision; however, this particular Property and the house that occupies it is not associated with the Anderson Family. Furthermore, no evidence was found that suggests the other property owners made significant contributions to the community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	<p>The Property does not yield or have the potential to yield information that contributes to an understanding of a community or culture.</p> <p>Background research and the site visit to this Property did not reveal new knowledge or a greater understanding of the community's history or the history of culture. The history of the area is well known; the building has no special architectural features and no indication that the people who owned and lived here were part of an understudied or known community or culture.</p> <p>No evidence was found that suggests this Property will meet this criterion.</p>
6. The property has historical or associative value because it demonstrates or reflects the work or	No	The building does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. There is no evidence to suggest that the Property meets this criterion. No evidence was found that suggests this was an architect designed building

Criteria	Criteria Met	Justification
ideas of an architect, artist, builder, designer, or theorist who is significant to a community.		and the builder is unknown.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	<p>The Property is important in maintaining the character of an area. The area is dominated by single-detached, one to two-and-a-half storey houses composed of a range of materials including brick, clapboard, vinyl siding, stone, and stucco.</p> <p>Buildings in the vicinity are generally moderately setback from the street and situated on narrow, rectangular lots with deciduous and/or coniferous trees, hedges, shrubs, and gardens in the front yard. The Property helps maintain the character of Plan 113 because the building is parallel to the street, has a moderate setback, has mature trees and gardens in the front yard, and its form, massing, and siting of its house are consistent with the surrounding area.</p>
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	<p>The Property is not physically, functionally, visually, or historically linked to its surroundings.</p> <p>The Property is not physically linked because there are no material connections between the Property and its surroundings.</p> <p>The Property is not functionally linked because it is not necessary to fulfill a particular purpose. The Property has continuously been used as a house and there is no evidence to suggest that it served any purpose beyond this or was in any way associated with its broader context.</p> <p>The Property is not visually linked because it has no clear visual ties to any objects or conditions in its</p>

Criteria	Criteria Met	Justification
		<p>immediate vicinity.</p> <p>The Property has no historical links because there exists no tangible connections between the house and Plan 113. As noted in Section 4.6.2, the lands of Plan 113 developed over many decades with the Plan forming the basis for the cohesive nature of the surrounding streetscape. No historical links were identified between the Property and surrounding properties.</p>
9. The property has contextual value because it is a landmark.	No	<p>The Property is not a landmark. The MCM defines a landmark as:</p> <p style="padding-left: 40px;">A recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.<sup>62</sup></p> <p>There is no evidence to suggest that the Property meets this criterion. The mature trees in the front yard largely obscures the house from the street.</p>

## 6.1 SUMMARY OF EVALUATION

In LHC's professional opinion, the Property at 299 Douglas Avenue **meets** one of the criteria (criterion 7) from *O. Reg. 9/06* for its contextual value. It is **not eligible** for individual designation under Section 29 Part IV of the *OHA*. However, since the Property exhibits cultural heritage value or interest, a proposed statement of cultural heritage value or interest has been prepared.

## 6.2 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### 6.2.1 DESCRIPTION OF THE PROPERTY

The Property at 299 Douglas Avenue is located on the north side of Douglas Avenue between Galt Avenue and Sheddon Avenue in the Town of Oakville, in the Regional Municipality of

<sup>62</sup> Ministry of Citizenship and Multiculturalism, "*Heritage Identification & Evaluation Process*," last updated 1 September 2014, 17.

Halton. The Property is a rectangular shaped lot with a two-and-a-half storey stucco and corner board clad house.

### 6.2.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The Property has contextual value because it is important in maintaining the character of an area. The area is dominated by single-detached, one to two-and-a-half storey houses composed of a range of materials including, brick, clapboard, vinyl siding, stone, and stucco. Buildings in the vicinity are generally moderately setback from the street and on narrow, rectangular lots. They typically have mature deciduous and/or coniferous trees in their front yards as well as hedges, shrubs, and gardens.

The Property helps maintain the character of the Plan 113 (the 'Brantwood Plan') area because the building is parallel to the street with a moderate setback, has mature trees and gardens in the front yard, and the form, massing, and location of the house on the Property are consistent with the surrounding area. The house is consistent with the generally early to mid-20<sup>th</sup> century character of the area and fits within the evolved landscape.

### 6.2.3 HERITAGE ATTRIBUTES

Heritage attributes that illustrate the cultural heritage value or interest of the Property at 299 Douglas Avenue including the building's:

- Moderate setback from Douglas Avenue (criterion 7 of *O. Reg. 9/06*);
- Primary (south) façade that is parallel to the street (criterion 7 of *O. Reg. 9/06*); and,
- Architectural style reminiscent of Colonial Revival architecture consistent with the generally early to mid-20<sup>th</sup> century character of the area (criterion 7 of *O. Reg. 9/06*).



## 7 CONCLUSION

LHC was retained in February 2025 by the Owner to prepare a CHER for the property at 299 Douglas Avenue in the Town of Oakville, Ontario.

In LHC's professional opinion, the Property at 299 Douglas Avenue **meets** criterion 7 of *O. Reg. 9/06* for its contextual value. Because the Property meets one criterion, the Property exhibits cultural heritage value or interest but is **not eligible** for individual designation under Section 29 Part IV of the *OHA*.

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## 8 SIGNATURES

Sincerely,



Christienne Uchiyama, MA CAHP  
Principal, Manager Heritage Consulting Services  
LHC Heritage Planning & Archaeology Inc.



Lisa Coles, MPI RPP MCIP CAHP  
Intermediate Heritage Planner  
LHC Heritage Planning & Archaeology Inc.

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# APPENDIX A - Qualifications

## **Lisa Coles, MPI RPP MCIP CAHP – Intermediate Heritage Planner**

Lisa Coles is an Intermediate Heritage Planner with experience working in heritage consulting and the not-for-profit museum sector. She holds a Master of Arts in Planning from the University of Waterloo; a Graduate Certificate in Museum Management & Curatorship from Fleming College; and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has consulting experience in heritage planning, evaluation, heritage impact assessment, cultural heritage policy review, historical research, and interpretive planning. She has been a project manager for cultural heritage evaluation report and heritage impact assessment projects. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, and review of municipal cultural heritage policy and guidance. Her work has involved a wide range of cultural heritage resources including institutional, industrial, commercial, and residential properties, structures, and areas in urban, suburban, and rural environments.

Lisa is experienced in museum and archive policy development, exhibit development, interpretation, and public programming. She has written museum policy, public programs, and interpretive plans. She is a professional member of the Canadian Association of Heritage Professionals (CAHP), a registered professional planner (RPP) and full member with the Ontario Professional Planning Institute (OPPI), and a full member with the Canadian Institute of Planners (MCIP).

## **Ben Daub, MA RPP MCIP CAHP Intern – Intermediate Heritage Planner**

Ben Daub is an intermediate heritage planner with LHC. He holds a Bachelor of Applied Technology in Architecture – Project and Facility Management from Conestoga College and a Master of Arts in Planning from the University of Waterloo. His master's thesis analyzed the relationship between urban intensification and the ongoing management of built heritage resources using a mixed methods approach. During his academic career, Ben gained a detailed understanding of the built environment through exposure to architectural, engineering, and urban planning principles and processes. His understanding of the built environment ranges from building specific materials and methods to large scale planning initiatives.

Ben has been the primary or contributing author of over 60 technical cultural heritage reports with LHC. He has worked on Heritage Impact Assessments, Cultural Heritage Evaluation

Reports, Environmental Assessments, Heritage Conservation District Studies, and Municipal Heritage Register Reviews. He has worked with properties with cultural heritage value recognized at the municipal, regional, provincial, and federal levels and has prepared reports for urban, suburban, and rural sites.

In addition to his work at LHC, Ben instructs the Urban and Community Planning course in Conestoga College's Architecture – Project and Facility Management degree program and has presented his master's thesis research at ICOMOS Canada's Next Generation: Research from Canadian Emerging Professionals event. Ben is a Registered Professional Planner (RPP), full member with the Ontario Professional Planners Institute (OPPI), full member with the Canadian Institute of Planners (MCIP), and an intern member of the Canadian Association of Heritage Professionals (CAHP).

### **Christienne Uchiyama, MA CAHP - Principal LHC**

Christienne Uchiyama MA CAHP is Principal and Manager of Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with more than two decades of experience working on cultural heritage aspects of planning and development projects. She received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

### **Benjamin Holthof, MPI MMA RPP MCIP CAHP – Senior Heritage Planner**

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

# APPENDIX B Glossary

Definitions are based on the *Ontario Heritage Act* (**OHA**), the *Provincial Planning Policy* (**PPS**), Halton Region Official Plan (**ROP**), and the Livable Oakville Official Plan (**OP**).

**Alter** means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (**OHA**).

**Built heritage resource** 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 (**OP**).

**Character** means the collective qualities and characteristics that distinguish a particular area or neighbourhood (**OP**).

**Compatible** means the development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact (**OP**).

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

**Cultural heritage resource** means built heritage resources, cultural heritage landscapes, and archaeological 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. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (**OP**).

**Heritage Attributes** means, as defined under the Ontario Heritage Act, 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 (**PPS**).

**Property** means real property and includes all buildings and structures thereon (**OHA**).



**Significant** means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (*PPS*).

# APPENDIX C

## Town of Oakville's *Development Application Guidelines* – *Cultural Heritage Evaluation Report* Requirements

Table 2. Town of Oakville Cultural Heritage Evaluation Report Requirements

Requirement	Location in this CHIA
<b>Owner and Agent Information</b> <ul style="list-style-type: none"> <li>Name and full contact information, including email address(es), of the owner</li> <li>Name and full contact information, including email address(es), of any agent acting on behalf of the owner</li> </ul>	Page iii
<b>Introduction to the Property</b> <ul style="list-style-type: none"> <li>Location Plan and current site plan of the property</li> <li>Legal description and land use designation of the property</li> <li>Description of the heritage status of the subject property and adjacent properties</li> <li>Written description of the property, location and surroundings</li> <li>Written description of the heritage attributes of the site, including any significant features, buildings, landscapes, vistas and archaeological potential</li> </ul>	Section 1
<b>Assessment of Existing Conditions</b> <ul style="list-style-type: none"> <li>Comprehensive written description of the physical condition of the structures on the site including their exterior and interior</li> <li>Current photographs of the property, including: <ul style="list-style-type: none"> <li>Views of the area surrounding the property show it in context with adjacent properties, including the view from the public realm</li> <li>Exterior views of each elevation of each building</li> <li>Views of the property including all significant landscape features</li> <li>Interior views of buildings, where applicable</li> <li>Close-up view of all significant interior heritage features</li> </ul> </li> </ul>	Section 5



Requirement	Location in this CHIA
<b>Research and Analysis</b> <ul style="list-style-type: none"> <li>• Comprehensive review of the history of the property's development as documented in pictorial and textual records and as observed in as-found evidence</li> <li>• Chronological history of the development of any structures, such as additions, removals, conversions, etc.</li> <li>• Comprehensive review of the landscape, including: land use and activities, circulation networks, patterns of spatial organization, important viewsheds and viewsapes, vegetation related to land use, and relationship to the natural environment</li> <li>• Evaluation of the cultural heritage significance of the site in terms of its history, architecture, local context and cultural traditions</li> <li>• Reproduction of any pictorial records found, including relevant maps, atlases, drawings, photographs, permit records, land title records, assessment rolls, etc.</li> </ul>	Section 4
<b>Statement of Cultural Heritage Value or Interest</b> <ul style="list-style-type: none"> <li>• Statement of cultural heritage value or interest and description of heritage attributes of the cultural heritage resource(s), in accordance with provincial legislation Ontario Regulation 9/06</li> <li>• This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions</li> <li>• This statement will be written in a way that does not respond to or anticipate any current or proposed interventions to the site</li> </ul>	Section 6.2
<b>Appendices</b> <ul style="list-style-type: none"> <li>• List of primary and secondary sources consulted</li> </ul>	Section 9
<b>Appendices</b> <ul style="list-style-type: none"> <li>• Summary of the author's background qualifications</li> </ul>	Appendix A

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# APPENDIX D Land Registry Records

Table 3. Land Registry Records for Concession 3 South of Dundas Street Lot 12<sup>63</sup>

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
	Patent	15 Feb 1848		Crown	Samuel Fenson		East Part
<b>433 (?)</b>	B + Sale	1810	1810	Samuel Fenson	Charles Anderson		
<b>14 F</b>	B + Sale	Jan 1830	9 Feb 1830	Charles Anderson	Joseph Anderson		Lot 12; 200 acres
<b>1336 2872M</b>	Will	30 Sept 1879	11 Dec 1879	Joseph Brant Anderson	Son Cyrus Wm. Anderson		Lot 12 (140 Acres)
<b>8058 333011</b>		1902	14 Mar 1903	C.W. Anderson, E.B. Anderson + C. T. Anderson	Edward R.C. Clarkson		Lot 12, 80 acres land
<b>3805 I</b>	Rel. of Int.	Nov 1906	1 Jan 1907	Margaret Anderson + wife	Bank of Hamilton, W.A. Chisholm, Wm. I. Jennings, and J.A. Spirrout	Prem + \$1	200 acres, Lot 12 + other lands
<b>113</b>	Plan	3 June 1907	5 June 1907	Carmen Bartlett			Lot 12

<sup>63</sup> LRO, "Halton County (20), Trafalgar, Book 28: Concession 3; South of Dundas Street; Lots 10 to 14."



Table 4. Land Registry Records for Lot 163 Plan 113<sup>64</sup>

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
<b>113</b>	Plan	3 June 1907	5 June 1907	C. Bartlett, Owner	-	-	Lot 163
<b>4903 K</b>	B + Sale	10 Nov 1911	20 Dec 1911	Cameron Bartlett, Widower	Cumberland Land Company Ltd.	Val con + \$1	Lot 163. 4 other lots
<b>7314 N</b>	Grant	Apr 1920	23 Apr 1920	Cumberland Land Company Ltd	Gladys Isabella Miller	\$1 + c	Lot 163 with building restrictions
<b>8339</b>	Grant	31 July 1922	3 Aug 1922	Gladys Isabella Miller, married woman	Annie Marguerite Howie, wife of Robert Howie	\$1 + c	Lot 163 + another lot
<b>9959</b>	Grant	19 Oct 1926	28 Oct 1926	Annie Marguerite Howie, wife of Robert Howie	John Wilson	\$1 + c	Lot 163 + another lot with building restrictions
<b>17856</b>	Grant	22 Feb 1951	4 Apr 1951	Alexander and Daniel Wilson	Robert Frank Winfield	-	Lot 163 + another lot

<sup>64</sup> LRO, "Halton County (20), Halton: Plan 113; Lots 100 to 249."

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
19679	Grant	24 Mar 1953	4 May 1953	Robert Frank Winfield + wife	D. Cameron McLean and M. Betsy McLean, his wife, as joint tenants	\$1 + c	Lot 163 + another lot, subject to mortgage
162964	Grant	29 Jan 1964	5 Feb 1964	D. Cameron McLean	M. Betsy McLean	Con + \$2	Lot 163 + other lots
303996	Agreement	6 Nov 1970	24 Nov 1970	Clare Wilks	D. Cameron + M. Betsy McLean	-	Lot 163. See attached sketch. See recitals
478307	Deed	12 Apr 1978	28 Apr 1978	M.B. McLean and D. Cameron McLean, spouse	Monty B and Lisa Macrae, as jt	\$1 + c	Lot etc.

Table 5. Land Registry Records for Lot 164 Plan 113<sup>65</sup>

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
<b>113</b>	Plan	3 June 1907	5 June 1907	C. Bartlett, Owner	-	-	Lot 163
<b>4903 K</b>	B + Sale	10 Nov 1911	20 Dec 1911	Cameron Bartlett, Widower	Cumberland Land Company Ltd.	Val con + \$1	Lot 163. 4 other lots
<b>7108 N</b>	Grant	30 Sept 1919	15 Oct 1919	Cumberland Land Company Ltd	Sydney Frederick Griffin	\$1 + c	Lot 164 + other lots. Subject to building restrictions
<b>7313</b>	Grant	20 Apr 1920	23 Apr 1920	Sydney Frederick Griffin and wife	Gladys Isabella Miller, married woman	\$1 + c	Lot 164 with building restrictions, subject to mort
<b>8339 O</b>	Grant	31 July 1922	3 Aug 1922	Gladys Isabella Miller, married woman	Annie Marguerite Howie, wife of Robert Howie	\$1 + c	Lot 164 + another lot
<b>9959</b>	Grant	19 Oct 1926	25 Oct 1926	Annie Marguerite Howie, wife of Robert Howie	John Wilson	\$1 + c and mort	Lot 164 + another lot with building restrictions
<b>17856</b>	Grant	22 Feb 1951	4 Apr 1951	Alexander and Daniel Wilson, Exors. Of John Wilson, deceased	Robert Frank Winfield	\$1 + c	Lot 164 + another lot

<sup>65</sup> LRO, "Halton County (20), Halton: Plan 113; Lots 100 to 249."

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
<b>19679</b>	Grant	24 Mar 1953	4 May 1953	Robert Frank Winfield + wife	D. Cameron McLean and M. Betsy McLean, his wife, as joint tenants	\$1 + c	Lot 164 + another lot, subject to mort
<b>162964</b>	Grant	29 Jan 1964	5 Feb 1964	D. Cameron McLean	M. Betsy McLean		Lot 164 + other lots, see recitals
<b>478307</b>	Deed	12 Apr 1978	28 Apr 1978	M.B. McLean + D.C. McLean, spouse	Monty B + Lisa Macrae, as jt	\$14C	Lot etc.

Table 6. Land Registry Records for Part Lot 165 Plan 113<sup>66</sup>

No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
<b>113</b>	Plan	3 June 1907	5 June 1907	C. Bartlett, Owner	-	-	Lot 163
<b>4903 K</b>	B + Sale	10 Nov 1911	20 Dec 1911	Cameron Bartlett, Widower	Cumberland Land Company Ltd.	Val con + \$1	Lot 163. 4 other lots
<b>7382 N</b>	Grant	26 Apr 1920	17 May 1920	Cumberland Land Company Ltd.	Aenead Mackay Urquhart	\$1 + c	Lot 165 with building covenants
<b>10851 P</b>	Grant	26 May 1930	27 May 1930	Aenead Mackay Urquhart	John Uruquhart	Love + \$1	Lot 165 with building covenants

<sup>66</sup> LRO, "Halton County (20), Halton: Plan 113; Lots 100 to 249."



No.	Inst.	ITS Date	Date of Registry	Grantor	Grantee	Consideration	Remarks
<b>16022 S</b>	Tax Deed	4 Mar 1948	14 Jan 1949	Alfred E. Whitaker and Clarence Harold Byers major and treasurer of Town of Oakville	Evelyn C. McCleary	\$89.77	Lot 165
<b>21605 V</b>	Grant	26 Mar 1954	2 Dec 1954	Evelyn C. McCleary, married woman	D. Cameron McLean + M. Betsy McLean, his wife as joint tenants	\$1200.00	18'
<b>162964</b>	Grant	29 Jan 1964	5 Feb 1964	D. Cameron McLean	M. Betsy McLean		18' + other lots, see recital
<b>478307</b>	Deed	12 Apr 1978	28 Apr 1978	M.B. McLean + D.C. McLean, spouse	Monty B. + Lisa Macrae as jt	\$1 + c	Pt lot etc.