

## APPENDIX A

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***DRAFT***

***Conservation Plan for the Cultural Heritage  
Landscape of the Erchless Estate***

*8 Navy Street, 110 – 114 King Street, Oakville Ontario*

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Town of Oakville  
Heritage Planning  
September 2019

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# 1. Introduction

This plan applies to the property located at 8 Navy Street, 110 - 114 King Street, known as Erchless Estate. This property has heritage value as a significant designed cultural heritage landscape. By the terms of the *Ontario Heritage Act*, it is unlawful to alter this property in any way that is likely to affect the property's heritage attributes unless there is a prior application to the Town and the Town consents to the alteration. By the terms of provincial law and policy, Town decisions affecting heritage planning matters shall ensure that the cultural heritage value or interest of significant heritage resources is conserved.

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

## 1.1 Context of this plan

Since 2005, the Province has directed municipalities to conserve cultural heritage landscapes through its Provincial Policy Statement, a direction that it continued in its 2014 Provincial Policy Statement. Most recently, the Province supplemented that direction with new landscape conservation policies in the 2019 Growth Plan for the Greater Golden Horseshoe.

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

Phase One of the Strategy commenced in June 2015. It screened over sixty properties across the Town for candidate cultural heritage landscapes. This screening-level inventory categorized properties as being either 'high priority', 'medium priority', 'low priority', or properties which required 'no further action'. Erchless Estate was one of sixteen properties categorized as a medium priority property.

The Phase Two detailed evaluation commenced in June 2016. The eight properties identified in Phase One as being high priority properties were the first to be assessed and by October 2018, the evaluation of these landscapes was complete. In April 2018, the Phase Two evaluation of the medium priority landscapes commenced with the assessment of the town-owned, heritage designated (By-law 1976-87) Erchless Estate property. Relevant Town Staff and outside stakeholders were consulted, and working with the Town's Planning Services staff, assisted in the identification of the property's relevant cultural heritage attributes.

In December 2018, Council recognized Erchless Estate as a significant designed cultural heritage landscape and directed staff to move the property into Phase Three. With this

identification a new heritage designation by-law was prepared to replace By-law 1976-87 (the “heritage designation by-law”), a by-law designating the property as being of historic and architectural value and interest. On September 9, 2019, pursuant to section 29 of the *Ontario Heritage Act* (OHA), the Council for the Town of Oakville directed Planning Services staff to issue a Notice of Intention to Designate, identifying the property as a significant designed cultural heritage landscape. On {to be inserted} 2019, By-law 2019-057, a by-law to designate Erchless Estate as a cultural heritage landscape, was enacted. The new heritage designation by-law is one aspect of the Town’s implementation of a Town-wide strategy to conserve its significant cultural heritage landscapes.

## 1.2 Understanding cultural heritage landscapes

The Province provides a definition and examples of cultural heritage landscapes.

The definition is the following:

**Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. (PPS 2014)

Provincial policy also sets out the following examples of landscapes:

Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site). (PPS 2014)

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

As set out in the Statement of Cultural Heritage Value, the Erchless Estate cultural heritage landscape is a designed cultural heritage landscape that was an estate of the wealthy settlers of early 19<sup>th</sup> century Upper Canada. The estate displays the various activities of multiple generations of the Chisholm family; it is inextricably linked to the founding of Oakville; it is the location of Oakville Museum; and, as a public park, it allows the community and visitors alike the opportunity to explore Oakville’s past and a small portion of its waterfront.

Erchless Estate is also significant as one of the few remaining, publicly accessible, early 19<sup>th</sup> century lakefront estates in Oakville.

### 1.3 Meaning of conservation

Provincial policy in the 2014 Provincial Policy Statement and the 2019 Growth Plan provides a specific definition of “conserved”:

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

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

The *Standards and Guidelines* provides a specific definition of “conservation”:

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

### 1.4 Purpose of this plan

The purpose of this cultural heritage landscape conservation plan for Erchless Estate (“conservation plan” or “plan”) is to guide future alterations of the Erchless Estate property which are likely to affect the property’s heritage attributes and/or its cultural heritage value or interest. For such alterations, the plan provides direction on ensuring that any alteration conserves the Erchless Estate property as a significant cultural heritage landscape. It does so by requiring that Town decisions retain the property’s stated cultural heritage value or interest.

This plan is not a maintenance plan for the Erchless Estate property. Nor is it an operational plan. Maintenance, meaning routine non-destructive actions that preserve the existing form, and operations are exempt from Town heritage review. Other activities are exempt from heritage review because they will not affect the property’s heritage attributes.

This plan provides details on what is exempt and what requires a Town review and decision in Part 3, Actions subject to Town heritage review, and Schedule 4 (Category ‘A’ Action – Exempt Works), Schedule 5 (Category ‘B’ Alterations – Town review and consent), and Schedule 6 (Category ‘C’ Alterations – Town Council review and consent).

The property is subject to an Easement Agreement (“EA”) held by the Ontario Heritage Trust (“Trust” or “OHT”). Instrument No. 213676 was registered on 28 October, 1983. The EA protects the historical, architectural, aesthetic and scenic character and condition of the exterior of the buildings on the property as it was at the time the agreement was made. It is the property owner/applicant’s responsibility to obtain approval from the Trust, as well as the Town, prior to making any alterations and/or repairs to the heritage attributes and to maintain the property.

The property contains registered archaeological sites. Per Part VI of the *Ontario Heritage Act* it is illegal for anyone but a licensed archaeologist to knowingly disturb an archaeological site. Livable Oakville directs that should development potentially ‘*cause an impact to archaeological resources or areas of archaeological potential, an assessment by a qualified professional will be required in accordance with provincial standards and guidelines.*’ Further, it directs that archaeological resources located on site ‘*will be conserved*’. As such, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence.

Areas outside of the scope of this plan may be subject to the Oakville Harbour Cultural Heritage Landscape Plan. It is the property owner/applicant’s responsibility to refer to the Oakville Harbour Cultural Heritage Landscape Plan prior to making any alterations and/or repairs to the property and/or the property’s heritage attributes.

## **1.5 Components of this plan**

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

**Part 1. Introduction** - provides the context and purpose of this conservation plan.

**Part 2. The Erchless Estate Property** - provides details on the Erchless Estate property cultural heritage landscape. It provides an overall description of the landscape that includes the specific boundaries of the landscape. It also includes the property’s heritage attributes and its cultural heritage value or interest. Based on the property’s heritage value and attributes, this part of the plan divides the landscape into four conservation areas, and identifies the key features specific to each area. This part concludes with a description of the condition of the cultural heritage landscape.

**Part 3. Actions subject to Town heritage review** - sets out details on what actions are exempt from heritage review by the Town (Category ‘A’), and what actions require Town review and consent (Categories ‘B’ and ‘C’).

1. Category ‘A’ actions are those actions that (1) will not alter Erchless Estate in any manner and/or (2) will not affect the property’s heritage attributes or impact its cultural heritage value or interest. Category ‘A’ actions require no notice to, review by, and/or consent from the Town under the *Ontario*



*Heritage Act*. Exempt actions include property maintenance insofar as the maintenance is a routine, repeated activity, and reversible temporary installations.

2. Category 'B' actions are alterations that are likely to affect the property's heritage attributes and may impact its cultural heritage value or interest. These alterations require notice to, review by, and/or consent from the Town's Planning Services staff under the *Ontario Heritage Act*, prior to any work being undertaken. As the property is subject to an Ontario Heritage Trust Easement Agreement, Category 'B' alterations may also require notice to, review by, and/or consent from the Trust, prior to any work being undertaken. Further, as Erchless Estate contains registered archaeological sites, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence.
3. Category 'C' actions are alterations that are likely to affect the property's heritage attributes and may impact its cultural heritage value or interest. These alterations require notice to and review by the Town's Planning Services staff, the Heritage Oakville Advisory Committee; and, the review and consent of Council, prior to any work being undertaken. As the property is subject to an Ontario Heritage Trust Easement Agreement, Category 'C' alterations may also require notice to, review by, and/or consent from the Trust, prior to any work being undertaken. Further, as Erchless Estate contains registered archaeological sites, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence.

**Part 4. Guidelines for Alterations** - sets out the policy framework to be applied by the Town to make decisions on alterations that are likely to affect the heritage attributes of the property. The framework has two parts, summarized through two checklists. The first part identifies the property's heritage attributes that are likely to be affected by proposed alterations and identifies the most appropriate/relevant conservation Standards and Guidelines, as outlined in Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. The plan sets out a checklist for this part of the policy framework in Schedule 9. The second part of the policy framework identifies each cultural heritage value or interest that is likely to be affected by the proposed alteration and whether the impact is positive, negative or neutral. The plan sets out a checklist for this part of the policy framework in Schedule 10.

**Part 5. Application process** - describes the Town process for reviewing proposed actions that require notice to, review by, and/or consent from the Town's Planning Services staff. For Category 'B' alterations, the Town process includes Planning Services staff review and a decision on whether the alteration receives consent, including any conditions of consent. For Category 'C' actions, the Town process involves Planning Services staff review and preparation of a report to Council. It

concludes with Council review of the staff report and any additional relevant information in order to make a decision on the alteration, including any conditions of consent.

## **2. The Erchless Estate Property**

### **2.1 Description of the property**

The cultural heritage landscape is located on the west side of Navy Street, south of King Street, on a knoll overlooking the north shore of Lake Ontario and adjacent to Oakville Harbour and Sixteen Mile Creek. The significant cultural heritage landscape includes carefully designed gardens and a variety of 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> century buildings and structures, including a cluster of high-quality brick buildings which were originally built as separate structures, but were subsequently joined together and which now create a single building known as *Erchless*. The property is adjacent to the Old Oakville Heritage Conservation District and serves as a neighbourhood park.

The entire property is protected by an Ontario Heritage Trust Easement Agreement and, as the location of multiple archaeological sites, the property is protected by Section 5.4 of Livable Oakville.

### **2.2 Statement of Cultural Heritage Value or Interest**

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

The property's Statement of Cultural Heritage Value or Interest and its associated heritage attributes are articulated within the new heritage designation By-law 2019-057, attached as Schedule 1.

### **2.3 Distinct areas within the property**

The Erchless Estate property's designed cultural heritage landscape is composed of areas characterized by specific functions and geophysical features, which can be divided into four sections – two sections that are related to the structures and their associated landscape uses; and two sections that are related to the estate grounds. In order to offer guidance that reflects these distinct contexts, this plan organizes the property into four conservation areas: (1) the Museum grounds; (2) the *Coach House* and cottages; (3) the Dunington-Grubb and Stensson garden area; and, (4) the Parklands. These four conservation areas, as well as being historically inter-related, are also physically linked through a system of pathways, and views and vistas.



### **Area 1: The Museum grounds**

Area 1 includes *Erchless*; its lawn and gardens; and, the adjacent parking lot. *Erchless* is an amalgamation of the 19<sup>th</sup> century, Italianate style Chisholm family residence; the 19<sup>th</sup> century, Classical Revival style Custom House and Bank of Toronto building; and, the c. 1983 Oakville Museum vestibule. The parking lot is for the use of visitors to the museum and its grounds.

### **Area 2: The *Coach House* and the cottages**

Area 2 includes the c. 1898, Dick and Wickson designed *Coach House and Gardener's Cottage* and the ornamental King Street gate; the footpath which is a remnant of Allan Chisholm's late 19<sup>th</sup> century winding carriage path; and, the mid-20<sup>th</sup> century *Cottage*. The *Coach House and Gardener's Cottage* served as the Chisholm family's stable/coach house and their gardener's residence, and is currently used for museum storage. The *Cottage* was built in 1952 for Chisholm family members, and currently houses the offices of Oakville Historical Society.

### **Area 3: The Dunington-Grubb and Stensson garden area**

Area 3 includes the Landscape Architects, Dunington-Grubb and Stensson designed rock garden; the flagstone steps that lead down to the water; and, the Chisholm family's 19<sup>th</sup> century stone and metal fence and gate which runs along the south end of the property.

### **Area 4: The Parklands**

Area 4 includes the bulk of the property which sits atop a knoll above the harbour which slopes steeply to the west, toward Sixteen Mile Creek. This knoll area includes an open, grassed space with a winding walking path; mature trees and shrubs; broad lawns; and gardens. It is the location of the remnant foundation

walls of Capt. William Wilson's residence; his hand water pump; and, a curved stone wall, which runs along the top of the bank overlooking Sixteen Mile Creek. These features help form, and are integral to, the views and vistas to, from, and between the buildings; Lake Ontario; Sixteen Mile Creek; and, the entrance to Oakville Harbour.

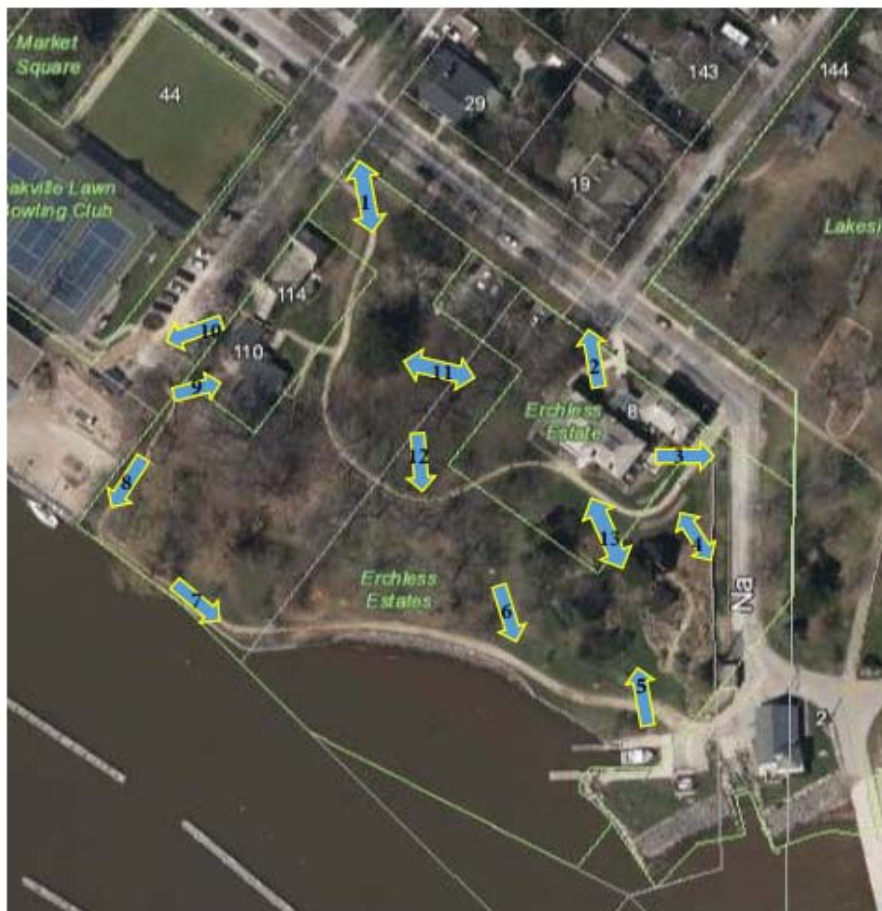
At the bottom of the slope is a broad strip of low-lying land which is flanked on the west by the creek. This area includes a grassed expanse, with a winding walking path and numerous mature trees.

## The Whole of the Landscape

Together, these four conservation areas describe the whole of the landscape. They also highlight different qualities that help guide appropriate conservation practices.

The landscape houses known archaeological sites. Further, because of its proximity to these known archaeological sites and to the shores of Sixteen Mile Creek and Lake Ontario, the property also has the potential to contain as yet unknown archaeological sites.

## Views and Vistas



Views and vistas to, from, and between the buildings; Lake Ontario; Sixteen Mile Creek; and, the entrance to Oakville Harbour include:

- View 1 – Views to and from the property’s north-west corner, looking south toward the parklands and the Coach House and Gardener’s Cottage, and looking north-west toward the Old Oakville Heritage Conservation District vista.
- View 2 – View from the walkway leading to the museum entryway vestibule, looking north toward the Old Oakville Heritage Conservation District vista.
- View 3 – View from the property’s north-east corner, looking east toward Lakeside Park and the vista of Lake Ontario.
- View 4 – Views to and from the pathway in front of *Erchless*, looking south-east toward the TOWARF building and beyond it Lake Ontario, and looking north-west toward *Erchless*.
- View 5 – View from the pathway at the lake’s edge, at the property’s south-east corner, looking north up the sloping hill between the Dunington-Grubb and Stensson rock garden and the bed of mature trees, shrubs and plants west of the rock garden.
- View 6 – View from the parkland beside the pathway running along the shore of Sixteen Mile Creek, looking south-east toward the harbour, the lighthouse, Sixteen Mile Creek, and toward the vista of Lake Ontario.
- View 7 – View from the pathway running along the shore of Sixteen Mile Creek, looking south-east toward Sixteen Mile Creek, the harbour, and toward the vista of Lake Ontario.
- View 8 – View from the pathway at the bottom of the stairway leading from the *Cottage* to the parkland lying along the shore of Sixteen Mile Creek, looking south-west toward Sixteen Mile Creek.
- View 9 – View from the pathway behind the *Cottage*, looking north-east toward the *Cottage*’s backyard courtyard.
- View 10 – View from the King Street entrance to the pathway running between the *Coach House and Gardener’s Cottage* and the *Cottage*, looking south-west toward Oakville Club’s tennis courts and Sixteen Mile Creek.
- View 11 – Views to, from, and between the buildings and the parkland area.
- View 12 – Views from the curvilinear pathway, beside the curved stone wall at the top of the bank, overlooking the parkland that runs along the shore of Sixteen Mile Creek, and the vista of the yacht club, Sixteen Mile Creek and Lake Ontario.
- View 13 - View to, from, and between the west elevation of *Erchless*; the Dunington-Grubb and Stensson rock garden; the bed of mature trees, shrubs and plants west of the rock garden; and the parkland and pathway along the shore of Sixteen Mile Creek.

## 2.4 Current heritage condition

The current physical condition of Erchless Estate’s heritage attributes is a benchmark for ensuring the conservation of the property’s heritage attributes and its cultural heritage value or interest.

The condition assessment considers the individual heritage attributes as well as the cultural heritage landscape as a whole. The meaning of the three ratings are set out below.

Rating	Meaning
Poor	The attribute is not functional.
Fair	The attribute is functional but requires some degree of improvement.
Good	The attribute is functional.

In general, a property's cultural heritage value or interest is conserved when all the heritage attributes are in good condition, individually and as a whole. By contrast, a heritage attribute that is in poor condition or that has been destroyed or demolished may compromise cultural heritage value or interest.

On 11 May 2018, per the terms of the EA, the Ontario Heritage Trust undertook an inspection focusing on *Erchless* and the *Coach House and Cottage*. The report indicated that overall the property is in good condition, however, four areas of concern were identified and conservation direction was provided. The four areas of concern, and their respective categories of interventions (as outlined in Section 3.2), are:

1. Open/deteriorated mortar joints should be repointed with an appropriate lime-based mortar. (Category 'B' Alterations – Town review and consent is required);
2. Spalling masonry should be inspected to determine its cause. If it is the result of poor repointing, hard mortar should be carefully removed and replace with softer, period-based mortar that matches the original in composition, colour, texture and profile. (Category 'B' Alterations – Town review and consent is required);
3. Loose paint should be carefully scraped from wood surfaces. The wooden elements should be repaired and repainted as necessary. (Category 'A' Actions – Exempt Works – no Planning Services staff review required);
4. Damaged downspouts should be replaced and extended where needed to ensure water is being directed away from building foundations. Ensure all gutters and downspouts are clear of debris. (Category 'A' Actions – Exempt Works – no Planning Services staff review required).

Museum staff advised that the recommended work has begun and will be completed through scheduled maintenance.

As part of this plan, Planning Services staff undertook a condition assessment of the heritage attributes of Erchless Estate property on June 18, 2019. Museum, Facilities & Construction Management, and Parks & Open Space staff reviewed the condition assessment and provided their comments. The results of that condition assessment are outlined in Appendix A - Current condition assessment of heritage attributes. The assessment concluded that the property as a whole and each of the four areas are generally in good condition, with the following comments:

**Area 1: The Museum grounds:**

- *Erchless* appears to be in good condition with no structural issues evident from the exterior. The lawn, gardens and parking lot appear to be in good condition, and are maintained seasonally and/or as required.
- Interior attributes appear to be in good condition.
- The lawns and gardens are maintained seasonally as required. Some of the mature trees may be nearing the end of their lifespan.

**Area 2: The *Coach House* and the cottages:**

- The c. 1898, Dick and Wickson designed *Coach House and Gardener's Cottage* appears to be in good condition with no structural issues evident from the exterior.
- Interior attributes appear to be in good condition.
- The c. 1898, Dick and Wickson designed ornamental King Street gate appears to be in fair condition with some rot evident at the bottom of the wooden gate.
- The footpath appears to be in good condition with no structural issues evident, and is maintained seasonally and/or as required.
- The mid-20<sup>th</sup> century *Cottage*, which houses the offices of Oakville Historical Society, appears to be in good condition. The surrounding lawns and gardens appear to be in good condition, and are maintained seasonally and/or as required.

**Area 3: The Dunington-Grubb and Stensson garden area:**

- The 1920s, Dunington-Grubb and Stensson Landscape Architects designed rock garden appears to be in good condition.
- The flagstone steps that lead down to the water appears to be in good condition.
- The Chisholm family's 19<sup>th</sup> century stone and metal fence and gate, which runs along the south end of the property, appears to be in good condition.

#### **Area 4: The Parklands:**

- The open, grassed spaces; winding walking path; mature trees and shrubs; broad lawns; and, gardens are maintained seasonally and/or as required and appear to be in good condition. Some of the mature trees may be nearing the end of their lifespan.
- The remnant foundation walls of Capt. William Wilson's residence; his hand water pump; and, the curved stone wall, which runs along the top of the bank overlooking Sixteen Mile Creek, appear to be in good condition.
- The low-lying grassed expanse, at the bottom of the slope, with its winding walking path and numerous mature trees appear to be in good condition.

### **3. Actions subject to Town heritage review**

As stated in Part 1, section 1.4, the purpose of this plan is the conservation of the Erchless Estate property as a significant cultural heritage landscape by ensuring its heritage attributes and cultural heritage value or interest are retained. Town consent is required for any action that is likely to affect Erchless Estate property's heritage attributes, value, or interest. This may also necessitate the property owner/applicant obtaining the prior review and consent of the Ontario Heritage Trust, and/or commissioning archaeological assessments, before work can start. It is the property owner/applicant's responsibility to maintain the property and, where necessary, to obtain consent from the Town and/or the Trust before making any alterations and/or undertaking restoration or repair work to the property's heritage attributes.

This part of the plan categorizes anticipated actions on the property into one of three categories: *Category 'A' Actions – Exempt Works*, no Planning Services staff review is required; *Category 'B' Alterations – Town review and consent*, Planning Services staff review and consent is required; and, *Category 'C' Alterations – Town Council review and consent*, Town Council's review and consent is required.

#### **3.1 Property alterations**

This plan's focus on alterations that are likely to affect this property's heritage attributes comes from the *Ontario Heritage Act*. Section 33 of this Act provides:

“(1). No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes [...] unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration”.



“(2). An application [...] shall be accompanied by a detailed plan and shall set out such information as the council may require”.

Further, the *Ontario Heritage Act* defines “alter” as follows:

“alter” means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning;”

Based on these requirements, this plan has exempted from Town Planning Services review those actions that will not change the Erchless Estate property and those actions that will not affect the property’s heritage attributes. A key example of an exempted action is property maintenance. Maintenance means routine non-destructive actions to protect, preserve or stabilize the existing form, material and integrity of the property.

## **3.2 The three categories of planned actions**

This plan addresses planned actions under three categories: ‘A’, ‘B’, and ‘C’. These actions are further described in Schedules 4, 5 and 6. In situations where proposed activities are not identified in Schedules 4, 5 or 6, the owner/applicant is required to provide notice to, review by, and/or consent from Town Planning Services staff and/or Town Council before any work is undertaken. Upon being contacted by the owner/applicant Town Planning Services staff will review the proposal and confirm which category of activity the proposal falls within.

Details are set out below.

### **3.2.1 Category ‘A’ Action – Exempt Works**

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

The list of Category ‘A’ actions is set out in Schedule 4.

Note that this list does not authorize the alteration of any heritage attributes. Town Planning Services staff are available for consultation to clarify the scope of exempt works.

### **3.2.2 Category ‘B’ Alterations – Town review and consent**

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

The list of Category ‘B’ alterations is set out in Schedule 5.

Should Planning Services staff not support a proposed Category 'B' alteration, staff will forward the application to the Heritage Oakville Advisory Committee for review and to Council for a final decision.

The property is subject to an Easement Agreement ("EA") held by the Ontario Heritage Trust ("Trust"). It is the property owner/applicant's responsibility to obtain consent from the Trust prior to making any alterations and/or repairs to the heritage attributes and to maintain the property.

The property contains registered archaeological sites. It also includes areas of archaeological potential. The property owner/applicant may be required to commission archaeological assessments before any subsurface work may commence.

Areas outside of the scope of this plan may be subject to the Oakville Harbour Cultural Heritage Landscape Plan. It is the property owner/applicant's responsibility to refer to the Oakville Harbour Cultural Heritage Landscape Plan prior to making any alterations and/or repairs to the property and/or the property's heritage attributes.

### **3.2.3 Category 'C' Alterations – Town Council review and consent**

Proposals for alterations that are likely to affect the heritage attributes and also impact the cultural heritage value or interest of the property, require review by Planning Services staff; Heritage Oakville Advisory Committee; and, the review and consent of Council, prior to any work being undertaken.

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

The property is subject to an Easement Agreement ("EA") held by the Ontario Heritage Trust ("Trust"). It is the property owner/applicant's responsibility to obtain approval from the Trust prior to making any alterations and/or repairs to the heritage attributes and to maintain the property.

The property contains registered archaeological sites. It also includes areas of archaeological potential. The property owner/applicant may be required to commission archaeological assessments before any subsurface work may commence.

Areas outside of the scope of this plan may be subject to the Oakville Harbour Cultural Heritage Landscape Plan. It is the property owner/applicant's responsibility to refer to the Oakville Harbour Cultural Heritage Landscape Plan prior to making any alterations and/or repairs to the property and/or the property's heritage attributes.

## **4. Guidelines for alterations**

In March 2013, the Town endorsed Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (the "*Standards and Guidelines*") for application in the planning, stewardship and conservation of heritage resources in the

Town. The *Standards and Guidelines* provide useful direction on how to conserve *character-defining elements* such as cultural landscapes and as such this plan makes use of these same *Standards and Guidelines*.

Town decisions on cultural heritage matters must be consistent with the Provincial Policy Statement (2014) and conform to the Provincial Growth Plan for the Greater Golden Horseshoe (2019). This provincial guidance requires that significant cultural heritage landscapes such as Erchless Estate be conserved. Further, “conserved” means that the landscape’s cultural heritage value or interest is retained. Thus, Town review of a Category ‘B’ or ‘C’ alteration must focus on whether and how the alteration affects the property’s stated cultural heritage value or interest. The property’s Statement of Cultural Heritage Value or Interest is found in the new heritage designation By-law 2019-057, attached as Schedule 1.

## **4.1 Conservation objectives**

Any Category ‘B’ or ‘C’ alterations must ensure that the property’s cultural heritage value or interest is conserved. In general, conservation can include one of three options: preservation, rehabilitation or restoration.

Preservation is to be understood as protecting, retaining and stabilizing the existing form, material and integrity of the Erchless Estate property, or of one of its individual heritage attributes, while protecting its value.<sup>1</sup> Preservation is typically a Category ‘B’ alteration. This approach at the Erchless Estate property is to be considered when:

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

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

Rehabilitation is to be understood as the action or process of making possible a continuing or compatible contemporary use of the Erchless Estate property, or of one of its individual heritage attributes, while protecting its value. Rehabilitation is typically a Category ‘C’ alteration. This approach at the Erchless Estate property is to be considered when alterations to the property are planned for a new or continued use.

Restoration is defined as alterations to accurately reveal, recover or represent the state of an historic place or individual component as it appeared at a particular period in its history. In some circumstances, this conservation option may apply to specific buildings

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<sup>1</sup> Based on the definition of Preservation included in the *Standards and Guidelines*

and features in the cultural heritage landscape. Restoration may not be relevant to the Erchless Estate property's cultural heritage landscape as a whole.

## **4.2 Ensuring that proposed alterations conserve Erchless Estate's cultural heritage value or interest**

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

Every applicant for a Category 'B' or 'C' alteration is required to complete the two checklists as part of their submission to the Town. Together, these two checklists provide the Town with the information necessary to answer the key question under Part 5 of the plan: Is the proposed alteration consistent with conserving the heritage attributes and cultural heritage value or interest of Erchless Estate?

### **1. Heritage Guidelines Checklist**

The Heritage Guidelines Checklist, attached as Schedule 9, sets out the property's identified heritage attributes and the most relevant conservation standards and guidelines as outlined in Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. The property's heritage attributes are set out in By-law 2019-057, which is attached as Schedule 1. Parks Canada's 14 Standards are included in Schedule 7. This checklist incorporates a number of conservation principles including that proposed alterations be minimal, compatible, reversible, and easily distinguishable from the property's identified heritage attributes.

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

- (1) It incorporates all identified heritage attributes, as set out in Schedule 1, the new heritage designation by-law (By-law 2019-057), and the most relevant Parks Canada Standard(s);
- (2) It considers whether and how the proposed alteration affects the attributes;
- (3) It considers whether and how the proposed alteration affects the cultural heritage landscape as a whole and the individual conservation areas; and
- (4) It gives priority to preservation over rehabilitation and/or restoration.

The checklist is organized based on the landscape as a whole and the four conservation areas. For each heritage attribute listed in the checklist, an answer is required for two important questions: Is the Standard relevant to the proposed alteration; and if relevant, is the proposed alteration consistent with the Standard?

Every applicant for a Category 'B' or 'C' alteration is required to complete this checklist as part of its submission to the Town. The Town's review of an application for a Category

'B' or 'C' alteration will include a Planning Services staff review of the Heritage Guidelines Checklist, as completed and submitted by the applicant, in order ensure that the proposed alteration is consistent with the applicable Standard. If the Town review accepts the entirety of the submitted checklist, it may be included in the Town decision. Should the Town review result in different answers to checklist questions, the Town's Planning Services staff will complete a new Heritage Guidelines Checklist that reflects the Town considerations.

## **2. Heritage Values Checklist**

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

The Heritage Values Checklist in Schedule 10 demands an answer to the question whether the proposed alteration will have a positive effect, a negative effect or no effect on the Erchless Estate property's cultural heritage value or interest.

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

The third column in this checklist addresses the "Type of effect" on the cultural heritage value or interest. There are three possible responses: positive (P), negative (N) or no effect (Nil).

## **5. Application process**

### **5.1 Step 1: Notice to Town**

Where the property owner/applicant seeks to alter the property and the alteration is not a Category 'A' action, then a review of the application by the Town's Planning Services staff is required.

If the action is not listed as a Category 'A' action in Schedule 4, then the property owner/applicant is required to contact the Town's Planning Services staff and advise them of the proposed alteration. Given the different processes involved, the property owner/applicant should also indicate to Planning Services staff whether the proposed alteration is listed as a Category 'B' alteration in Schedule 5 or a Category 'C' alteration

in Schedule 6. Planning Services staff will confirm whether the action is Category 'B' or 'C'.

The Town notes that, if an action is not on any of the lists at Schedules 4, 5 or 6, the applicant shall advise the Town's Planning Services staff who will decide if the action falls within Category 'A', 'B', or 'C'.

## **5.2 Step 2: Consultation with property owner/applicant**

Town consent is required for any Category 'B' or 'C' alteration on the basis that the alteration is likely to affect the property's heritage attributes and/or its cultural heritage value or interest. The Town will address this requirement for consent through review of the application. The application must be submitted in a manner that provides the Town with a clear understanding of the specific details and visual representation of the proposed alterations to the property. Please refer to Planning Services staff or to the Town website for submission deadline dates for Category 'C' alterations.

Before the submission of an application, applicants may be required to meet with Planning Services staff and Heritage Oakville Committee members to discuss the proposed alterations. This pre-consultation is an important step in the application process as it provides an opportunity for the applicant and Town staff to review the policies related to the property in order to ensure that the application meets the relevant requirements. Pre-consultation may also be required to allow Town Planning Services staff to confirm whether the action is Category 'A', 'B' or 'C'.

## **5.3 Step 3: Submission of complete application**

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

- Digital copy of the completed application form and any additional written description of the proposed changes;
- Digital copy of the completed Heritage Guidelines Checklist (Schedule 9) and Heritage Values Checklist (Schedule 10);
- Digital copy of all drawings;
- Digital copy of all photographs; and

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

- Digital copies of a site plan or current survey of the property that shows all buildings, structures, features, critical setbacks and distances from adjacent properties, and the location of all proposed work to structures and/or landscaping;

- Digital copies of a Heritage Impact Assessment;
- Digital copies of a Structural Assessment;
- Digital copies of architectural drawings that clearly illustrate the proposal and show all proposed changes to all buildings, structures, features, landforms, water features or plantings, including 3-D drawings or artist renderings of proposed work for large scale projects;
- Digital copies of photographs of the property, including:
  - Photographs of all impacted areas;
  - Photographs of all applicable portions of the property, including landscaping and structures;
  - Photographs of any impacted views; and
  - Photographs of the surrounding area, nearby streetscape(s), and/or neighbouring properties for context.
- Physical and/or visual samples of materials proposed to be used.

On receipt of a complete application, Planning Services staff will serve a notice of receipt of the application on the applicant.

#### **5.4 Category ‘B’ alterations - Town review and consent**

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

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

- (1) the Heritage Guidelines Checklist set out in Schedule 9 to this plan; and
- (2) the Heritage Values Checklist set out in Schedule 10 to this plan.

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

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

Where, following completion of the two checklists, Planning Services staff concludes that the proposed alteration is consistent with conserving the cultural heritage value or interest of the Erchless Estate property, then Planning Services staff may consent to the application, or they may consent to the application and, if required, impose any necessary terms and conditions.

Where, following completion of the two checklists, Planning Services staff concludes that the proposed alteration is not consistent with conserving the cultural heritage value or interest of the Erchless Estate property, then Planning Services staff shall not consent to the alteration, and shall refer the alteration to the Heritage Oakville Advisory Committee for review and to Council for review and decision.

**5.5 Category ‘C’ alterations – Town Council review and consent**

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

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

- (1) the Heritage Guidelines Checklist set out in Schedule 9 to this plan; and
- (2) the Heritage Values Checklist set out in Schedule 10 to this plan.

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

Planning Services staff will provide their information and recommendations, including the completed checklists, to the Heritage Oakville Advisory Committee.

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

The following are the steps that an application for consent to a Category ‘C’ alteration must go through, unless otherwise determined by the Planning Services staff:

1)	Applicant contacts Planning Services staff to advise of proposed Category ‘C’ alteration and arrange pre-consultation meeting to discuss proposed work
	↓



2)	Applicant meets with Planning Services staff (and members of Heritage Oakville if deemed necessary by staff) at a pre-consultation meeting prior to submission of application				
	↓				
3)	Applicant submits all required components of the application to Planning Services staff				
	↓				
4)	Planning Services staff prepares report and recommendation on the application attaching completed checklists pursuant to Schedules 9 and 10 to this plan.				
	↓				
5)	Heritage Oakville Meeting – Planning Services staff presents the report and recommendation on the application. Heritage Oakville makes a recommendation on the application and forwards the recommendation to Council for decision.				
	↓				
6)	Planning and Development Council Meeting – Council makes decision to either:				
	Consent to application	<u>OR</u>	Consent to application with terms and conditions	<u>OR</u>	Refuse application
	↓				
	Applicant either:				
	Accepts consent	<u>OR</u>	Accepts consent with terms and conditions  OR	<u>OR</u>	Accepts refusal  OR

			Files objection to consent with terms and conditions with Town and Town refers objection to the CRB± for a hearing		Files objection to refusal with Town and Town refers objection to the CRB± for a hearing
	±CRB - Conservation Review Board (tribunal that provides hearing reports setting out findings of fact and recommendations to a municipality or the Minister of Culture)				

## 5.6 Conditions of Town consent


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



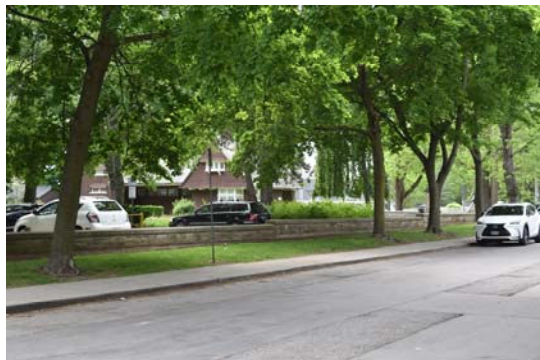

## 6. Appendices




### 6.1 Appendix A – Current condition assessment of heritage attributes

The following table articulates the findings of the condition assessment which was undertaken at the time the property was identified as a cultural heritage landscape. Planning Services staff assessed Erchless Estate's cultural heritage landscape heritage attributes as identified in By-Law 2019-057 (attached as Schedule 1). The rating system to be applied, being 'Poor', 'Fair', or 'Good', considers the physical condition and processes of the landscape.




Rating	Meaning
<b>Poor</b>	The attribute is not functional.
<b>Fair</b>	The attribute is functional but requires some degree of improvement.
<b>Good</b>	The attribute is functional.

Attribute	Description	Photograph	Rating
<b>Key attributes of the significant cultural heritage landscape, including:</b>			
Its defined geographical area	The elevated natural embankment overlooking Lake Ontario, Sixteen Mile Creek and the entrance to Oakville Harbour.		Good



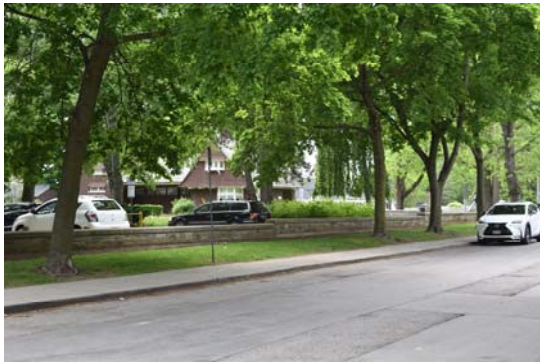
Attribute	Description	Photograph	Rating
<b>Key attributes of the significant cultural heritage landscape, including:</b>			
Its unique spatial organization	The whole designed cultural heritage landscape articulates the interrelationships between the property's topography, natural elements, hardscaping features, and its historic buildings.		Good
Its physical and functional layout and circulation route patterns	The whole designed cultural heritage landscape's placement and variety of mature trees, shrubs, and gardens.		Good
Its physical, functional, visual, and historical links to the surrounding neighbourhood	The whole designed cultural heritage landscape's residential and open space setting adjacent to Lakeside Park and the surrounding residential neighbourhood known as Old Oakville Heritage Conservation District.		Good
Its three historic buildings	The whole designed cultural heritage landscape's historic buildings, specifically, <i>Erchless</i> , the amalgamated, former residential and commercial structure; the		Good



Attribute	Description	Photograph	Rating
<b>Key attributes of the significant cultural heritage landscape, including:</b>			
	<i>Coach House and Gardener's Cottage</i> , the former stable/coach house; and the <i>Cottage</i> , the former residential structure.		
Its views and vistas	The whole designed cultural heritage landscape's views and vistas to, from, and between Lake Ontario; Sixteen Mile Creek; the entrance to Oakville Harbour; <i>Erchless</i> ; the <i>Coach House and Gardener's Cottage</i> ; and the <i>Cottage</i> .		Good
Its waterfront access	Via stairways and the street south of <i>Erchless</i> , which runs south past the former <i>Custom House</i> towards the harbour.		Good






Attribute	Description	Photograph	Rating
<b>Key attributes of the significant cultural heritage landscape, including:</b>			
Its known and potential archaeological resources	The whole designed cultural heritage landscape's pre-contact and 19 <sup>th</sup> century artifact concentrations.	 2	Good
Its 1920s Dunington-Grubb and Stensson Landscape Architects designed rock garden	Architectural features associated with the Dunington-Grubb and Stensson design including flagstone steps and path leading down to the water.		Good
Its park-like grounds and pathways	Architectural features associated with the late 19 <sup>th</sup> century Dick and Wickson design including the former, curvilinear carriageway which now serves as a footpath.		Good




<sup>2</sup> Image courtesy Historic Horizon Inc., *Erchless Estate (Oakville Museum) (AiGw-401) Garden Stairway Restoration Project*, Stage 4 Archaeological Assessment. 21 March 2018. Photo 5, Appendix B.





Attribute	Description	Photograph	Rating
<b>Key attributes of the significant cultural heritage landscape, including:</b>			
Its various wall features	The c.1858 stone and metal fence and gates south of <i>Erchless</i> , which runs south from the former Custom House gate towards the harbour.		Good
Its various wall features	Its late 19 <sup>th</sup> century Dick and Wickson designed stone gateposts and wooden gates on King Street.		Fair
Its various wall features	The presence of a masonry wall running along Navy Street.		Good

Attribute	Description	Photograph	Rating
<b>Key attributes of the significant cultural heritage landscape, including:</b>			
Its various wall features	The curved stone wall, running along the top of the bank overlooking Sixteen Mile Creek, which is a remnant of the Dick and Wickson designed late 19 <sup>th</sup> century carriageway.		Fair
Its remnant features from Captain William Wilson's home, located close to the curved stone wall	The lake stone foundation walls, which have been used as the foundation for the water tower, the location of a garden pool/fish pond; and, are now the location of a garden.		Good
Its remnant features from Captain William Wilson's home, located close to the curved stone wall	Captain Wilson's hand pump.		Good







Attribute	Description	Photograph	Rating
<b>Erchless' key exterior attributes, including:</b>			
Its 19 <sup>th</sup> century shape and form	The amalgamated residential and commercial structure, constructed in the Italianate and Classical Revival styles.		Good
Its combined 1-½ and 2-storey massing	The structure's massing is an architectural feature that articulates the evolution of the structure over the course of its history.		Good
Its lake stone foundation, exposed above grade and topped by a stone course	The lake stone foundation is an architectural feature that is representative of 19 <sup>th</sup> century construction materials and methods.		Good


Attribute	Description	Photograph	Rating
<b>Erchless' key exterior attributes, including:</b>			
Its brick cladding, including brick headers above windows and doors	The structure's cladding is representative of early 19 <sup>th</sup> century construction materials and methods.		Fair
Its wood shingle clad, combined gabled and hipped roofs	The c.1858 residential addition's functional railed deck, a.k.a. widow's walk, with its wood handrail and decorative wood pickets is an architectural feature that represents mid-19 <sup>th</sup> century construction materials, methods and style.		Good
Its wood shingle clad, combined gabled and hipped roofs	Architectural features that are representative of 19 <sup>th</sup> century construction materials and methods, include its wood cornice, cornice returns, soffits and brackets.		Good




Attribute	Description	Photograph	Rating
<b>Erchless' key exterior attributes, including:</b>			
Its wood shingle clad, combined gabled and hipped roofs	The Custom House's centrally located pediment on the south façade, and an offset pediment on the east façade are architectural features that represents mid-19 <sup>th</sup> century construction materials and methods.		Good
Its copper eaves troughs and downspouts	Much of the structure's period/period appropriate copper eaves troughs and downspouts remain.		Good
Its 2-storey wooden balcony and porch	Located on the west elevation, the balcony and porch is an early 21 <sup>st</sup> century architectural feature which is a replica of the late 19 <sup>th</sup> century version.		Good
Its formal 19 <sup>th</sup> century front entryway on the south elevation	Its classical stone terrace with its wood handrail and decorative wood pickets which is an architectural feature that represents mid-19 <sup>th</sup>		Good






Attribute	Description	Photograph	Rating
<b>Erchless' key exterior attributes, including:</b>			
	century construction materials and methods.		
Its formal 19 <sup>th</sup> century front entryway on the south elevation	The wood door including the wood paneled and glass sidelights, curved wood transom window, associated wood trim, stone header and wood hood mould are architectural features that represents mid-19 <sup>th</sup> century construction materials and methods.		Good
Its 19 <sup>th</sup> century wood doors and windows	The associated wood trim, stone sills and headers, and wood hood moulds are architectural features that represents mid-19 <sup>th</sup> century construction materials and methods.		Good
Its wood louvered shutters	The shutters are architectural features that are representative of mid-19 <sup>th</sup> century construction materials and methods.		Good


Attribute	Description	Photograph	Rating
<b>Erchless' key exterior attributes, including:</b>			
Its red brick chimneys	Located on both the former residence and Custom House buildings, the chimneys are architectural features that are representative of 19 <sup>th</sup> century construction materials and methods.		Good


Attribute	Description	Photograph	Rating
<b>Erchless' key interior attributes, including:</b>			
Its layout, materials and finishes, up to and including all changes made by Emelda (Beeler) Chisholm, who resided on the property until 1952	Its red brick walls, which were originally exterior walls.		Good

Attribute	Description	Photograph	Rating
<b>Erchless' key interior attributes, including:</b>			
Its layout, materials and finishes, up to and including all changes made by Emelda (Beeler) Chisholm, who resided on the property until 1952	Its wood stairs, paneling, mouldings, floors, and baseboards are architectural features that are representative of 19 <sup>th</sup> century construction materials and methods.		Good
Its layout, materials and finishes, up to and including all changes made by Emelda (Beeler) Chisholm, who resided on the property until 1952	Its wood doors and windows including all associated trim and stone headers and sills are representative of 19 <sup>th</sup> century construction materials and methods.		Good
Its layout, materials and finishes, up to and including all changes made by Emelda (Beeler) Chisholm, who resided on the property until 1952	Its plaster walls and ceiling medallions are representative of 19 <sup>th</sup> century construction materials and methods.		Good





Attribute	Description	Photograph	Rating
<b>Erchless' key interior attributes, including:</b>			
Its layout, materials and finishes, up to and including all changes made by Emelda (Beeler) Chisholm, who resided on the property until 1952	It's built in cabinetry in the c.1839 residential addition are representative of 19 <sup>th</sup> century construction materials and methods.		Good
Its layout, materials and finishes, up to and including all changes made by Emelda (Beeler) Chisholm, who resided on the property until 1952	The early 20 <sup>th</sup> century bathroom fixtures in Emelda's 2 <sup>nd</sup> floor bathroom including the sink with the faucet built right into the basin, the floor and wall tiles, the bathtub, and the shower with its unusual 12-shower head configuration, are representative of early 20 <sup>th</sup> century construction materials and methods.		Good
Its layout, materials and finishes, up to and including all changes made by Emelda (Beeler) Chisholm, who resided on the property until 1952	Its original, Neo-Classical marble and stone fireplaces, including their metal inserts are representative of 19 <sup>th</sup> century construction materials and methods.		Good









Attribute	Description	Photograph	Rating
<b>Erchless' key interior attributes, including:</b>			
Its layout, materials and finishes, up to and including all changes made by Emelda (Beeler) Chisholm, who resided on the property until 1952	Its curved wood handrail in the former Custom House section are representative of 19 <sup>th</sup> century construction materials and methods.		Good

Attribute	Description	Photograph	Rating
<b>The <i>Coach House and Gardener's Cottage</i>'s key exterior attributes, including:</b>			
Its late 19 <sup>th</sup> century shape and form	The Dick and Wickson designed structure constructed in the Shingle style.		Good






Attribute	Description	Photograph	Rating
<b>The <i>Coach House and Gardener's Cottage's</i> key exterior attributes, including:</b>			
Its 1-½ storey massing.	The structure's massing is representative of Shingle style architecture.		Good
Its lake stone foundation, exposed above grade	The lake stone foundation is an architectural feature that is representative of 19 <sup>th</sup> century construction materials and methods.		Good
Its wood shingle cladding	The structure's cladding is representative of Shingle style architecture.		Good
Its steeply pitched, cross gable roof, clad in wood shingles	The roof's pitch, its materials, and its wood-shingled cupola are architectural features that are representative of late 19 <sup>th</sup> century construction materials and methods.		Good

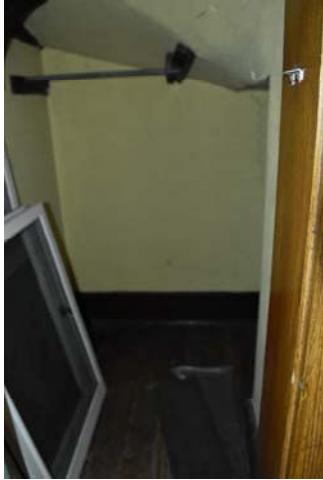


Attribute	Description	Photograph	Rating
<b>The <i>Coach House and Gardener's Cottage</i>'s key exterior attributes, including:</b>			
Its steeply pitched, cross gable roof, clad in wood shingles	The eyebrow vent opening is a unique architectural feature that is representative of late 19 <sup>th</sup> century construction materials and methods.		Good
Its wood tongue and groove soffits, porch ceilings and exposed rafter tails;	The soffits, ceilings and exposed rafter tails are representative of Shingle style architecture.		Good
Its wood doors and windows	The wood doors and windows, including all associated trim, sills, flared wood shingle headers, and wood brackets are architectural features that are representative of Shingle style architecture.		Good




Attribute	Description	Photograph	Rating
<b>The <i>Coach House and Gardener's Cottage</i>'s key exterior attributes, including:</b>			
Its red brick chimney	The brick chimney is an architectural feature of Shingle style architecture.		Good
Its asymmetrically tapered stone column at the north-east corner of the building	The structure's stone column is an early example of an architectural feature more commonly associated with Craftsman architecture, the style that followed Shingle style architecture.		Good
Its ridge beam hoist, or "catshead"	The ridge beam is an architectural feature that is representative of late 19 <sup>th</sup> century construction materials and methods, and is a remnant feature of the building's original use.		Good






Attribute	Description	Photograph	Rating
<b>The <i>Coach House and Gardener's Cottage's</i> key exterior attributes, including:</b>			
Its stone manure pit walls	The manure pit is an architectural feature that is representative of late 19 <sup>th</sup> century construction materials and methods, and is a remnant feature of the building's original use.		Good



Attribute	Description	Photograph	Rating
<b>The <i>Coach House and Gardener's Cottage's</i> key interior attributes, including:</b>			
Its layout, materials and finishes	Its wood floors, stairs, baseboards, chair railings, mouldings, and wood screen wall with vertical slats are architectural features that are representative of late 19 <sup>th</sup> century construction materials and methods.		Good
Its layout, materials and finishes	Its wood windows and doors and associated trim are architectural features that are representative of late 19 <sup>th</sup> century construction materials and methods.		Good

Attribute	Description	Photograph	Rating
<b>The <i>Coach House and Gardener's Cottage's</i> key interior attributes, including:</b>			
Its layout, materials and finishes	Its plaster walls are an architectural feature which are representative of 19 <sup>th</sup> century construction materials and methods.		Good
Its layout, materials and finishes	The wooden cupboards in the stable area are features which are representative of late 19 <sup>th</sup> century construction materials and methods, and are remnants of the building's original use.		Good
Its layout, materials and finishes	The remnant stable partitions, made of wood and metal bars, are architectural features that are representative of late 19 <sup>th</sup> century construction materials and methods, and is a remnant feature of the building's original use.		Good

Attribute	Description	Photograph	Rating
<b>The <i>Cottage's</i> key exterior attributes, including:</b>			
Its mid-20 <sup>th</sup> century shape and form	The structure is an amalgamation of two separate residential buildings that were constructed in the vernacular style.		Good
Its 1-storey massing	The structure's massing is representative of its original use, as simple, vernacular style cottage residences.		Good
Its remnant lake stone foundation	The remnant of the lake stone foundation is an architectural feature that is representative of 19 <sup>th</sup> century construction materials and methods.		Good

Attribute	Description	Photograph	Rating
<b>The <i>Cottage's</i> key exterior attributes, including:</b>			
Its wood board and batten cladding	The structure's cladding is representative of its vernacular style of construction.		Good
Its low pitched, cross, open gable roof; and,	The roof's pitch, its materials, and its lack of ornamentation is representative of its vernacular style of construction.		Good
Its brick chimney.	The brick chimney's simple design is representative of its vernacular style of construction.		Good



Attribute	Description	Photograph	Rating
<b>The <i>Cottage's</i> key interior attributes, found in the section built for Dr. Juliet (Chisholm) Turney, including:</b>			
Its entry room's (aka lobby area) wood plank floors	The entry room's floors are representative of its vernacular style of construction.		Good
Its main room's flagstone floors, painted brick fireplace with wood mantelshelf, and wood beamed ceilings	The main room's floors are representative of its vernacular style of construction.		Good



## 7. Schedules

### Schedule 1 – Heritage Designation By-law 2019-057

#### Description of Property

Erchless Estate is known municipally as 8 Navy Street and 110-114 King Street. Located on the west side of Navy Street, south of King Street and north of Lake Ontario, the property is adjacent to Oakville Harbour and Sixteen Mile Creek on the west, and Old Oakville Heritage Conservation District on the east. The 1.6 hectare (4.0 acre) estate includes a variety of 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> century buildings and structures and carefully designed gardens.

#### Statement of Cultural Heritage Value or Interest:

Erchless Estate is a designed cultural heritage landscape. The property has significance as a rare and representative example of an early 19<sup>th</sup> century lakefront estate; because it is historically linked to the founding of Oakville and with Oakville's founding family, the Chisholms; as a public park that is physically, functionally, visually and historically linked to its surroundings; and, as a location important to the Mississaugas of the Credit First Nation.

The entire property is protected by an Ontario Heritage Trust Easement Agreement and is the location of multiple publicly known archaeological sites.

#### Design and Physical Value:

Erchless Estate has design and physical value as a representative example of a designed cultural heritage landscape. The property is notable for its elevated natural embankment; its views; its natural heritage attributes; its structures; and, its landscaping and hardscaping features. As the principal structure on the property, Erchless was deliberately placed at the apex of the elevated natural embankment overlooking Lake Ontario, the mouth of Oakville Harbour, and Sixteen Mile Creek. Just as deliberately, the property's lesser, functional outbuildings were relegated to the less visually prominent part of the property. The placement of the various structures resulted in significant views and vistas to, from, and between the buildings, the lake, the harbour, and the creek. The property's early 20<sup>th</sup> century rock garden is a representative and early example of the work of renowned Canadian landscape architects, Dunington-Grubb and Stensson. The rock garden, combined with the property's variety of mature trees, shrubs, and gardens displays a high degree of craftsmanship and artistic merit.

The placement and design of the buildings, stone walls, pathways, and plantings result in significant views and represent a successful integration of architecture and landscape. Collectively, the result is a relationship between site and structures which demonstrates a high degree of craftsmanship and artistic merit and represents significant design value.

Architecturally significant structures on the property include *Erchless* and the *Coach House and Gardener's Cottage*. *Erchless* is comprised of the Italianate style 1828 brick Store, the c.1839 and 1858 residential additions, the 1856 Classical Revival style Custom House, and the c.1861 brick garden wall which links the residential and commercial portions of the structure. The late 19<sup>th</sup> century *Coach House and Gardener's Cottage* was constructed in the Shingle style of architecture. Collectively, these structures display a high degree of craftsmanship and artistic merit. Also on the property is the 1952 *Cottage* structure, which is an amalgamation of two separate residential buildings, and is an example of mid-20<sup>th</sup> century vernacular style construction.

#### Historical and Associative Value:

Erchless Estate has historical and associative value because of its direct associations with early 19<sup>th</sup> century commercial development and town building. In 1834, when Oakville was declared a Port of Entry, the first Customs House was opened on the property, and in the process it became the location of the first permanent government presence in Oakville.

The property has historical and associative value through its direct associations with Oakville's founding family, the Chisholms. Various members of the Chisholm family lived at *Erchless* for many years, including Colonel William Chisholm (1788-1842) the founder of Oakville; William's son, Robert Kerr Chisholm (1819-1899) businessman, and politician; and, Hazel Elizabeth (Chisholm) Hart Mathews (1897-1978), author and founder of Oakville Historical Society.

The property yields, or has the potential to yield, information that contributes to an understanding of the Mississaugas of the Credit First Nation (MCFN) who, as the area's pre-contact Indigenous inhabitants, have identified the property as an area of interest; and, to early 19<sup>th</sup> century lakefront estate development activities in Oakville. Further, *Erchless* Estate demonstrates or reflects the work of Canadian Architects Dick and Wickson; and, of Landscape Architects Dunington-Grubb and Stensson, who defined the early years of the Canada's landscape and horticulture industry.

#### Contextual Value:

Erchless Estate has contextual value as a publicly accessible property which defines, maintains, and supports the character of the area. As the location of Oakville Museum, Oakville Historical Society, and a public park, the property remains physically, functionally, visually, and historically linked to its surroundings including Oakville Harbour, Sixteen Mile Creek, Lakeside Park, and Old Oakville Heritage Conservation District. The property is a landmark within the Town of Oakville.

#### Description of Heritage Attributes:

Key attributes of the designed cultural heritage landscape include its:

- defined geographical area, being an elevated natural embankment overlooking Lake Ontario, Sixteen Mile Creek, and the entrance to Oakville Harbour;
- unique spatial organization that articulates the interrelationships between the property's topography, natural elements, hardscaping features, and its historic structures;
- physical and functional layout and circulation route patterns, including its placement and variety of mature trees, shrubs, and gardens;
- physical, functional, visual, and historical links to the surrounding neighbourhood, as a residential and open space setting adjacent to Lakeside Park and the surrounding residential neighbourhood known as Old Oakville Heritage Conservation District;
- three historic buildings, specifically, *Erchless*, the amalgamated, former residential and commercial structure; the *Coach House and Gardener's Cottage*, the former stable/coach house; and the *Cottage*, the former residential structure;
- views and vistas to, from, and between Lake Ontario; Sixteen Mile Creek; the entrance to Oakville Harbour; *Erchless*; the *Coach House and Gardener's Cottage*; and the *Cottage*;
- waterfront access;
- known and potential archaeological resources;
- 1920s Dunington-Grubb and Stensson Landscape Architects designed rock garden, including it flagstone steps and path down to the water;
- park-like grounds and pathways including its curvilinear historic carriageway which now serves as a footpath;
- various wall features, including:
  - the c.1858 stone and metal fence and gates south of *Erchless*, which runs south from the former Custom House gate towards the harbour;
  - its late 19<sup>th</sup> century Dick and Wickson designed stone gateposts and wooden gates on King Street;
  - the presence of a masonry wall running along Navy Street; and,
  - the curved stone wall, running along the top of the bank overlooking Sixteen Mile Creek, which is a remnant of the late 19<sup>th</sup> century carriageway;
- remnant features from Captain William Wilson's home, located close to the curved stone wall, including its:
  - lake stone foundation walls, which have been used as the foundation for the water tower, the location of a garden pool/fish pond; and, are now the location of a garden; and,
  - Captain Wilson's hand pump.

*Erchless*' key exterior attributes include its:

- 19<sup>th</sup> century shape and form as an amalgamated residential and commercial structure, constructed in the Italianate and Classical Revival styles;
- combined 1-½ and 2-storey massing;
- lake stone foundation, exposed above grade and topped by a stone course;
- brick cladding, including brick headers above windows and doors;
- wood shingle clad, combined gabled and hipped roofs, including the:
  - c.1858 residential addition's functional railed deck, a.k.a. widow's walk, with its wood handrail and decorative wood pickets;

- wood cornice, cornice returns, soffits and brackets; and,
  - Custom House's centrally located pediment on the south façade, and an offset pediment on the east façade.
- copper eaves troughs and downspouts;
- 2-storey wooden balcony and porch on the west elevation, which is a replica of the late 19<sup>th</sup> century balcony;
- formal 19<sup>th</sup> century front entryway on the south elevation, including its:
  - classical stone terrace with its wood handrail and decorative wood pickets; and,
  - wood door including the wood paneled and glass sidelights, curved wood transom window, associated wood trim, stone header and wood hood mould;
- 19<sup>th</sup> century wood doors and windows including associated wood trim, stone sills and headers, and wood hood moulds;
- wood louvered shutters; and,
- red brick chimneys.

*Erchless' key interior attributes including its:*

- layout, materials and finishes, up to and including all changes made by Emelda (Beeler) Chisholm, who resided on the property until 1952, which includes its:
  - red brick walls, which were originally exterior walls;
  - wood stairs, paneling, mouldings, floors, and baseboards;
  - wood doors and windows including all associated trim and stone headers and sills;
  - plaster walls and ceiling medallions;
  - built in cabinetry in the c.1839 residential addition;
  - early 20<sup>th</sup> century bathroom fixtures in Emelda's, 2nd floor bathroom, including the sink with the faucet built right into the basin, the floor and wall tiles, the bathtub, and the shower with its unusual 12-shower head configuration;
  - original, Neo-Classical marble and stone fireplaces, including their metal inserts; and,
  - curved wood handrail in the former Custom House section.

*The Coach House and Gardener's Cottage's key exterior attributes including its:*

- late 19<sup>th</sup> century shape and form, constructed in the Shingle style;
- 1-½ storey massing;
- lake stone foundation, exposed above grade;
- wood shingle cladding;
- steeply pitched, cross gable roof, clad in wood shingles, including the wood-shingled cupola and the eyebrow vent opening;
- wood tongue and groove soffits, porch ceilings and exposed rafter tails;
- wood doors and windows, including all associated trim, sills, flared wood shingle headers, and wood brackets.
- red brick chimney;
- asymmetrically tapered stone column at the north-east corner of the building;
- ridge beam hoist, or "catshead"; and,
- stone manure pit walls.

*The Coach House and Gardener's Cottage's key interior attributes including its:*

- layout, materials and finishes, which include its:
  - wood floors, stairs, baseboards, chair railings, mouldings, and wood screen wall with vertical slats;
  - wood windows and doors and associated trim;
  - plaster walls;
  - wooden cupboards in the stable area; and,
  - remnant stable partitions, made of wood and metal bars.

The *Cottage's* key exterior attributes include its:

- the mid-20<sup>th</sup> century shape and form, as an amalgamation of two separate residential buildings, constructed in the vernacular style;
- 1-storey massing;
- remnant lake stone foundation;
- wood board and batten cladding;
- low pitched, cross, open gable roof; and,
- brick chimney.

The *Cottage's* key interior attributes, found in the section built for Dr. Juliet (Chisholm) Turney, including the:

- entry room's (aka lobby area) wood plank floors; and,
- main room's flagstone floors, painted brick fireplace with wood mantelshelf, and wood beamed ceilings.

## Schedule 2 – Glossary

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

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

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

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

**“Conserved”** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (Provincial Policy Statement, 2014)

**“Cultural heritage landscape”** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. (Provincial Policy Statement, 2014)

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

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

**“Heritage attributes”** means the principal features or elements that contribute to a *protected heritage property’s* cultural heritage value or interest, and may include the

property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*). (Provincial Policy Statement, 2014) Note: This term may be used interchangeably with the term '**character-defining element**'.

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

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

**"Permanent"** means lasting or intended to last indefinitely.

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

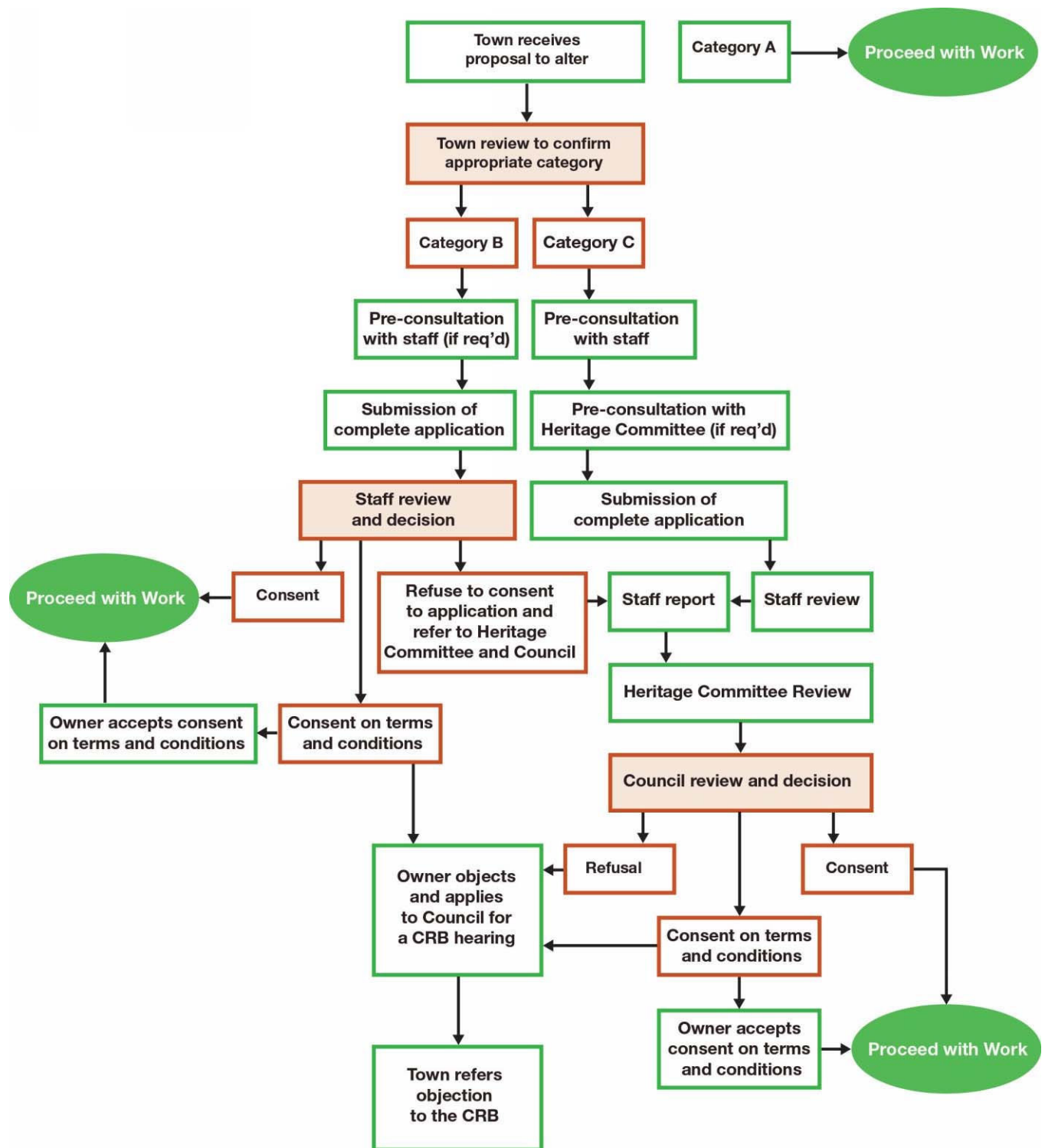
**"Reversible"** means a change that permits restoration to the prior state or condition at a later date without damaging the heritage attributes of a property. This is particularly important if a change is related to a new use that may also later change. Reversible alterations are not destructive.

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

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

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

## Schedule 3 – Decision-Making Tree





## **Schedule 4 – Category ‘A’ Action – Exempt Works**

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

### **1. Maintenance**

#### ***Maintenance of property***

##### Daily

1. Watering, both automated and hand watering;
2. Daily and seasonal upkeep of garden beds and decorative plantings;
3. Normal use of the property, including rentals.

##### Semi-regularly or as needed

1. Trash removal;
2. Mowing of lawns;
3. Regular maintenance of trees and shrubs, including pruning of dead/damaged limbs, that does not involve the removal or addition of trees, except for the removal of self-seeded saplings;
4. Manual weed control;
5. Planting and maintenance of decorative flowerbeds and grass areas.
6. Driveway and parking lot surface upkeep including filling in cracks and potholes;

#### ***Facilities maintenance***

7. Repair of facilities with same materials;
8. Snow removal, salting and sanding as needed;
9. Resurfacing of driveways and/or parking lots;
10. Repair and repainting of existing signage;
11. Installation of new directional or traffic control signage;

- 12. Repair of above ground utilities or services;
- 13. Repair and repainting of existing non-heritage fencing;
- 14. Installation of temporary seasonal decorations, including lighting and signage.

### ***General Building maintenance***

- 15. Interior improvements affecting only non-heritage interior attributes;
- 16. Re-roofing with same materials;
- 17. Installation of security and amenity lighting;
- 18. Repair and replacement in-kind of non-heritage eaves trough and downspouts on all buildings;
- 19. Re-painting of exterior cladding and trim;
- 20. Installation of storm windows and doors, if applicable;
- 21. Repair of non-heritage, exterior stairs and steps with same materials.

## **2. Alterations that will not affect heritage attributes**

- 22. Subsurface works of less than 30 days that will not result in permanent change to the ground surface or land massing;
- 23. Repaving of parking lots and driveway to existing footprint with same materials;
- 24. In kind replacement or repair of damaged features after unexpected events include inclement weather, vandalism, electrical, mechanical damage. (Note: repairs that are not 'in kind' may require heritage review).

## **3. Alterations that will not affect heritage attributes – Reversible, Temporary installations (returned to original condition within 30 days)**

- 25. Roping off areas;
- 26. Temporary installations, including things such as tents, portable washrooms, and signage.

### ***Emergency Actions***

- 27. Emergency actions required to address safety issues resulting from a storm or similar natural event that are not in-kind replacement or repair, so long as impact to heritage attributes are avoided or minimized as practicable and the property

owner/applicant prepares and submits to the Town Planning Services staff, as soon as practicable, a photographic record of the damage incurred to the property and work undertaken;

28. Emergency actions required to address site operations resulting from a storm or similar natural event that are not in-kind replacement or repair and may impact the heritage attributes of the property, so long as the property owner/applicant prepares and submits to the Town Planning Services staff, as soon as practicable, a photographic record of the damage incurred to the property and work undertaken and an application for the applicable heritage approval.

## **Schedule 5 – Category ‘B’ Alterations – Town review and consent**

Category ‘B’ actions are alterations that are likely to affect the property’s heritage attributes and may impact its cultural heritage value or interest. Under the *Ontario Heritage Act*, these alterations require notice to, review by, and/or consent from Planning Services staff prior to any work being undertaken. As the property is subject to an Ontario Heritage Trust Easement Agreement, Category ‘B’ alterations may also require notice to, review by, and/or consent from the Ontario Heritage Trust prior to any work being undertaken. Further, as Erchless Estate is a registered archaeological site, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence.

1. Addition/removal/replacement of, or other changes to permanent hard landscaping features that are not identified as heritage attributes in By-Law 2019-057 (attached as Schedule 1), as follows:
  - a. parking lots;
  - b. patios;
  - c. in ground planters.
2. Addition/removal/replacement of, or other changes to, permanent signage;
3. Addition/removal/replacement of, or other changes to, light standards;
4. Addition or removal of up to four trees;
5. Addition/removal/replacement or other changes to paths and walkways.
6. Addition/removal/or replacement of a new permanent building or structure provided that the entire footprint of the alteration, including all open porches and spaces, is less than 15 square metres (or 161 square feet);
7. Minor revision to previously approved section 33 *Ontario Heritage Act* alterations.

## **Schedule 6 – Category ‘C’ Alterations – Town Council review and consent**

Category ‘C’ actions are alterations that are likely to affect the property’s heritage attributes and/or impact its cultural heritage value or interest. Under the *Ontario Heritage Act*, these alterations require notice to and review by Planning Services staff, the Heritage Oakville Advisory Committee, and the review and consent of Council prior to any work being undertaken. As the property is subject to an Ontario Heritage Trust Easement Agreement, Category ‘C’ alterations may also require notice to, review by, and/or consent from the Ontario Heritage Trust prior to any work being undertaken. Further, as Erchless Estate is a registered archaeological site, the property owner/applicant may be required to commission archaeological assessments before any proposed subsurface work may commence.

1. Addition/removal/replacement of, or other changes to heritage attributes as identified in By-Law 2019-057 (attached as Schedule 1);
2. Construction of a new permanent building or structure that is greater than 15 square metres (or 161 square feet);
3. Addition to or partial removal of a permanent building or structure, that has a total footprint, including all open porches and spaces, that is greater than 15 square metres (or 161 square feet);
4. Addition or removal of more than four trees.

## Schedule 7 – Parks Canada’s 14 Standards

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

The 14 Standards include:

### General Standards (all projects)

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

9. Make any intervention needed to preserve *character-defining elements* physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.

#### Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

#### Additional Standards Relating to Restoration

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

#### Summarizing the Standards:

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

- Make changes compatible, distinguishable and reversible;
- Document changes made.



## Schedule 8 – Summary of proposed alterations

Please provide a brief, clear and concise description of the alteration(s) being proposed to the Erchless Estate cultural heritage landscape.

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## Schedule 9 – Heritage Guidelines Checklist

The checklist set out below addresses key input to the Town in relation to an application to the Town under section 33 of the *Ontario Heritage Act* for the Erchless Estate property. Based on the cultural heritage landscape conservation plan for this property, this checklist requires information on whether and how the proposed Category ‘B’ or ‘C’ alteration affects the heritage attributes of Erchless Estate, as set out in Schedule 1, heritage designation By-law 2019-057.

The checklist set out below integrates key aspects of the Erchless Estate property cultural heritage landscape conservation plan, as follows:

- (1) It incorporates all identified heritage attributes, as set out in Schedule 1, heritage designation By-law 2019-057, and the most relevant Parks Canada Standard(s);
- (2) It considers whether and how the proposed alteration affects the attributes;
- (3) It considers whether and how the proposed alteration affects the cultural heritage landscape as a whole and the individual conservation areas; and
- (4) It gives priority to preservation over rehabilitation and/or restoration.

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

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

The Whole Landscape				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
1. Its defined geographical area, being an elevated natural embankment overlooking Lake Ontario, Sixteen Mile Creek, and the entrance to Oakville Harbour;	1, 3, 4, 6, 9, and 12.	Conserve the elevated natural embankment's landform, and the physical and visual relationships between the <i>structures</i> and landscape by minimizing physical change to the defined geographical area.		
2. Its unique spatial organization that articulates the interrelationships between the property's topography, natural elements, hardscaping features, and its historic structures;	All 14.	<p>Retain the estate's unique spatial organization by conserving the historic <i>structures</i> on the property. Conserve architectural <i>heritage attributes</i> including their materials; massing; shape; form; and, relevant details.</p> <p>Do not introduce <i>structures</i> to the property that would overshadow <i>Erchless'</i> shape, form and massing. Do not introduce <i>structures</i> to the property that would negatively impact and/or cloud the authenticity of <i>Erchless'</i> relationship to the <i>Coach House and Gardener's Cottage</i>, and to the <i>Cottage</i>. Do not introduce <i>structures</i> to the property that would negatively impact and/or cloud the authenticity of the <i>Coach House and Gardener's Cottage</i> relationship to the <i>Cottage</i>.</p>		

The Whole Landscape				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		When altering or adding to the property's topography, natural elements, hardscaping features, and/or its historic <i>structures</i> , ensure their form, material and detailing are <i>compatible</i> with, <i>subordinate</i> to, and <i>distinguishable</i> from the early/original heritage attributes. They must also be <i>reversible</i> , and must not negatively impact the estate's unique spatial organization.		
3. Its physical and functional layout and circulation route patterns, including its placement and variety of mature trees, shrubs, and gardens;	All 14.	Conserve the estate's physical and functional layout and circulation route patterns as <i>heritage attributes</i> which inform the visitor's experience. <i>Alterations</i> and/or additions to the property's layout and circulation pattern, including its placement and variety of mature trees, shrubs and gardens must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> , including being <i>compatible</i> with, <i>subordinate</i> to, and <i>distinguishable</i> from the early/original <i>heritage attributes</i> . They must also be <i>reversible</i> , and must not negatively impact the estate's layout and circulation routes. For example, when introducing new features such as lighting, signage, or vegetation, ensure that the heritage value of the <i>cultural heritage</i>		

The Whole Landscape				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		<i>landscape</i> is preserved. Do not replace, substantially <i>alter</i> , add to, or remove those <i>heritage attributes</i> as doing so could create a false sense of historical development, and would cloud the property's authenticity.		
4. Its physical, functional, visual, and historical links to the surrounding neighbourhood, as a residential and open space setting adjacent to Lakeside Park and the surrounding residential neighbourhood known as Old Oakville Heritage Conservation District;	1, 3, 4, 5, 6, 9, 11, and 12.	Conserve the estate's design which articulates and informs the various links between the property and the neighbourhood. Conserve the open space setting of the property. Retain the property's various <i>structures</i> in their current locations and configurations.		
5. The three historic buildings, specifically, <i>Erchless</i> , the amalgamated, former residential and commercial structure; the <i>Coach House and Gardener's Cottage</i> , the former stable/coach house; and the <i>Cottage</i> , the former residential structure;	All 14.	Conserve the estate's three historic buildings as they have historical and associative value as the physical embodiment of the activities of successive generations of the Chisholm family during the course of their stewardship. Conserve the estate's three historic buildings as they inform the estate's unique spatial organization; its physical and functional layout;		

The Whole Landscape				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		and, its various links to surrounding neighbourhood.		
6. Its views and vistas to, from, and between Lake Ontario; Sixteen Mile Creek; the entrance to Oakville Harbour; <i>Erchless</i> ; the <i>Coach House and Gardener's Cottage</i> ; and the <i>Cottage</i> ;	1, 3, 4, 5, 9, and 12.	Conserve the estate's views and vistas as they articulate the estate's visual character. Retain <i>Erchless</i> in its original location. Do not introduce <i>structures</i> to the property which will negatively impact its views and vistas. Interventions such as alterations, additions or new uses must have minimal impact on the estate's heritage attributes; they must be visually compatible and identifiably; they must protect the heritage attributes' essential form and integrity; and, they must be reversible.		
7. Its waterfront access.	All 14.	Conserve the estate's waterfront access as one of its significant <i>heritage attributes</i> . Impeding access to the waterfront would eradicate a historic relationship which has existed since the property was first developed by the Chisholm family, and it would negatively impact one of the property's most important features, as one of the limited number of properties which still permits public access to the Town's waterfront.		

The Whole Landscape				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
8. Its known and potential archaeological resources.	1, 3, 5, and 6.	Conserve the estate's known and potential archaeological artefacts by adopting an approach of minimal intervention. New uses should have minimal or no impact to the estate's archaeological <i>heritage attributes</i> . Whenever possible, protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.		
9. Its various wall features, including: <ul style="list-style-type: none"> <li>the c.1858 stone and metal fence and gates south of <i>Erchless</i>, which runs south from the former Custom House gate towards the harbour;</li> <li>its late 19<sup>th</sup> century Dick and Wickson designed stone gateposts and wooden gates on King Street;</li> </ul>	All 14.	Conserve the estate's various wall features as <i>character-defining elements</i> as they are representative of the estate's evolution. Conserve the angular character of its fences and gates, and the fluid character of the curved stone wall. Conserve the Dick and Wickson gateposts and gate, as significant heritage attributes with strong ties to the Dick and Wickson designed <i>Coach House and Gardener's Cottage</i> . Recognize the existence of the 21 <sup>st</sup> century masonry wall along Navy Street, which although it isn't a historic structure, it is representative of the fact that a		



The Whole Landscape				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
<ul style="list-style-type: none"> <li>the presence of a masonry wall running along Navy Street; and,</li> <li>the curved stone wall, running along the top of the bank overlooking Sixteen Mile Creek, which is a remnant of the late 19<sup>th</sup> century carriageway;</li> </ul>		wall existed in this place for a substantial period of time during the Chisholm family's tenure.		

Area 1 – Museum Grounds				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
10. <i>Erchless</i> ' 19 <sup>th</sup> century shape and form as an amalgamated residential and commercial structure, constructed in the Italianate and Classical Revival styles;	All 14.	Conserve <i>Erchless</i> ' physical and visual dominance by maintaining its shape and form. Do not introduce structures to the property which are taller than its 2-storey massing.		

Area 1 – Museum Grounds				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
11. <i>Erchless</i> ' combined 1-½ and 2-storey massing;	1, 2, 3, 5, 8, 9, and 11.	Conserve <i>Erchless</i> ' massing. Conserve any alterations or additions which have become <i>heritage attributes</i> in their own right. Should a new use be proposed for <i>Erchless</i> there must be no, or minimal, change to its massing. Protect <i>Erchless</i> through regular preventative maintenance using industry-recognized maintenance methods.		
12. <i>Erchless</i> ' lake stone foundation, exposed above grade and topped by a stone course;	1, 3, 7, 8, 9, 10, and 13.	Conserve <i>Erchless</i> ' lake stone foundation by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the foundation walls until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind and changes must be <i>compatible</i> , <i>distinguishable</i> , based on sufficient physical evidence, and documented.		

Area 1 – Museum Grounds				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
13. <i>Erchless</i> ' brick cladding, including brick headers above windows and doors;	1, 3, 7, 8, 9, 10, 11, 12, 13, and 14.	Conserve <i>Erchless</i> ' brick cladding and its brick window and door headers by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the cladding until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement and new additions must be in-kind, and must be <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		
14. <i>Erchless</i> ' wood shingle clad, combined gabled and hipped roofs, including the: <ul style="list-style-type: none"> <li>o c.1858 residential addition's functional railed deck, a.k.a. widow's walk, with its wood</li> </ul>	1, 3, 4, 7, 8, 9, 10, 13, and 14.	Conserve <i>Erchless</i> ' gable and hipped roof configuration. Do not replace, substantially alter, add to, or remove the widow's walk, the decorative roof details, and/or the pediments as they are significant <i>heritage attributes</i> . Doing so could create a false sense of historical		

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Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
<p>handrail and decorative wood pickets;</p> <ul style="list-style-type: none"> <li>wood cornice, cornice returns, soffits and brackets; and,</li> <li>Custom House's centrally located pediment on the south façade, and an offset pediment on the east façade.</li> </ul>		<p>development, and would cloud the <i>structure's</i> authenticity.</p> <p>When necessary, stabilize the widow's walk, the decorative roof details, and/or the pediments until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i>. Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible, distinguishable</i>, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.</p>		
15. <i>Erchless'</i> copper eaves troughs and downspouts	1, 2, 3, 4, 7, 8, 9, 10, 13, and 14.	Conserve <i>Erchless'</i> copper eaves troughs and downspouts by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the eaves troughs and downspouts until such time as the best		

Area 1 – Museum Grounds				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		
16. <i>Erchless'</i> 2-storey wooden balcony and porch on the west elevation, which is a replica of the late 19 <sup>th</sup> century balcony;	1, 3, 7, 8, 9, 10, 11, 12, 13, and 14.	Conserve <i>Erchless'</i> wooden balcony and porch by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the balcony and porch until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last.		

Area 1 – Museum Grounds				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		Replacement and new additions must be in-kind, and must be <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		
17. <i>Erchless</i> ' formal 19 <sup>th</sup> century front entryway on the south elevation, including its: <ul style="list-style-type: none"> <li>○ classical stone terrace with its wood handrail and decorative wood pickets; and,</li> <li>○ wood door including the wood paneled and glass sidelights, curved wood transom window, associated wood trim, stone header and wood hood mould;</li> </ul>	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve <i>Erchless</i> ' formal 19 <sup>th</sup> century front entryway by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the front entryway until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		

Area 1 – Museum Grounds				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
18. <i>Erchless</i> ' 19 <sup>th</sup> century wood doors and windows including associated wood trim, stone sills and headers, and wood hood moulds;	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve <i>Erchless</i> ' formal 19 <sup>th</sup> century wood doors and windows by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize doors and windows until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		
19. <i>Erchless</i> ' wood louvered shutters; and,	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve <i>Erchless</i> ' wood louvered shutters by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize shutters until such time as the best industry-recognized maintenance, restoration,		



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Conservation: Preservation, Rehabilitation and Restoration guidelines				
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		repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible</i> , <i>distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		
20. <i>Erchless'</i> red brick chimneys.	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve <i>Erchless'</i> brick chimneys by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize chimneys until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be		

Area 1 – Museum Grounds				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		<i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		
21. <i>Erchless</i> ' interior layout, materials and finishes, up to and including all changes made by Emelda (Beeler) Chisholm, who resided on the property until 1952, which includes its; <ul style="list-style-type: none"> <li>○ red brick walls, which were originally exterior walls;</li> <li>○ wood stairs, paneling, mouldings, floors, and baseboards;</li> <li>○ wood doors and windows including all associated trim and stone headers and sills;</li> <li>○ plaster walls and ceiling medallions;</li> <li>○ built in cabinetry in the c.1839 residential addition;</li> </ul>	1, 2, 3, 4, 5, 7, 8, 9, 10, 13, and 14.	Conserve <i>Erchless</i> ' interior layout by maintaining its shape and form. Conserve <i>Erchless</i> ' interior materials and finishes by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize its interior <i>heritage attributes</i> until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace		

Area 1 – Museum Grounds				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
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<ul style="list-style-type: none"> <li>○ early 20<sup>th</sup> century bathroom fixtures in Emelda's, 2<sup>nd</sup> floor bathroom, including the sink with the faucet built right into the basin, the floor and wall tiles, the bathtub, and the shower with its unusual 12-shower head configuration;</li> <li>○ original, Neo-Classical marble and stone fireplaces, including their metal inserts; and,</li> <li>○ curved wood handrail in the former Custom House section.</li> </ul>		missing <i>heritage attributes</i> based upon reputable oral evidence.		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
22. The <i>Coach House and Gardener's Cottage's</i> late 19 <sup>th</sup> century shape and form, constructed in the Shingle style;	All 14.	Conserve the Dick and Wickson designed <i>Coach House and Gardener's Cottage's</i> shape and form as they are significant <i>heritage attributes</i> . Retain it in its original location.		
23. The <i>Coach House and Gardener's Cottage's</i> 1-½ storey massing;	1, 2, 3, 4, 5, 8, 9, and 11.	Conserve the <i>Coach House and Gardener's Cottage's</i> massing. Should a new use be proposed for the <i>Coach House and Gardener's Cottage</i> there must be no, or minimal, change to its massing. Protect the <i>Coach House and Gardener's Cottage</i> through regular preventative maintenance using industry-recognized maintenance methods.		
24. The <i>Coach House and Gardener's Cottage's</i> lake stone foundation, exposed above grade;	1, 3, 7, 8, 9, 10, and 13.	Conserve the <i>Coach House and Gardener's Cottage's</i> lake stone foundation by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the foundation walls until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind and changes must be <i>compatible</i> , <i>distinguishable</i> , based on sufficient physical evidence, and documented.		
25. The <i>Coach House and Gardener's Cottage's</i> wood shingle cladding;	1, 3, 7, 8, 9, 10, 11, 12, 13, and 14.	Conserve the <i>Coach House and Gardener's Cottage's</i> wood shingle cladding by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the wood shingle walls until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement and new additions must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing heritage attributes based upon reputable oral evidence.		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
26. The <i>Coach House and Gardener's Cottage's</i> steeply pitched, cross gable roof, clad in wood shingles, including the wood-shingled cupola and the eyebrow vent opening;	1, 3, 4, 7, 8, 9, 10, 13, and 14.	<p>Conserve the <i>Coach House and Gardener's Cottage's</i> gable roof configuration. Do not replace, substantially alter, add to, or remove the cupola and eyebrow vent opening as they are significant <i>heritage attributes</i>. Doing so could create a false sense of historical development, and would cloud the <i>structure's</i> authenticity.</p> <p>When necessary, stabilize the cupola and eyebrow vent opening until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i>. Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible</i>, <i>distinguishable</i>, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.</p>		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
27. The <i>Coach House and Gardener's Cottage's</i> wood tongue and groove soffits, porch ceilings and exposed rafter tails;	1, 3, 4, 7, 8, 9, 10, 13, and 14.	Conserve the <i>Coach House and Gardener's Cottage's</i> decorative roof details which are significant <i>heritage attributes</i> . Doing so would cloud the structure's authenticity.		
28. The <i>Coach House and Gardener's Cottage's</i> wood doors and windows, including all associated trim, sills, flared wood shingle headers, and wood brackets;	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve the <i>Coach House and Gardener's Cottage's</i> wood doors and windows by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize doors and windows until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible</i> , <i>distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		



Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
29. The <i>Coach House and Gardener's Cottage's</i> red brick chimney;	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve the <i>Coach House and Gardener's Cottage's</i> brick chimney by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the chimney until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		
30. The <i>Coach House and Gardener's Cottage's</i> asymmetrically tapered stone column at the north-east corner of the building;	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve the <i>Coach House and Gardener's Cottage's</i> stone column by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the chimney until such time as the best industry-		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		
31. The <i>Coach House and Gardener's Cottage's</i> ridge beam hoist, or "catshead"; and,	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve the <i>Coach House and Gardener's Cottage's</i> ridge beam hoist by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. Do not replace, substantially alter, add to, or remove the ridge beam hoist as it is a significant <i>heritage attribute</i> which identifies the <i>structure's</i> original/early use. Doing so could create a false sense of historical development, and would cloud the <i>structure's</i> authenticity.		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		When necessary, stabilize the ridge beam hoist until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		
32. The <i>Coach House and Gardener's Cottage's</i> stone manure pit walls.	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve the <i>Coach House and Gardener's Cottage's</i> manure pit walls by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. Do not replace, substantially alter, add to, or remove the manure pit walls as they are a significant <i>heritage attribute</i> which identifies the <i>structure's</i> original/early use. Doing so could create a false sense of historical		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		<p>development, and would cloud the <i>structure's</i> authenticity.</p> <p>When necessary, stabilize the manure pit walls until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i>. Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible, distinguishable</i>, based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.</p>		
<p>33. The <i>Coach House and Gardener's Cottage's</i> interior layout, materials and finishes, which include its:</p> <ul style="list-style-type: none"> <li>wood floors, stairs, baseboards, chair railings,</li> </ul>	1, 2, 3, 4, 5, 7, 8, 9, 10, 13, and 14.	Conserve the <i>Coach House and Gardener's Cottage's</i> interior layout by maintaining its shape and form. Conserve the <i>Coach House and Gardener's Cottage's</i> interior materials and finishes by adhering to a schedule of regular preventative maintenance. Adopt an approach of minimal intervention. When necessary,		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
mouldings, and wood screen wall with vertical slats; <ul style="list-style-type: none"> <li>• wood windows and doors and associated trim;</li> <li>• plaster walls;</li> <li>• wooden cupboards in the stable area; and,</li> <li>• remnant stable partitions, made of wood and metal bars.</li> </ul>		stabilize its interior <i>heritage attributes</i> until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. Do not replace, substantially alter, add to, or remove the building's interior <i>heritage attributes</i> , as doing so could create a false sense of historical development, and would cloud the <i>structure's</i> authenticity. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		
34. The <i>Cottage's</i> mid-20 <sup>th</sup> century shape and form, as an amalgamation of two separate residential buildings,	All 14.	Conserve the <i>Cottage's</i> shape and form as it is a significant <i>heritage attribute</i> . Retain it in its original location.		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
constructed in the vernacular style;				
35. The <i>Cottage's</i> 1-storey massing;	1, 2, 3, 5, 8, 9, and 11.	Conserve the <i>Cottage's</i> massing. Conserve any alterations or additions which have become heritage attributes in their own right. Should a new use be proposed for the <i>Cottage</i> there must be no, or minimal, change to its massing. Protect the <i>Cottage</i> through regular preventative maintenance using industry-recognized maintenance methods.		
36. The <i>Cottage's</i> remnant lake stone foundation;	1, 3, 7, 8, 9, 10, and 13.	Conserve the <i>Cottage's</i> remnant lake stone foundation section by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the foundation walls until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind and changes		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		must be <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented.		
37. The <i>Cottage's</i> wood board and batten cladding;	1, 3, 7, 8, 9, 10, 11, 12, and 13.	Conserve the <i>Cottage's</i> wood board and batten cladding by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the cladding until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement and new additions must be in-kind, and must be <i>compatible, distinguishable</i> , based on sufficient physical evidence, and documented.		
38. The <i>Cottage's</i> low pitched, cross, open gable roof; and,	1, 3, 7, 8, 9, 10, and 13.	Conserve the <i>Cottage's</i> gable roof configuration. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be		



Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		in-kind, and must be <i>compatible</i> , <i>distinguishable</i> , based on sufficient physical evidence, and documented.		
39. The <i>Cottage's</i> brick chimney.	1, 3, 7, 8, 9, 10, 13, and 14.	Conserve the <i>Cottage's</i> brick chimney by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize the chimney until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be <i>compatible</i> , <i>distinguishable</i> , based on sufficient physical evidence, and documented. Where insufficient physical evidence exists, replace missing <i>heritage attributes</i> based upon reputable oral evidence.		
40. The <i>Cottage's</i> entry room's (aka lobby area) wood plank floors, in	1, 3, 4, 5, 7, 8, 9, 10, and 13.	Conserve the <i>Cottage's</i> wood plank floors by adopting an approach of minimal intervention and adhering to a schedule of regular		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
the section built for Dr. Juliet (Chisholm) Turney.		preventative maintenance. When necessary, stabilize its interior heritage attributes until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last. Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented.		
41. The <i>Cottage</i> 's main room's flagstone floors, painted brick fireplace with wood mantelshelf, and wood beamed ceilings, in the section built for Dr. Juliet (Chisholm) Turney.	1, 3, 4, 5, 7, 8, 9, 10, and 13.	Conserve the <i>Cottage</i> 's interior <i>heritage attributes</i> by adopting an approach of minimal intervention and adhering to a schedule of regular preventative maintenance. When necessary, stabilize its interior heritage attributes until such time as the best industry-recognized maintenance, restoration, repair, or replacement methods have been determined. <i>Alterations</i> and additions must conform to all applicable Parks Canada's <i>Standards and Guidelines</i> . Follow the accepted heritage practice of restore first, repair next, replace last.		

Area 2 - Coach House and cottages				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
		Replacement must be in-kind, and must be compatible, distinguishable, based on sufficient physical evidence, and documented.		

Area 3 – Dunington-Grubb and Stensson garden				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
42. Its 1920s Dunington-Grubb and Stensson Landscape Architects designed rock garden, including its flagstone steps and path down to the water;	All 14.	Conserve the visual character of the estate's landscape architect designed rock garden. Conserve the garden's hardscaping. When necessary, consider replanting with authentic period flowers, shrubs and trees, based on sufficient physical evidence. Changes should be minimal, documented, and must respect the authenticity of the Dunington-Grubb and Stensson design.		

Area 4 – The Parklands				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
43. Its park-like grounds and pathways including its curvilinear historic carriageway which now serves as a footpath;	All 14.	Conserve the physical and visual relationships created by the layout of the estate's park-like grounds and pathways. Conserve its hardscape and landscape features by minimizing physical change. Do not introduce elements from other places or properties, or combine features from the estate which historically never co-existed. Conserve the fluid, curving nature of the estate's pathways and its historic carriageway. Undertake preventative maintenance and when necessary replace the heritage attributes with in-kind materials and construction methods.		
44. Its remnant features from Captain William Wilson's home, located close to the curved stone wall, including its: <ul style="list-style-type: none"> <li>lake stone foundation walls, which have been used as the foundation for the water tower, the location of a garden pool/fish pond; and, are now the location of a garden; and,</li> </ul>	All 14.	Conserve the remnants of the foundation walls of Captain William Wilson's former home as well as his hand pump. These <i>heritage attributes</i> serve as a physical record of their time, place and use. When necessary, interventions and preventative maintenance shall be undertaken in the gentlest means possible. When unavoidable, document any required significant changes to the <i>heritage attributes</i> . Ensure they are in-kind, <i>distinguishable, subordinate</i> to, and <i>reversible</i> .		

Area 4 – The Parklands				
Conservation: Preservation, Rehabilitation and Restoration guidelines				
Heritage Attribute	Relevant Parks Canada Standards	Summary of Parks Canada's <i>Standards and Guidelines</i>	Relevant	Consistent
<ul style="list-style-type: none"> <li>Captain Wilson's hand pump.</li> </ul>				

## Schedule 10 – Heritage Values Checklist

The checklist set out below addresses key input to the Town in relation to an application to the Town under section 33 of the *Ontario Heritage Act* for the Erchless Estate property. Based on the cultural heritage landscape conservation plan for this property, this checklist requires information on whether and how the proposed Category ‘B’ or ‘C’ alteration affects the cultural heritage value or interest of Erchless Estate, as set out in Schedule 1, heritage designation By-law 2019-057.

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

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

Value	Related attribute(s)	Type of Effect
<p><b>1. The whole designed cultural heritage landscape has design and physical value:</b></p> <ul style="list-style-type: none"> <li>• As a rare and representative example of an early 19<sup>th</sup> century lakefront estate;</li> <li>• As a public park that is physically, functionally, visually and historically linked to its surroundings;</li> <li>• As a result of the significant views and vistas to, from, and between the buildings, the lake, the harbour, and the creek;</li> </ul>	<p>a) The whole designed cultural heritage landscape, as an intact surviving example of an estate developed by a wealthy settler family.</p> <p>b) The combination of buildings, structures, and open space, set upon the elevated natural embankment adjacent to the surrounding residential neighbourhood, which as a public park provides unimpeded public access to the waterfront.</p> <p>c) The placement of the various structures resulted in the property's significant views and vistas.</p>	
<b>Comments</b>		
<p><b>2. Design and physical value of the buildings:</b></p> <ul style="list-style-type: none"> <li>• The 19<sup>th</sup> century, architecturally significant structures on the property include <i>Erchless</i> and the <i>Coach House and Gardener's Cottage</i>.</li> <li>• The 1952 <i>Cottage</i>'s unique vernacular design as an amalgamation of two separate residential buildings.</li> </ul>	<p>a) <i>Erchless</i>, the amalgamated 19<sup>th</sup> century, Italianate and Classical Revival style building, and the late 19<sup>th</sup> century, Shingle-style <i>Coach House and Gardener's Cottage</i>.</p> <p>b) The 1952 <i>Cottage</i> structure, which was built using locally sourced, reclaimed building materials, and now houses the offices of Oakville Historical Society.</p>	

Value	Related attribute(s)	Type of Effect
<b>Comments</b>		
<b>3. High degree of craftsmanship and artistic merit:</b> <ul style="list-style-type: none"> <li>The placement of the various structures resulted in significant views and vistas to, from, and between the buildings, the lake, the harbour, and the creek.</li> <li>The early 20<sup>th</sup> century rock garden is a representative and early example of the work of renowned Canadian landscape architects, Dunington-Grubb and Stensson.</li> <li>The placement and design of the buildings, stone walls, pathways, and plantings result in significant views and represent a successful integration of architecture and landscape.</li> </ul>	a) The placement of <i>Erchless</i> , the estate's principal structure, on the apex of the elevated natural embankment, and the placement of the lesser, functional outbuildings on the less visually prominent part of the property.	
	b) The Dunington-Grubb and Stensson designed rock garden.	
	c) The property's stone walls, pathways, and its variety of mature trees, shrubs, and gardens.	
<b>Comments</b>		
<b>4. The whole designed cultural heritage landscape has historical and associative value:</b> <ul style="list-style-type: none"> <li>Direct associations with early 19<sup>th</sup> century commercial development and with town building; and, as the location of the first permanent government presence in Oakville.</li> <li>Direct associations with and historically linked to the founding of Oakville and with Oakville's founding family, the Chisholms.</li> <li>As a location important to the Mississaugas of the Credit First Nation.</li> </ul>	a) Unimpeded access to the waterfront which allowed William Chisholm to operate his retail and shipping activities.	
	b) The earliest section of <i>Erchless</i> , being William Chisholm's c.1828 storehouse and, after being declared a Port of Entry in 1834, the custom house.	
	c) The whole designed cultural heritage landscape as an intact surviving example of an	



Value	Related attribute(s)	Type of Effect
<ul style="list-style-type: none"> <li>As a location which yields information that contributes to an understanding of the Mississaugas of the Credit First Nation.</li> <li>As an example of early 19<sup>th</sup> century lakefront estate development activities in Oakville</li> <li>As the location which demonstrates or reflects the work of Canadian Architects Dick and Wickson.</li> <li>As the location which demonstrates or reflects the work of Landscape Architects Dunington-Grubb and Stensson, who defined the early years of the Canada's landscape and horticulture industry.</li> </ul>	estate developed by a wealthy settler family.	
	d) Unimpeded access to the waterfront permitting unrestricted access to members of the Mississaugas of the Credit First Nation.	
	e) The waterfront which holds significance for the Mississaugas of the Credit First Nation.	
	f) <i>Erchless</i> , as the earliest existing structure, which the Chisholm family constructed for their business and residential use.  g) Dick and Wickson's late 19 <sup>th</sup> century <i>Coach House and Gardener's Cottage</i> and King Street gateposts and gate.  h) Landscape Architects Dunington-Grubb and Stensson's 1920s rock garden.	
<b>Comments</b>		
<b>5. Erchless Estate has contextual value as a publically accessible property:</b> <ul style="list-style-type: none"> <li>Erchless Estate is significant as a publically accessible property which</li> </ul>	a) Defined geographical area, being an elevated natural embankment overlooking Lake Ontario, Sixteen Mile Creek, and the entrance to Oakville Harbour.	

Value	Related attribute(s)	Type of Effect
defines, maintains, and support the character of the area.	b) Unique spatial organization that articulates the interrelationships between the property's topography, natural elements, hardscaping features, and its historic structures.	
	c) Physical and functional layout and circulation route patterns, including its placement and variety of mature trees, shrubs, and gardens.	
	d) Physical, functional, visual, and historical links to the surrounding neighbourhood, as a residential and open space setting adjacent to Lakeside Park and the surrounding residential neighbourhood known as Old Oakville Heritage Conservation District.	
	e) Three historic buildings, specifically, <i>Erchless</i> , the amalgamated, former residential and commercial structure; the <i>Coach House and Gardener's Cottage</i> , the former stable/coach house; and the <i>Cottage</i> , the former residential structure;	
	f) Unimpeded access to the waterfront. g) Park-like grounds and pathways including its curvilinear historic	

Value	Related attribute(s)	Type of Effect
	carriageway which now serves as a footpath.	
<b>Comments</b>		
<b>6. Erchless Estate has contextual value as a property that remains physically, functionally, visually, and historically linked to its surroundings:</b> <ul style="list-style-type: none"> <li>Including to Oakville Harbour, Sixteen Mile Creek, Lakeside Park, and Old Oakville Heritage Conservation District.</li> </ul>	a) As the location of Oakville Museum, Oakville Historical Society, and a public park.	
	b) As the location of known and potential archaeological resources.	
<b>Comments</b>		
<b>7. Erchless Estate has contextual value as a landmark within the Town of Oakville.</b> <ul style="list-style-type: none"> <li>Erchless Estate is significant as a publically accessible property which defines, maintains, and support the character of the area.</li> </ul>	a) Its defined geographic area.	
	b) Its unique spatial organization.	
	c) Its physical and functional layout and circulation route patterns,	
	d) Its physical, functional, visual, and historical links to the surrounding neighbourhood.	
	e) Three historic buildings, specifically, Erchless, the amalgamated, former residential and commercial structure; the Coach House and Gardener's Cottage, the former stable/coach house; and the Cottage, the former residential structure; f) Its residential and open space setting adjacent to Lakeside	

Value	Related attribute(s)	Type of Effect
	Park and Old Oakville Heritage Conservation District.	
	g) Its views and vistas to, from, and between Lake Ontario; Sixteen Mile Creek; the entrance to Oakville Harbour; <i>Erchless</i> ; the <i>Coach House and Gardener's Cottage</i> ; and the <i>Cottage</i> .	
	h) Its waterfront access.	
	i) The 1920s Dunington-Grubb and Stensson Landscape Architects designed rock garden, including its flagstone steps and path down to the water.	
	j) Its park-like grounds and pathways including its curvilinear historic carriageway which now serves as a footpath.	
	k) Its various wall features: <ul style="list-style-type: none"> <li>• The c.1858 stone and metal fence;</li> <li>• Its late 19<sup>th</sup> century Dick and Wickson designed stone gateposts and wooden gates on King Street;</li> <li>• The presence of a masonry wall running along Navy Street; and,</li> <li>• The curved stone wall, running along the top of the bank overlooking Sixteen Mile Creek, which is a</li> </ul>	

Value	Related attribute(s)	Type of Effect
	remnant of the late 19 <sup>th</sup> century carriageway.	
	I) The remnant features from Captain William Wilson's home, located close to the curved stone wall, including its: <ul style="list-style-type: none"> <li>• lake stone foundation walls, which have been used as the foundation for the water tower, the location of a garden pool/fish pond; and, are now the location of a garden; and,</li> <li>• Captain Wilson's hand pump.</li> </ul>	
<b>Comments</b>		
<b>Overall assessment and recommendation</b>		