



November 14, 2012

HERITAGE IMPACT ASSESSMENT

Part of Lot 15, Concession 1 North, Geographic Township of Trafalgar, former County of Halton, now City of Oakville, Ontario

Submitted to:
Steven Malovic
Sixth Line Corporation
c/o Krpan Group
2500 Appleby Line, Suite 200
Burlington, ON L7L 0A2

REPORT



Report Number: 11-1186-0103-4000-R01

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Executive Summary

Golder Associates Ltd. (“Golder”) was retained by Sixth Line Corporation c/o Krpan Group, to complete a heritage impact assessment for a study area located on part of Lot 15, Concession 1 North, Geographic Township of Oakville (formerly the Township of Trafalgar), Regional Municipality of Halton, Ontario. This report identifies built heritage resources and potential impacts within or adjacent to this study area.

The study area is located northeast of the intersection of Dundas Street and Sixth line. Historically this intersection played a significant role in the early settlement and development of the former Township of Trafalgar. The settlement of Munn’s Corners was situated here, evidenced today by Munn’s United Church and the Munn’s Pioneer Cemetery. Several built structures in this area have previously been designated under Part IV of the *Ontario Heritage Act*; as well the Town of Oakville has identified additional structures in this area as having cultural heritage value or interest. There is one structure of cultural heritage value or interest within the Study Area. The house should be documented prior to its demolition.

The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.



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Acknowledgments

Project Manager	Carla Parslow, Ph.D.
Report Production	Jamie Davidson, B.A.
Technical Review	Bode Morin, Ph.D., Built Heritage Engineering Consultant
Senior Review	Christopher Andreae, Ph.D., Associate, Senior Built Heritage Specialist
Proponent Contact	Steven Malovic, Sixth Line Corporation c/o Krpan Group
Town of Oakville	Carolyn Van Slightenhorst, Heritage Planner
Trafalgar Township Historical Society	Michelle Knoll



1.0 STUDY PURPOSE AND METHOD

Golder was retained by Sixth Line Corporation c/o Krpan Group, to complete a heritage impact assessment for a study area located on part of Lot 15, Concession 1 North, Geographic Township of Oakville (formerly the Township of Trafalgar), Regional Municipality of Halton, Ontario. This report identifies built heritage resources and potential impacts within or adjacent to this study area.

The principle objectives of this report are to provide a historical summary of the settlement history and development of the study area through primary and secondary sources; to conduct a field survey to identify built heritage resources and cultural heritage landscapes; to anticipate potential impacts to heritage resources; and to recommend mitigation strategies.

For this Heritage Impact Assessment report Golder undertook the following tasks:

- the production of a land use history of the study area through the use of historical archival research and a review of historic mapping;
- the identification of protected properties, built heritage resources and cultural heritage landscapes through a windshield survey, municipal consultation and background research; and
- an evaluation of the inventory of built heritage resources according to Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest* (O.Reg. 9/06) to determine their significance.

Cultural landscapes and built heritage features located near or adjacent to the proposed sites were photographed and evaluated according to O. Reg. 9/06.

An on-site inspection of the study area and adjacent properties was conducted on June 3, 2011. The objective of the on-site inspection was to survey the impact zone and document and photograph potentially impacted heritage properties. Additional team members examined both primary and secondary resources held by Oakville Library Central Branch, and consulted with the Town of Oakville Planning Department and the Trafalgar Township Historical Society to identify heritage resources in the area and to determine the cultural heritage value of known heritage resources.

The house is listed on the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest.

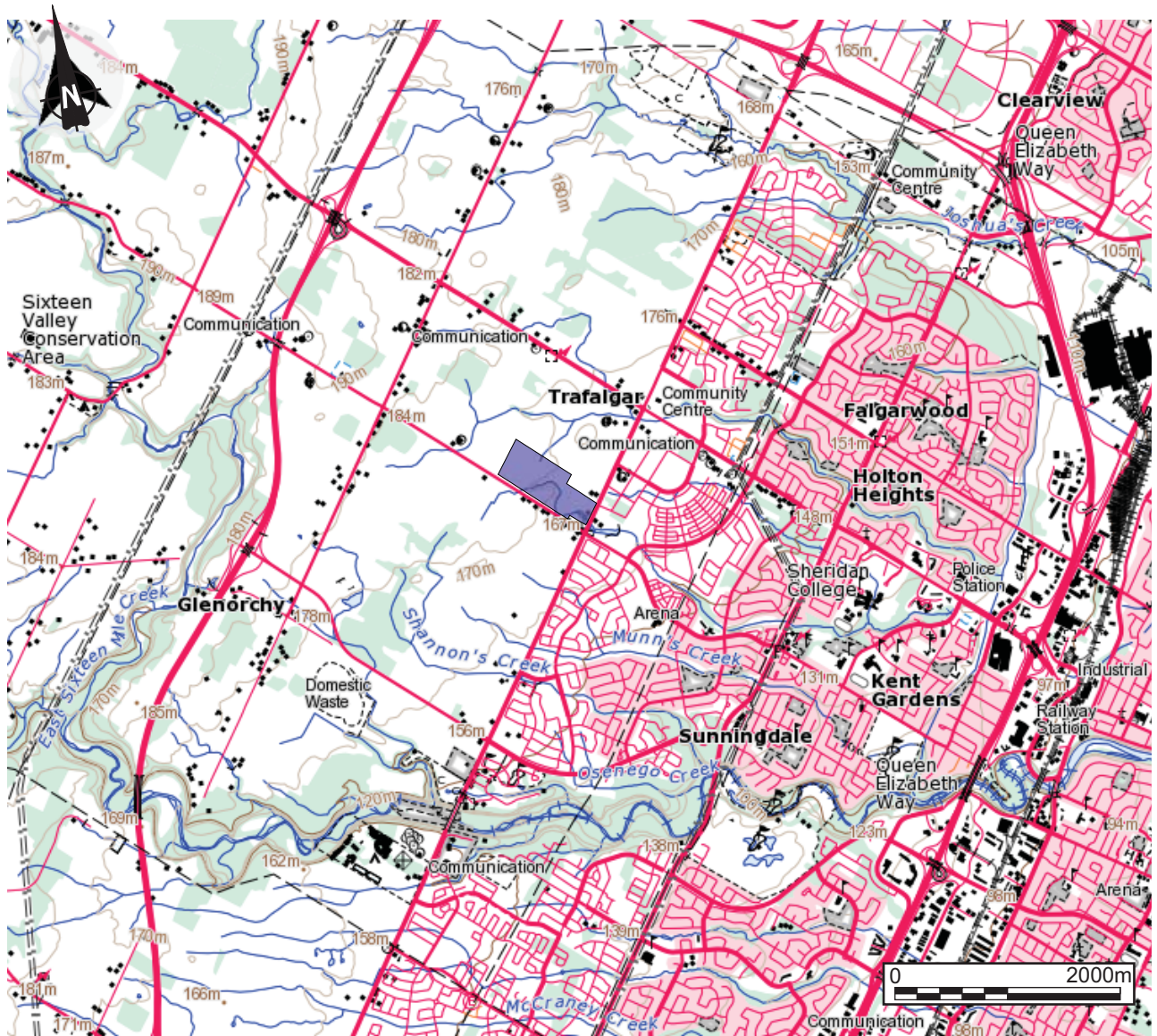
Note on Metric Units: In 1971 Canada adopted the metric system, however all structural dimensions in this text are given in Imperial units. In general the use of Imperial rather than metric is preferred for describing historic structures. Engineered structures were built to standard Imperial dimensions and distinctive patterns within such structures can be obscured by converting the original Imperial into metric units. Unless there are historical issues (i.e. contract specifications), all distances and other common measurements are given in metric units.




2.0 STUDY AREA

The study area is located within the former Township of Trafalgar, now Town of Oakville (Figure 1). According to the 1877 map of the Township of Trafalgar in the Illustrated Historical Atlas of the County of Halton (Walker and Miles 1877), the study area is located within Lot 15, Concession 1 North.

The study area is located northeast of the intersection of Dundas Street and Sixth Line and consists of approximately 93 acres. It is the intent for this parcel to be developed into a predominately residential neighbourhood. Appendix A illustrates the draft development plan. South of Dundas Street has been developed into a residential neighbourhood in the last decade. North of Dundas Street continues to be characterized by an agricultural landscape.



LEGEND

 -Study Area


REFERENCE

DRAWING BASED ON NTS MAP SHEET 30M/5 (HAMILTON-BURLINGTON), EDITION 10, CENTRE FOR TOPOGRAPHIC INFORMATION, NATURAL RESOURCES CANADA, 1999

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT		Heritage Impact Assessment Dundas Street and Sixth Line Town of Oakville, Ontario	
TITLE		Location of Study Area	
PROJECT No.		11-1186-0103-4000	FILE No. 1111860103-4000-R01001
CADD		JLD	May 30/11
CHECK			
		SCALE 1:50,000 REV.	
		Figure 1	



3.0 POLICY FRAMEWORK

The following policy assessment reviews provincial and municipal policies designed to protect cultural heritage resources that may be affected by development in the town of Oakville.

3.1 Ontario Regulation 9/06 Under the Ontario Heritage Act

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 1. The property has design value or physical value because it,
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement.
 2. The property has historical value or associative value because it,
 - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area,
 - ii) is physically, functionally, visually or historically linked to its surroundings, or
 - iii) is a landmark. O. Reg. 9/06, s. 1 (2).

3.2 The Provincial Policy Statement

Section 2.6.1 of the *Provincial Policy Statement* (PPS) requires that

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Section 2.6.3 of the PPS specifies the circumstances under which development or site alteration may be permitted and discusses mitigative measures:



Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

The PPS defines “built heritage resources” as

one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

The PPS defines “conserved” as

the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

The PPS defines “cultural heritage landscape” as

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

Regarding cultural heritage and archaeology, the PPS defines “significant” as

resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

3.3 Town of Oakville Official Plan (2006) and Livable Oakville Official Plan (2009)

Part B Section 7 of the Town of Oakville’s Official Plan (2006) states:

Goal

- To preserve the heritage of such resources as archaeological sites, building, and structure of historic and/or architectural significance, value or interest.

Objectives



- To encourage growth and development patterns which promote the protection and sympathetic treatment and use of heritage resources;
- To ensure that all avenues for the conservation of a heritage resource be explored; and
- To integrate structures of historic and/or architectural significance into development proposals where appropriate.

Part C Section 5 of the Livable Oakville Official Plan (2009) states:

Conservation of cultural heritage resources forms an integral part of the Town's planning and decision making. Oakville's cultural heritage resources shall be identified and conserved so that they may be experienced and appreciated by existing and future generations, and enhance the Town's sense of history, sense of community, identity, sustainability, economic health and quality of life.

Additionally, under Section 5.3.5:

The Town may impose, as a condition of development approvals, the implementation of appropriate conservation, restoration or mitigation measures to ensure the preservation of any affected cultural heritage resources.

3.4 Town of Oakville's Terms of Reference for Heritage Impact Assessments

The Town of Oakville's Terms of Reference for Heritage Impact Assessments states:

The heritage impact assessment is a study to determine the impact of a proposed development on the cultural heritage value of the property, or properties, and to recommend an overall approach to the conservation of the resource(s).

The study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development.

The heritage impact assessment will apply conservation principles, describe the conservation work and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work.



4.0 HERITAGE RESOURCES

The Heritage Impact Assessment was based on a researched land use history of the study area. This research provides a framework within which to evaluate the relevance of historic structures and landscapes.

4.1 Historical Summary

4.1.1 History of the Township of Trafalgar

The post-contact Aboriginal occupation of Southern Ontario was heavily influenced by the dispersal of various Iroquoian-speaking peoples by the New York State Iroquois and the subsequent arrival of Algonkian-speaking groups from northern Ontario at the end of the 17th century and beginning of the 18th century (Schmalz 1991). In what later would be called Trafalgar Township, the Iroquois were the sole occupants of the land in the mid 1600s. By the early 1700s the Iroquois had left the area and the land was at that point occupied by the Chippewa Indians (Mississauga) of the Algonquin Nation. The study area is located in an area that was a part of the Treaty Number 13A made between the Mississauga and the Crown, represented by William Claus, Superintendent-General of Indian Affairs, on August 2, 1805 for 1,000 pounds on behalf of His Majesty King George III. As detailed in the below passage, Treaty Number 13A includes the lands:

Commencing at the eastern bank of the mouth of the River Etobicoke, being in the limit of the western boundary line of the Toronto Purchase, in the year 1787; then north twenty-two degrees west, six miles; thence south 38 degrees west, twenty-six miles more or less, until it intersects a line on the course north 45 degrees west, produced from the outlet of Burlington Bay; then along the said produced line, one mile more or less to the lands granted to Captain Brant; then north 45 degrees east, one mile and a half; then south 45 degrees east, three miles and a half more or less to Lake Ontario; then north easterly along the waters edge of Lake Ontario to the eastern bank of the River Etobicoke being the place of the beginning.

This treaty comprises the fronts of the Townships of Toronto, Trafalgar and Nelson, except the 3,450 acres granted to Chief Brant in 1797.

Morris 1943:22

The Township of Trafalgar was surveyed and settled soon after the signing of Treaty Number 13A. The 1806 survey of Trafalgar was completed in June 1806 by Samuel Wilmot and settlers began arriving in July 1806 (TTHS 2011). This first wave of settlers included the Munn family, who were granted the lots northeast and southeast of Dundas Street and Sixth Line. The Munn family and their relation to the study area will be discussed further below. Early settlers in Trafalgar Township paid seven shillings and six pence per acre, each lot being 200 acres. The settlers were required to clear five acres, fence in their lots and build a house; additionally settlers who had land that bordered a road were required to clear the trees within 100 feet of the road and to improve the road itself (TTHS 2011). The requirement to clear the road that borders your lot and make improvements to the road complicated Dundas Street development. Dundas Street was laid out as a trail in 1793 and properly surveyed in 1806. However, the empty clergy reserve land bordering Dundas Street meant that no one occupied those lots, and contributed to clearing and improving the road. This ultimately resulted in the clergy reserve being relocated off of Dundas Street (TTHS 2011). By 1817 the township had a population of 548 and boasted four taverns, four sawmills and one grist mill (Blair 2006).



The 1841 census of Trafalgar lists that at this time the township had 4,495 residents with 790 homes inhabited. The census documented native countries and reflects that Trafalgar was predominately inhabited by Canadians of British Origin (n=2,584). Additional inhabitants listed their native country as Ireland (n=964), England (n=467), Native of USA (n=306), Scotland, (n=127), Canadian of French Origin (n=32) and Europe (n=15). The population of Trafalgar did not fluctuate much over the next hundred years, but did increase to 8, 118 in 1951, and significantly increased over the next decade to 31,743 inhabitants in 1961.

4.1.2 History of Munn's Corners

The study area is located on the south half of Lot 15, Concession 1 North of Dundas, Geographic Township of Trafalgar. Land registry records show the patent for this lot was granted to John Robinson on November 23, 1804. John Robinson sold the south half of the north half (50 acres) of the lot to Peter Dyk-*illegible*. The south half of the north half of the lot was sold to Daniel Munn in 1816. The same year Daniel Munn purchased the north half of the north half (50 acres), and so owned the 100 acres north of the study area. Daniel Munn had previously been granted Lot 15, Concession 1 South of Dundas in 1804 (lot southeast of Dundas Street and Sixth Line). It is not clear in the land registry records at what point the south half of Lot 15, in the study area is, came into the Munn family, but the Estate of Daniel Munn sold the south half of Lot 15 to Jordan D. Munn (son of Daniel) in 1841. From 1842 to 1870 Jordan Munn severed and sold parts of the south half of the lot ranging from half and acre to five acres. Jordan Munn also in 1842 deeded parts of the south half to be used for a school house and a church. The land parcelling that Jordan Munn undertook in the mid 19th century can still be seen today on Lot 15, including the row of residential structures along the southwest edge of the lot, outside the study area. A large portion of Lot 15 that includes the study area was sold by Jordan Munn to John Hastings in 1862. Hasting in turn sold this portion to George Aude in 1873, who sold to William Perkins in 1874. Perkins sold this portion of Lot 15 in 1881 to Joseph Orr. Orr quickly sold in the same year to Arthur Bales. Since the late 19th century the various portions of Lot 15 have changed hands numerous times.

Soon after the initial settlement of Trafalgar Township, Munn's Corners at the intersection of Dundas Street and Sixth Line became one the townships first residential and commercial centres. Prominent features at Munn's Corners in the 19th century included Munn's Inn (tavern and stage house), Munn's Church, Munn's Cemetery and a school house. The Inn was opened before 1814 on the southeast corner of the intersection and was run by Daniel Munn (TTHS 2011). The school house and church shared a building and were initially located on the southeast corner of the intersection. In 1842 Jordan Munn deeded 60 square rods from Lot 15, Concession 1 North of Dundas (northeast corner of the intersection) to be used for a church, and an additional 20 square rods on the same lot to be used as a school house (Campbell n.d). The church (Methodist) was constructed of wood and dedicated in 1844. Initially known as Parsonage Church, the name Munn's reappeared and became the associated with the church's name in 1885 (MUC 2010). The new school house was dedicated in 1852. In 1900 the school was moved to the south side of Dundas Street, in between Sixth Line and Seventh Line (Cook 2001). The school was moved again in 1955 to its present location at 1511 Sixth Line, south of Upper Middle Road. In 1898 the Methodist church was replaced with a larger brick church that became Munn's United Church; this 1898 structure still occupies the northeast corner of the Dundas Street and Sixth Line intersection. It is a well preserved example of Gothic Revival style. Munn's Cemetery is located on the southeast corner of the intersection on land that was originally the Munn Family Farm. Munn's Cemetery was used from 1820 throughout the 19th century and is maintained today by the Town of Oakville. It contains the graves of many of the areas early settlers, including Daniel Munn and his wife.



4.2 Historical Mapping

The Study Area and adjacent properties to the north are predominantly rural, supporting agricultural practices. The adjacent properties to the south have been subject to urban development in recent decades; however north of Dundas Street many of the original hedgerows, lots and concessions can still be seen on the landscape. Three historical maps are available that illustrate Township of Trafalgar in the 19th century. Figure 2 illustrates a portion of Samuel Wilmot's 1806 survey map of the Township of Trafalgar. The 1806 Wilmot survey map shows John Robinson as the settler of Lot 15, Concession 1 North of Dundas. Daniel Munn, the namesake of Munn's Corners, is shown as the settler of Lot 15, Concession 1 South of Dundas. Figure 3 illustrates the 1858 Tremaine's Map and Figure 4 illustrates the study area on a portion of Walker and Mile's 1877 Map of the Township of Trafalgar. The 1858 map shows the owner of the south half of Lot 15 to be Jordan Munn, corresponding to land registry records. The 1877 map shows the owner of the south half of Lot 15 to be William Perkins, also corresponding to land registry records.



LEGEND

 -Lot 15, Concession 1 North of Dundas


REFERENCE

DRAWING BASED ON 1806 WILMOT SURVEY MAP OF THE TOWNSHIP OF TRAFALGAR

NOTES


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ALL LOCATIONS ARE APPROXIMATE.

PROJECT		Heritage Impact Assessment Dundas Street and Sixth Line Town of Oakville, Ontario	
TITLE		The 1806 Wilmot Survey Map, With Detail	
PROJECT No.	11-1186-0103	FILE No.	1111860103-4000-R01002
CADD	JLD	SCALE	N/A REV.
CHECK	June 9/11	Figure 2	
			



LEGEND

 -Study Area


REFERENCE

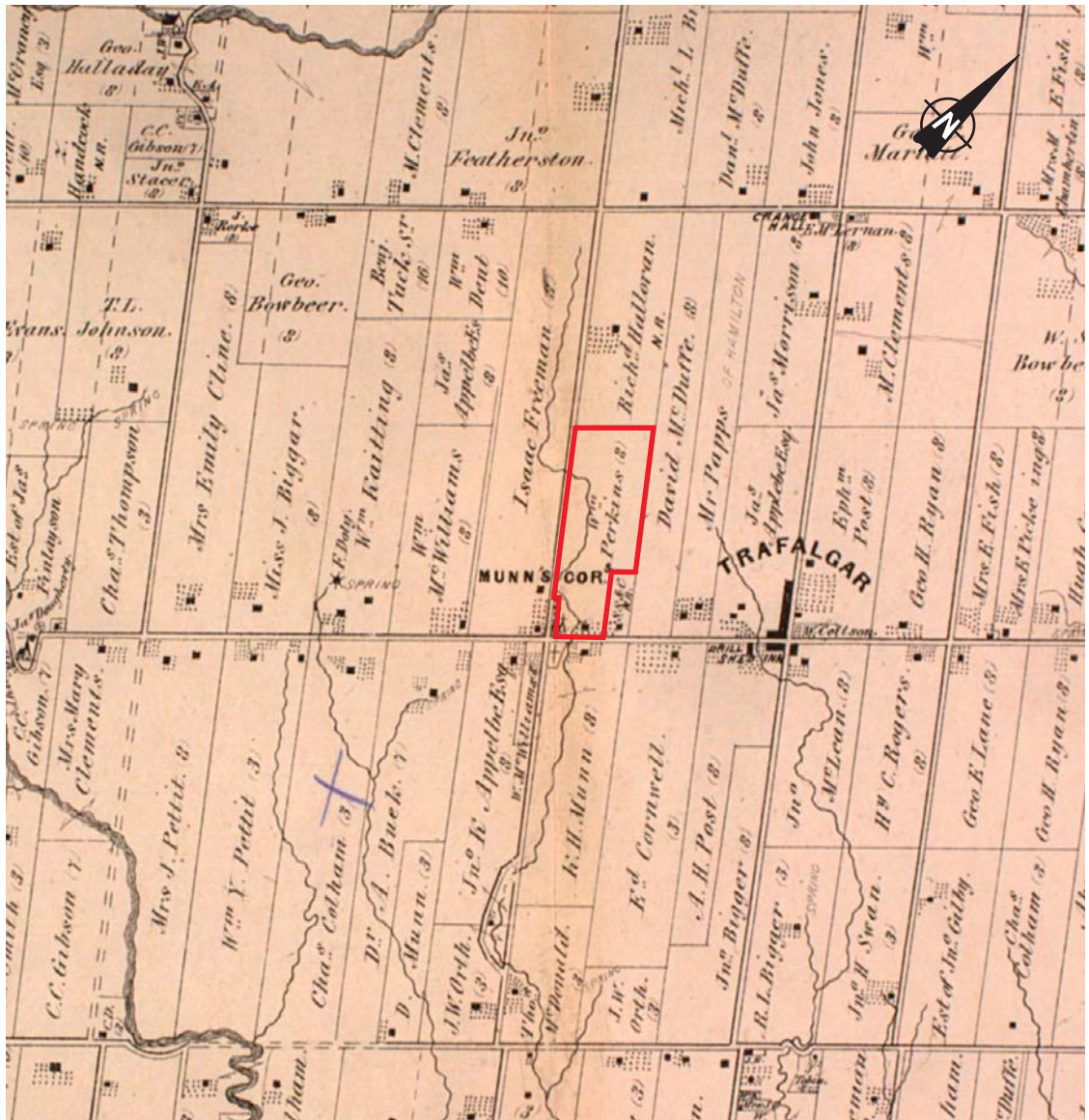
DRAWING BASED ON TREMAINE'S 1858 MAP OF THE COUNTY OF HALTON

NOTES


THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT		Heritage Impact Assessment Dundas Street and Sixth Line Town of Oakville, Ontario	
TITLE		A Portion of Tremaine's 1858 Map of the County of Halton	
PROJECT No.		11-1186-0103-4000	FILE No. 1011860103-4000-R01003
CADD		JLD	June 7/11
CHECK			
		SCALE N/A REV.	
		Figure 3	



LEGEND

 -Study Area


REFERENCE

DRAWING BASED ON 1877 ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF HALTON

NOTES

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ALL LOCATIONS ARE APPROXIMATE.

PROJECT		Heritage Impact Assessment Dundas Street and Sixth Line Town of Oakville, Ontario	
TITLE		A Portion of the 1877 Map of the Township of Trafalgar	
PROJECT No.	11-1186-0103-4000	FILE No.	1111860103-4000-R01004
CADD	JLD	SCALE	N/A REV.
CHECK	June 7/11	Figure 4	
			



4.3 Designated Heritage Properties

4.3.1 Town of Oakville

There are currently 24 properties designated under Part IV of the *Ontario Heritage Act* within the Town of Oakville, which includes the former Township of Trafalgar. Sixteen of these properties are listed on the Town of Oakville's Register of Designated Heritage Properties (as of May 1, 2010), and eight properties have been designated since the Register was updated (Personal communication, Carolyn Van Slightenhorst, Oakville Heritage Planner, June 1, 2011). There are no designated heritage properties within the limits of the study area and two designated properties on lots adjacent to the study area. In addition to the Register of Designated Properties, the Town of Oakville maintains a Register of Properties of Cultural Heritage Value or Interest. This Register was created by Town staff in 2009 and contains approximately 350 properties (Personal communication, Carolyn Van Slightenhorst, Oakville Heritage Planner, May 31, 2011). There is one structure within the limits of the Study Area that is included in the Register of Properties of Cultural Heritage Value or Interest (41 Dundas Street East) and five properties/structures on lots adjacent to the Study Area that are included in this Register. The Town of Oakville's Register of Properties of Cultural Heritage Value or Interest describes the property of 41 Dundas Street East as "William Perkins Farm – this property has potential cultural heritage value for its c. 1850 house and for its associations with the agricultural development of Trafalgar Township" (Town of Oakville 2010b).

4.3.2 Study Area

There are currently no heritage properties designated under Part IV of the *Ontario Heritage Act* within the study area. There are however two designated heritage properties located on lots adjacent to the study area. The Munn's Pioneer Cemetery is located on Lot 15, Concession 1 South of Dundas, on the southeast corner of the intersection of Dundas Street and Sixth Line. Munn's United Church is located on Lot 15, Concession 1 North of Dundas, on the northeast corner of the intersection west of the Study Area. The newer addition at the rear of the 1898 brick structure was constructed in 1989 and contains the Church Hall, Sunday school and church offices. In the mid-1970s, due to the widening of Highway 5, the church building was moved 40 feet away from the road. At this same time, the manse was demolished and a parking lot installed in its place (MUC 2010). Figure 5 illustrates the location of the designated heritage properties in relation to the study area. While not designated properties, Figure 6 illustrates the location of properties listed by the Town of Oakville as having Cultural Heritage Value or Interest.



Plate 1: Munn's Pioneer Cemetery, facing southeast



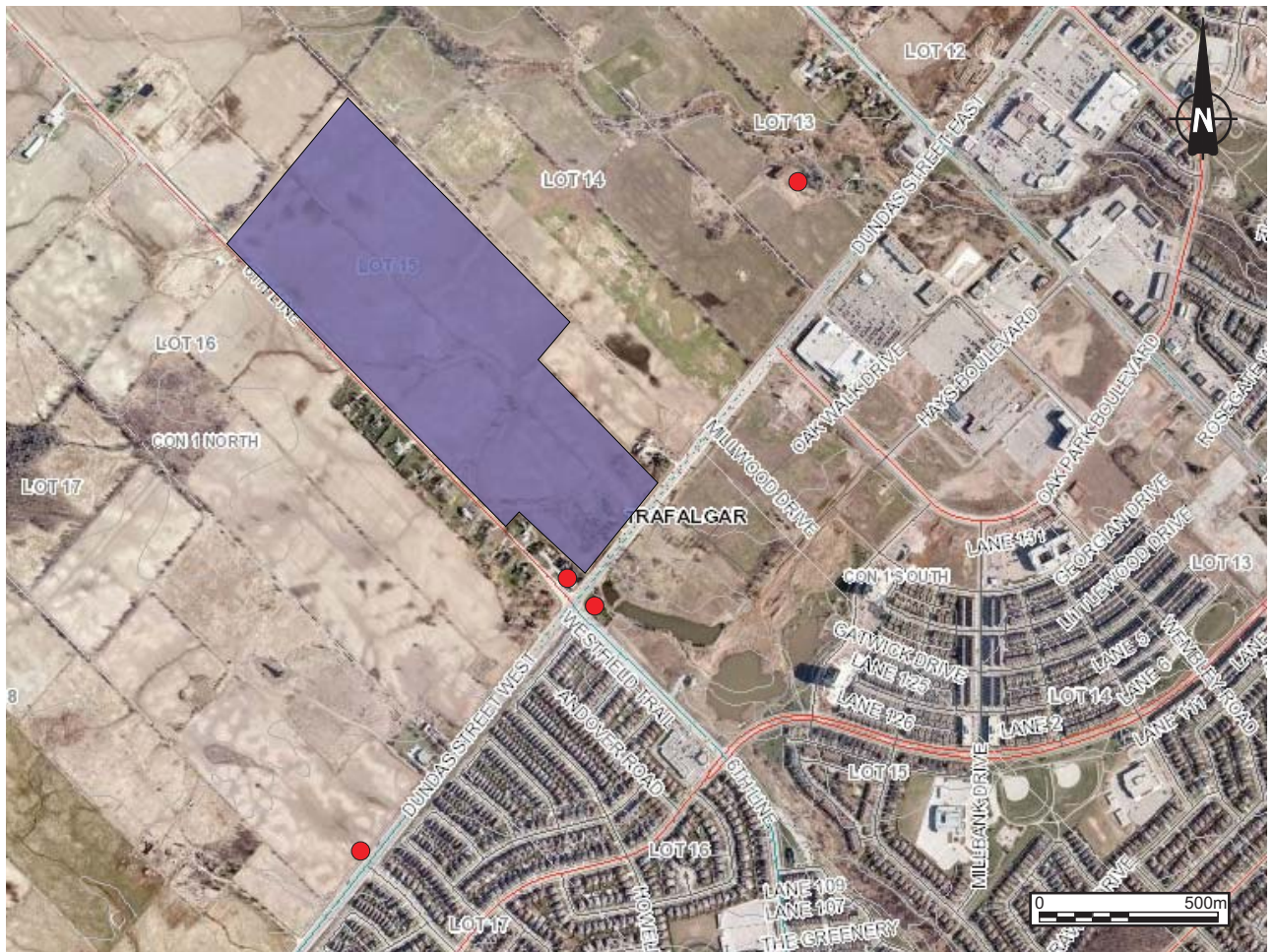
Plate 2: Detail of Munn's Pioneer Cemetery sign, facing southeast



Plate 3: 1898 Munn's Methodist Church, now Munn's United Church, facing northeast



Plate 4: 1989 addition to Munn's United Church, facing northeast



LEGEND

- -HERITAGE PROPERTIES DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT


REFERENCE

DRAWING BASED ON
 ESRI, 2011; TOWN OF OAKVILLE REGISTER OF DESIGNATED HERITAGE PROPERTIES

NOTES

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ALL LOCATIONS ARE APPROXIMATE.

PROJECT		Heritage Impact Assessment Dundas Street and Sixth Line Town of Oakville, Ontario	
TITLE		Properties Designated Under Part IV of the Ontario Heritage Act	
PROJECT No.	11-1186-0103-4000	FILE No.	1111860103-4000-R01005
CADD	JLD	SCALE	As Shown REV.
CHECK	June 7/11	Figure 5	
			



LEGEND

- -PROPERTIES WITH POTENTIAL CULTURAL HERITAGE VALUE OR INTEREST


REFERENCE

DRAWING BASED ON
 ESRI, 2011; TOWN OF OAKVILLE REGISTER OF
 PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST
 (NOT DESIGNATED)

NOTES

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 IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT		Heritage Impact Assessment Dundas Street and Sixth Line Town of Oakville, Ontario	
TITLE		Properties Listed by the Town of Oakville as having Heritage Value or Interest	
PROJECT No.	11-1186-0103-4000	FILE No.	1111860103-4000-R01006
CADD	JLD	SCALE	As Shown REV.
CHECK	June 7/11	Figure 6	
			



5.0 SITE INSPECTION

A site inspection of the study area was carried out by Jamie Davidson and Carla Parslow of Golder's Whitby office on June 3, 2011. All portions of the study area and the adjacent lots were inspected. The study area consists largely of agricultural fields with a domestic residence in the southern portion (Plate 5). This residence (41 Dundas Street East) has been identified by the Town of Oakville as a property of cultural heritage value or interest.

The property at 41 Dundas Street East consists of three structures including a residential house and two outbuildings.

Main house: The residential house is not formally used as a living space; however there was evidence on the main floor of someone having utilized the house recently as a temporary home. The house is a one and a half storey red brick, side gabled structure in the Neo-Classical style (Plate 6). In southern Ontario residential homes of the early to mid 19th century, particularly in rural landscapes, were marked by their symmetrical style, first with the Georgian and Regency style through the Neo-Classical, Classical Revival and Gothic Revival styles (McIlwraith 1997). The house has two concrete chimneys on either end of the roof. The roof is currently covered with asphalt shingles and damage to the edge of the roof could be seen (Plate 7). The windows do not appear to be original, as there is evidence on both the interior and exterior of windows being resized or bricked over (Plate 8).

The interior of the house is in poor condition. Within the main brick structure damage is visible on the main floor ceilings and several of the baseboard electrical heaters have been removed (Plate 9). On the upper floor of the brick structure major damage was visible on the ceilings and at least one of the three upstairs bedrooms contained a large amount of mould (Plate 10). Golder personnel did not enter these rooms due to health and safety concerns. Two of the upstairs bedrooms were floored with carpet, one bedroom contained plank flooring and the bathroom was floored with vinyl.

Two additions have been added to the original brick structure

Addition one: Kitchen, earthen basement and loft

The kitchen addition is sided with vinyl siding over imitation red brick asphalt siding (Plate 11). A third concrete chimney exists on the west end of the kitchen addition. Discolouration on the brick south of the kitchen addition suggests there was something else covering the brick here at one point (Plate 12).

In the kitchen area on the main floor, a large hole exists over the counter area and the vinyl flooring is in poor condition (Plate 13). The counter itself is a later addition to the house. The loft above the kitchen reveals the interior wood structure under the brick. The earthen basement under the kitchen was not entered as the stairway had collapsed (Plate 14).

It is possible what is referred to as the kitchen addition in this report is actually the original remaining structure on this property, with the larger brick part added at a later date. However, this can only be determined by an invasive structural investigation.

Addition two: Off the kitchen addition that appeared to serve as a mud room



The addition off the kitchen is vinyl sided on the exterior and served as one room. The interior included vinyl flooring over wood planks and dry-walled walls (Plate 15).

With regards to a construction date, the main brick structure in the Neo-Classical style was popular in Ontario from approximately 1815 to 1850. The brick portion of this house is decorated with cornice returns, which generally date to pre-1870; additionally the exterior brick work is decorated with cambered window heads, a feature that generally dates post-1870 (Plate 16) (McIlwraith 1997). Given the presence of the cambered window heads, it is likely the brick structure dates to the later end of the Neo-Classical architectural style in Ontario. The City of Oakville Register of Properties of Cultural Heritage Value or Interest describes this property as “William Perkins Farm – this property has potential cultural heritage value for its c. 1850 house and for its associations with the agricultural development of Trafalgar Township” (Town of Oakville 2010b). The architectural style of this house generally agrees with a *circa* 1850 date.



Plate 5: Agricultural fields of Study Area, facing east



Plate 6: Exterior of residential brick structure



Plate 7: Detail of damage along roof edge



Plate 8: Detail of windows showing one bricked over



Plate 9: Interior of brick structure main floor with ceiling damage visible



Plate 10: Upstairs bedroom with mould and ceiling damage



Plate 11: Detail of vinyl siding over imitation brick siding



Plate 12: Kitchen addition with brick discolouration to right



Plate 13: Downstairs kitchen with ceiling damage



Plate 14: Collapsed stairway leading to basement under kitchen



Plate 15: Mud room off of kitchen



Plate 16: Detail of cornice returns and cambered window heads

The two outbuildings on the property include a wood frame, front gable single car garage and a second wood frame, side gable shed that has been supported by pieces of aluminum siding in places (Plate 17, Plate 18). Outside landscaping consists mostly of large mature trees south of the residential structure (Plate 19).



Plate 17: Wood frame garage



Plate 18: Wood frame shed supported by aluminum siding



Plate 19: Mature trees south of residential structure



6.0 POTENTIAL IMPACTS AND MITIGATION OPTIONS

The property will be redeveloped as a residential subdivision. The area occupied by the house and adjacent outbuildings will become a storm water retention pond. As a result, the buildings will have to be demolished.

The house listed on the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest. There are no structures on the property designated under the provisions of the *Ontario Heritage Act*.

Documentation of the house followed by its demolition is the recommended mitigation strategy for the property.

Documentation prior to demolition creates a record of the property that can be used by future historians and other researchers. Adequate documentation involves high resolution photography of the building exterior and interior under optimal environmental conditions, measured drawings and additional structure-specific research and analysis. As part of the documentation work, the house should be monitored during demolition by a qualified individual to determine construction details of the building and this information added to the final report. The quality of the documentation must be such that the building can be understood even though the physical evidence has disappeared. Documentation must be placed in a public institution that can store the information safely and make it available to the public.



7.0 RECOMMENDATIONS

- 1) Prior to demolition, the house should be documented to accepted standards such as those of the Ontario Ministry of Transportation *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* Section 6.3.1.4 (2007), or the U.S. National Park Service, Historic American Building Survey (HABS) standards (www.nps.gov/history/hdp/standards/habsguidelines.htm). The documentation would include, as a minimum, high resolution photography of the building exterior and interior under optimal environmental conditions, measured drawings of the floor plans and building elevations and additional structure-specific research and analysis. As part of the documentation work, the house should be monitored during demolition by a qualified individual to determine construction details of the building and this information added to the final report.
- 2) Copies of the site documentation should be deposited with the:
 - Oakville Public Library, Central Branch: 120 Navy Street, Oakville, Ontario
 - Oakville-Trafalgar Archives:, 1225 Trafalgar Road, Oakville, Ontario
 - Town of Oakville Municipal heritage planner's office: 1225 Trafalgar Road, Oakville, Ontario



8.0 REFERENCES

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9.0 IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT

Golder Associates Ltd. (Golder) has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the archaeological profession and members of the Canadian Association of Heritage Professionals currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder, by Sixth Line Corporation. The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

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Report Signature Page

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Handwritten signature of Jamie L. Davidson in black ink.

Handwritten signature of Christopher Andreae in black ink.

Jamie L. Davidson, B.A.
Project Archaeologist

Christopher Andreae, Ph.D.
Associate, Senior Built Heritage Specialist

JLD/gf/ch

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APPENDIX A

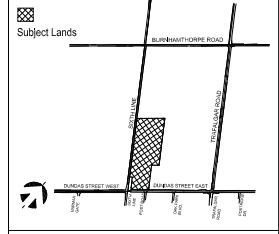
Draft Development Plan

DRAFT PLAN OF SUBDIVISION

PART OF LOT 15,
CONCESSION 1,
NORTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SIXTH LINE COPORATION

KEY MAP:



OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE FREEMAN PLANNING SOLUTIONS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED: _____ DATE: Nov. 23, 2012
John Moran
 Vice President

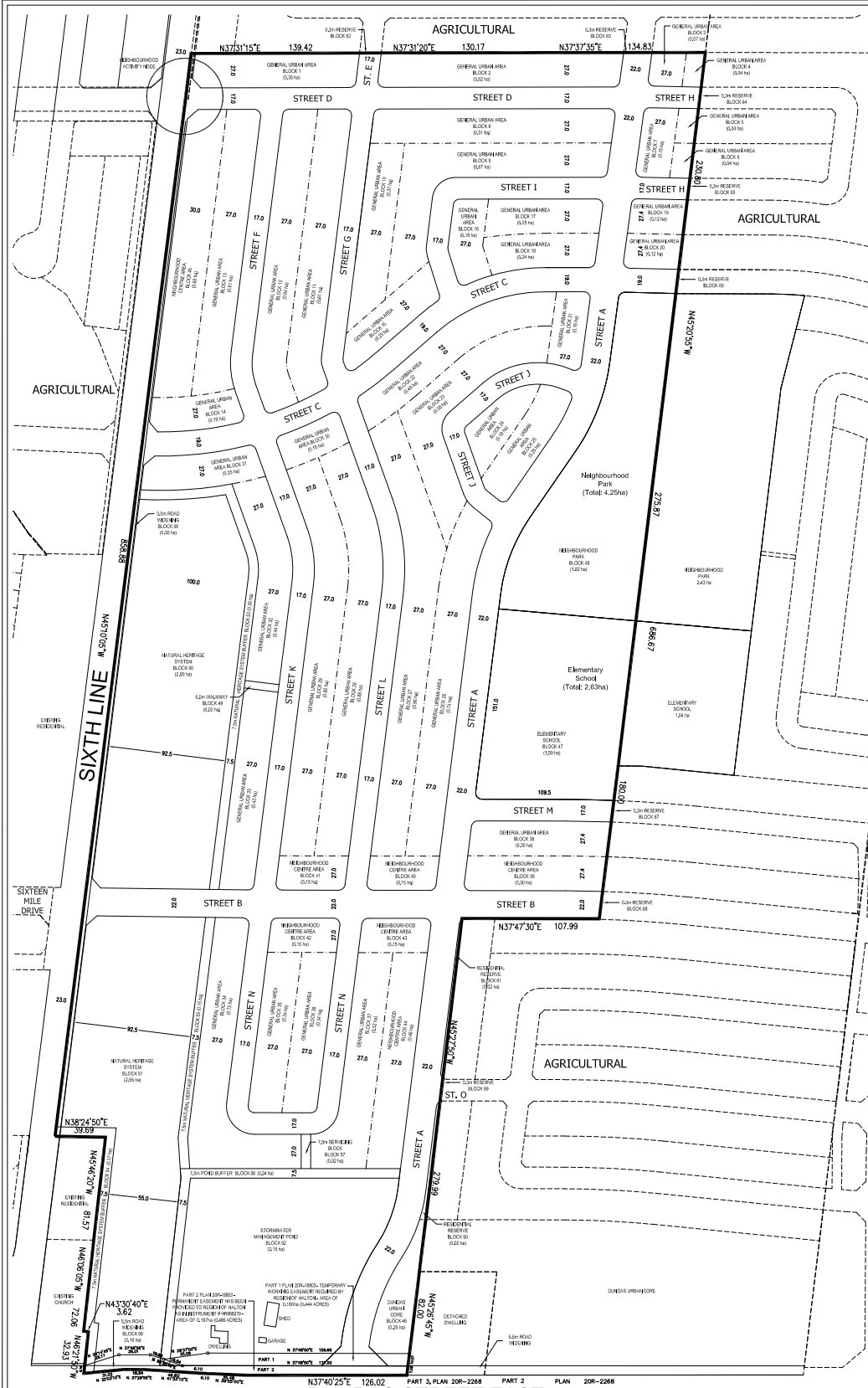
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: _____ DATE: Nov. 23, 2012
D.J. Bullock, Ontario Land Surveyor
 a Licensed Professional

ADDITIONAL INFORMATION

- (UNDER SECTION 51 (17) OF THE PLANNING ACT)
- A) SHOWN ON PLAN
 - B) SHOWN ON PLAN
 - C) SHOWN ON PLAN
 - D) SHOWN ON PLAN
 - E) SHOWN ON PLAN
 - F) SHOWN ON PLAN
 - G) SHOWN ON PLAN
 - H) SHOWN ON PLAN
 - I) SHOWN ON PLAN
 - J) SHOWN ON PLAN
 - K) SHOWN ON PLAN
 - L) SHOWN ON PLAN



DUNDAS STREET EAST
(FORMERLY THE KING'S HIGHWAY No. 5)

POST ROAD

OAK PARK BLVD.

EXISTING DEVELOPMENT

Land Use	Blocks	Lot/Block Total	Area (ha)	URBs
General Urban Area (GU) (30 up)	1-38	38	14.95	436
Neighbourhood Centre (NC) (44 up)	39-42	7	2.20	88
Durham Urban Core (25 up)	46	1	0.24	9
Elementary School	47	1	1.59	
Neighbourhood Park	48	1	1.82	
Open Waterway	49	1	0.22	
Natural Heritage System	50 & 51	2	5.20	
Stormwater Management Pond	52	1	2.15	
7.5m Natural Heritage System Buffer	53-55	3	0.61	
7.5m Stormwater Management Pond Buffer	56	1	0.24	
7.5m Servicing Block	57	1	0.22	
3.2m Road Widening	58	1	0.30	
5.0m Road Widening	59	1	0.36	
Residential Reserve	60 & 61	2	0.24	
0.3m Reserve	62-69	8	0.51	
17.0m ROW (2,827 m)			4.28	
10.0m ROW (465 m)			0.83	
22.0m ROW (1,459 m)			3.22	
Total	69	69	37.67	530

NOTE: SOME NUMBERS MAY NOT ADD UP DUE TO ROUNDING

23/11/2012 ISSUED FOR DRAFT SUBDIVISION PLAN
 DATE (DWG) REVISION DWG BY

Freeman Planning Solutions Inc.
1641 Dundas Street West
 Oakville, ON L6L 6H1
 Tel: 905-846-2474
 Fax: 905-846-2475
 Email: info@freemansolutions.com

SCALE 1:3000 Nov. 23, 2012






APPENDIX B

Inventory of Properties with Potential Heritage Value



APPENDIX B
Inventory of Properties With Potential Heritage Value

#	Address	Street	Image	Approximate Date	Earliest Map Date	Type/Style	Heritage Potential	Features/Description
1	41	Dundas Street East		1850s	1877	1 ½ storey, side gable, Neo-Classical	Listed on the Town of Oakville's Register of Properties of Cultural Heritage Value or Interest (NOT Designated)	red brick, stone foundation, two addition with vinyl siding

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Africa	+ 27 11 254 4800
Asia	+ 86 21 6258 5522
Australasia	+ 61 3 8862 3500
Europe	+ 356 21 42 30 20
North America	+ 1 800 275 3281
South America	+ 55 21 3095 9500

solutions@golder.com
www.golder.com

Golder Associates Ltd.
2390 Argentia Road
Mississauga, Ontario, L5N 5Z7
Canada
T: +1 (905) 567 4444

