

**SOPER HILLS SECONDARY PLAN  
CULTURAL HERITAGE RESOURCE ASSESSMENT STUDY  
EXISTING CONDITIONS REPORT**

**MUNICIPALITY OF CLARINGTON, ONTARIO**

Prepared for:

**SGL Planning & Design Inc.**  
1547 Bloor Street West  
Toronto, ON M6P 1A5

ASI File 19CH-032

September 2019 (Revised October 2019, February 2020)



**SOPER HILLS SECONDARY PLAN  
CULTURAL HERITAGE RESOURCE ASSESSMENT STUDY  
EXISTING CONDITIONS REPORT**

**MUNICIPALITY OF CLARINGTON, ONTARIO**

**EXECUTIVE SUMMARY**

ASI was contracted as a part of a consulting team led by SGL Planning & Design Inc. on behalf of the Municipality of Clarington to conduct a Cultural Heritage Resource Assessment (CHRA) for the Soper Hills Secondary Plan. The project involves an assessment of existing and potential cultural heritage resources within and adjacent to the study area to assist in the creation of a Secondary Plan and Zoning By-law that conforms to and implements the Clarington Official Plan (2018).

The purpose of this report is to describe the existing conditions of the study area, present an inventory of existing and potential cultural heritage resources, and propose appropriate mitigation measures and recommendations for minimizing and avoiding potential negative impacts to identified existing and potential cultural heritage resources. It should be noted that properties identified as potential cultural heritage resources have not been evaluated under Ontario Regulation 9/06 to determine whether the properties merit designation under the Ontario Heritage Act. These properties have been identified as potential cultural heritage resources as a means of informing the Secondary Plan and providing the Municipality with a list of properties that may require evaluation as part of any future development. The assessment was conducted under the project management of James Neilson, Cultural Heritage Specialist in the Cultural Heritage Division at ASI under the senior project management of Annie Veilleux, Manager of the Cultural Heritage Division at ASI.

The background research, data collection, and field review conducted for the study area determined that there are 12 existing and potential municipal cultural heritage resources within or adjacent to the Soper Hills Secondary Plan study area. These properties consist of the following:

- Four properties (CHR1, CHR2, CHR3 and CHR4) in the study area are potential cultural heritage resources that merit evaluation under Ontario Regulation 9/06 to determine whether they contain cultural heritage value.
- The Bowmanville POW Camp (CHR10) at 2020 Lambs Road is adjacent to the study area. This property is designated under Part IV of the *Ontario Heritage Act* and is recognized as a National Historic Site. According to historical mapping, a portion of the Bowmanville POW Camp (also known as Camp 30) was located within Lot 6, Concession 2. One building (CHR4) remains in Lot 6 that may be historically linked to the Camp and should be evaluated under Ontario Regulation 9/06 to determine whether it contains cultural heritage value, or should be included as part of the designation of the Bowmanville POW Camp.

- In addition to the Bowmanville POW Camp, five additional adjacent properties (CHR5, CHR6, CHR8, CHR9, CHR11) have been recognized by the Municipality of Clarington and are included on its Heritage Inventory. This includes three properties recognized as “Primary Properties”, one property recognized as a “Secondary Property” and one property recognized as having “Heritage Merit”.
- Finally, two adjacent properties (CHR 7 and CHR 12) have been identified as part of this report as potential cultural heritage resources.

Based on the results of the assessment, the following recommendations have been developed:

1. The Soper Hills Secondary Plan should incorporate policies that promote the conservation of existing cultural heritage resources and consider the presence of the potential cultural heritage resources identified in this report.
2. Any proposed development on or adjacent to an identified existing or potential cultural heritage resource should require a heritage impact assessment to further assess the cultural heritage value of the identified potential cultural heritage resources under Ontario Regulation 9/06, and to ensure that the existing cultural heritage resources in the study area are conserved.
3. This report should be circulated to the Clarington Heritage Committee for its consideration.

**ARCHAEOLOGICAL SERVICES INC.**

**PROJECT PERSONNEL**

*Senior Project Manager:* Annie Veilleux, MA, CAHP  
*Senior Heritage Specialist*  
*Manager, Cultural Heritage Division*

*Project Manager:* James Neilson, MES (Planning)  
*Cultural Heritage Specialist, Cultural Heritage Division*

*Project Administrator:* Elle Boswell, BSc (Hon)  
*Archaeologist | Junior Administrative Assistant - Laboratory and Fieldwork*  
*Services, Operations Division*

*Report Preparation:* James Neilson

*Graphics:* Adam Burwell, MSc  
*Geomatics Specialist*

*Report Reviewers:* Laura Loney, MPlan, CAHP  
*Cultural Heritage Specialist | Project Manager, Cultural Heritage Division*

Annie Veilleux

## TABLE OF CONTENTS

|  |     |
|--|-----|
| EXECUTIVE SUMMARY .....  | i   |
| PROJECT PERSONNEL.....   | iii |
| TABLE OF CONTENTS.....   | iv  |
| 1.0 INTRODUCTION.....  | 1   |
| 2.0 CULTURAL HERITAGE RESOURCE ASSESSMENT CONTEXT .....  | 2   |
| 2.1. Legislation and Policy Context .....  | 2   |
| 2.2 Durham Regional Official Plan (2017).....  | 4   |
| 2.3 Clarington Official Plan (June 2018) .....   | 5   |
| 2.4 Soper Hills Secondary Plan Context .....   | 7   |
| 2.5 Data Collection.....   | 7   |
| 3.0 HISTORICAL CONTEXT .....   | 9   |
| 3.1 Introduction .....   | 9   |
| 3.2 Physiographic Setting .....  | 9   |
| 3.3 Indigenous Overview .....  | 9   |
| 3.4 Township Survey and Settlement .....   | 10  |
| 3.4.1 Township of Darlington .....   | 10  |
| 3.5 Land Use History.....  | 11  |
| 3.5.1 Study Area .....   | 11  |
| 3.5.2 Lot 5 and 6, Concession 1 .....  | 16  |
| 3.5.3 Lot 5 and 6, Concession 2 .....  | 18  |
| 4.0 DATA COLLECTION RESULTS .....  | 21  |
| 4.1 Soper Hills Secondary Plan study area - Existing Conditions .....                                | 22  |
| 4.2 Soper Hills Secondary Plan study area – Existing and Potential Cultural Heritage Resources       | 24  |
| 5.0 CONCLUSIONS.....   | 25  |
| 6.0 RECOMMENDATIONS .....  | 26  |
| 7.0 REFERENCES.....  | 28  |
| APPENDIX A: Soper Hills Secondary Plan Mapping of Existing and Potential Cultural Heritage Resources |     |
| 30   |     |

## LIST OF FIGURES

|  |    |
|--|----|
| Figure 1: Location of the Soper Hills Secondary Plan study area (Open Street Maps).....  | 1  |
| Figure 2: Location of the Soper Hills Secondary Plan study area (Google 2019).....   | 2  |
| Figure 3: 1861 <i>Tremaine’s Map of Durham County</i> (Tremaine 1861).....   | 12 |
| Figure 4: 1878 <i>Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont</i> (Belden & Co. 1878) ..... | 13 |
| Figure 5: 1939 NTS Map (Department of National Defence 1939) .....   | 14 |
| Figure 6: 1954 Aerial photo (University of Toronto) .....  | 14 |
| Figure 7: 1976 NTS Map (Department of Energy, Mines and Resources 1976).....   | 15 |
| Figure 8: Evolution of Lots 5 and 6 in Concession 1.....   | 16 |
| Figure 9: Evolution of Lots 5 and 6 in Concession 2.....   | 18 |
| Figure 10: Boys Training School/Bowmanville POW Camp (Durham College).....   | 20 |
| Figure 11: Sketch of the Bowmanville POW Camp in 1941-42, looking south (Municipality of Clarington).....                      | 21 |
| Figure 12: Soper Hills Secondary Plan study area.....  | 23 |
| Figure 13: King Street East looking east (ASI 2019) .....  | 23 |



Figure 14: King Street East looking west (ASI 2019) ..... 23  
Figure 15: King Street East looking east towards Bennett Road (ASI 2019) ..... 23  
Figure 16: King Street East looking west (ASI 2019) ..... 23  
Figure 17: Lambs Road looking south (ASI 2019)..... 24  
Figure 18: Lambs Road looking north (ASI 2019) ..... 24  
Figure 19: Concession Street East looking east (ASI 2019) ..... 24  
Figure 20: Concession Street East looking west (ASI 2019)..... 24

**LIST OF TABLES**

Table 1: Outline of Southern Ontario Prehistory ..... 10  
Table 2: Summary of existing and potential cultural heritage resources in the study area..... 24  
Table 3: Detailed description of existing and potential cultural heritage resources in the study area  
..... 31



## 1.0 INTRODUCTION

ASI was contracted as a part of a consulting team led by SGL Planning & Design Inc. on behalf of the Municipality of Clarington to conduct a Cultural Heritage Resource Assessment (CHRA) for the Soper Hills Secondary Plan. The project involves a cultural heritage resource assessment of the subject lands to assist in the creation of a Secondary Plan and Zoning By-law that conforms to and implements the Clarington Official Plan (2018).

The study area (Figure 1 and Figure 2) is located east of Lambs Road between the Canadian Pacific rail line to the north and King Street East to the south. A forested tributary of the Soper Creek is located along the southern and eastern extent of this Secondary Plan Area. The study area is comprised of a total of 37 properties and is approximately 193 hectares (477 acres) in size. The site consists mostly of agricultural fields with scattered farmhouses, barns, and treed areas. A row of post-WWII residential buildings is situated on the north side of King Street East.



Figure 1: Location of the Soper Hills Secondary Plan study area (Open Street Maps)



Figure 2: Location of the Soper Hills Secondary Plan study area (Google 2019)

The purpose of this report is to describe the existing conditions of the study area, present an inventory of cultural heritage resources, and propose appropriate mitigation measures and recommendations for minimizing and avoiding negative impacts on identified existing and potential cultural heritage resources. The assessment was conducted under the project management of James Neilson, Cultural Heritage Specialist in the Cultural Heritage Division at ASI and the senior project management of Annie Veilleux, Manager in the Cultural Heritage Division at ASI.

## 2.0 CULTURAL HERITAGE RESOURCE ASSESSMENT CONTEXT

### 2.1. Legislation and Policy Context

The authority to request this heritage assessment arises from Section 2 (d) of the *Planning Act*. The *Planning Act* (1990, Act) and related *Provincial Policy Statement (PPS)*, which was updated in 2014, make several provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing of potential concerns and interest. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the Act. One of these provincial interests is directly concerned with:

- 2.(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest

Part 4.7 of the *PPS* states that:



The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of relevance for the conservation of cultural heritage features are contained in Section 2 - Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

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

Several definitions that have specific meanings for use in a policy context accompany the policy statement. These definitions include built heritage resources and cultural heritage landscapes.

*A built heritage resource* is defined as: “a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community” (PPS 2014).

*A cultural heritage landscape* is defined as “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). Examples may include, but are not limited to farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value.

*Adjacent lands* are defined as those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (PPS 2014).

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. With regard to cultural heritage and archaeology resources, resources of significance are those that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (PPS 2014).



Criteria for determining significance for the resources are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*PPS 2014*).

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage assessment.

## 2.2 Durham Regional Official Plan (2017)

The *Durham Regional Official Plan (2017)* addresses cultural heritage goals, objectives and policies. Relevant policies include:

### 2.2 General Policies

2.2.11 The conservation, protection and/or enhancement of Durham's built and cultural heritage resources is encouraged.

### 2.3 Policies

#### 2.3.49 Built and Cultural Heritage Resources

Regional Council shall encourage Councils of the area municipalities to utilize the *Ontario Heritage Act* to conserve, protect and enhance the built and cultural heritage resources of the municipality, to establish Municipal Heritage Committees to consult regarding matters relation to built and cultural heritage resources planning and, the designation of heritage conservation districts and properties as provided for in the *Ontario Heritage Act*.

2.3.51 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of:

h) policies for the protection, conservation and/or enhancement of built and cultural heritage resources

### 4. Housing

4.3.9 In the preparation of area municipal official plans, Councils of the area municipalities shall ensure the inclusion of policies and designations to implement the intent of the Plan and the provisions of this Section and the following:

e) policies to preserve, improve, rehabilitate or redevelop older residential areas, which are in keeping with the cultural heritage resource policies of the Plan and the respective area municipal official plans.



## 2.3 Clarington Official Plan (June 2018)

Section 8 of the *Clarington Official Plan* (2018) addresses cultural heritage goals, objectives and policies. Relevant policies include:

### 8.1 Goal

- 8.1.1 To promote a culture of conservation that supports cultural achievements, fosters civic pride and sense of place, strengthens the local economy, and enhances the quality of life for Clarington residents.

### 8.2 Objectives

- 8.2.1 To encourage the conservation, protection, enhancement and adaptive reuse of cultural heritage resources including:
- Structures, sites and streetscapes of cultural heritage value or interest;
  - Significant archaeological and historic resources;
  - Significant landscapes, vistas and ridge-lines; and
  - Landmarks and focal points.
- 8.2.2 To incorporate cultural heritage resources into community design and development.

### 8.3 Policies

- 8.3.1 In achieving its cultural heritage objectives, the Municipality shall:

- a) Promote public awareness and appreciation of cultural heritage resources;
- b) Encourage the private sector to support the conservation of cultural heritage resources;
- c) Support and promote the Clarington Museums and Archives;
- d) Restore, rehabilitate, enhance and maintain Municipally owned cultural heritage resources;
- e) Encourage the reuse of architectural features;
- f) Document the features of cultural heritage resources in the event that demolition is inevitable;
- g) Consider in co-operation with the development industry, the preservation of heritage buildings by incorporating the buildings into new developments;
- h) Enhance the streetscape components in cultural heritage resource areas, such as signage, street furniture, and lighting; and
- i) Consider the interests of Indigenous communities in conserving cultural heritage and archaeological resources.

- 8.3.2 The Municipality has identified the following cultural heritage landscapes of importance which have been or may be considered for heritage conservation districts:

- a) Beech Avenue Heritage Conservation District, Bowmanville;
- b) Heritage downtowns of Bowmanville, Newcastle and Orono;
- c) Old Bowmanville (North of downtown);
- d) Old Bowmanville (South of downtown);



- e) Old Newcastle Village (North of downtown);
  - f) Old Newcastle Village (South of downtown);
  - g) Camp 30 - Boys Training School, Bowmanville;
  - h) Historic areas of Enniskillen, Hampton, Newtonville, Solina, Bondhead and Tyrone; and
  - i) Lake Ontario waterfront.
- 8.3.3 The Municipality, with the advice and assistance of the Clarington Heritage Committee (CHC), shall:
- a) Update and maintain Clarington's Cultural Heritage Resource List;
  - b) Add properties of cultural heritage value or interest to the Municipal Register as appropriate;
  - c) Designate any such cultural heritage resource pursuant to the Ontario Heritage Act;
  - d) Identify and consider designation of cultural heritage landscapes or portions thereof identified in Section 8.3.2;
  - e) Assist property owners in obtaining funding for cultural heritage resource conservation projects; and
  - f) Undertake the periodic review of the CHC's structure and mandate.
- 8.3.4 Where a cultural heritage resource is designated under the Ontario Heritage Act or is recognized on the cultural heritage resources list, the Municipality shall:
- a) Allow alterations, renovations, additions or repairs provided the proposed changes are compatible and consistent with the building and the surrounding area in terms of building materials, colour, height, scale and design including windows, doors and roof lines;
  - b) Discourage the demolition or the inappropriate alteration of a cultural heritage resource;
  - c) Require redevelopment and infill buildings in existing built up areas to be compatible and consistent with the surrounding buildings and streetscape in terms of building materials, height, width, scale, colour, setback and design including windows, doors and roof lines;
  - d) Require new development in previously non built up areas to conserve and enhance the cultural heritage attributes of the resource by providing an appropriate transition with regard to the scale, massing and character;
  - e) Prepare urban design guidelines governing the alteration, development or redevelopment of districts or neighbourhoods; and
  - f) Consider the conservation of cultural heritage resources in the placement or modification to infrastructure.
- 8.3.5 Wherever possible, built heritage resources should be retained for the original use and in their original location. Where the original uses cannot be maintained, the adaptive reuse of built heritage resources will be supported. If no other alternative exists for maintaining structures in their original location, consideration may be given to the relocation of the structure.

- 8.3.6 Should a heritage resource be demolished, the dismantling, salvage and reuse of materials is encouraged.
- 8.3.7 Development on or adjacent to a cultural heritage resource identified on the Municipal Register may be permitted where the proposed development has been evaluated through a Heritage Impact Assessment and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- 8.3.8 Without diminishing the importance of cultural heritage resources that are not identified on the Municipal Register, the Municipality will keep a Cultural Heritage Resource List to identify resources that have cultural value and interest. Development on lands identified in the Cultural Heritage Resource List may be subject to a Heritage Impact Assessment as determined by the Municipality

## 2.4 Soper Hills Secondary Plan Context

The purpose of the Secondary Plan is to undertake a comprehensive review of the Soper Hills study area and the surrounding area to determine the most appropriate future land uses for these lands. The Secondary Plan will also consider the future servicing requirements, transportation, and open space and environmental matters to determine future land uses in the study area. The purpose of the study process is to create a Secondary Plan that conforms to and implements the Clarington Official Plan, the Durham Region Official Plan, Provincial Policies and Plans. It will also follow the recommendations from the Soper Creek Main and East Branches Subwatershed Plans.

The Secondary Plan will address these three priorities:

- Sustainability and Climate Change
- Urban Design
- Affordable Housing

## 2.5 Data Collection

In the course of the Cultural Heritage Resource Assessment, all potentially affected cultural heritage resources within the study area are subject to inventory. Short form names are usually applied to each resource type (e.g. barn, residence). Generally, when conducting a preliminary identification of cultural heritage resources, three stages of research and data collection are undertaken to appropriately establish the potential for, and existence of, cultural heritage resources in a geographic area.

Background historical research, which includes consultation of primary and secondary research sources and historical mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study area. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to nineteenth- and twentieth-century settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during these stages of the research



process are reflective of particular architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also utilized to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilized during the field review to appropriately identify potential cultural heritage resources. These investigative criteria are derived from provincial guidelines, definitions, and experience. A built structure or landscape is identified as a potential cultural heritage resource that should be considered during the assessment, if the resource meets one or more of the following criteria:

- It is 40 years or older<sup>1</sup>;
- It is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- It displays a high degree of craftsmanship or artistic merit;
- It demonstrates a high degree of technical or scientific achievement;
- The site and/or structure retains original stylistic features and has not been irreversibly altered to destroy its integrity;
- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to the Municipality of Clarington, Durham Region, the Province of Ontario, Canada, or the world heritage list;
- It yields, or had the potential to yield, information that contributes to an understanding of the Municipality of Clarington, Durham Region, the Province of Ontario, Canada, or the world heritage list;
- It demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the Municipality of Clarington, Durham Region, the Province of Ontario, Canada, or a world heritage site;
- It is important in defining, maintaining, or supporting the character of an area;
- It is physically, functionally, visually, or historically linked to its surroundings;
- It is a landmark;
- It illustrates a significant phase in the development of the community or a major change or turning point in the community's history;
- The landscape contains a structure other than a building (fencing, culvert, public art, statue, etc.) that is associated with the history or daily life of that area or region; or
- There is evidence of previous historical and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.).

---

<sup>1</sup> This criterion is according to the MTCS Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes [http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0500E~1/\\$File/0500E.pdf](http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0500E~1/$File/0500E.pdf). Use of a 40 year old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (Ministry of Transportation 2006; Ministry of Transportation 2007; Ontario Realty Corporation 2007). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.



If a resource satisfies an appropriate combination of these criteria, it will be identified as a potential cultural heritage resource and is subject to further research where appropriate and when feasible. It should be noted that properties identified as potential cultural heritage resources have not been evaluated under Ontario Regulation 9/06 to determine whether the properties merit designation under the Ontario Heritage Act. These properties have been identified as potential cultural heritage resources as a means of informing the Secondary Plan and providing the Municipality with a list of properties that may require evaluation as part of any future development. Typically, further historical research, consultation and evaluation is required to determine the specific significance of the identified potential cultural heritage resource.

### **3.0 HISTORICAL CONTEXT**

#### **3.1 Introduction**

This section provides a summary of historical research and a description of identified and potential above-ground cultural heritage resources that may be affected by the proposed undertaking. A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land use. Historically, the study area is located within Lots 5 and 6 of Concessions 1 and 2 in the Township of Darlington.

#### **3.2 Physiographic Setting**

The Iroquois Plain physiographic region of Southern Ontario is a lowland region bordering Lake Ontario. This region is characteristically flat and formed by lacustrine deposits laid down by the inundation of Lake Iroquois, a body of water that existed during the late Pleistocene. This region extends from the Trent River, around the western part of Lake Ontario, to the Niagara River, spanning 300 km (Chapman and Putnam 1984:190). The old shorelines of Lake Iroquois include cliffs, bars, beaches, and boulder pavements. The old sandbars in this region are good aquifers that supply water to farms and villages. The gravel bars are quarried for road and building material, while the clays of the old lakebed have been used for the manufacture of bricks (Chapman and Putnam 1984:196).

#### **3.3 Indigenous Overview**

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the Municipality of Clarington has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 1 provides a general summary of the pre-contact Indigenous settlement of the area.<sup>2</sup>

---

<sup>2</sup> While many types of information can inform the precontact settlement of the Municipality of Clarington, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



Table 1: Outline of Southern Ontario Prehistory

| Period              | Archaeological/ Material Culture       | Date Range      | Lifeways/ Attributes                        |
|---------------------|--|-----------------|---|
| <b>PALEO-INDIAN</b> |  |                 |   |
| Early               | Gainey, Barnes, Crowfield              | 9000-8500 BCE   | Big game hunters                            |
| Late                | Holcombe, Hi-Lo, lanceolate            | 8500-7500 BCE   | Small nomadic groups                        |
| <b>ARCHAIC</b>      |  |                 |   |
| Early               | Nettling, Bifurcate-base               | 7800-6000 BCE   | Nomadic hunters and gatherers               |
| Middle              | Kirk, Stanley, Brewerton, Laurentian   | 6000-2000 BCE   | Transition to territorial settlements       |
| Late                | Lamoka, Genesee, Crawford Knoll, Innes | 2500-500 BCE    | Polished/ground stone tools (small stemmed) |
| <b>WOODLAND</b>     |  |                 |   |
| Early               | Meadowood                              | 800-400 BCE     | Introduction of pottery                     |
| Middle              | Point Peninsula, Saugeen               | 400 BCE-CE 800  | Incipient horticulture                      |
| Late                | Algonkian, Iroquoian                   | CE 800-1300     | Transition to village life and agriculture  |
|                     | Algonkian, Iroquoian                   | CE 1300-1400    | Establishment of large palisaded villages   |
|                     | Algonkian, Iroquoian                   | CE 1400-1600    | Tribal differentiation and warfare          |
| <b>HISTORIC</b>     |  |                 |   |
| Early               | Huron, Neutral, Petun, Odawa, Ojibwa   | CE 1600-1650    | Tribal displacements                        |
| Late                | Six Nations Iroquois, Ojibwa           | CE 1650-1800's  |   |
|                     | Euro-Canadian                          | CE 1800-present | European settlement                         |

The study area is within the Johnson-Butler Purchases and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations which includes Alderville First Nation, Beausoleil Island First Nation, Chippewas of Rama First Nation, Curve Lake First Nation, Georgina Island First Nation, Hiawatha First Nation, and Mississaugas of Scugog Island First Nation (Williams Treaties First Nations 2017). The purpose of the Johnson-Butler Purchases of 1787/1788 was to acquire from the Mississaugas the Carrying Place Trail and lands along the north shore of Lake Ontario from the Trent River to Etobicoke Creek. However, records of the acquisition were not clear as to the extent of lands agreed upon (Surtees 1984:37–45). To clarify this, in October and November of 1923, the governments of Canada and Ontario, chaired by A.S. Williams, signed treaties with the Chippewa and Michi Saagiig for three large tracts of land in central Ontario and the northern shore of Lake Ontario, the last substantial portion of land in southern Ontario that had not yet been ceded to the government (Department of Indigenous and Northern Affairs 2013).

### 3.4 Township Survey and Settlement

#### 3.4.1 Township of Darlington

Darlington Township, which consisted of possessed Mississauga land, was settled by the British in 1787. Parts of Darlington were subsequently surveyed by Augustus Jones in 1791-92, and additional survey work was carried out by William Hambly around July 1793. The first map of the township appears to have been produced by Hambly sometime in the late eighteenth century, followed by D.W. Smith's map of the township shortly thereafter. A patent plan for Darlington was drawn up by the Surveyor General's department in September 1811. Other subsequent plans were prepared, possibly by Samuel Wilmot, in 1817 and 1823. A general plan of the township was prepared by Thomas Parke in August 1843. It should be noted that these plans mainly show the underlying Township grid, with the Crown and Clergy Reserves clearly indicated, as well as the names of the various lot holders. They generally do not display





features such as the location of houses, public buildings (churches, schools, meeting houses), or burial grounds (Belden 1878:i; Winearls 1991:485).

Darlington originally comprised part of Durham County in the Home District, though legislation passed in 1798, reorganized it into the Newcastle District. This reorganization stipulated that when the Counties of Durham and Northumberland reached a population of 1,000 within six organized townships, that they would be separated and form the Newcastle District of Upper Canada. This act came into effect in June 1802, at which time a new gaol and courthouse were built for the new district. New townships were added to the district in 1834, while other parts were separated to form the Colborne District in 1838. The Newcastle District was abolished in May 1849 and succeeded by the United Counties of Northumberland and Durham. In 1974, Newcastle District became part of the Town of Newcastle, which in 1993 formed part of the Municipality of Clarington (Armstrong 1985:184; Rayburn 1997:88).

Darlington is thought to have been named in July 1792, after a town having the same name in Durham County, England (Smith 1799:67, 71-72; Gardiner 1899:192, 194; Rayburn 1997:101). Following the 1792 survey, Darlington Township was granted to Andrew Pierce who had proposed bringing sponsored settlers to the province (Mika and Mika 1977:521). After this scheme failed, Roger Conant made an application for land but was denied the Crown patent. Nevertheless, Conant along with other Loyalists settled in Darlington, mainly in the Broken Front and First Concessions. The population was slow to grow, and by 1829, there were only 118 persons in Darlington, and only one family was located north of Danforth Road (Leetooze 1994:7, 9-10). As roads improved and commercial centers such as Oshawa became established, the rear concessions also became agricultural settlements.

In 1846, Darlington was described as “an old, well-settled township, containing good farms, many of which are rented out, the average rent being about \$2 per acre.” The rateable property in the township then amounted to £51,124. The soil was noted as being of “good average quality,” rolling, watered by numerous streams and timbered in hardwood. 19,364 acres were then under cultivation, or about 35% of the land which had been granted. Crown lands remained for sale at the rate of eight shillings per acre. At that time, Darlington contained a population of approximately 3,500. The population was primarily a mixture of the descendants of Loyalist, Canadian and American families, as well as English, Irish and Scottish settlers. There were six grist mills, nine sawmills and one distillery in the township in the 1840s (Smith 1846:42-43). By 1851, the township population of the township had reached 8,005 (Leetooze 1994:10-11).

### **3.5 Land Use History**

#### **3.5.1 Study Area**

Several property owners and historical features are illustrated within the study area on the earliest maps featured in this study: the 1861 *Tremaine's Map of Durham County* and the 1878 *Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont.* These maps record the names of owners/occupants of properties within the study area, as well as the location and arrangement of roadways, residences, farmhouses, churches, schools and other key resources. It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference regarding the level of detail provided on the maps. Moreover, not every feature of interest would have been



within the scope of the atlases. Section 3.5.1 provides a brief overview of the study area, while a detailed analysis is provided in Sections 3.5.2 and 3.5.3.

Both the 1861 *Tremaine's Map of Durham County* (Figure 3) and the 1878 *Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont* (Figure 4) provide limited information about the study area. The owner of each property is identified along with the layouts of Lambs Road, Concession Street East, Providence Road, and King Street East. Five buildings are identified within the study area (along with a spring on the 1878 map) and Soper Creek is depicted in Lots 5 and 6 in Concession 1.

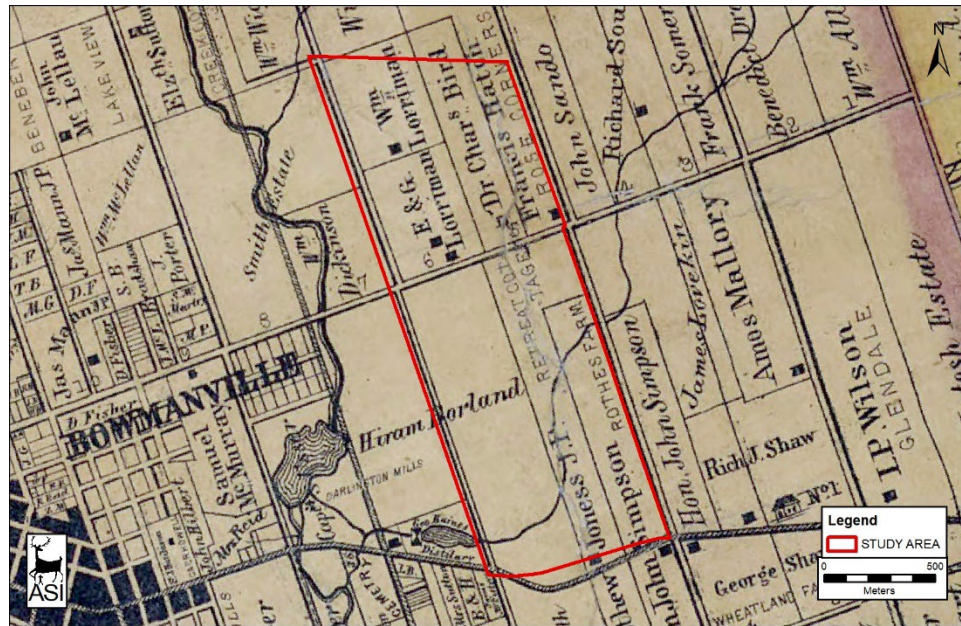


Figure 3: 1861 *Tremaine's Map of Durham County* (Tremaine 1861)



Figure 4: 1878 *Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont* (Belden & Co. 1878)

In addition to nineteenth-century mapping, historical topographic mapping and aerial photographs from the twentieth century were examined. This report presents maps and aerial photographs from 1939, 1954, and 1976. These do not represent the full range of maps consulted for this study but were assessed to cover a representative range of land uses that occurred in the area during each period.

In the early 1900s, a standardized system of topographic mapping was developed, officially known as the National Topographic System. These maps provide a snapshot of buildings, environmental features, roads, railways and other infrastructure. The 1939 NTS map displays the rural character of the study area (Figure 5). The study area contains approximately twelve buildings. Based on the locations of the buildings and their shape, seven of these buildings were likely residential buildings while five were likely associated barns or outbuildings. Lambs Road, Concession Street East, Providence Road (which at this time extended all the way to King Street East), and King Street East are all depicted along with the Canadian Pacific Railway, which was constructed through Lots 5 and 6 in Concession 2. A short rail spur extends from the Canadian Pacific Railway parallel to Lambs Road. Soper Creek is also depicted.

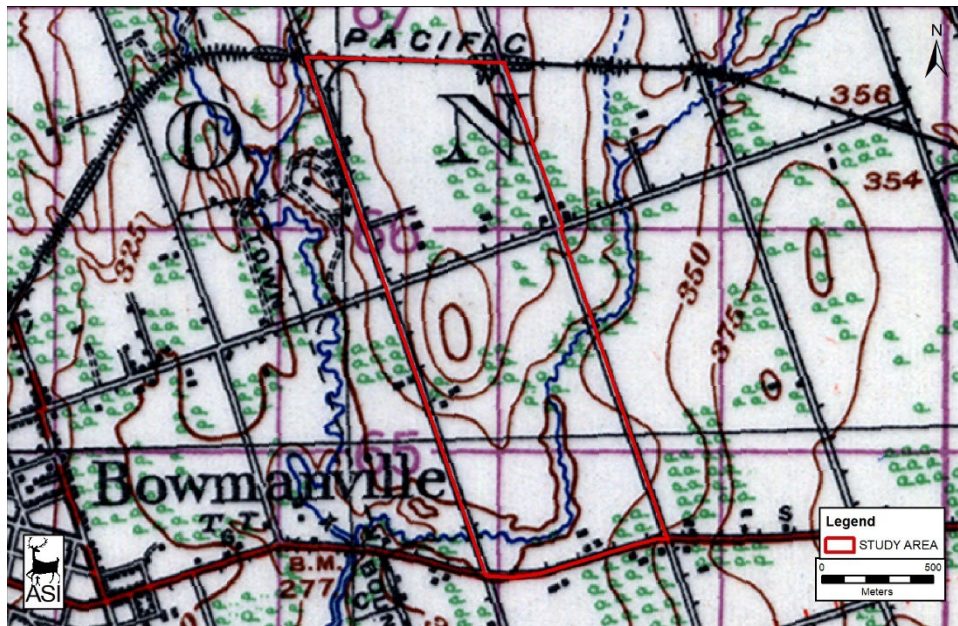


Figure 5: 1939 NTS Map (Department of National Defence 1939)

The earliest available aerial photo of the study area dates to 1954 (Figure 6). The image provides a snapshot of the rural landscape depicted in earlier mapping. Though the image resolution of the aerial photo does not provide for easy analysis, at least six residential homes are located on the north side of King Street East, while Soper Creek is visible in Lots 5 and 6 of Concession 1. Interestingly, like the earlier maps, Providence Road is clearly visible and connecting Concession Road East to King Street East, suggesting that the present-day severed connection is a relatively recent event. Along Concession Road East is at least three residential properties. Two of these properties appear to contain tree-lined driveways. The rail spur associated with the Canadian Pacific Railway is no longer present by 1954.



Figure 6: 1954 Aerial photo (University of Toronto)

The 1976 NTS Map (Figure 7) shows several significant changes to the study area. The area has retained its rural character though a row of approximately 17 residential buildings now line the north side of King Street East. The Soper Creek is depicted, though a portion of it has been dammed, creating a small pond. South of Concession Road East, Lambs Road now has approximately 15 buildings on its east side, including a greenhouse. Whether these buildings are residential or agricultural is not clear, though much of the area is depicted with sizable orchards. The Providence Road connection between Concession Road East and King Street East has been removed entirely by 1976<sup>3</sup>. On both the north and south side of Concession Road East are two residential buildings. Outbuildings or barns are shown in association with the residential buildings on the north side of the road. Along Lambs Road the area is noted as part of a correctional institute that was the former Bowmanville POW Camp. Four structures associated with the camp are depicted within the study area including a 102-foot-tall chimney.

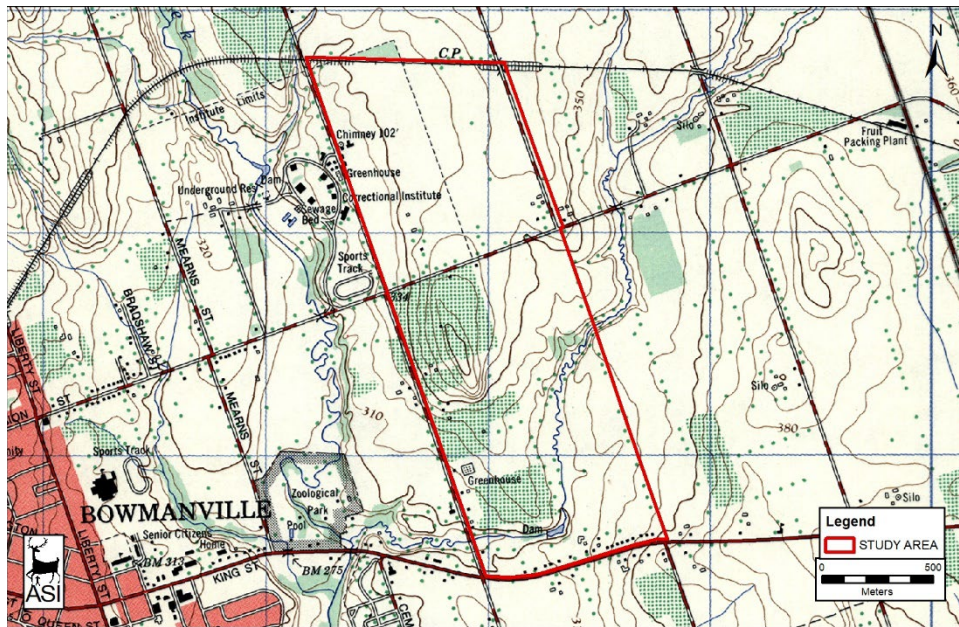


Figure 7: 1976 NTS Map (Department of Energy, Mines and Resources 1976)

<sup>3</sup> Based on aerial photography from 1964 and the 1969 NTS Map (neither of which are included in this report), the road appears to have been removed between 1954 and 1964. In 1964, the road is only visible from King Street East to Soper Creek, while in 1969, the road is depicted as a cart track for its entire length.

3.5.2 Lot 5 and 6, Concession 1

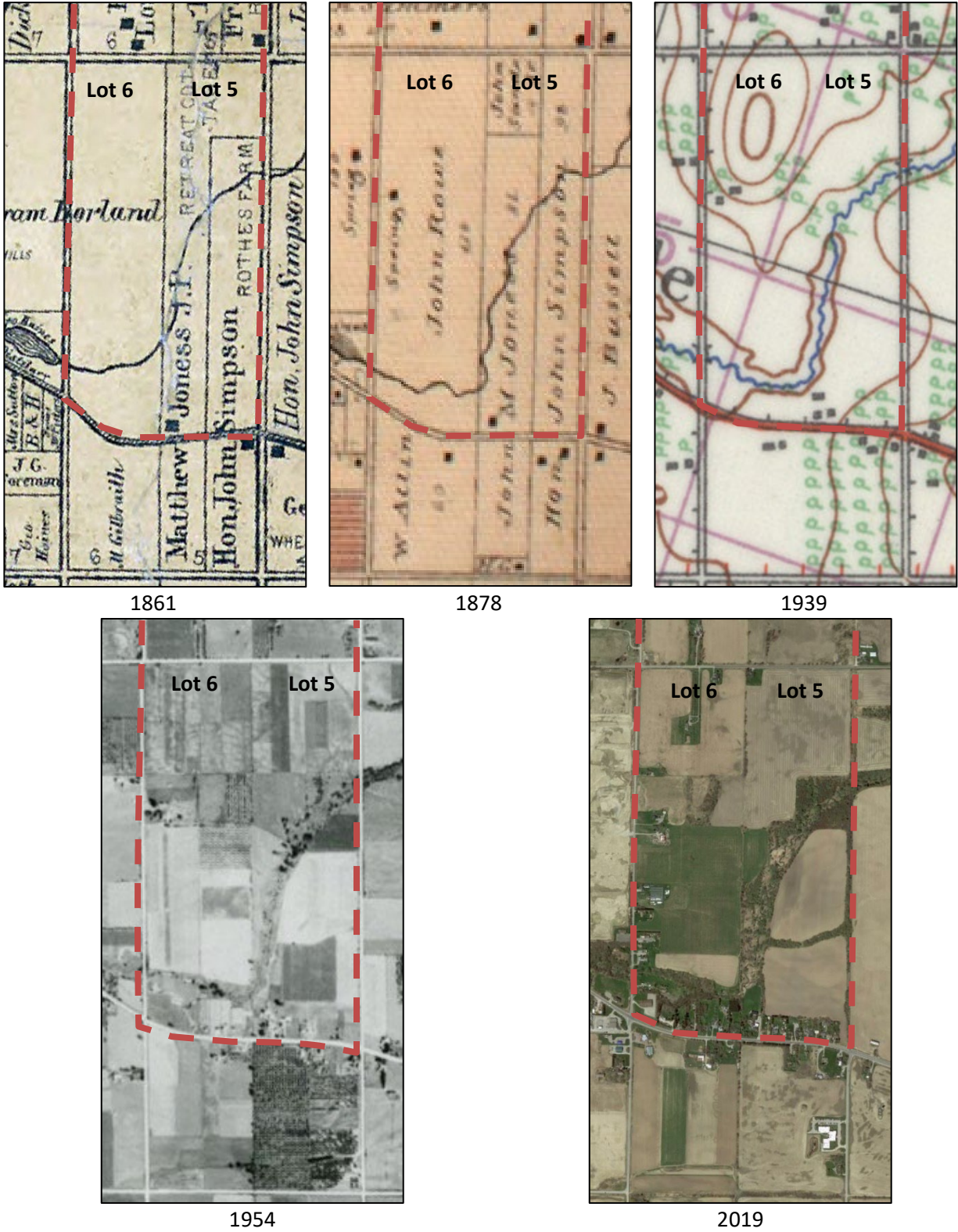


Figure 8: Evolution of Lots 5 and 6 in Concession 1

### **Lot 5, Concession 1**

According to the Abstract Register Book, Lot 5 was granted to Kings College in 1828. Kings College was granted 225,944 acres of crown land throughout the province that was intended to raise money for the school (Hodgins 1894: 104). The land was divided into two parts in 1846 and sold to Matthew Jones (115 acres) and Samuel Tiffany (85 acres) (see Figure 8 for the evolution of the lots in Concession 1).

The Jones family is listed as the owner of the western portion of the lot on both the 1861 Tremaine Map and the 1878 County Atlas (though by 1878, parts of the property had been sold). Their farmhouse appears on the north side of King Street East on the 1861 Tremaine map on and 1878 County Atlas. The Tremaine Map labels the property as “Retreat Cottage” and the Joneses were noted as owners of a number of bulls/cows in the Dominion Shorthorn Herd Book (1888). By 1939, both the farmhouse and barn are shown, and both structures appear on the 1954 aerial. By 2019, the house (2906 King Street East) has either been altered significantly or replaced, though the original barn appears to remain today.

The Tiffany family property was purchased by the Simpsons family in 1850. The Simpsons’ farmhouse is first noted on the 1861 map on the southwest corner of the intersection of King Street East and Bennett Road, adjacent to the study area, and is extant today at 2949 King Street East. At the time, it was known as “Roths Farm” and a want ad posted in an 1884 newspaper refers to the property as such (The Canadian Statesman 1884). A second house on the Simpson property is depicted on the 1878 County Atlas, and this house and an associated barn are visible on the 1939 NTS Map. However, it is not clear if this house is the house presently at 2925 King Street East or 2935 King Street East.

### **Lot 6, Concession 1**

Lot 6 was granted by the crown to Daniel Lighthouse in 1802. Hiram Borland purchased the land north of King Street East in 1831 and his name is noted on the 1861 Tremaine map. Borland owned the property until 1874, when it was sold to John Rowe, whose name appears on the 1878 County Atlas. The 1878 County Atlas notes the presents of a farmhouse and spring on the property along Lambs Road. The farmhouse along with a barn are visible on the 1939 NTS map and 1954 aerial photo and may be the house at present-day 1717 Lambs Road (it should also be noted that a well is located in front of this house, which may be the spring).

The 1878 County Atlas also notes the Allin family farmhouse on the south side of King Street East adjacent to the study area. This appears on the 1939 NTS map and 1954 aerial photo with a large barn associated with it. While a house is present at 2885 King Street East, it does not appear to be the property’s original farmhouse, however the property’s original barn appears to be extant.

The southern boundary of Lot 5 and 6 consists of King Street East (also known as Highway 2). In 1799, Highway 2 was constructed from Toronto to Port Hope, though the original road was no more than a muddy horse path before it was macadamized in in the mid-1800s. The final route between Windsor and the Quebec border was 837km long. The King Street East portion of Highway 2 was part of the first 73.5km stretch to be maintained by the provincial Department of Highways in 1917 and remained an important route between Toronto and Quebec until the construction of Highway 401. Highway 401 was constructed south of Bowmanville in 1952, likely reducing the traffic through this area considerably. The route was no longer deemed a provincial highway in 1998 (Ministry of Transportation and Communication 1984).



3.5.3 Lot 5 and 6, Concession 2

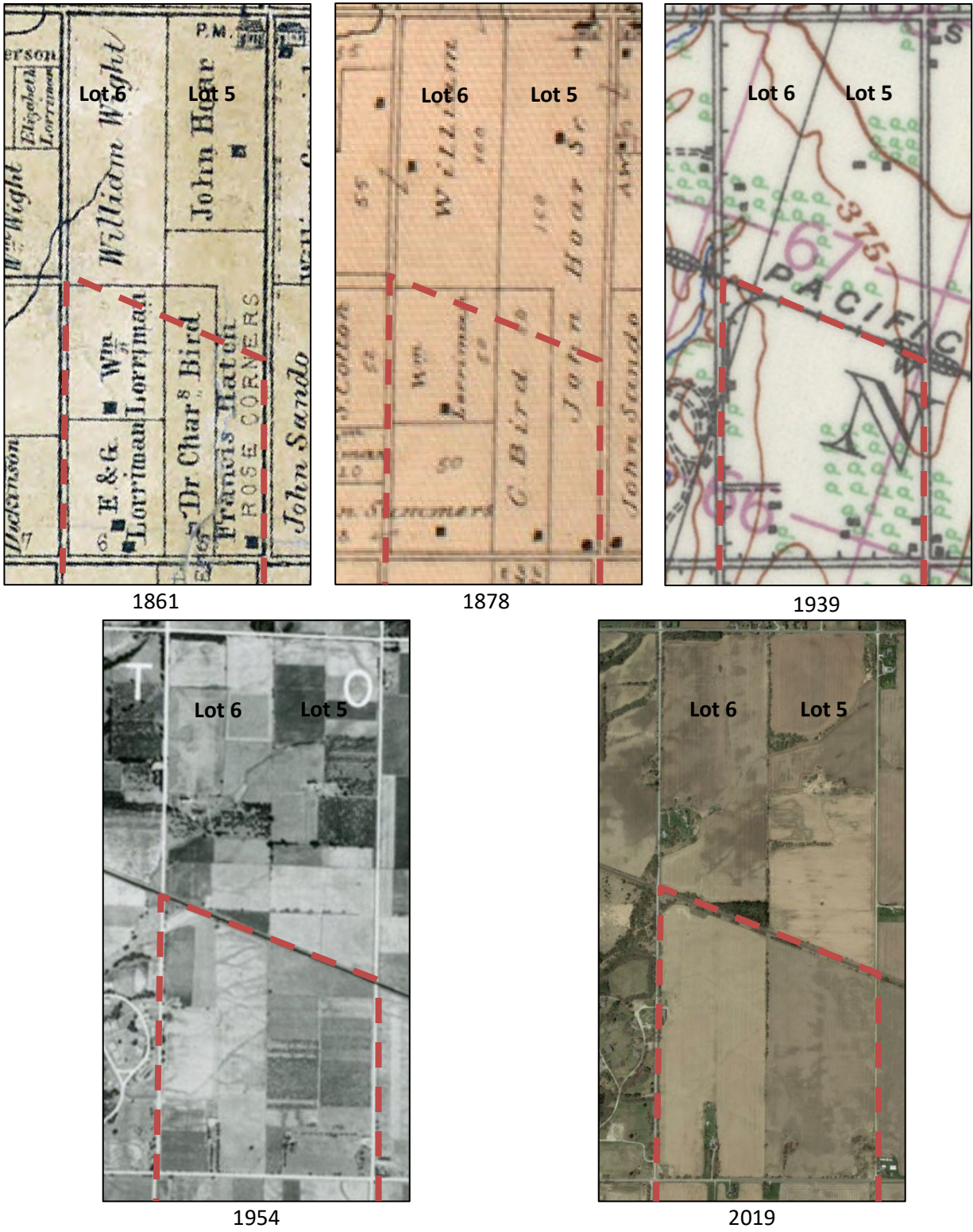


Figure 9: Evolution of Lots 5 and 6 in Concession 2



### **Lot 5, Concession 2**

Lot 5 in Concession 2 was granted by the crown to Richard Shay in 1798. In the 1830s, the lot was divided into three parts, with the two southern portions of the lot located within the study area (see Figure 9 for the evolution of lots in Concession 2). Harriot Sutton purchased the southwest portion of the lot in 1839, living on the property with her husband Dr. Charles Bird. Though the 1861 Tremaine map does not clearly depict the house, the 1861 Census notes that it was a 2-storey frame building. By 1878, their farmhouse is depicted north of Concession Road East on the 1878 County Atlas and is also visible on the 1939 NTS map and 1954 aerial photo with a tree-lined driveway. By 2019, the location of the house is visible in the aerial photo, but the house was demolished between 1969 and 1976 according to NTS mapping.

On the eastern portion of the lot, Francis Hatch purchased the property in 1833. Hatch is indicated as the owner on the 1861 Tremaine Map and her farmhouse is also noted along with the label “Rose Corners”. Research into the significance of “Rose Corners” could not be determined. Hatch sold the property in 1870 to John Hoar, who is listed as the owner on the 1878 County Atlas. In 1915, Hoar sold the rights to build a railway through the property to the Campbellford & Lake Ontario & Western Railway Company. The railway company existed from 1904 until 1913 when it was assumed by the Canadian Pacific Railway who were granted a 999-year lease on the railway line. This railway line forms the north border of the study area. The 1939 NTS map and 1954 aerial depict the railway line through the middle of the lot and Hoar’s farmhouse on the northwest corner of the intersection of Concession Road East and Providence Road. However, by 2019, the farmhouse is no longer present, with NTS mapping suggesting that the house was demolished after 1976.

### **Lot 6, Concession 2**

Lot 6 was divided by the crown into three parts in 1845, with the portions inside the study area sold to George Lorriman and Robert Skeen. Lorriman owned the southernmost quarter of the lot and purchased Skeen’s property in 1850 to give to his son William. According to the Abstract Register Book, George Lorriman and his wife Elizabeth maintained ownership of the southern half of the lot until 1860 but appear as the owners on the 1861 Tremaine Map (where two farmhouses are depicted on the north side of Concession Road East). The property stayed in the Lorriman family until 1875, when it was purchased by John Crago and quickly resold the following year to John Somers who is noted as the owner on the 1876 County Atlas. By this time, only one farmhouse is depicted on the property. Its treelined driveway is prominent on the 1954 aerial. The farmhouse and tree-lined driveway remain to this day at 2876 Concession Road East. George’s son William’s property to the north is noted on the 1861 Tremaine map and 1878 County Atlas, and a farmhouse is depicted on the property on both maps. However, by 1954, the house is no longer present on the property. NTS mapping suggests that the house was demolished prior to 1930.

Lot 6 was also associated with the adjacent Boys Training School/Bowmanville POW Camp (also known as Camp 30) located in Lot 7 (Figure 10). In 1925, a spur line from the Canadian Pacific Railway ran parallel to Lambs Road and according to the 1930 NTS map, ended at a building that was located across the street from the school. An undated aerial photo of the property shows several large buildings on Lot 6, adjacent to the neighbouring school campus. In 1941, the school was converted to a prisoner-of-war camp for German soldiers during the war. The camp housed up to 800 German soldiers. By 1954, the rail spur appears to have been removed, but there are at least a couple buildings in this location (the



resolution is not precise enough to determine the number of buildings). According to NTS mapping from 1976, the entire southern half of Lot 6 is considered within the “Institute Limits” and at least four buildings were present here including a 102-foot-tall chimney. According to a presentation by the Municipality of Clarington, the buildings were likely used as Guard’s Quarters (Figure 11). Today, only one building with garage-like features remains.

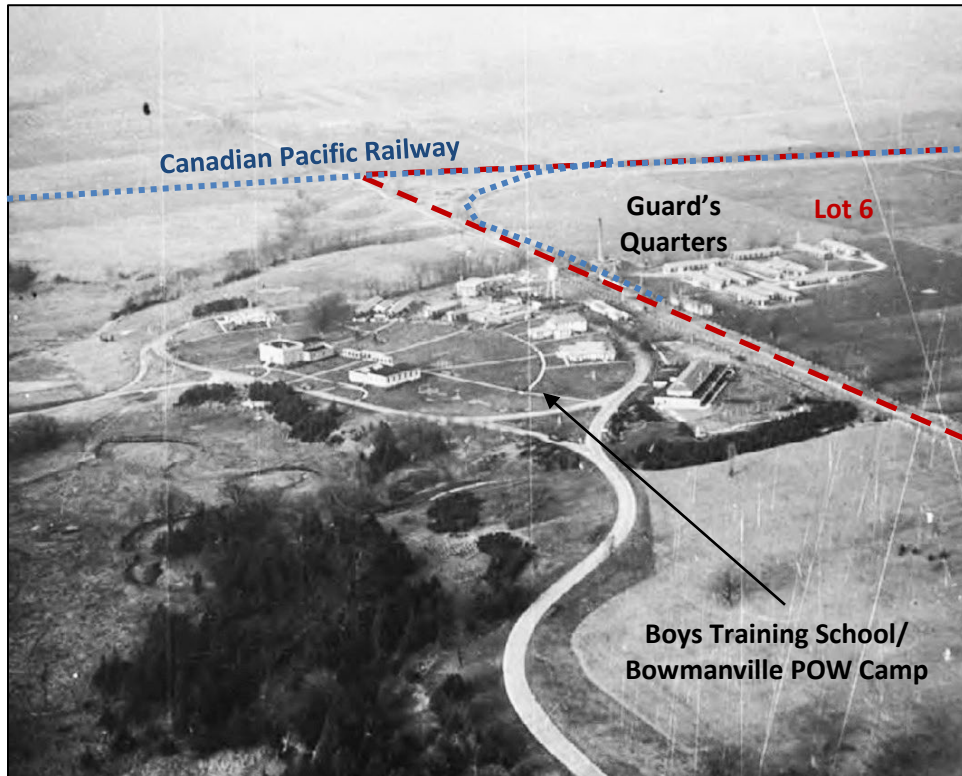


Figure 10: Boys Training School/Bowmanville POW Camp (Durham College)

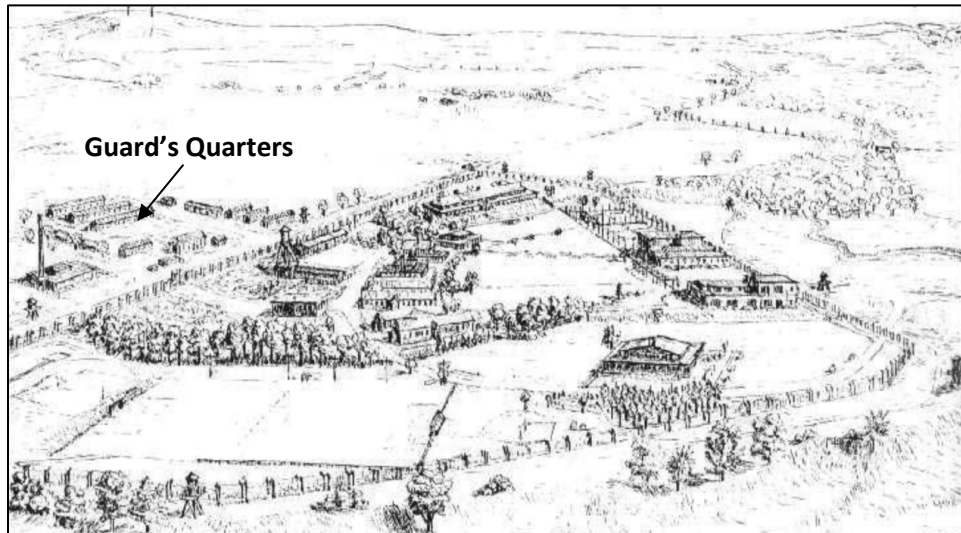


Figure 11: Sketch of the Bowmanville POW Camp in 1941-42, looking south (Municipality of Clarington)

#### 4.0 DATA COLLECTION RESULTS

In order to make a preliminary identification of existing cultural heritage resources within and adjacent to the study area and to collect any relevant information, the Municipality of Clarington's Heritage Inventory was consulted. The Municipality of Clarington has several categories of cultural heritage recognition. These include:

**Designated properties** - Properties that have been designated by by-law under Part IV of the Ontario Heritage Act for their cultural heritage value.

**Municipal Register** - A list of properties that have been designated under the Ontario Heritage Act and which also includes properties that are not designated but have been recognized by municipal Council as having cultural heritage value.

**Heritage Conservation District (HCD)** - A collection of properties within a defined area that has been designated under Part V of the Ontario Heritage Act for its cultural heritage value.

**Primary properties** - those that were the best examples of a particular style of architecture.

**Secondary properties** - those that were constructed with a vernacular interpretation of a particular style of architecture.

**Heritage merit buildings** - those that retain the majority of their original architectural features but are not the best or second best example of that architectural style in Clarington.

Other resources consulted for the preliminary identification of cultural heritage resources within the study area include:

- The Ontario Heritage Trust's Ontario Heritage Plaque Guide<sup>4</sup>
- The Ontario Heritage Trust's Places of Worship Inventory<sup>5</sup>
- The Ontario Heritage Trust's Ontario Heritage Act Register<sup>6</sup>
- The Federal Heritage Buildings Review Office (FHBRO) [these properties are recognized under the Treasury Board Policy on the Management of Real Property (TBPMRP)]<sup>7</sup>
- Parks Canada's *Canada's Historic Places* website: available online<sup>8</sup>, the searchable register provides information on historic places recognized for their heritage value at the local, provincial, territorial and national levels.
- Parks Canada website (National Historic Sites)<sup>9</sup>
- Municipality of Clarington Interactive Heritage Inventory Map<sup>10</sup>

As part of this report, several staff members from the Municipality of Clarington, local organizations and community members were contacted for information.

- Greg Bunker, Planner, Municipality of Clarington [25 July 2019, response received 25 July 2019]
- Sarah Allin, Heritage Planner, Municipality of Clarington [26 July 2019, response received 30 July 2019]
- Jonathan Sasso, Weston Consulting [26 July 2019]

#### 4.1 Soper Hills Secondary Plan study area - Existing Conditions

A field review was undertaken by James Neilson, Cultural Heritage Specialist, ASI on 8 August 8 2019 to document the existing conditions of the study area. The field review was preceded by a review of available, current, and historical aerial photographs and maps (including online sources such as Google Maps). The existing conditions of the study area are described below. Identified cultural heritage resources are discussed in Table 1 and Table 2 and mapped in Appendix A of this report.

The study area (Figure 12) is located east of Lambs Road between the Canadian Pacific rail line and King Street East to the south. A forested tributary of the Soper Creek is located along the southern and eastern extent of this Secondary Plan Area. The study area is comprised of a total of 37 properties and is approximately 193 hectares (477 acres) in size. The site consists mostly of agricultural fields with scattered farmhouses, barns and treed areas. A row of post-World War II residential buildings is situated on the north side of King Street East.

<sup>4</sup> <https://www.heritagetrust.on.ca/en/index.php/online-plaque-guide> [Accessed 24 July 2019]

<sup>5</sup> <https://www.heritagetrust.on.ca/en/index.php/places-of-worship/places-of-worship-database> [Accessed 5 September 2019]

<sup>6</sup> <https://www.heritagetrust.on.ca/en/pages/tools/ontario-heritage-act-register> [Accessed 5 September 2019]

<sup>7</sup> [https://www.pc.gc.ca/apps/dfhd/default\\_eng.aspx](https://www.pc.gc.ca/apps/dfhd/default_eng.aspx) <http://www.pc.gc.ca/progs/beefp-fhbro/roles/beefp-fhbro.aspx> [Accessed 24 July 2019]

<sup>8</sup> <http://www.historicplaces.ca/en/home-accueil.aspx> [Accessed 24 July 2019].

<sup>9</sup> <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx> [Accessed 24 July 2019]

<sup>10</sup> <https://www.clarington.net/en/heritage/heritage-inventory-map.asp> [Accessed 24 July 2019]





Figure 12: Soper Hills Secondary Plan study area



Figure 13: King Street East looking east (ASI 2019)



Figure 14: King Street East looking west (ASI 2019)



Figure 15: King Street East looking east towards Bennett Road (ASI 2019)



Figure 16: King Street East looking west (ASI 2019)



Figure 17: Lambs Road looking south (ASI 2019)



Figure 18: Lambs Road looking north (ASI 2019)



Figure 19: Concession Street East looking east (ASI 2019)



Figure 20: Concession Street East looking west (ASI 2019)

#### 4.2 Soper Hills Secondary Plan study area – Existing and Potential Cultural Heritage Resources

Based on the results of the background research and field review, there are twelve existing and potential cultural heritage resources within or adjacent to the study area. See Table 2 for a summary of existing and potential cultural heritage resources, and Table 3 in Appendix A for a detailed description of these resources.

| Table 2: Summary of existing and potential cultural heritage resources in the study area |                             |  |  |
|--|-----------------------------|--|--|
| Feature  | Location                    | Recognition  | Description/Comments   |
| CHR 1  | 2906 King Street East       | Identified in field review                                       | The original farmhouse is no longer extant or has been heavily altered. However, the original barn to the property appears to be fully intact.   |
| CHR 2  | 1717 Lambs Road             | Identified in field review                                       | A two-storey brick farmhouse with board-and-batten cladding on the second floor.   |
| CHR 3  | 2876 Concession Street East | Identified in field review                                       | A one-and-a-half storey Ontario cottage with centre gable and tree-lined driveway  |
| CHR 4  | 2273 Lambs Road             | Identified in field review                                       | A one-storey garage building that may be associated with the Bowmanville POW Camp  |
| CHR 5  | 2885 King Street East       | Identified as “Heritage Merit” by the Municipality of Clarington | A one-and-a-half storey brick residential building with a gable roof with dormers. The property has a large wooden barn with a gambrel roof. While the residence on the property is likely not the Allin |

|        |                             |  |  |
|--------|-----------------------------|--|--|
|        |                             |  | family’s original farmhouse, the barn is likely the original barn for the property.  |
| CHR 6  | 2895 King Street East       | Identified as a “Primary Property” by the Municipality of Clarington   | A one-storey post-WWII bungalow with red brick and stone façade and flat-headed windows with pre-cast concrete sills.  |
| CHR 7  | 2925 King Street East       | Identified in field review   | A one-and-a-half-storey Ontario cottage with a stone foundation, centre gable, bay window and clad in siding.  |
| CHR 8  | 2935 King Street East       | Identified as a “Primary Property” by the Municipality of Clarington   | A two-storey brick residential building with a hipped roof, flat arch windows, front porch and balcony.  |
| CHR 9  | 2949 King Street East       | Identified as a “Primary Property” by the Municipality of Clarington   | A two-storey brick residential building with a pyramid roof, flat headed and rounded-arch windows, flat arch windows, and front and side porches.  |
| CHR 10 | 2020 Lambs Road             | Designated (Part IV) and National Historic Site                        | The Bowmanville POW Camp (also known as Camp 30) is a complex of buildings originally used for a Boys Training School. In 1941, the camp was converted to a prisoner of war camp which housed German soldiers. |
| CHR 11 | 2647 Lambs Road             | Identified as a “Secondary Property” by the Municipality of Clarington | A one-and-a-half storey red brick residential building with a symmetrical façade, gable roof and one-storey rear addition.   |
| CHR 12 | 2960 Concession Street East | Identified in field review   | A one-and-a-half-storey Ontario Cottage with a T-shaped plan, centre gable, covered porch and siding.  |

## 5.0 CONCLUSIONS

The results of background historical research and a review of secondary source material, including historical mapping, revealed that the study area has a rural land use history dating back to the mid-nineteenth century. The field review confirmed that the following existing or potential cultural heritage resources are found within or adjacent to the Soper Hills Secondary Plan study area. The findings include:

- Four properties (CHR1, CHR2, CHR3 and CHR4) in the study area are potential cultural heritage resources that merit evaluation under Ontario Regulation 9/06 to determine whether they contain cultural heritage value.
- The Bowmanville POW Camp (CHR10) at 2020 Lambs Road is adjacent to the study area. This property is designated under Part IV of the *Ontario Heritage Act* and is recognized as a National Historic Site. According to historical mapping, a portion of the Bowmanville POW Camp (also known as Camp 30) was located within Lot 6, Concession 2. One building (CHR4) remains in Lot 6 that may be historically linked to the Camp and should be evaluated under Ontario Regulation



9/06 to determine whether it contains cultural heritage value, or should be included as part of the designation of the Bowmanville POW Camp.

- In addition to the Bowmanville POW Camp, five additional adjacent properties (CHR5, CHR6, CHR8, CHR9, CHR11) have been recognized by the Municipality of Clarington and are included on its *Heritage Inventory*. This includes three properties recognized as “Primary Properties”, one property recognized as a “Secondary Property” and one property recognized as having “Heritage Merit”.
- Finally, two adjacent properties (CHR 7 and CHR 12) have been identified as part of this report as potential cultural heritage resources.

## 6.0 RECOMMENDATIONS

The background research, data collection, and field review conducted for the study area determined that there are 12 identified or potential cultural heritage resources located within or adjacent to the Soper Hills Secondary Plan study area. These include four potential cultural heritage resources within the study area, five adjacent properties that have been recognized municipally and/or nationally, and three adjacent properties that are potential cultural heritage resources. These existing and potential cultural heritage resources contribute to a rural land use history dating back to the mid-1800s. The research and analysis found in this report found that the identified and potential cultural heritage resources may be potential candidates for conservation and integration into future land uses in the area, and their cultural heritage value should be determined via cultural heritage impact assessments during subsequent planning studies and development applications.

As part of the development of policies for the Soper Hills Secondary Plan, the following mitigation measures and/or alternative development approaches should be incorporated to reduce the potential for adverse impacts to potential cultural heritage resources in the area. Common mitigation protocols may include, but are not limited to, the following and are suitable for consideration and application for minimizing impacts on potential cultural heritage resources:

- Encouraging interim tenant occupancy for properties currently vacant to help ensure security and protection of heritage resources;
- Avoidance and mitigation to allow development to proceed while retaining potential cultural heritage resources in situ and intact;
- Adaptive re-use of a built heritage structure or cultural heritage resources;
- Alternative development approaches to conserve and enhance a significant heritage resource;
- Avoidance protocols to isolating development and land alterations to minimize impacts on significant built and natural features and vistas;
- Historical commemoration of the cultural heritage of a property/structure/area, historical commemoration by way of interpretive plaques;
- Documentation and salvage including the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered;
- Architectural design guidelines for buildings on adjacent and nearby lots to help integrate and harmonize mass, setback, setting, and materials;





- Limiting height and density of buildings on adjacent and nearby lots;
- Ensuring compatible lot patterns, situating parks and storm water ponds near a heritage resource;
- Vegetation buffer zones, tree planting, site plan control and other planning mechanisms;
- Allowing only compatible infill and additions;
- Preparation of cultural heritage impact assessments for all developments affecting a cultural heritage resource;
- Preparation of conservation, restoration and adaptive reuse plans as necessary;
- Heritage Designation, Heritage Conservation Easement; and
- Preparation of security plan and/or letter of credit to help ensure security and protection of heritage resources.

Based on the results of the assessment, the following recommendations have been developed:

1. The Soper Hills Secondary Plan should incorporate policies that promote the conservation of existing cultural heritage resources and consider the presence of the potential cultural heritage resources identified in this report.
2. Any proposed development on or adjacent to an identified existing or potential cultural heritage resource should require a heritage impact assessment to further assess the cultural heritage value of the identified potential cultural heritage resources under Ontario Regulation 9/06, and to ensure that the existing cultural heritage resources in the study area are conserved.
3. This report should be circulated to the Clarington Heritage Committee for its consideration.



## 7.0 REFERENCES

- Armstrong, Frederick H.  
1985 *Handbook of Upper Canadian Chronology*. Toronto: Dundurn Press.
- Belden & Co.  
1878 *Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont.* H. Belden & Co., Toronto.
- Canadian Statesman  
1884 New Advertisements. 27 June 1884.
- Chapman, L.J. and D.F. Putnam.  
1984 *The Physiography of Southern Ontario*. Ministry of Natural Resources, Ontario.
- Department of Indigenous and Northern Affairs  
2013 Upper Canada Land Surrenders and the Williams Treaties (1781-1862/1923).
- Department of National Defence  
1939 Topographic Map, Oshawa Sheet No. 30M/15
- The Dominion Shorthorn Breeders' Association  
1888 The Dominion Shorthorn Herd Book, Vol III.
- Gardiner, H.F.  
1899 *Nothing But Names: An Inquiry into the Origins of the Names of the Counties and Townships of Ontario*. George N. Morange & Co. Ltd., Toronto.
- Hodgins, J.G.  
1894 Documentary History of Education in Upper Canada, Volume 2. Warwick Bros & Rutter, Printers: Toronto.
- Hunting Survey Corporation Limited  
1954 Plate 438.783. Digital Aerial photographs, Southern Ontario. [online]. Retrieved from: <https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southernontario/index>.
- Leetooze, S.B.  
1994 *The First 200 Years: A Brief History of Darlington Township*. Lynn Michael-John Associates, Bowmanville, Ontario.
- Mika, N. and H. Mika  
1977 *Places in Ontario: Their Name Origins and History, Part II*. Mika Publishing Co., Belleville, Ontario.
- Ministry of Transportation  
1984 Footpaths to freeways: The Story of Ontario's Roads: Ontario's Bicentennial, 1784-1984



Rayburn, Alan

1997 *Place Names of Ontario*. Toronto: University of Toronto Press.

Smith, D.W.

1799 *A Short Topographical Description of His Majesty's Province of Upper Canada in North America, to which is annexed a Provincial Gazetteer*. W. Faden, London.

Smith, William H.

1846 *Smith's Canadian Gazetteer*. Toronto: H. & W. Rowsell.

Surtees, R.

1984 *Indian Land Surrenders in Ontario 1763-1867*. Research Branch, Department of Indian and Northern Affairs.

Tremaine G.R and Tremaine, G.M.

1861 *Tremaine's Map of Durham County*

Williams Treaties First Nations

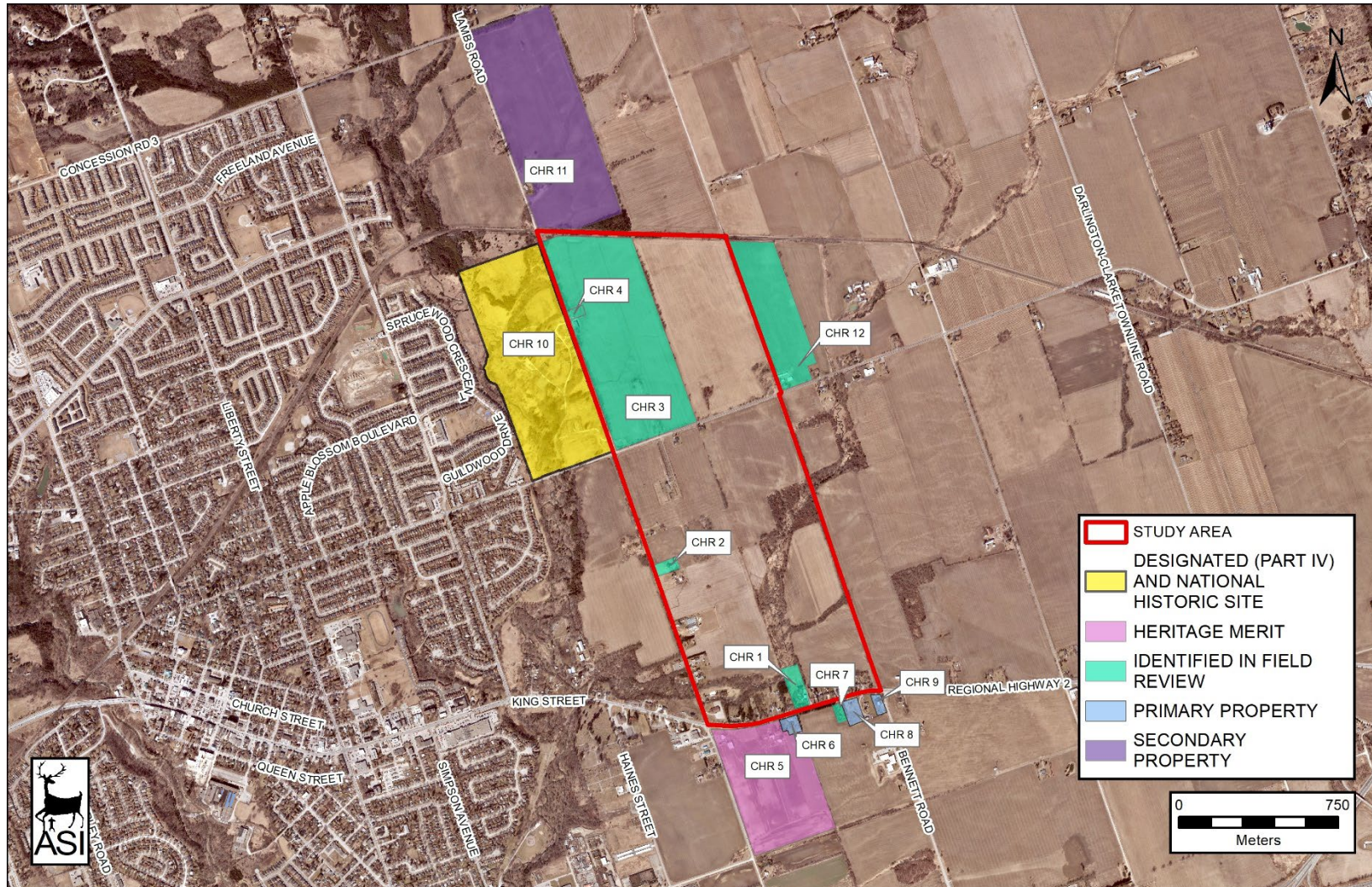
2017 *About Williams Treaties First Nations*.  
<http://www.williamstreatiesfirstnations.ca/about/>.

Winearls, J.



1991 *Mapping Upper Canada 1780-1867. An annotated bibliography of manuscript and printed maps*. University of Toronto Press, Toronto.





APPENDIX A: Soper Hills Secondary Plan Mapping of Existing and Potential Cultural Heritage Resources




**Table 3: Detailed description of existing and potential cultural heritage resources in the study area**

| Feature ID | Address               | Heritage Status            | Resource Type | Description/Comments   | Photograph(s)  |
|------------|-----------------------|----------------------------|---------------|--|--|
| CHR 1      | 2906 King Street East | Identified in field review | Agricultural  | <p><b>Design:</b> The original farmhouse is no longer extant or has been heavily altered. However, the original barn to the property appears to be fully intact. The barn has an L-shaped plan with a gambrel roof.</p> <p><b>Historical:</b> The original farmhouse and barn were constructed by the Jones family and first appears on the 1861 Tremaine Map.</p> <p><b>Contextual:</b> The property is situated on the north side of King Street East within a stretch of residential buildings mostly constructed after World War II.</p> |   |
| CHR 2      | 1717 Lambs Road       | Identified in field review | Residential   | <p><b>Design:</b> A 2-storey brick farmhouse with board and batten cladding on the second floor, symmetrical façade, a porch and a one-storey side addition.</p> <p><b>Historical:</b> The residence was likely constructed before 1878 by John Rowe.</p> <p><b>Contextual:</b> The residence is situated on Lambs Road, within a rural/undeveloped area.</p>  |  |


**Table 3: Detailed description of existing and potential cultural heritage resources in the study area**

| Feature ID | Address                     | Heritage Status            | Resource Type                   | Description/Comments  | Photograph(s)  |
|------------|-----------------------------|----------------------------|---------------------------------|---|--|
| CHR 3      | 2876 Concession Street East | Identified in field review | Residential                     | <p>Design: A-one-and-a-half storey Ontario cottage with centre gable and tree-lined driveway.</p> <p>Historical: The residence appears on the 1861 Tremaine Map and was likely built by the Lorriman family.</p> <p>Contextual: The residence is situated on the north side of Concession Street East within a rural/agricultural area that has not been developed.</p> |   |
| CHR 4      | 2273 Lambs Road             | Identified in field review | Industrial and/or Institutional | <p>Design: A one-storey garage building that may be associated with the Bowmanville POW Camp on the adjacent lot.</p> <p>Historical: The building would have been one building within an area where several guard's quarters were located.</p> <p>Contextual: The building is to east of the Bowmanville POW Camp within an agricultural/rural area.</p>                |  |

**Table 3: Detailed description of existing and potential cultural heritage resources in the study area**


| Feature ID | Address               | Heritage Status | Resource Type | Description/Comments  | Photograph(s)  |
|------------|-----------------------|-----------------|---------------|---|--|
| CHR 5      | 2885 King Street East | Heritage Merit  | Residential   | <p><b>Design:</b> A one-and-a-half storey brick residential building with a gable roof with dormers. The property has a large wooden barn with a gambrel roof.</p> <p><b>Historical:</b> The original farmhouse and barn were constructed by the Allin family. While the residence on the property is likely not the Allin’s family’s original farmhouse, the barn is likely the original barn for the property.</p> <p><b>Contextual:</b> The property is situated on the south side of King Street East. The south side of King Street has not seen the wave of post-World War II Development that the north side of the road has seen.</p> |  |

**Table 3: Detailed description of existing and potential cultural heritage resources in the study area**


| Feature ID | Address               | Heritage Status  | Resource Type | Description/Comments   | Photograph(s)   |
|------------|-----------------------|------------------|---------------|--|---|
| CHR 6      | 2895 King Street East | Primary Property | Residential   | <p><b>Design:</b> A one-storey post-World War II bungalow with red brick and stone façade and flat-headed windows with pre-cast concrete sills.</p> <p><b>Historical:</b> The residence does not appear on the 1939 NTS Map and the degree of resolution on the 1954 aerial does not appear to provide any indication that the residence is present at that time. The house does appear on the 1964 aerial.</p> <p><b>Contextual:</b> The property is situated on the south side of King Street East. Though this house was constructed after World War II, the south side of King Street has not seen the wave of post-World War II Development that the north side of the road has seen.</p> |  |




**Table 3: Detailed description of existing and potential cultural heritage resources in the study area**

| Feature ID | Address               | Heritage Status            | Resource Type | Description/Comments   | Photograph(s)   |
|------------|-----------------------|----------------------------|---------------|--|---|
| CHR 7      | 2925 King Street East | Identified in field review | Residential   | <p>Design: A one-and-a-half-storey Ontario cottage with a stone foundation, centre gable, bay window and clad in siding.</p> <p>Historical: Historical mapping suggests that this house or the adjacent house at 2935 King Street East was built sometime between 1861 and 1878, likely by the Simpson family.</p> <p>Contextual: The property is situated on the south side of King Street East. The south side of King Street has not seen the wave of post-World War II Development that the north side of the road has seen.</p> |  |


**Table 3: Detailed description of existing and potential cultural heritage resources in the study area**

| Feature ID | Address               | Heritage Status  | Resource Type | Description/Comments  | Photograph(s)   |
|------------|-----------------------|------------------|---------------|---|---|
| CHR 8      | 2935 King Street East | Primary Property | Residential   | <p><b>Design:</b> A two-storey brick residential building with a hipped roof, flat arch windows, front porch and balcony.</p> <p><b>Historical:</b> Historical mapping suggests that this house or the adjacent house at 2925 King Street East was built sometime between 1861 and 1878, likely by the Simpson family.</p> <p><b>Contextual:</b> The property is situated on the south side of King Street East. The south side of King Street has not seen the wave of post-World War II Development that the north side of the road has seen.</p> |  |



**Table 3: Detailed description of existing and potential cultural heritage resources in the study area**

| Feature ID | Address               | Heritage Status  | Resource Type | Description/Comments   | Photograph(s)   |
|------------|-----------------------|------------------|---------------|--|---|
| CHR 9      | 2949 King Street East | Primary Property | Residential   | <p><b>Design:</b> A two-storey brick residential building with a pyramid roof, flat headed and rounded-arch windows, flat arch windows and front and side porches.</p> <p><b>Historical:</b> Historical mapping suggests that this house or the adjacent house at 2925 King Street East was built sometime between 1861 and 1878, likely by the Simpson family.</p> <p><b>Contextual:</b> The property is situated on the south west corner of King Street East and Bennett Road. The south side of King Street has not seen the wave of post-World War II Development that the north side of the road has seen.</p> |  |

**Table 3: Detailed description of existing and potential cultural heritage resources in the study area**

| Feature ID | Address         | Heritage Status                                 | Resource Type | Description/Comments  | Photograph(s)  |
|------------|-----------------|---|---------------|---|--|
| CHR 10     | 2020 Lambs Road | Designated (Part IV) and National Historic Site | Institutional | <p><b>Design:</b> The Bowmanville POW Camp (also known as Camp 30) is a complex of six abandoned/mothballed buildings accessible via a long winding driveway.</p> <p><b>Historical:</b> The property was originally used for a Boys Training School. In 1941, it was converted to a prisoner of war camp which housed German soldiers.</p> <p><b>Contextual:</b> The property is situated on the west side of Lambs Road, north of Concession Street East. The surrounding area is rural and a ravine system is situated to the west of the property.</p> |  |

**Table 3: Detailed description of existing and potential cultural heritage resources in the study area**

| Feature ID | Address                     | Heritage Status            | Resource Type | Description/Comments   | Photograph(s)  |
|------------|-----------------------------|----------------------------|---------------|--|--|
| CHR 11     | 2647 Lambs Road             | Secondary Property         | Residential   | <p><b>Design:</b> A one-and-a-half storey red brick residential building with a symmetrical façade, gable roof and one-storey rear addition.</p> <p><b>Historical:</b> The residence may be the original farmhouse of William Wight, whose farmhouse first appears on the 1878 County Atlas.</p> <p><b>Contextual:</b> The property consists of a large farm bordered by the Canadian Pacific Railway to the south, Lambs Road to the west and Concession Road 3 to the north.</p> |   |
| CHR 12     | 2960 Concession Street East | Identified in field review | Residential   | <p><b>Design:</b> A one-and-a-half-storey Ontario Cottage with a T-shaped plan, centre gable, covered porch and siding.</p> <p><b>Historical:</b> The residence is noted on the 1878 County Atlas, built by John Sando.</p> <p><b>Contextual:</b> The residence is situated in a rural context at the northeast corner of the intersection of Concession Street East and Providence Road.</p>  |  |