

**SOPER SPRINGS 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 20CH-047

May 2020



ASI Providing Archaeological &
Cultural Heritage Services

528 Bathurst Street Toronto, ONTARIO M5S 2P9
416-966-1069 F 416-966-9723 asiheritage.ca

**SOPER SPRINGS 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 Springs 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 Rebecca Sciarra, Director in the Cultural Heritage Division at ASI.

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 Springs 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.
- Four properties adjacent to the study area were identified as existing or potential cultural heritage resources, including one designated property (CHR8) and three properties (CHR5, CHR6, CHR7) as potential cultural heritage resources that merit evaluation under Ontario Regulation 9/06 to determine whether they contain cultural heritage value.

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

1. The Soper Springs 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: Rebecca Sciarra, MA, CAHP
Partner | Director, Cultural Heritage Division

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

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

Report Preparation: James Neilson

Field Review: Kirstyn Allam
Cultural Heritage Assistant, Cultural Heritage Division

Graphics: Adam Burwell, MSc
Geomatics Specialist

Report Reviewers: Mike Wilcox, PhD
Cultural Heritage Assistant, Cultural Heritage Division

Rebecca Sciarra

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).....	3
2.3 Clarington Official Plan (June 2018)	4
2.4 Soper Springs Secondary Plan Priorities.....	6
2.5 Data Collection	6
3.0 HISTORICAL CONTEXT.....	8
3.1 Introduction.....	8
3.2 Physiographic Setting	8
3.3 Indigenous Overview	8
3.4 Township Survey and Settlement.....	9
3.4.1 Township of Darlington.....	9
3.5 Land Use History.....	10
3.5.1 Study Area.....	10
4.0 DATA COLLECTION RESULTS	15
4.1 Soper Springs Secondary Plan study area - Existing Conditions.....	17
4.2 Soper Springs Secondary Plan study area – Existing and Potential Cultural Heritage Resources	19
5.0 CONCLUSIONS.....	20
6.0 RECOMMENDATIONS	20
7.0 REFERENCES.....	22
APPENDIX A: Soper Springs Secondary Plan Mapping of Existing and Potential Cultural Heritage Resources	24

LIST OF FIGURES

Figure 1: Location of the Soper Springs Secondary Plan study area (Open Street Maps).....	1
Figure 2: 1861 <i>Tremaine’s Map of Durham County</i> (Tremaine 1861)	11
Figure 3: 1878 <i>Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont</i> (Belden & Co. 1878).....	12
Figure 4: 1930 NTS Map (Department of National Defence 1930).....	13
Figure 5: 1954 Aerial photo (University of Toronto).....	14
Figure 6: 1976 NTS Map (Department of Energy, Mines and Resources 1976)	15
Figure 7: Soper Springs Secondary Plan study area.....	17
Figure 8: Liberty Street North, looking south (ASI 2020).....	18
Figure 9: Residential development to the south of Concession Road 3 (ASI 2020).....	18
Figure 10: Intersection of Liberty Street North and Concession Road 3, showing the new development south of the study area (ASI 2020)	18
Figure 11: Mearns Avenue looking north (ASI 2020).....	18
Figure 12: Mearns Avenue looking south (ASI 2020).....	19



Figure 13: Intersection of Concession Road 3 and Mearns Avenue, looking west (ASI 2020) 19
Figure 14: Rural fields between Mearns Avenue and Liberty Street North (ASI 2020)..... 19
Figure 15: Lambs Road, looking south (ASI 2020) 19

LIST OF TABLES

Table 1: Outline of Southern Ontario History and Pathways 8
Table 2: Summary of existing and potential cultural heritage resources in the study area..... 19
Table 3: Detailed description of existing and potential cultural heritage resources in the study area..... 25

DRAFT

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 Springs 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 boundary (Figure 1) is located in north Bowmanville and is formed by Liberty Street North to the west, Concession Road 3 to the south, and Lambs Road to the east, with a portion in the southeast corner of the block removed from the study area. The northern border is comprised of the Bowmanville Urban Boundary, located 1.2km north of Concession Road 3. The study area mostly consists of the forested tributaries of Soper Creek and is comprised of a total of 14 properties and is approximately 186 hectares (459 acres) in size.

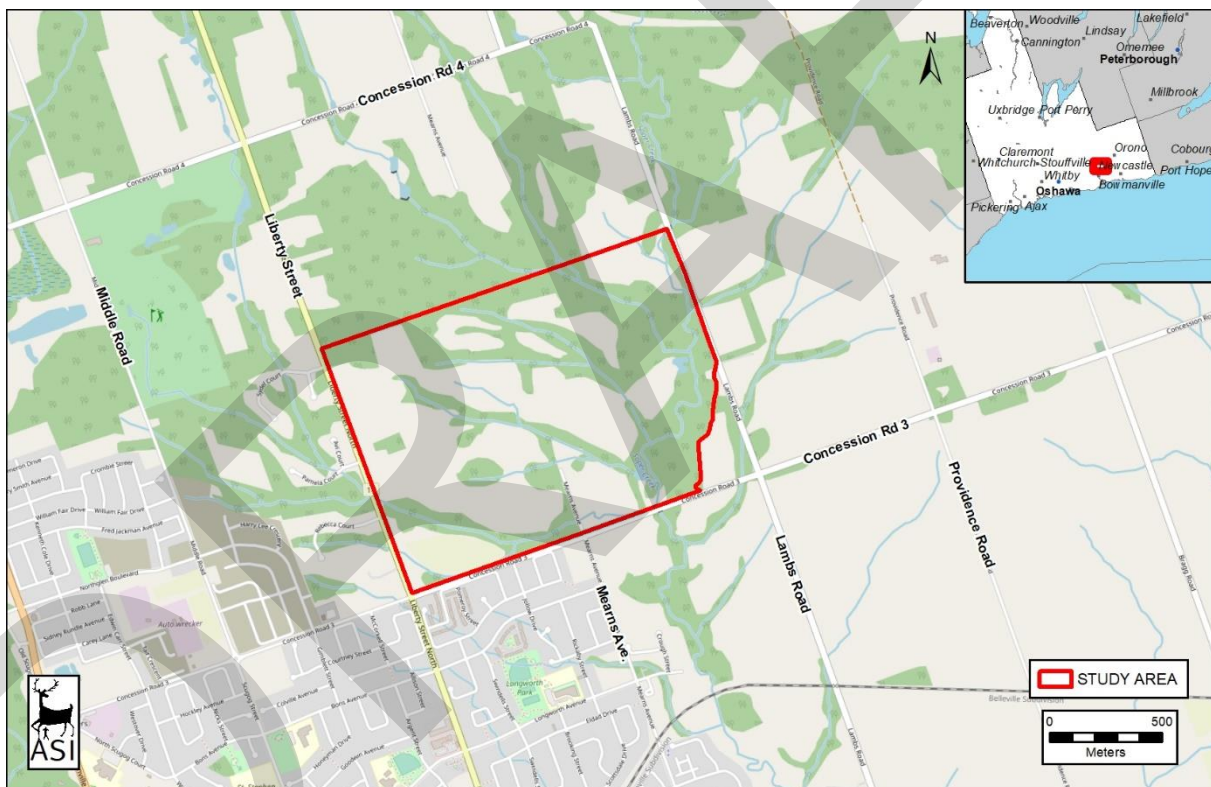


Figure 1: Location of the Soper Springs Secondary Plan study area (Open Street Maps)

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 Rebecca Sciarra, Director 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* (Ministry of Municipal Affairs and Housing 1990) and related *Provincial Policy Statement* (Province of Ontario 2020), which was updated in 2020, 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 interests. 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.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except 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.

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 or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.” (Province of Ontario 2020)

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 Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.” (Province of Ontario 2020)

Adjacent lands are defined as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.” (Province of Ontario 2020).

In addition, *significance* is defined as resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (Province of Ontario 2020).

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 (Province of Ontario 2020).

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.

8.3.3 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 Springs Secondary Plan Priorities

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, and 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 five priorities:

- Sustainability and Climate Change
- Urban Design
- Affordable Housing
- Community Engagement
- Coordination Effort

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 additional 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 potentially satisfies the criteria for determining cultural heritage value under Ontario Regulation 9/06 of the *Ontario Heritage Act*:

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) (MHSTCI 1990).

If a resource potentially satisfies one or more of these criteria, it will be identified as a potential cultural heritage resource and is subject to further research where appropriate and when feasible. Typically, further historical research and consultation is required to determine the specific significance of the identified 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 7 to 10 in Concession 3 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).

In addition, the study area contains portions of Soper Creek, which originates on the Oak Ridges Moraine and has a drainage area of approximately 7730 ha (77 km²). The Soper Creek flows southeast across the northern part of Bowmanville and continues southerly along the eastern limits of the Bowmanville Urban Area. There are four subwatersheds within the Soper Creek drainage basin being Mackie, Soper North, Soper East and Soper Main. This subwatershed Study will focus on the Soper Creek subwatershed (Municipality of Clarington).

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.¹

Table 1: Outline of Southern Ontario History and Pathways

Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
PALEO-INDIAN			
Early	Gainey, Barnes, Crowfield	9000-8500 BCE	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BCE	Small nomadic groups

¹ 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.



ARCHAIC			
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)
WOODLAND			
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
HISTORIC			
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 (Crown-Indigenous Relations and Northern Affairs 2013).

3.4 Township Survey and Settlement

3.4.1 Township of Darlington

Darlington Township, which was initially occupied by the Mississaugas, 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; Winearls 1991).

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; Rayburn 1997). Darlington is thought to have been named in July 1792, after a town having the same name in Durham County, England (Smith 1799; Gardiner 1899; Rayburn 1997). Following the 1792 survey, Darlington Township was granted to Andrew Pierce who had proposed bringing sponsored settlers to the province (Mika and Mika 1977). 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). As roads improved and commercial centres 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). By 1851, the township population of the township had reached 8,005 (Leetooze 1994).

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.

Both the 1861 *Tremaine’s Map of Durham County* (Figure 2) and the 1878 *Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont* (Figure 3) provide limited information about the study area. The owner of each property is identified along with the layouts of Lambs Road, Liberty Street North, Mearns Avenue and Concession Road 3. Tributaries of Soper Creek traverse through each concession lot. The 1861 *Tremaine’s Map of Durham County* depicts just two residences (one in Lot 7



and the other in Lot 10), while the 1878 *Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont* notes the presence of six residences. The ownership of each property is detailed below:

1861 <i>Tremaine's Map of Durham County</i>			1878 <i>Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont</i>	
Lot 7	John Bragg Jr.	The property is known as "Mouth Sackwell South"	Lot 7	Edward Prout
Lot 8	Alphonso Hinds		Lot 8	John Heard
Lot 9	John Hunshaw		Lot 9	Hon. John Simpson
Lot 10	T.W. Boyer John Hunshaw Thomas Byer	The Byer property is known as "[illegible] Cottage"	Lot 10	D. Cornish Richard Skinner Richard Moore T. Shorts

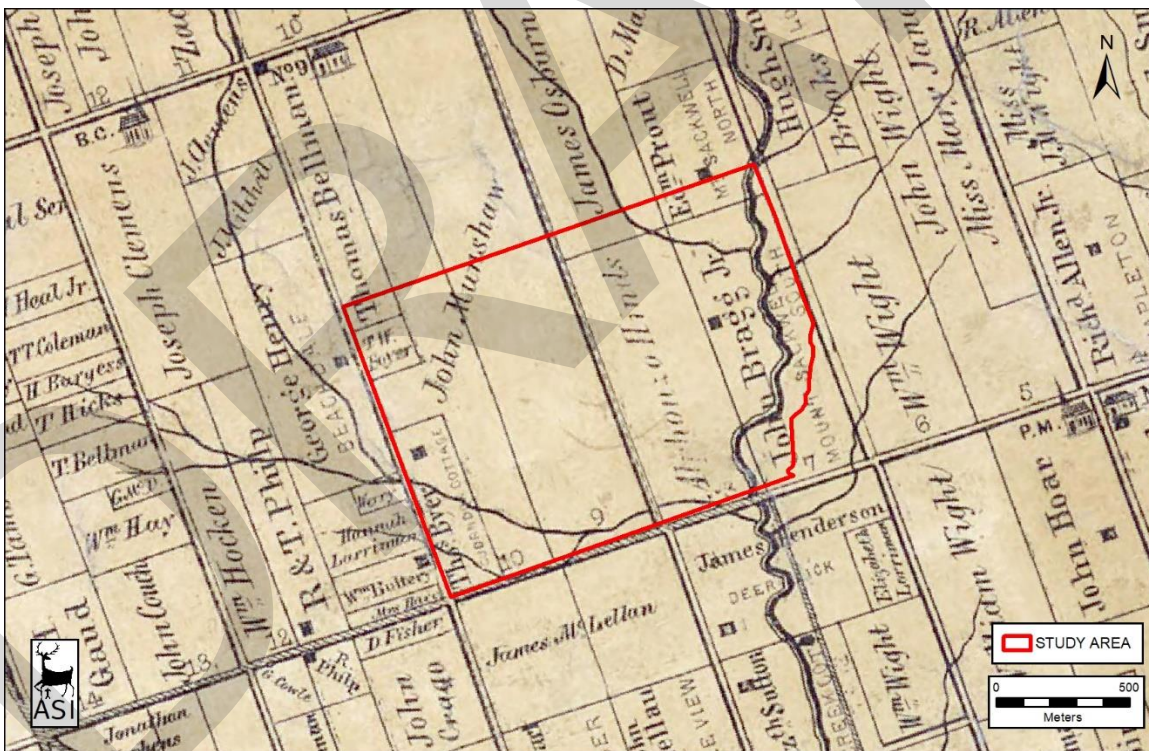


Figure 2: 1861 *Tremaine's Map of Durham County* (Tremaine 1861)



Figure 3: 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 1930, 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 1930 NTS map displays the rural character of the study area and the prominence of Soper Creek and its tributaries (Figure 4). The study area appears to contain six residences, each with an associated outbuilding. Two of these residences are shown with long meandering driveways leading to the residences. Based on the locations of the residences, it is likely that five of these residences were also present in 1878. Lambs Road, Liberty Street North, Mearns Avenue and Concession Road 3 are all depicted on the map.

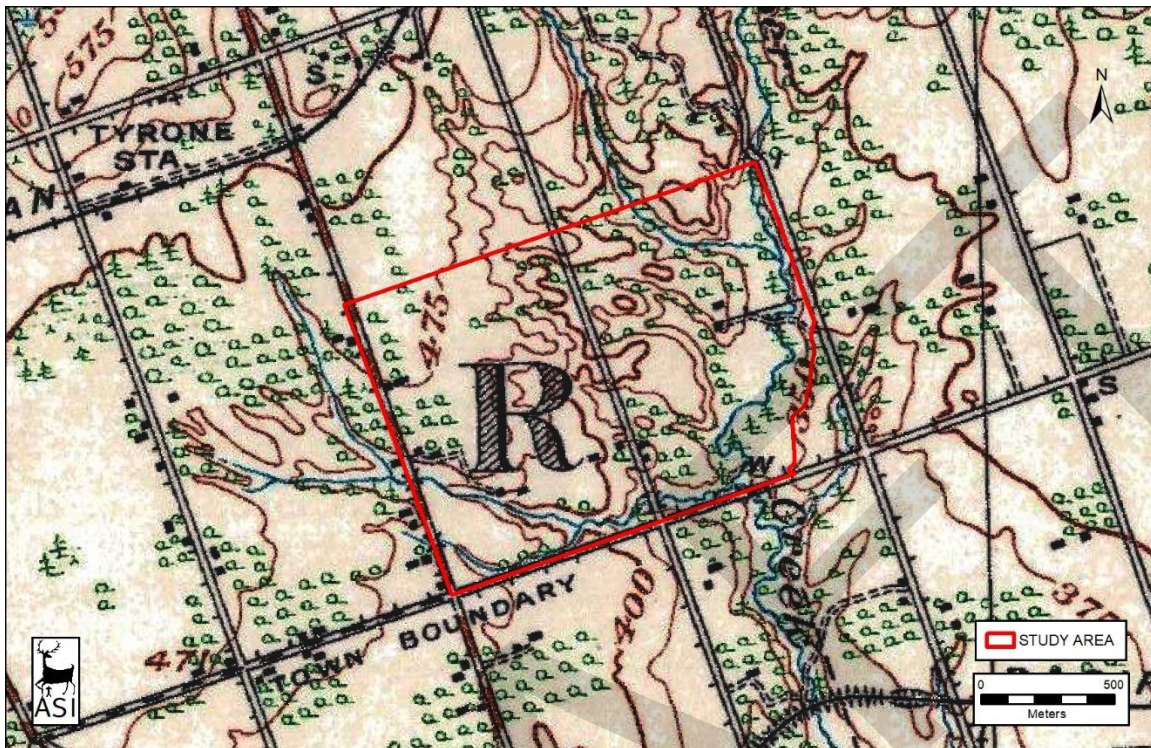


Figure 4: 1930 NTS Map (Department of National Defence 1930)

The earliest available aerial photo of the study area dates to 1954 (Figure 5). The image provides a snapshot of the landscape dominated by Soper Creek and its tributaries, though this image also depicts a rural landscape as well. Though the image resolution of the aerial photo does not provide for easy analysis, it appears that the six residences and associated outbuildings depicted in 1930 appear to be present on this aerial. Like the earlier maps, Lambs Road, Liberty Street North, Mearns Avenue and Concession Road 3 are all depicted. Though much of the vegetation shown in the image is associated with Soper Creek, a number of treelines are shown demarcating property boundaries.



Figure 5: 1954 Aerial photo (University of Toronto)

The 1976 NTS Map (Figure 6) shows several significant changes to the study area. The area has retained its rural character dominated by Soper Creek and its tributaries, however notable additions to the study area include a campsite at the corner of Mearns Avenue and Concession Road 3 and a gravel pit at the end of a now truncated Mearns Avenue. The study area now contains ten residences, some with associated outbuildings. The six residences present in earlier mapping all appear to be present as of 1976.

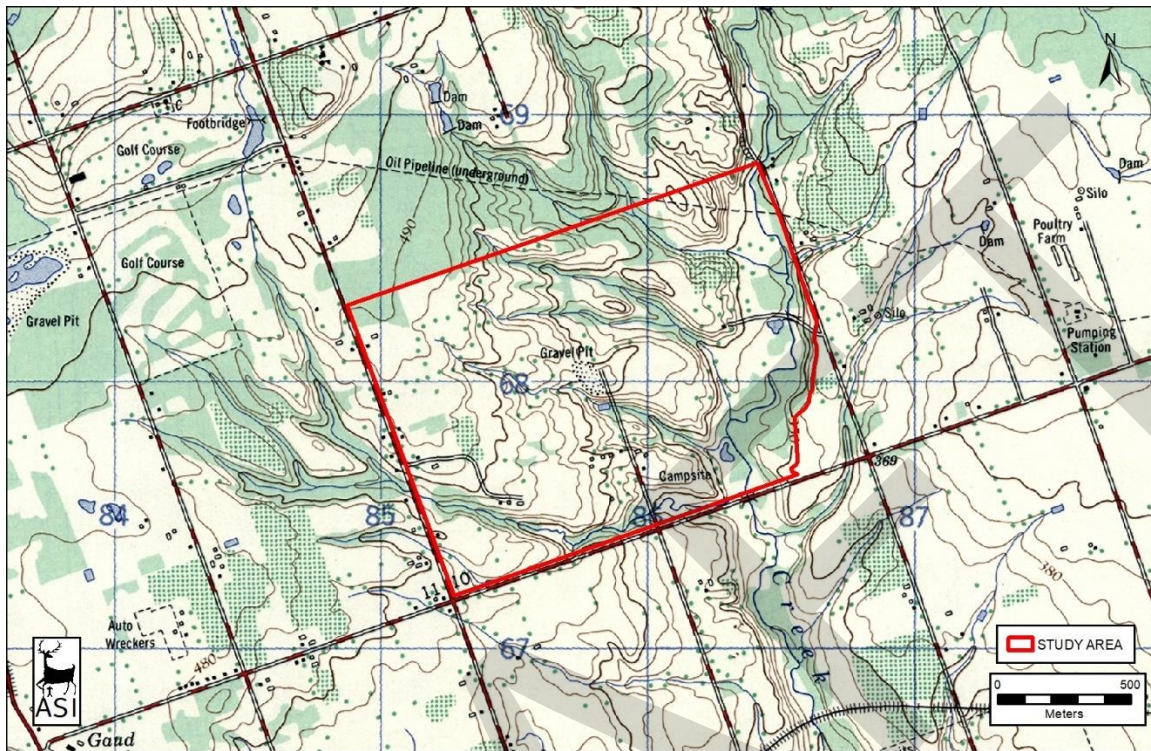


Figure 6: 1976 NTS Map (Department of Energy, Mines and Resources 1976)

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:

Database	Information
The Ontario Heritage Trust's Ontario Heritage Plaque Guide ²	No plaques found within or adjacent to the study area.
The Ontario Heritage Trust's Places of Worship Inventory ³	No Places of Worship found within or adjacent to the study area.
The Ontario Heritage Trust's Ontario Heritage Act Register ⁴	No properties found within or adjacent to the study area.
The Federal Heritage Buildings Review Office (FHBRO) [these properties are recognized under the Treasury Board Policy on the Management of Real Property (TBPMP)] ⁵	No FHBRO buildings found within or adjacent to the study area.
Parks Canada's <i>Canada's Historic Places</i> website ⁶	No properties on the <i>Canada's Historic Places</i> website found within or adjacent to the study area.
Parks Canada's <i>National Historic Sites</i> ⁷	No national historic sites found within or adjacent to the study area.

Unfortunately, due to the closures and restrictions imposed by the COVID-19 pandemic, research could not be conducted at the Clarington Museum and Archives. As part of this report, the following members of staff at the Municipality of Clarington were contacted for information.

- Sarah Allin, Heritage Planner, Municipality of Clarington [email correspondence - 6 May 2020, response received - 8 May 2020 & 19 May 2020]. Sarah provided ASI with broad construction dates for the properties with the study area and put ASI in touch with members of the Clarington Heritage Committee.
- Victor Suppan and Peter Vogel, Clarington Heritage Committee [email correspondence - 19 May 2020, Response not yet received at time of reporting]

² <https://www.heritagetrust.on.ca/en/index.php/online-plaque-guide> [Accessed 05 March 2020]

³ <https://www.heritagetrust.on.ca/en/index.php/places-of-worship/places-of-worship-database> [Accessed 13 March 2020]

⁴ <https://www.heritagetrust.on.ca/en/pages/tools/ontario-heritage-act-register> [Accessed 19 March 2020]

⁵ https://www.pc.gc.ca/apps/dfhd/default_eng.aspx [Accessed 23 March 2020]

⁶ <http://www.historicplaces.ca/en/home-accueil.aspx> [Accessed 26 March 2020]

⁷ <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx> [Accessed 26 March 2020]



4.1 Soper Springs Secondary Plan Study Area - Existing Conditions

A field review was undertaken by Kirstyn Allam, Cultural Heritage Assistant, ASI on 13 May 2020 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 7) is located in north Bowmanville and is formed by Liberty Street North to the west, Concession Road 3 to the south and Lambs Road to the east. The northern border is comprised of the Bowmanville Urban Boundary, located 1.2km north of Concession Road 3. The study area is comprised of a total of 14 rural properties and is approximately 186 hectares (459 acres) in size. Generally, the study area consists of farmland and woodland between a number of ditches or tributaries of Soper Creek, draining towards the southeast.



Figure 7: Soper Springs Secondary Plan study area



Figure 8: Liberty Street North, looking south (ASI 2020)



Figure 9: Residential development to the south of Concession Road 3 (ASI 2020)



Figure 10: Intersection of Liberty Street North and Concession Road 3, showing the new development south of the study area (ASI 2020)



Figure 11: Mearns Avenue looking north (ASI 2020)



Figure 12: Mearns Avenue looking south (ASI 2020)



Figure 13: Intersection of Concession Road 3 and Mearns Avenue, looking west (ASI 2020)



Figure 14: Rural fields between Mearns Avenue and Liberty Street North (ASI 2020)



Figure 15: Lambs Road, looking south (ASI 2020)

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

Based on the results of the background research and field review, there are eight 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	
CHR 1	3347 Liberty Street North	Primary Heritage Property	One-storey stone cottage
CHR 2	3403 Liberty Street North	Identified during field review	One-and-a-half storey Gothic Revival residence
CHR 3	3136 Mearns Avenue	Identified during field review	One-and-a-half storey brick residence

Table 2: Summary of existing and potential cultural heritage resources in the study area

Feature	Location	Recognition	
CHR 4	3145 Mearns Avenue	Identified during field review	One-and-a-half storey Gothic Revival residence
CHR 5	2658 Concession Road 3	Identified during field review	One-storey residence with a saltbox roof
CHR 6	933 Mearns Avenue	Identified during field review	Residence set back significantly from the street and obscured by vegetation, but appears on early mapping.
CHR 7	3295 Lambs Road	Identified during field review	One-storey Gothic revival residence with a barn complex
CHR 8	3335 Lambs Road	Designated - Part IV	One-and-a-half storey Gothic Revival residence

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 Springs 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.
- Four properties adjacent to the study area were identified as existing or potential cultural heritage resources, including one designated property (CHR8) and three properties (CHR5, CHR6, CHR7) as potential cultural heritage resources that merit evaluation under Ontario Regulation 9/06 to determine whether they contain cultural heritage value.

6.0 RECOMMENDATIONS

The background research, data collection, and field review conducted for the study area determined that there are 8 existing and potential cultural heritage resources located within or adjacent to the Soper Springs Secondary Plan study area. These include four potential cultural heritage resources within the study area, one adjacent property that has been designated under Part IV of the Ontario Heritage Act and three adjacent properties that are potential cultural heritage resources. These existing and potential cultural heritage resources contribute to a rural landscape character and reflect historical land uses dating back to the mid-1800s. The research and analysis presented in this report indicates that the existing and potential cultural heritage resources may be 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 Springs 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 Springs 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.
- 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
1930 *Topographic Map, Oshawa Sheet No. 108*
- 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.
- 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.
- 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.

DRAFT



APPENDIX A: Soper Springs 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	3347 Liberty Street North	Primary Heritage Property	Residence	<p>Design: A one-storey fieldstone Regency cottage with a hipped roof with a centre gable and L-shape plan. According to the Municipal Inventory and Register Committee, the building is the only Regency cottage in Bowmanville that was built of fieldstone.</p> <p>Historical: The residence was built c.1860 according to the Municipal Inventory and Register Committee. The house is not depicted on mapping from 1861, though the property was owned by John Hunslow at that time. The house is noted on mapping from 1878, owned by Richard Moore.</p> <p>Contextual: The property is situated on the east side of Liberty Street North within an area with a rural character.</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 2	3403 Liberty Street North	Identified during field review	Residential	<p>Design: A one-and-a-half-storey Gothic Revival style residence with a gable roof with a centre gable with decorative bargeboard, flatheaded windows and a centred door with transom.</p> <p>Historical: The residence appears on mapping from 1878 when it was owned by Richard Skinner.</p> <p>Contextual: The property is situated on the east side of Liberty Street North within an area with a rural character.</p>	
CHR 3	3136 Mearns Avenue	Identified during field review	Residential	<p>Design: The residence is a one-and-a-half-storey brick residential building with a rear addition. The house has a cross-gable roof, and a porch across the front façade.</p> <p>Historical: The residence appears in the location of structures depicted in mapping from 1878, on land owned by Hon. John Simpson.</p> <p>Contextual: The residence is situated on the west side of Mearns Road, where the road essentially ends. The area has dense trees bordering rural fields. An adjacent pond used to act as a gravel pit.</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 4	3145 Mearns Avenue	Identified during field review	Farmscape	<p>Design: A one-and-a-half storey Gothic Revival residence with siding, and a gable roof with centre gable.</p> <p>Historical: The residence appears in the location of structures depicted in mapping from 1878 on a property owned by John Heard.</p> <p>Contextual: The residence is situated on the east side of Mearns Road. The area has dense trees bordering rural fields.</p>	
CHR 5	2658 Concession Road 3	Identified during field review	Residential	<p>Design: A one storey residence with an aluminum saltbox roof, with a façade comprised of a variety of materials including stucco, brick and stone veneer.</p> <p>Historical: A residence is depicted at this location on mapping from 1878 on a property owned by "P.B."</p> <p>Contextual: The property is situated on the northwest corner of Liberty Street North and Concession Road 3. The area to the south is comprised of residential subdivisions while the area to the north is rural.</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	933 Mearns Avenue	Identified during field review	Farmscape	<p>Design: The residence is not visible from the right-of-way. Based on satellite imagery, the residence appears to have a hipped roof and a rear addition and is surrounded by a number of outbuildings.</p> <p>Historical: A residence is depicted on mapping from 1861, where it is owned by James Henderson and the house is labeled as “Deer Tick”.</p> <p>Contextual: The property is situated on the east side of Mearns Avenue, south of Concession Road 3. The area to the east consists of residential subdivisions while rural areas and the Soper Creek are found to the east and north.</p>	
CHR 7	3295 Lambs Road	Identified during field review	Farmscape	<p>Design: A one-and-a-half-storey Gothic Revival brick residence with a gable roof with centre gable, bargeboard and a porch. A barn complex is found behind the residence.</p> <p>Historical: Historical mapping suggests that the house was constructed between 1878 and 1930.</p> <p>Contextual: The property is situated on the east side of Lambs Road, within a 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 8	3335 Lambs Road	Designated - Part IV	Residential	<p>Design: A one-and-a-half storey Gothic Revival farmhouse with clapboard siding, gable roof with centre gable with a finial. According to the designation by-law (#2001-063), the residence has its original wooden baseboards, windows and door casings, staircase and plank flooring.</p> <p>Historical: The residence was constructed in 1890 by the Prout family.,</p> <p>Contextual: The property is situated on the east side of Lambs Road, within a rural area.</p>	