



REPORT

Cultural Heritage Assessment Report

*Courtice Employment Lands and Southwest Courtice Secondary Plan Areas,
Municipality of Clarington, Regional Municipality of Durham, Ontario*

Submitted to:

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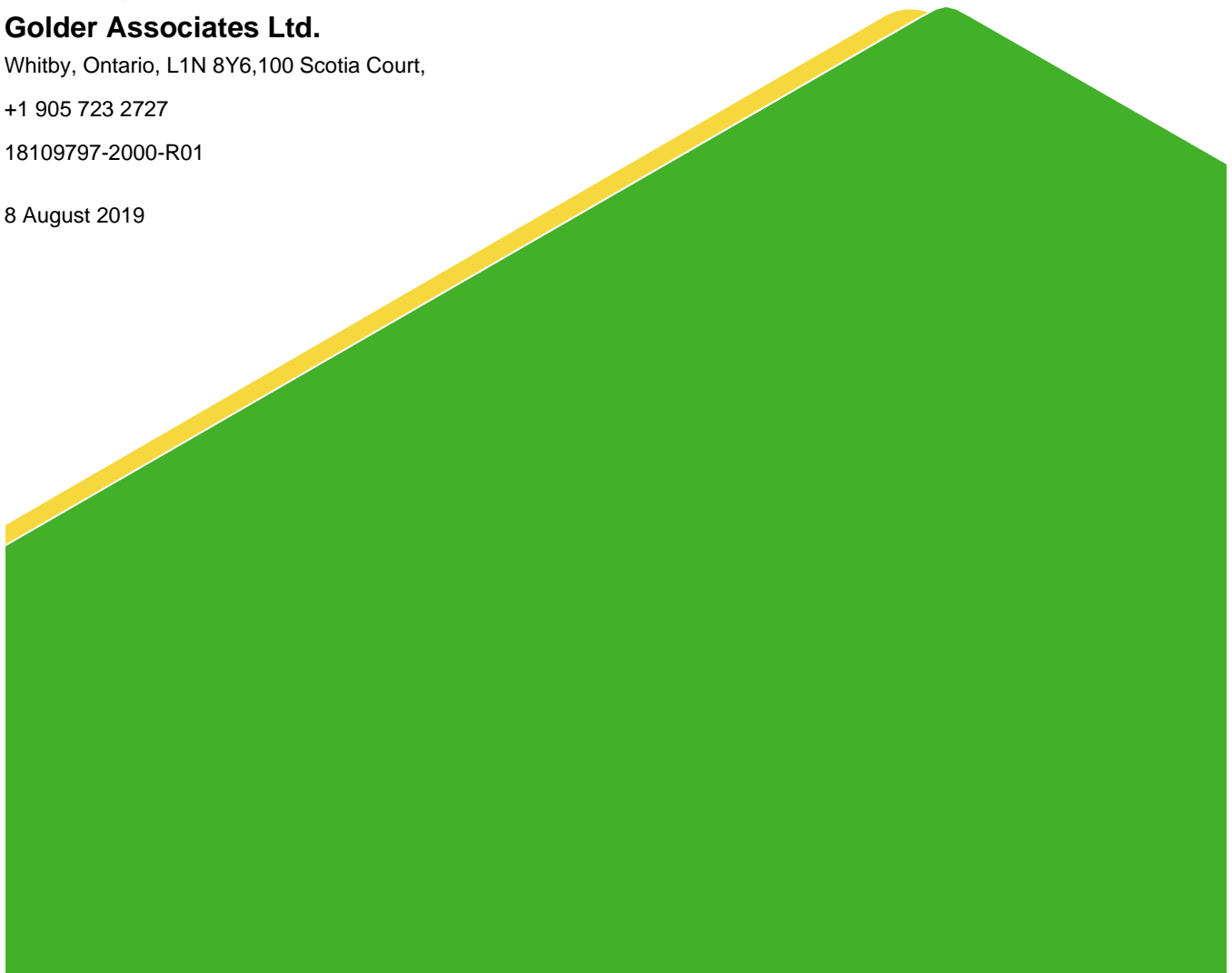
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Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

In April 2019, Urban Strategies Inc. retained Golder Associates Ltd. (Golder) on behalf of the Municipality of Clarington (the Municipality) to conduct a Cultural Heritage Assessment Report (CHAR) to inform future land use policies for the Courtice Employment Lands Secondary Plan and Southwest Courtice Secondary Plan Update. The study area for these plans, located between Bowmanville and Oshawa, Ontario, extends to Bloor Street on the north, Highway 401 on the south, Highway 418 and Courtice Road on the east, and Townline Road South on the west. Within the study area are two zones: the “Residential: Southwest Courtice” in the west, and the “Employment and Transportation Hub: Courtice Employment Lands” in the east.

Following guidance provided by the Ministry of Tourism, Culture and Sport (MTCS), this CHAR provides an overview of heritage legislation and policies in Ontario, an outline of the methods used to investigate and evaluate cultural heritage resources, and a summary of the study area’s historical development and existing conditions. This includes an inventory of all known and potential cultural heritage resources identified through background research, field investigations, and evaluation using the criteria prescribed in *Ontario Regulation 9/06*. The second part of this report identifies and assesses the potential direct and indirect impacts on known and potential cultural heritage resources and recommends preliminary mitigation or conservation measures to avoid or reduce any adverse effects.

This CHAR identified in the Residential: Southwest Courtice:

- One (1) protected heritage property designated under Part IV of the *Ontario Heritage Act*
- One (1) property listed (not designated) on the *Heritage Inventory*
- Two (2) properties of potential cultural heritage value or interest (CHVI)

Golder identified in the Employment and Transportation Hub: Courtice Employment Lands:

- Two (2) properties listed (not designated) on the *Heritage Inventory*
- Eleven (11) properties of potential CHVI
- Four (4) potential cultural heritage landscapes

Recommendations to avoid or reduce adverse impacts to each cultural heritage resource in study area are summarized below. Note that these are based on Golder’s current understanding of the project and may need to be revisited if plans change in the future.

Southwest Courtice Secondary Plan	
Civic Address	Conservation/Mitigation Measures
<p><i>Protected heritage property:</i></p> <ul style="list-style-type: none"> ■ 1467 Prestonvale Road 	<p>Prior to any proposed development on or <u>adjacent</u> to the property:</p> <ul style="list-style-type: none"> ■ Conduct a Heritage Impact Assessment (HIA) to identify potential direct and indirect impacts, and that recommends mitigations to avoid direct impacts and avoid or reduce indirect impacts such as shadowing, isolation, obstruction of views, change in land use, or land disturbances.
<p><i>Listed on the Heritage Inventory (Primary):</i></p> <ul style="list-style-type: none"> ■ 1440 Gord Vinson Avenue 	<p>Prior to any proposed development on the property:</p> <ul style="list-style-type: none"> ■ Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06 (O. Reg. 9/06)</i>. If the CHER confirms the property has CHVI, conduct an HIA to determine the appropriate mitigations.
<p><i>Properties of potential CHVI:</i></p> <ul style="list-style-type: none"> ■ 1246 Prestonvale Road ■ 1421-1447 Prestonvale Road 	<p>Prior to any proposed development on each property:</p> <ul style="list-style-type: none"> ■ Consult the Municipality to determine if a CHER is required. If a CHER is required, the evaluation should determine if the properties meet the criteria for CHVI as prescribed in <i>O. Reg. 9/06</i>. If the CHER finds the properties have CHVI, conduct an HIA to determine the appropriate mitigations.

Courtice Employment Lands	
Civic Address	Conservation/Mitigation Measures
<p><i>Listed on the Heritage Inventory (Primary):</i></p> <ul style="list-style-type: none"> ■ 1598 Baseline Road West ■ 1711 Baseline Road West 	<p>Prior to any proposed development on each property:</p> <ul style="list-style-type: none"> ■ Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06 (O. Reg. 9/06)</i>. If the CHER confirms the property has CHVI, conduct an HIA to determine the appropriate mitigations.
<p><i>Properties of potential CHVI:</i></p> <ul style="list-style-type: none"> ■ 1490 Baseline Road West 	<p>Prior to any proposed development on each property:</p> <ul style="list-style-type: none"> ■ Consult the Municipality to determine if a CHER is required. If a CHER is required, the evaluation should determine if

Courtice Employment Lands	
Civic Address	Conservation/Mitigation Measures
<ul style="list-style-type: none"> ■ 1201 Prestonvale Road ■ 1558 and 1580 Baseline Road West ■ 1579 Baseline Road West ■ 1562 Trulls Road ■ 1545 Trulls Road ■ 1218 Trulls Road ■ 1660 Baseline Road West ■ 1766 Baseline Road West ■ 1825 Baseline Road West ■ 1898 Baseline Road West 	<p>the properties meet the criteria for CHVI as prescribed in <i>O. Reg. 9/06</i>. If the CHER finds the properties have CHVI, conduct an HIA to determine the appropriate mitigations.</p>
<p><i>Potential Cultural Heritage Landscapes:</i></p> <ul style="list-style-type: none"> ■ Cambellford Lake Ontario and Western Railway Company Line ■ St. Wolodymyr and St. Olha Ukrainian Cemetery, Prestonvale Road ■ Trull Cemetery ■ Concession Road Allowance 	<p>If any of the potential cultural heritage landscapes will be directly impacted by a proposed development:</p> <ul style="list-style-type: none"> ■ Consult the Municipality to determine if a CHER is required. If a CHER is required, the evaluation should determine if the landscapes meet the criteria for CHVI as prescribed in <i>O. Reg. 9/06</i>. If the CHER finds the landscapes have CHVI, conduct an HIA to determine the appropriate mitigations.

Study Limitations

Golder Associates Ltd. (Golder) has prepared this report in a manner consistent with the guidance developed by the Ontario Ministry of Tourism, Culture and Sport and the Municipality of Clarington, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied, is made.

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

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder's express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the client, Golder may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder. The report, all plans, data, drawings and other documents as well as all electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder's report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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APPENDIX A

Designation By-law 96-71 for 1467 Prestonvale Road

APPENDIX B

Properties with buildings or structures 40 or more years old evaluated not to have CHVI

1.0 INTRODUCTION

In April 2019, Urban Strategies Inc. retained Golder Associates Ltd. (Golder) on behalf of the Municipality of Clarington (the Municipality) to conduct a Cultural Heritage Assessment Report (CHAR) to inform future land use policies for the Courtice Employment Lands Secondary Plan and Southwest Courtice Secondary Plan Update. The study area for these plans, located between Bowmanville and Oshawa, Ontario, extends to Bloor Street on the north, Highway 401 on the south, Highway 418 and Courtice Road on the east, and Townline Road South on the west (Figure 1). Within the study area are two zones: the “Residential: Southwest Courtice” in the west, and the “Employment and Transportation Hub: Courtice Employment Lands” in the east.

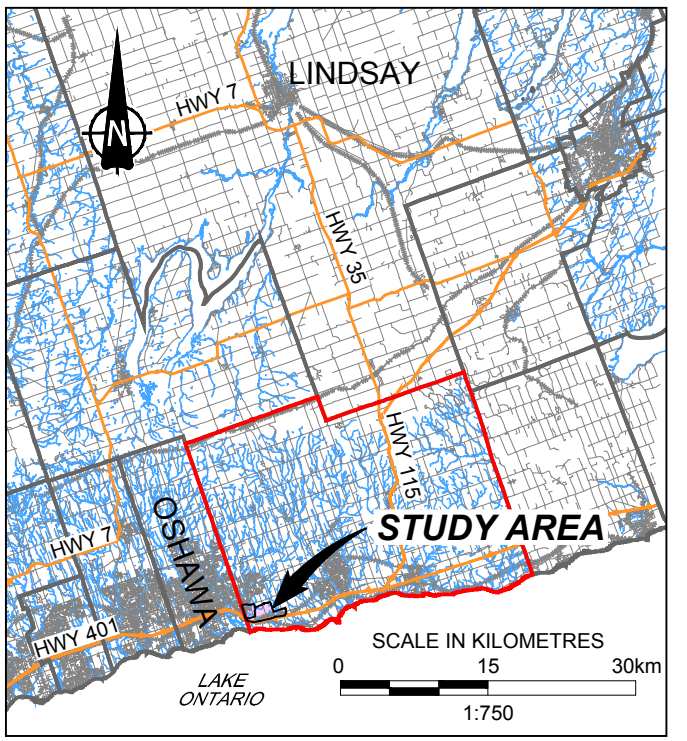
Following guidance provided by the Ministry of Tourism, Culture and Sport (MTCS), this CHAR provides:

- A background on the legislative framework, purpose and requirements of a CHAR and the methods that were used to investigate and evaluate cultural heritage resources in the study area;
- An overview of the study area’s geographic context and history;
- An inventory of all cultural heritage resources in the study area, including known properties of cultural heritage value or interest (CHVI) and those evaluated on a preliminary level to have CHVI based on date of construction of 40 or more years old, and whether it met one or more of the criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*;
- A description of the proposed secondary plan updates and an assessment of possible direct and indirect impacts on known and potential cultural heritage resources in the study area; and,
- Recommendations to inform the secondary plan updates to ensure that the heritage attributes of known or potential properties of cultural heritage resources in the study area are conserved.

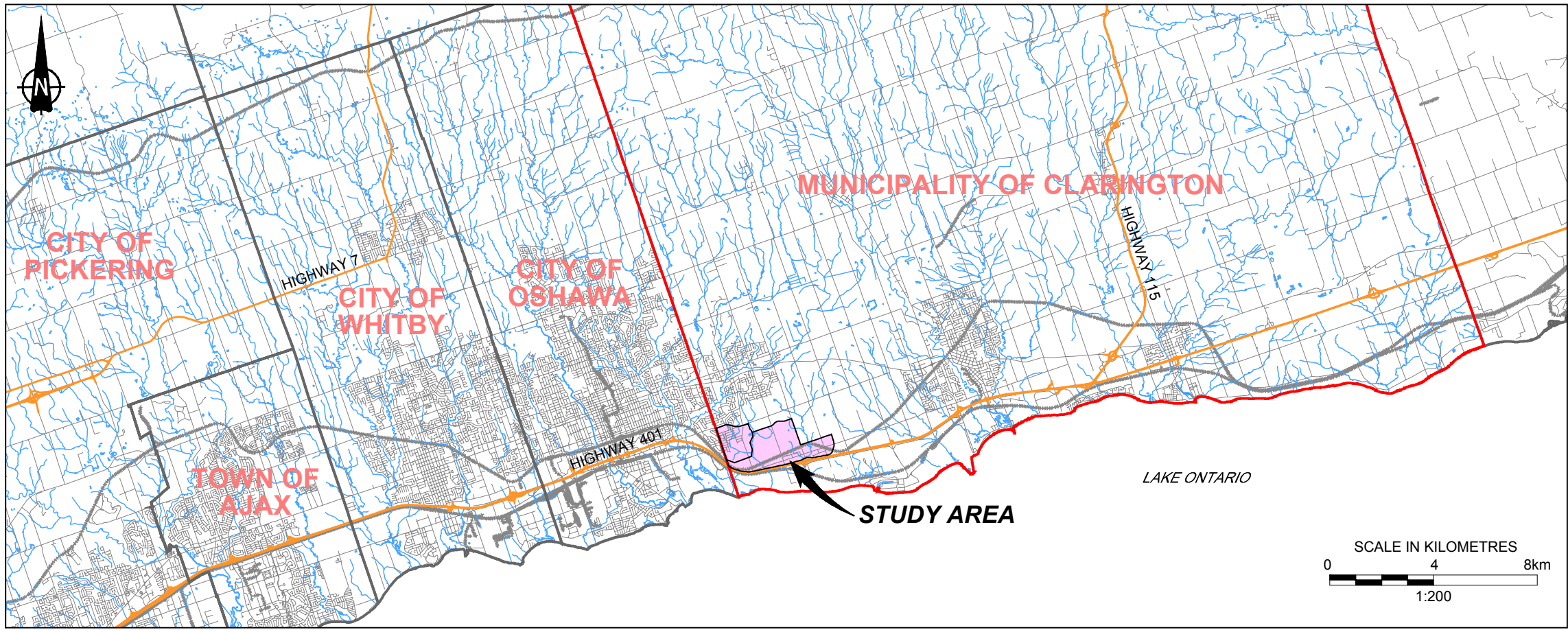
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AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

- APPROXIMATE STUDY AREA
- MUNICIPALITY OF CLARINGTON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- CLARINGTON TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2019, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2019;
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NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT CULTURAL HERITAGE ASSESSMENT REPORT
 COURTCICE EMPLOYMENT LANDS AND SOUTHWEST COURTCICE SECONDARY PLAN AREAS,
 MUNICIPALITY OF CLARINGTON, REGIONAL MUNICIPALITY OF DURHAM, ONTARIO

MAP OF STUDY AREA

	PROJECT No.	18109797	FILE No.	18109797-2000-R01001
	CADD	DCH/ZJB	June 18/19	SCALE AS SHOWN REV.
	CHECK	HCC		FIGURE 1

2.0 SCOPE & METHOD

The scope of this CHAR was defined by guidance outlined in the MTCS *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (2016; the MTCS *Checklist*). The MTCS *Checklist* provides a screening tool to identify all known or recognized cultural heritage resources in a study area, as well as commemorative plaques, cemeteries, Canadian Heritage River watersheds, properties with buildings or structures 40 or more years old, and potential cultural heritage landscapes.

Following the MTCS *Checklist*, Golder:

- Researched archival and published sources relevant to the historical and geographic context of the study area;
- Consulted federal, provincial and municipal heritage registers, which included:
 - Canadian Register of Historic Places (www.historicplaces.ca)
 - Parks Canada Directory of Federal Heritage Designations (http://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx)
 - Ontario Heritage Trust Online Plaque Guide (<http://www.heritagetrust.on.ca/en/index.php/online-plaque-guide>) and Ontario Places of Worship Inventory (<http://www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Inventory>), and List of Easement Properties (<http://www.heritagetrust.on.ca/en/property-types/easement-properties>);
 - Ontarioplaques.com (data correlated with the Ontario Heritage Foundation Online Plaque Guide);
 - Canadian Heritage River System list of designated heritage river systems (<http://chrs.ca/>);
 - The Ontario Heritage Bridge List in the Ontario Heritage Bridge Guidelines for Provincially Owned Bridges (Interim; Ministry of Transport 2008);
 - The Ontario Railway Map Collection (<https://ontariomap.webs.com/>); and,
 - *Municipality of Clarington Heritage Inventory Interactive Map* (<https://clarington.maps.arcgis.com/apps/MapSeries/index.html?appid=9ea89a9922804c2684bdbdcc1ef8f383>).
- Consulted heritage planners at the Municipality of Clarington;
- Conducted a field investigation from public rights-of-way to inventory and document all known and potential cultural heritage resources within the study area and to understand the wider built and landscape context;
- Completed screening-level evaluations of properties with buildings or structures over 40 or more years old and evaluated their potential CHVI using the criteria prescribed in *O. Reg. 9/06*; and,
- Assessed the risk of impact to properties of known and potential CHVI, and recommended mitigation and conservation measures using MTCS and other guidance.

Archival and published sources, including historic maps, aerial imagery, photographs, land registry and research articles, were accessed from the Archives of Ontario and online sources.

Table 1 summarizes the consultation conducted for this CHAR.

Table 1: Results of Consultation

Contact	Date of Email	Response
Sarah Allin, MCIP, RPP, Planner II – Special Projects, Planning Services Department, Municipality of Clarington	Email sent May 7, 2019 requesting information on known properties with cultural value or interest within and adjacent to the study area.	Email received May 14, 2019. Provided list of heritage properties in the study area that are designated and inventoried, and a spreadsheet of all properties in the study area with associated “structure year built”.
	Email sent May 14, 2019 requesting a copy of By-law 97-71 for 1467 Prestonvale Road.	Email received May 15, 2019. Provided with a copy of designation By-law 97-71 for 1467 Prestonvale Road (APPENDIX A).
	Email sent July 25, 2019 asking if “Inventoried” properties categorized by “Primary”, “Secondary”, and “Heritage Merit” have the same status as “Listed” heritage properties.	Email received July 26, 2019 confirming that Inventoried properties are included on the Municipality of Clarington’s Cultural Heritage Resource List referenced in the Official Plan.

Field investigations were conducted by Cultural Heritage Specialists Henry Cary and Ragavan Nithiyantham on May 12, 2019 and included photographing from the public right-of-way all properties and streetscapes in the study area with Samsung S8 cameras and an Olympus E-Volt E500 digital single reflex camera.

The terms for architectural styles and elements used in this CHAR are taken from Blumenson (1990), Ricketts *et al.* (2004), Hubka (2013), and the *Canadian Inventory of Historic Buildings* (Parks Canada 1980).

2.1 Archaeology

Golder is conducting a Stage 1 archaeological investigation of the study area under PIF# P327-0008-2019 (Dr. Henry Cary, licensee). This report has recommended Stage 2 assessment in specific areas, but the field work for had not been initiated at the time of writing this CHAR. The results of the Stage 2 will be provided to the MTCS in a separate report.

3.0 PLANNING, LEGAL AND REGULATORY CONTEXT

Cultural heritage resources are recognized, protected, and managed through several provincial and municipal planning and policy regimes. These policies have varying levels of authority, though generally all inform decision making on how impacts of new development on heritage assets can be avoided or mitigated.

3.1 Provincial Heritage Policies

3.1.1 *Planning Act and Provincial Policy Statement*

The *Ontario Planning Act* (1990) and associated *Provincial Policy Statement 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. The *Planning Act* identifies conservation of resources of significant architectural, cultural, historical, archaeological or scientific interest as a provincial interest, while PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental and social benefits, and contributes to the long-term prosperity, environmental health and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning “shall be consistent with” PPS 2014.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2014:

- Section 2.6.1 – Significant built heritage resources and significant heritage landscapes shall be conserved;
- Section 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.

PPS 2014 defines significant as resources “determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people”, and this determination can either be based on the provincial criteria prescribed in *O. Reg 9/06* and *Ontario Regulation 10/06* or by “municipal approaches that achieve or exceed the same objective”. This definition also stresses that because not all resources may be “identified and inventoried by official sources”, the significance of some resources “can only be determined after evaluation”.

Conserved is defined in PPS 2014 as “the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value of interest is retained under the *Ontario Heritage Act*.” *Adjacent lands* are defined as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”.

Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** 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 [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

- **Cultural heritage landscapes:** 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 [Indigenous] 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. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).
- **Heritage attribute:** the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites.

Municipalities implement PPS 2014 through an official plan, which may outline further heritage policies (see Section 3.2.2).

3.1.2 Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act* (OHA). Under Part III of the OHA, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for provincially owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the OHA enables councils to “designate” individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V) as being of “cultural heritage value or interest” (CHVI). Evaluation for CHVI under the OHA is guided by *Ontario Regulation 9/06*, which prescribes the “criteria for determining cultural heritage value or interest”. The criteria are as follows:

- 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 **historic 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.

If a property meets one or more of these criteria, it may be designated under Part IV, Section 29 of the *OHA*.

Designated heritage properties are formally described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. The latter is defined in the *OHA* to mean "in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest." The designation is then recognized through by-law, and the property must be included on a "Register" maintained by the municipal clerk. A municipality may also "list" a property on the Register to indicate it as having potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

3.1.3 Provincial Heritage Guidance

To advise municipalities, organizations, and individuals on heritage protection and conservation, the Province, through the MTCS, has developed a series of guidance products. One used primarily for EAs is the MTCS *Checklist*. If known or potential cultural heritage resources are identified, the MTCS *Checklist* then advises whether further investigation as part of a Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA) is necessary.

Further guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Property Evaluation* (MTCS 2006a) describes in detail the *O. Reg. 9/06* criteria and methods for researching and evaluating potential cultural resources, while the *Heritage Resources in the Land Use Planning Process* (MTCS 2006b) provides an outline for the contents of an HIA, which it defines as:

a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) ...are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.

For large study areas, a CHAR combines CHER and HIA studies to evaluate potential cultural resources and assess the impacts of new development.

For EAs, the *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MTCS advice. Criteria to identify cultural landscapes is detailed in the *Guidelines on the Man-Made Heritage Component of Environmental*

Assessments (1980:7) and recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7). The latter document also stresses the importance of identifying and gauging the cumulative effects of a Class EA development (MTCS 1992:8).

For provincial properties, heritage conservation must comply with the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties*. Supporting documents include the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014) — which provides detailed explanations of the *O. Reg. 9/06* and *10/06* criteria and its application— and *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties*, which describes how to organize the sections of an HIA and the range of possible impacts and mitigation measures. Although compliance with the MTCS *Standards and Guidelines* is only required for provincial properties, they inform “best practice” approaches for conserving cultural heritage resources not under provincial jurisdiction.

3.2 Municipal Heritage Policies

3.2.1 Durham Region

The Region’s goal for cultural heritage, as outlined in its *Official Plan* is “to preserve and foster the attributes of communities and the historic and cultural heritage of the Region” (Section 2.1.3). It also encourages lower-tier municipalities to develop policy to conserve, protect and enhance the built and cultural heritage resources of the Region and to use the tools of the *OHA*.

3.2.2 Municipality of Clarington Heritage Policies

The Municipality’s goal for cultural heritage as outlined in the *Official Plan* is “to promote a culture of conservation that will support cultural achievements, foster civic pride, strengthen the local economy and enhance the quality of life for Clarington residents in the conservation, restoration and utilization of the Municipality’s cultural heritage resources” (Section 8.1.1). Its objectives for cultural heritage include the conservation, protection and maintenance 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 (*Official Plan* Section 8.2.1).

The *Official Plan* identifies cultural heritage resources as human-made or natural features, including structures, objects, neighbourhoods, landscapes and archaeological sites that have been identified as significant by the local municipality or the province for being meaningful components of a community’s cultural heritage or identity. The *Official Plan* further defines built heritage resources as “one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community”. These resources may be identified through designation or heritage conservation easement under the *OHA*, or listed by local, provincial or federal jurisdictions.

The Municipality maintains a *Register* that includes all properties that have been designated under the *OHA* as well as a *Heritage Inventory* compiled initially in 1986 and 1992 and updated with photographs between 2004 and 2008. Inventoried properties, which are included in the *Cultural Heritage Resource List* referenced in the *Official Plan* (Section 8.3.4 and 8.3.8) have the same status as “listed” properties, and have been categorized by “Primary”, “Secondary”, and “Heritage Merit” rankings:

- Primary properties are those representing the “best examples of a particular style of architecture”;
- Secondary properties are those “that were constructed with a vernacular interpretation of a particular style of architecture”; and,
- Heritage Merit buildings are “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”.

4.0 GEOGRAPHIC & HISTORICAL CONTEXT

4.1 Geographic Context

The study area is in southwest Ontario, approximately 1 km north of Lake Ontario. It is within the Iroquois Plain physiographic region of Ontario, an area of rolling terrain encompassing much of the Lake Ontario shoreline from Cobourg to Niagara with well-drained, stone-free and sandy loam soil plains (Chapman and Putnam 1984:172-174). The topography rises to the north (135-140 metres above sea level [masl]), gradually decreasing towards the south and east (115-103 masl). Robinson Creek runs north-south through the west portion of the study area and drains to Lake Ontario through McLaughlin Bay Wetland Complex. Tooley Creek runs north-south through the east portion of the study area and drains to Lake Ontario through the Tooley Creek Coastal Wetland.

In relation to cultural boundaries, the study area is in the southwest portion of the Municipality of Clarington, and bound by Bloor Street on the north, Highway 401 on the south, Highway 418 and Courtice Road on the east, and Townline Road South on the west.

4.2 Historical Context

4.2.1 Indigenous History

The first human settlement can be traced back 11,000 years, when south-central Ontario was settled by Indigenous groups that had been living south of the Great Lakes. The period of these early Indigenous inhabitants is known as the Paleo Period (Ellis and Deller 1990). Our current understanding of settlement patterns of Early Paleo peoples suggests that small bands, consisting of probably no more than 25-35 individuals, followed a pattern of seasonal mobility extending over large territories (Ellis and Deller 1990). Early Paleo sites tend to be located in elevated locations on well-drained loamy soils. Many of the known sites were located on former beach ridges associated with glacial lakes. There are a few extremely large Early Paleo sites, such as one located close to Parkhill, Ontario, which covered as much as six hectares. It appears that these sites were formed when the same general locations were occupied for short periods of time over the course of many years. Given their placement in locations conducive to the interception of migratory mammals such as caribou, it has been suggested that they may represent communal hunting camps. There are also smaller Early Paleo camps scattered throughout the interior of southwestern and south-central Ontario, usually situated adjacent to wetlands.

During the Early Archaic Period (8000 – 6000 B.C.), the jack and red pine forests that characterized the Late Paleo environment were replaced by forests dominated by white pine with some associated deciduous trees (Ellis *et al.* 1990:68-69). During the Middle Archaic Period (6000 – 2500 B.C.) the trend to more diverse toolkits continued, as the presence of netsinkers suggest that fishing was becoming an important aspect of the subsistence economy. During the Middle Archaic Period, groups inhabited smaller territories that often did not encompass a source of high-quality raw material. In these instances, lower quality materials which had been deposited by the glaciers in the local till and river gravels were utilized. This reduction in territory size was probably the result of gradual region-wide population growth which led to the infilling of the landscape. This process forced a reorganization of Indigenous subsistence practices, as more people had to be supported from the resources of a smaller area. During the latter part of the Middle Archaic Period, technological innovations such as fish weirs have been documented as well as stone tools especially designed for the preparation of wild plant foods.

It is also during the latter part of the Middle Archaic Period that long-distance trade routes began to develop, spanning the northeastern part of the continent. In particular, native copper tools manufactured from a source located northwest of Lake Superior were being widely traded (Ellis *et al.* 1990:66). By 3500 B.C. the local

environment had stabilized and began to reflect the more modern landscape (Ellis *et al.* 1990:69). During the Late Archaic Period (2500 – 950 B.C.) the trend towards decreased territory size and a broadening subsistence strategy continued. Late Archaic sites are far more numerous than either Early or Middle Archaic sites, and it seems that the local population had expanded. It is during the Late Archaic Period that the first true cemeteries appear.

The Early Woodland Period (950 – 400 B.C.) is distinguished from the Late Archaic Period primarily by the addition of ceramic technology. While the introduction of pottery provides a useful demarcation point for archaeologists, it may have made less difference in the lives of the Early Woodland peoples. The first pots were very crudely constructed, thick walled, and friable. The trade networks which were established in the Middle and Late Archaic Periods also continued to function, although there does not appear to have been as much trade in marine shell during the Early Woodland Period. During the last 200 years of the Early Woodland Period, projectile points manufactured from high quality raw materials from the American Midwest begin to appear on sites in southwestern Ontario. The Late Woodland Period is widely accepted as the beginning of agricultural life ways in south-central Ontario. Researchers have suggested that a warming trend during this time may have encouraged the spread of maize into southern Ontario, providing a greater number of frost-free days (Stothers and Yarnell 1977).

By approximately 600 A.D., a significant shift in settlement patterns was occurring throughout the area. People began to move from the seasonally occupied waterway-oriented campsites to more permanent village sites predominately situated on higher ground, often on well-drained sandy soils. These settlements, generally only a few acres in size, were often surrounded by palisade walls where the traditional “longhouse” structure was introduced (MCR 1981). These early longhouse-type structures were actually not all that large, averaging only 12.4 metres in length (Dodd *et al.* 1990:349; Williamson 1990:304-305). It is also quite common to find the outlines of overlapping house structures, suggesting that these villages were occupied long enough to necessitate re-building. The Jesuits reported that the Huron moved their villages once every 10–15 years, when the nearby soils had been depleted by farming and conveniently collected firewood grew scarce (Pearce 2010). It seems likely that Early Late Woodland villages were inhabited for considerably longer, as the populations relied less heavily on corn than did later groups, and their villages were much smaller, placing less demand on nearby resources.

The Middle Late Woodland Period (1300–1400 A.D.) witnessed several interesting developments in terms of settlement patterns and artifact assemblages. Changes in ceramic styles have been carefully documented, allowing the placement of sites in the first or second half of this 100-year period. Moreover, villages, which averaged approximately 0.6 hectares in extent during the Early Late Woodland Period, now consistently range between one and two hectares in size. House lengths also change dramatically, more than doubling to an average of 30 metres, while houses of up to 45 metres have been documented. This increase in longhouse length has been variously interpreted. The simplest possibility is that increased house length is the result of a gradual, natural increase in population (Dodd *et al.* 1990:323, 350, 357; Smith 1990). However, this does not account for the sudden shift in longhouse lengths around 1300 A.D. Other possible explanations involve changes in economic and socio-political organization (Dodd *et al.* 1990:357). One suggestion is that during the Middle Late Woodland Period small villages were amalgamating to form larger communities for mutual defence (Dodd *et al.* 1990:357). If this was the case, the more successful military leaders may have been able to absorb some of the smaller family groups into their households, thereby requiring longer structures. This hypothesis draws support from the fact that some sites had up to seven rows of palisades, indicating at least an occasional need for strong defensive

measures. There are, however, other Middle Late Woodland villages which had no palisades present (Dodd *et al.* 1990). More research is required to evaluate these competing interpretations.

The lay-out of houses within villages also changes dramatically by 1300 A.D. During the Early Late Woodland Period villages were haphazardly planned, with houses oriented in various directions. During the Middle Late Woodland Period villages are organized into two or more discrete groups of tightly spaced, parallel aligned, longhouses. It has been suggested that this change in village organization may indicate the initial development of the clans which were a characteristic of the historically known Iroquoian peoples (Dodd *et al.* 1990:358).

4.2.2 Darlington Township, County of Durham

The study area is within lands that were part of the Williams Treaties made between the Crown and the “Chippewa Indians of Christian Island, Georgina Island, and Rama” on October 31, 1923 and the “Mississauga Indians of Rice Lake, Mud Lake, Scugog Lake and Alderville” on November 15, 1923. The Williams Treaties include:

Parts of the Counties of Northumberland, Durham, Ontario and York...[c]ommencing at the point where the easterly limit of that portion of the lands said to have been ceded...[as part of Treaty Number 13] intersects the northerly shore of Lake Ontario; thence northerly along the said easterly and northerly limits of the confirmed tract to the Holland River; thence northerly along the Holland River and along the westerly shore of Lake Simcoe and Kempenfeldt Bay to the narrows between Lake Couchiching and Lake Simcoe; thence south easterly along the shores of Lake Simcoe to the Talbot River; thence easterly along the Talbot River to the boundary between the Counties of Victoria and Ontario; thence southerly along that boundary to the north west angle of the Township of Darlington; thence along the northern boundary of the Township of Darlington, Clarke, Hope and Hamilton to Rice Lake; thence along the southern shore of said Lake to River Trent, and along the River Trent to Bay of Quinte; thence westerly and southerly along the shore of the Bay of Quinte to the road leading to Carrying Place and Wellers Bay; then westerly along the northern shore of Lake Ontario to the place of beginning (Morris 1943:62)

Following the Toronto Purchase of 1787, the British colonial government divided southern Ontario into four political districts: Lunenburg, Mechlenburg, Nassau and Hesse. These became part of the Province of Upper Canada (later Ontario) in 1791 and renamed the Eastern, Midland, Home, and Western Districts, respectively (Archives of Ontario 2015). The study area is within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the study area is within the former Darlington Township and Durham County.

Land surveys of Durham County began as early as 1792 and continued well into the 19th century. Early communities included Bowmanville, the Village of Newcastle, and Port Hope, which were linked to the larger centres of York, Kingston, and Montréal by the King's Road, also called Danforth Road or Kingston Road (now Highway 2). Darlington Township was initially surveyed by Samuel Wilmot under the direction of Augustus Jones between 1791 and 1792 (Belden & Co. 1878). Shortly thereafter the first settlers arrived and included John Burk, John Trull and Roger Conat, who landed at Port Darlington from the United States on October 2, 1794 to take advantage of the promise made by Lieutenant-Governor John Graves Simcoe to grant 200 acres of free land to each male over eighteen years old (Squair 1927; Belden & Co. 1878; OG 2014). As with other townships along

the north shore of Lake Ontario, Darlington became home to many United Empire Loyalists (UEL) as well as immigrants from elsewhere in the British Empire.

In 1805 the first sawmill was opened in the Town of Darlington Mills (now Bowmanville) and was quickly followed by construction of several other mills. Settlement of the township began slowly at first with only 118 individuals residing in the area by 1810, but during the 1830s a large influx of English, Scottish, Irish, Canadian, and American families had increased the population by 1842 to 3,000, with an additional 500 inhabitants living in Bowmanville (Smith 1846). By this point, six grist mills, nine sawmills, and one distillery were operating within the township.

Darlington's population continued to grow throughout the mid-19th century with enumerations for the township and the community of Bowmanville totalling 8,005 in 1855. This growth, combined with the arrival of the Grand Trunk Railway in 1856, led to Bowmanville's incorporation as a town in 1858. During the second half of the 19th century the Town of Bowmanville became a vital and prosperous community, representing a major market facility for the township, and supporting a diverse industrial sector including numerous mills, workshops, blacksmiths, three carriage factories, and a furniture factory, farm tool factory, pump factory, plough and iron foundry, marble and granite works, and tannery.

By 1880, the population of Bowmanville had reached 3,237 while the surrounding township had declined to 5,170 inhabitants (Dodds 1880; Ontario Agricultural Commission 1881). Although largely dependent on services offered in the Town of Bowmanville, the remainder of Darlington Township still supported merchants, flour and grist mills, three cheese factories, and a woollen factory in the rural communities and post office villages of Hampton, Tyrone, Enniskillen, Haydon, Salina, and Enfield. The Village of Hampton, which developed during the last quarter of the 19th century experienced only modest growth in the 20th century.

On January 1, 1974, approximately half of Durham County was amalgamated with Ontario County to create the Region of Durham and the townships of Darlington and Clarke were amalgamated with the Town of Bowmanville and the village of Newcastle to create the Town of Newcastle. In 1993, the Town of Newcastle was renamed the Municipality of Clarington.

4.2.3 Courtice & the Study Area

The study area includes parts of Lots 26 to 35, Concession 1, small portions of Lots 33 to 35, Concession 2 and Lots 26 to 34, Broken Front in the former Darlington Township, Durham County, now the Municipality of Clarington, Durham Region. These are southeast of the community of Courtice, described by Rayburn (1997:82) as:

...first called *Short's Corners* after George 'Clip' Short, a pioneer blacksmith. James Courtice opened a carpenter's shop here in 1874, and post office was named Courtice eight years later. His parents, Thomas and Mary Courtice, were natives of Devon, England, who came to Canada about 1831 and settled in Darlington Township.

Tremaine's 1861 *Map of the County of Durham* shows Courtice and the study area as sparsely populated with a small cluster of houses at the intersection of Courtice Road and the winding, irregular path of the old Kingston Road, today Highway 2 (Figure 2). Buildings are also depicted along Baseline Road West on John Pickel and William Oke's properties with 'Schoolhouse No. 4' drawn between the two. The Grand Trunk Railway is immediately south of the study area, and the map shows the path of Robinson Creek running north-south through the west portion of the study area. By 1878, Belden & Co.'s *Illustrated Historical Atlas of the Counties of*

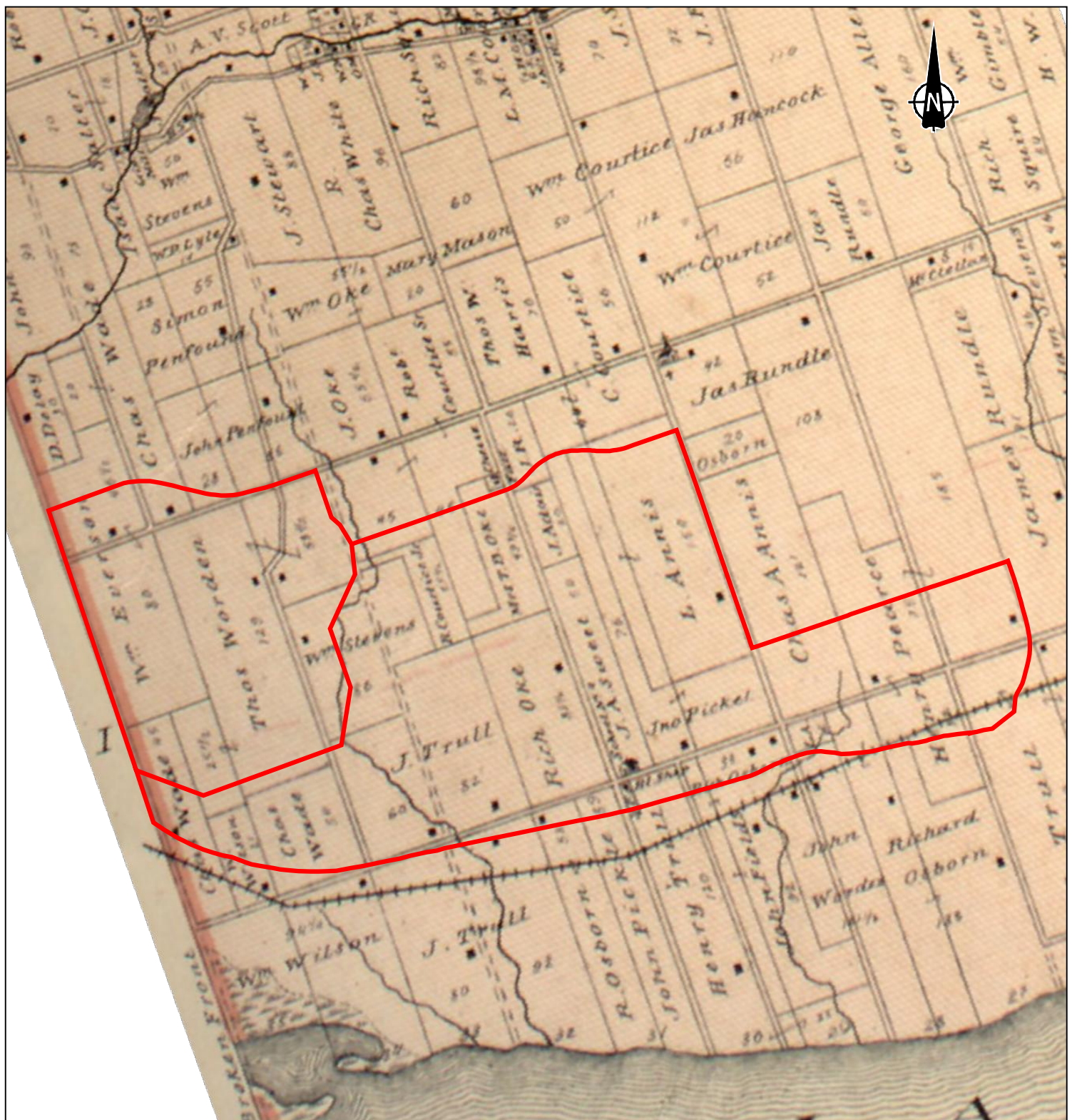
Northumberland and Durham, Ontario shows at least 10 structures at Courtice and indicates that some lots in the study area had been consolidated and new structures erected along Baseline Road West. Schoolhouse No. 4 was still standing in the east, and there was now the Campbellford Lake Ontario and Western Railway with its Darlington Station running east-west through the south portion of the study area.

The 1930 national topographic system map for the area also depicts a dispersed and rural settlement pattern, although by this time Courtice had experienced modest growth (Figure 3). In the study area the highest number of structures are located along Bloor Street and Baseline Road, and a Hydro Electric Power Line had been laid south of the study area's south boundary. Little had changed as reflected in later maps produced between 1939 and 1968; the most significant changes to land use in the study area by the latter date was that Highway 401 had been completed south of the study area and the Grand Trunk Railway line had been abandoned. On the 1976 topographic map, a gravel pit, auto wrecker, microwave tower, airfield and furniture plant are depicted within the study area, as was the St. Wolodymyr and St. Olha Ukrainian Cemetery on Prestonvale Road. As it had since the 19th century, Courtice was still centred on Courtice Road and Highway 2 but had spread eastward along Highway 2 toward the community of Prestonvale. Aerial imagery from 1984 onwards chart the substantial expansion of residential settlement around Courtice as well as the spread of industrial or commercial land use along Baseline Road West.

1861

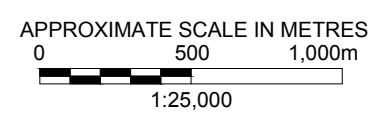


1878



LEGEND

APPROXIMATE LOCATION OF STUDY AREA



REFERENCE

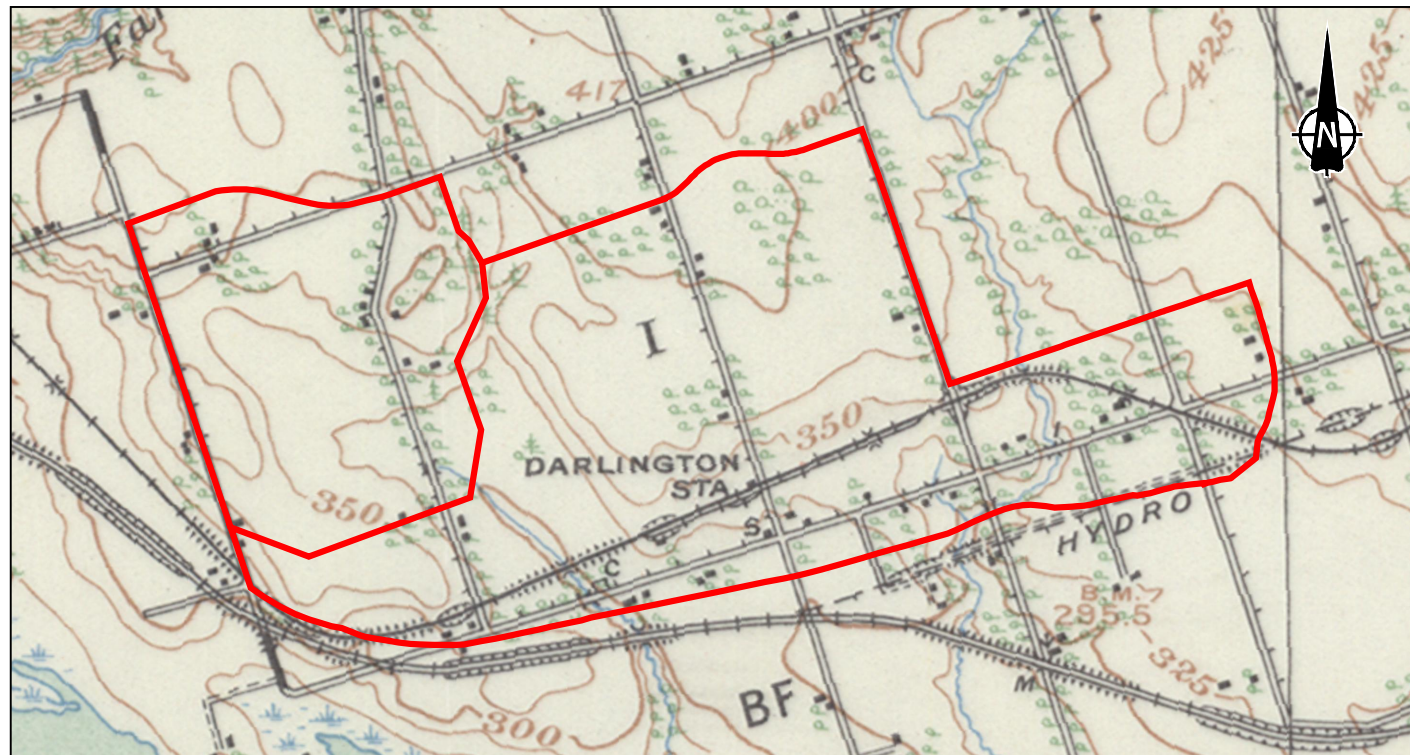
TREMAINE GEORGE R., 1860, TREMAINE'S MAP OF THE COUNTY OF DURHAM. GEORGE C. TREMAINE., TORONTO;
 BELDEN AND CO., 1878, ILLUSTRATED HISTORICAL ATLAS OF THE COUNTIES OF NORTHUMBERLAND AND DURHAM, ONTARIO.

NOTES

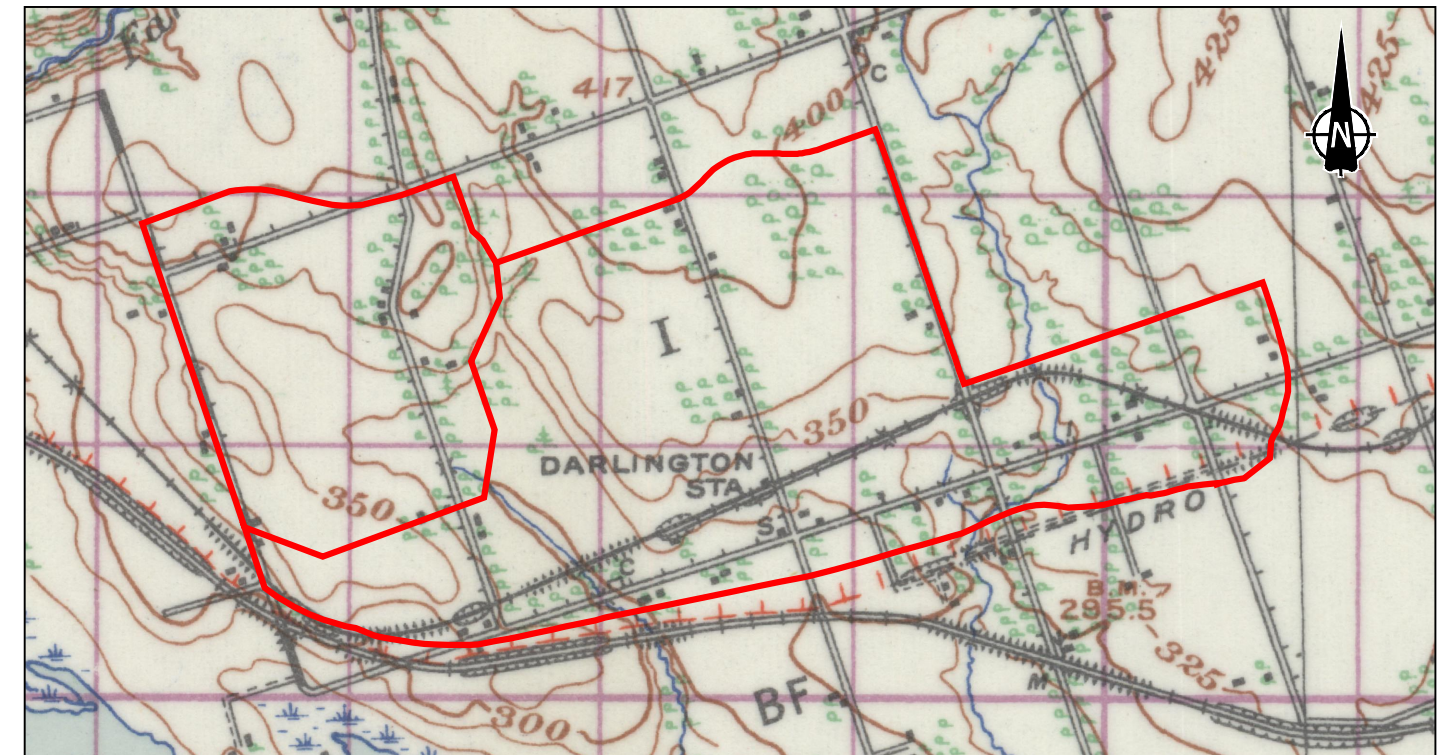
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT			
CULTURAL HERITAGE ASSESSMENT REPORT COURTYARD EMPLOYMENT LANDS AND SOUTHWEST COURTYARD SECONDARY PLAN AREAS, MUNICIPALITY OF CLARINGTON, REGIONAL MUNICIPALITY OF DURHAM, ONTARIO			
TITLE			
A PORTION OF TREMAINE'S 1861 AND BELDEN & Co. 1878 ATLAS OF NORTHUMBERLAND AND DURHAM COUNTY			
PROJECT No. 18109797		FILE No. 18109797-2000-R01002	
SCALE AS SHOWN		REV.	
CADD	ZJB/DCH	June 14/19	FIGURE 2
CHECK	HCC		

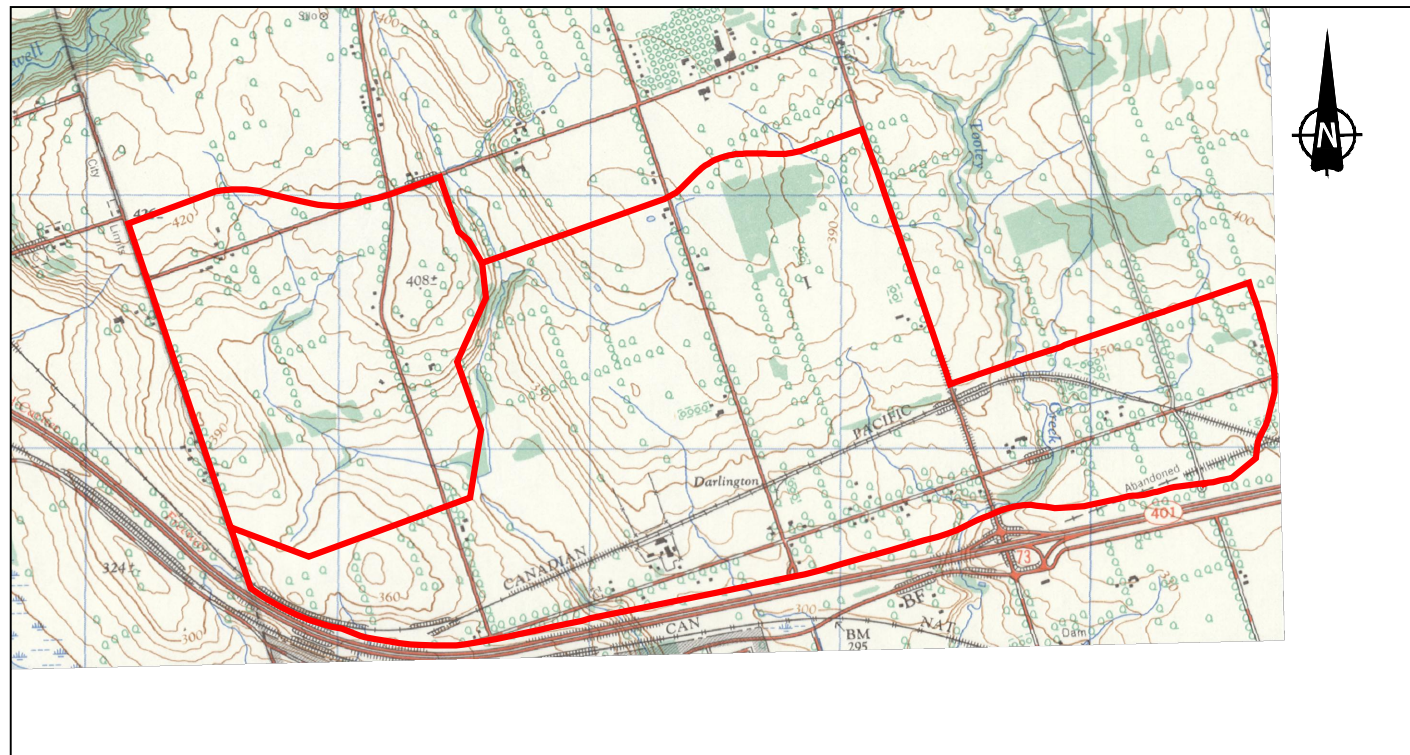
1930



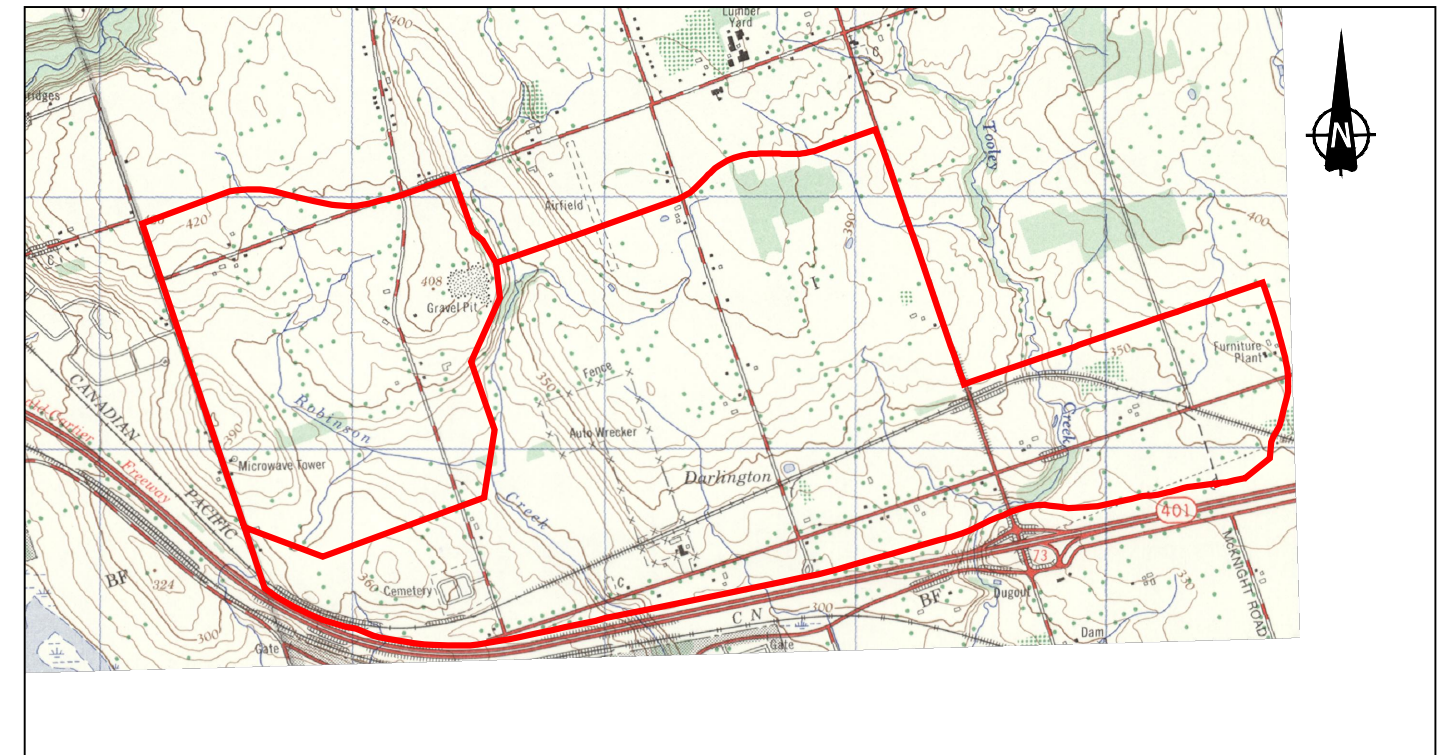
1939



1968

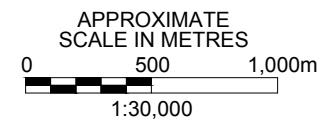


1976



LEGEND

APPROXIMATE LOCATION OF STUDY AREA



REFERENCE

DEPARTMENT ON NATIONAL DEFENSE, 1930, OSHAWA ONTARIO, 1:63.360 MAP SHEET 030M15 [ED.1], OTTAWA, ONTARIO;

DEPARTMENT ON NATIONAL DEFENSE, 1939, OSHAWA ONTARIO, 1:63.360 MAP SHEET 030M15 [ED.3], GRIDDED, 1939;

DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1968, OSHAWA ONTARIO, 1:25,000 MAP SHEET 030M15F, [ED.1], OTTAWA, ONTARIO;

DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1976, OSHAWA ONTARIO, 1:25,000 MAP SHEET 030M15F, [ED.2], OTTAWA, ONTARIO;

NOTES

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ALL LOCATIONS ARE APPROXIMATE.

PROJECT		HERITAGE IMPACT ASSESSMENT 16054 AND 16060 AIRPORT ROAD TOWN OF CALEDON, REGION OF PEEL, ONTARIO	
TITLE		PORTIONS OF THE 1930, 1939, AND 1968 AND 1976 TOPOGRAPHIC MAPS	
PROJECT No.	19121345	FILE No.	18109797-2000-R01003
CADD	DCH/ZJB	DATE	June 11/19
CHECK	HCC	SCALE	AS SHOWN
GOLDER		FIGURE 3	

5.0 EXISTING CONDITIONS & IDENTIFIED CULTURAL HERITAGE RESOURCES

As described in Section 2.0, known and potential cultural heritage resources were identified in the study area based on the MTCS *Checklist*, which was supplemented by historical research and field investigations. Properties with buildings or structures 40 or more years old were field documented and evaluated as having potential CHVI if they met one or more of the criteria prescribed in *O. Reg. 9/06*. The dates of construction were provided by the Municipality, and all other descriptions and evaluation based on research and field investigations conducted for this CHAR.

Properties with buildings or structures 40 or more years old determined not have CHVI are listed in APPENDIX B. These properties do not demonstrate:

- Design or physical value
 - The structures on these properties were built in an architectural style or form common in their respective areas and were executed in widely available materials with no high level of craftsmanship. Additionally, there are no rare, unique or representative features associated with each property.
- Historical or associative value
 - Based on background historical research conducted for this CHAR, none of the properties were found to be directly associated with significant themes, events, beliefs, persons, organizations or institutions, nor had potential to contribute to understanding of the community or culture.
- Contextual value
 - None of the properties define or support the character of their respective areas, are physically, functionally, visually or historically linked to their surroundings, nor would be considered landmarks of cultural heritage significance.

5.1 Residential: Southwest Courtice

5.1.1 Setting

The Residential: Southwest Courtice is approximately 130 hectares in size and can be characterized as suburban (Figure 4). Topography is irregular throughout this zone, ranging from 105 to 120 masl and with a minor rise to the north. Robinson Creek runs through the east portion (Figure 5).

Most of the area is zoned residential although there is agricultural zoning to the south. Suburban development covers the north and northwest portion (Figure 6 to Figure 8). Open space along Prestonvale Road provides clear views of the surrounding agricultural lands and the Robinson Creek watershed.



Figure 4: View facing north of Townline Road South.



Figure 5: View facing southwest from the South Courtice Arena of the Residential Southwest Courtice lands.



Figure 6: The intersection of Townline Road South and Gord Vinson Avenue, facing southeast.



Figure 7: Intersection of Townline Road South and Bloor Street East, facing southeast.






Figure 8: View facing west near the Fenning Drive intersection of Gord Vinson Avenue.


5.1.2 Identified Cultural Heritage Resources

Table 2 provides an inventory of the cultural heritage resources identified within the Residential: Southwest Courtice. These are presented in order from west to east and mapped in Figure 9. The cultural heritage significance and heritage attributes of 1467 Prestonvale Road were excerpted from designating By-law 96-71. Since this designation pre-dates amendments to the *OHA*, the description has been modified to match the format required for a SCHVI (see Section 3.1.2). The description for 1440 Gord Vinson Avenue is taken from the April 23, 2019 meeting agenda for the municipal Planning and Development Committee. All other descriptions and evaluation are based on research and field investigations conducted for this CHAR.

Table 2: Cultural Heritage Resources identified within the Residential: Southwest Courtice study area.

Civic Address	Photograph	Description	CHVI	Heritage Attributes	Cultural Heritage Status
<p>1440 Gord Vinson Avenue</p>		<p>Potential built heritage resource:</p> <p>The Planning and Development Committee agenda (2019:56) describes this property as: “This 1 ½ storey Ontario farmhouse was constructed circa 1860 of stone cut ashlar in broken course and displays elements of Gothic and Greek Revival styles. The dwelling exhibits decorative barge board along the gables, which frames the gothic-style window in the centre. The dwelling represents one of the few historical houses remaining in Courtice. The original settler of the property is thought to be William Everson, a farmer with eight children”.</p> <p>This description does not include the single-storey L-shaped rear addition also constructed of stone, and that the farmhouse is on a large agricultural lot with a garage, two metal-clad barns, and mature vegetation.</p> <p>Municipal data provided to Golder indicates the farmhouse was instead constructed in 1856 and Tremaine’s 1860 map shows the property as owned by Robert Everson. However, William Everson is indicated as owner on Belden & Co.’s 1878 map.</p>	<p>The property has potential design or physical value for its stone farmhouse uniquely combining Gothic and Greek Revival styles and as one of the few remaining historical houses in Courtice. It also has potential contextual value as it is still functionally linked to its rural land use, despite being surrounded by suburban development.</p>	<p>Storey-and-a-half Gothic Revival style farmhouse with:</p> <ul style="list-style-type: none"> ■ Stone cut ashlar in broken course masonry; ■ Decorative barge board in the cross gables which frames the gothic-style window ■ Stone L-shaped rear wing; ■ Open front porch; ■ Large acreage for a suburban context; and, ■ Association with outbuildings. 	<p>Listed on the <i>Heritage Inventory</i> (Primary)</p>
<p>1246 Prestonvale Road</p>		<p>Potential built heritage resource:</p> <p>Single detached, two-storey and two-bay farmhouse constructed in wood frame in the vernacular Edwardian Classicism style and clad in horizontal vinyl siding. It has an L-shaped plan, medium hip roof and closed porch, and to the rear is an addition with two dormers on the west and one on the east. The farmhouse has a medium setback (33 m) from the public right-of-way and on a large rural lot with several agricultural buildings and silos to the west, including three gable-roofed barns.</p> <p>Data provided by the Municipality indicates the farmhouse was constructed in 1900, and it is depicted in the 1930 topographical map.</p>	<p>The property has potential contextual value as it maintains the rural agricultural character of the area south and east of Courtice, and as a working farm is functionally, visually, and historically linked to its surroundings.</p>	<p>Two-storey, wood-frame Edwardian Classicism style farmhouse with:</p> <ul style="list-style-type: none"> ■ L-shaped plan ■ Closed porch ■ Medium hip roof <p>Farmstead with:</p> <ul style="list-style-type: none"> ■ Complex of outbuildings ■ Cultivated fields and mature vegetation at the margins, including along the driveway and surrounding the house. 	<p>Property of Potential CHVI</p>

Civic Address	Photograph	Description	CHVI	Heritage Attributes	Cultural Heritage Status
<p>1467 Prestonvale Road</p>		<p>Built heritage resource:</p> <p>As described in By-law 96-71 “The 1861 Tremaine County Map and the 1878 Beldon’s atlas depict this property as being owned by William Stevens (Stephens). The Gothic centre gable farmhouse, built of coursed fieldstone, would have been constructed circa 1860. The two French doors at the front suggest that the original format may have contained a verandah.”</p> <p>The designating by-law does not mention the galleting used in the masonry, or the rear wing.</p>	<p>The property has design or physical or design value for its circa 1860 Gothic Revival farmhouse built in ashlar to a high level of craftsmanship and with unique French doors and galleting. The property also has historical or associative value for its association with early settler of Darlington Township William Stevens (Stephens) and has contextual value since it maintains the formerly rural agricultural character of the area.</p>	<p>As per By-law 96-71:</p> <p>Exterior:</p> <ul style="list-style-type: none"> ■ The coursed fieldstone façade; ■ The two sets of Regency glazed French doors; ■ The front entrance with its pilasters, entablature and Regency glazed transom and sidelights; ■ The roof corncicing; ■ The gable’s scroll-sawn bargeboard and finial. <p>Interior:</p> <ul style="list-style-type: none"> ■ The original staircase with its newel post and decorative trim; ■ The wooden window casings, door casings and baseboards of the two front rooms 	<p>Protected heritage property designated through municipal By-law 96-71, enabled under Part IV of the OHA.</p>

Civic Address	Photograph	Description	CHVI	Heritage Attributes	Cultural Heritage Status
<p>1421-1447 Prestonvale Road</p>		<p>Potential built heritage resource:</p> <p>Single-detached, single-storey stone barn with metal clad medium gable roof. Since it is approximately 115 m from the public right-of-way, it could not be documented in detail, but is believed to be historically associated with the stone farmhouse on the protected heritage property at 1467 Prestonvale Road.</p> <p>A date of construction was not available in data provided by the Municipality. The structure appears on the 1939 topographic map but may have been omitted from the 1930 map.</p>	<p>The property has potential design or physical value for its stone barn, which are relatively rare in southern Ontario (however, it may have originally been a timber-frame barn with tall stone foundation later modified to a single-storey structure). It also has potential contextual value since it maintains the rural agricultural character of the area south and east of Courtice.</p>	<ul style="list-style-type: none"> ■ One storey stone barn with medium gable roof 	<p>Property of Potential CHVI</p>

Client: Urban Strategies Inc.
 Original Format is Tabloid 279mm x 432mm
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 Aug. 08, 2019 - 12:52pm
 Drawing file: 18109797-2000-R01009.dwg



LEGEND

- APPROXIMATE STUDY AREA
- BUILDING LOCATED WITHIN IDENTIFIED HERITAGE PROPERTY
- ① LISTED HERITAGE PROPERTIES (NOT DESIGNATED)
- ① DESIGNATED THROUGH BY-LAW 96-071 UNDER PART IV OF THE ONTARIO HERITAGE ACT
- ① PROPERTY OF POTENTIAL CHVI

Inventoried Heritage Property (Primary)	
ID	Description
1	1440 Gord Vinson Avenue

Designated through by-law 96-071 under Part IV of the Ontario Heritage Act	
ID	Description
1	1467 Prestonvale Road

Property of Potential CHVI	
ID	Description
1	1246 Prestonvale Road
2	1421-1447 Prestonvale road
3	1201 Prestonvale Road

REFERENCE

DRAWING BASED ON DATA PROVIDED BY THE MUNICIPALITY OF DURHAM.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.

PROJECT				CULTURAL HERITAGE ASSESSMENT REPORT COURTICE EMPLOYMENT LANDS AND SOUTHWEST COURTICE SECONDARY PLAN AREAS, MUNICIPALITY OF CLARINGTON, REGIONAL MUNICIPALITY OF DURHAM, ONTARIO			
TITLE				IDENTIFIED CULTURAL HERITAGE RESOURCES WITHIN THE RESIDENTIAL: SOUTHWEST COURTICE STUDY AREA			
PROJECT No.		18109797		FILE No.		18109797-2000-R01009	
CADD		ZJB/DCH		DATE		June 26/19	
CHECK		HCC		SCALE		AS SHOWN	
REV.				SCALE		AS SHOWN	
GOLDER				FIGURE 9			

5.2 Employment and Transportation Hub: Courtice Employment Lands

5.2.1 Setting

The Courtice Employment Lands is approximately 460 hectares in size and can be characterized as primarily rural with commercial and industrial in the south. The topography varies throughout the study area, rising slightly to the north (99 to 125 masl). Robinson Creek runs through the west portion and Tooley Creek through the east. The former Campbellford Lake Ontario and Western Railway, now Canadian Pacific Railway, runs east to west through the study area north of Baseline Road West (Figure 10).

The area is zoned agricultural with industrial uses along Baseline Road West. The roads are one lane in each direction with a gravel shoulders and dispersed trees (Figure 11). Except for the commercial and industrial area, buildings are setback on large properties and widely dispersed from each other. Except for along the creeks and rail line, vegetation is relatively sparse, allowing for expansive views (Figure 12 to Figure 14).



Figure 10: Canadian Pacific Railway facing west, with industrial and commercial uses along Baseline Road West to the left.



Figure 11: Courtice Road, facing south.



Figure 12: Agricultural lands near Courtice Road and Baseline Road West intersection, facing west.



Figure 13: Prestonvale Road, facing north.








Figure 14: View of the study area from South Courtice Arena, facing southeast.



5.2.2 Identified Cultural Heritage Resources


Table 3 provides an inventory of cultural heritage resources identified in the Employment and Transportation Hub: Courtice Employment Lands. These are presented in order from west to east and mapped in Figure 15.



Table 3: Cultural Heritage Resources identified within the Employment and Transportation Hub: Courtice Employment Lands.



Civic Address	Photograph	Description	CHVI	Heritage Attributes	Cultural Heritage Status
1490 Baseline Road West		<p>Potential built heritage resource:</p> <p>Single-detached, two-storey and two-bay residence constructed in wood frame in the Edwardian Classicism style. It has a medium hip roof, single-storey addition, and is clad in vinyl siding. It is also set back approximately 52 m from the public right-of-way and on a large lot with a garage and two metal clad outbuildings.</p> <p>Data provided by the municipality indicates the residence was constructed in 1912. It is shown on the 1930 topographical map.</p>	<p>The property has potential contextual value as it maintains the rural agricultural character of the area south and east of Courtice.</p>	<p>Two storey Edwardian Classicism residence with:</p> <ul style="list-style-type: none"> ■ Medium hip roof ■ Symmetrical fenestration <p>Large lot with:</p> <ul style="list-style-type: none"> ■ Mature trees ■ Outbuildings 	<p>Property of Potential CHVI</p>
St. Wolodymyr and St. Olha Ukrainian Cemetery, Prestonvale Road		<p>Potential cultural heritage landscape:</p> <p>The approximately 10-acre cemetery with gravel paths, mature vegetation lining the east and south property boundaries, and a main entrance with iron gate and stone pillars and walling.</p> <p>The cemetery was established by the Ukrainian community in 1969.</p>	<p>The cemetery has potential design or physical value for its stone entrance with cast iron gating and its cemetery grounds. The cemetery also has historical or associative value for its direct association with the local Ukrainian community.</p>	<p>Cemetery with:</p> <ul style="list-style-type: none"> ■ Cast iron and stone gate main entrance ■ Gravel paths ■ Headstones and memorials 	<p>Potential Cultural Heritage Landscape</p>
1201 Prestonvale Road		<p>Potential built heritage resources:</p> <p>Single-detached, storey-and-a-half and two-bay Expanded Side Hall “cottage” constructed in wood frame. It has a medium gable-front, open verandah, and horizontal wood siding, and is setback approximately 25 m from the public right-of-way. A timber-frame barn with a gambrel roof and vertical plank cladding is located approximately 45 m north of the house, and the property includes cultivated land to the east and south.</p> <p>Data provided by the Municipality indicates the house was constructed in 1920. Both the house and barn are depicted on the 1930 topographical map.</p>	<p>The property has potential contextual value for its house and barn, which maintain the rural agricultural character of the area south and east of Courtice.</p>	<p>Expanded Side Hall vernacular “cottage” with:</p> <ul style="list-style-type: none"> ■ Storey-and-a-half massing; ■ Gable front ■ Open verandah <p>Timber-frame barn with:</p> <ul style="list-style-type: none"> ■ Vertical plank cladding ■ Gambrel roof 	<p>Property of Potential CHVI</p>




Civic Address	Photograph	Description	CHVI	Heritage Attributes	Cultural Heritage Status
<p>Trull Cemetery (North side of Baseline Road West between Prestonvale Road and Trulls Road; PIN Number: 269390045)</p>		<p>Potential cultural heritage landscape: Cemetery established circa 1850 with iron boundary fence, irregularly placed monuments, and monuments in a range of sizes, forms, decoration, and stone types. Although not depicted on Tremaine’s 1861 or Belden & Co.’s 1878 map, the dates on the headstone range from the 1850s to 1970s. The cemetery was on land owned by Jesse Trull (as depicted in Tremaine’s 1861 map), and is named for the Trull family, who were among of the first Euro-Canadian settlers of Darlington Township.</p>	<p>The cemetery has potential design or physical value for its irregularly placed and diverse forms of monuments. It has historical or associative value for its direct association with the Trull family, who settled in Courtice in the late 1700s and influenced the area’s early agricultural development. The cemetery’s contextual value lies in its historical links to Trulls Road and the former Jessie Trull house at 1598 Baseline Road West.</p>	<p>Cemetery with:</p> <ul style="list-style-type: none"> ■ Iron boundary fence ■ Irregularly placed stone monuments in wide variety of forms and stone types dating from the 1850s to 1970s. 	<p>Potential Cultural Heritage Landscape</p>
<p>1558 and 1580 Baseline Road West</p>		<p>Potential built heritage resource: Single-detached, storey-and-a-half and two-bay Expanded Side Hall vernacular “cottage” constructed in wood-frame. It is clad in horizontal wood siding and has a gable front, off-centre entrance, and open verandah. It is setback 11 m from the public right-of-way. Sits on a large commercial lot that includes a red-painted barn with medium gable roof and shed roof additions. Another outbuilding is northwest of the house. Data provided by the Municipality indicates the house was constructed in 1918.</p>	<p>The property has potential contextual value for its vernacular house, which is like others in the area and which maintains the former rural agricultural character of the area south and east of Courtice.</p>	<p>Expanded Side Hall vernacular “cottage” with:</p> <ul style="list-style-type: none"> ■ Storey-and-a-half massing; ■ Gable front with off-centre entrance ■ Open verandah 	<p>Property of Potential CHVI</p>


Civic Address	Photograph	Description	CHVI	Heritage Attributes	Cultural Heritage Status
1598 Baseline Road West		<p>Potential built heritage resource:</p> <p>Single-detached, storey-and-a-half and three-bay Gothic Revival style farmhouse constructed in limestone ashlar with galletting. The medium gable roof has three steep cross-gables over each bay, with the largest over the frontispiece, which has a wide central entrance with transom, sidelights, and segmental arch head. In the segmental arch is a keystone carved with “JT 1872”. All windows on the principle façade have segmental arch heads and stone lug sills, and the first level windows have prominent keystones. The house is setback approximately 38 m from the public right-of-way and on a large commercial lot with mature vegetation on the north and east property boundaries.</p> <p>Data provided by the Municipality indicates the house was constructed in 1940 but the datestone and architectural style and masonry date it conclusively to 1872. The 1860 Tremaine Map shows the property as owned by Jesse Trull, who is likely the “JT” carved in the building’s datestone.</p>	<p>The farmhouse has potential design or physical value as a representative example of a stone Gothic Revival style farmhouse, yet one relatively rare for its galleting and frontispiece. The design or physical value is also evident in its high degree of masonry craftsmanship. The farmhouse has potential historical or associative value for its direct association with the Trull family, who were among the area’s first Euro-Canadian pioneers and who are represented in local placenames such as Trulls Road and Trulls Cemetery. The property has potential contextual value for maintaining the former rural agricultural character of the area, and since it is historically linked to the former Trull family lands.</p>	<p>Storey-and-a-half Gothic Revival farmhouse with:</p> <ul style="list-style-type: none"> ■ Ashlar masonry with galletting ■ Roof with three steep cross-gables over each bay ■ Frontispiece with wide central entrance featuring sidelights, transom in its segmental arch head and a dated keystone carved with “JT 1872” ■ Symmetrical fenestration with segmental arch heads and stone lug sills ■ First level windows with prominent keystones 	Listed on the <i>Heritage Inventory</i> (Primary)
1579 Baseline Road West		<p>Potential built heritage resource:</p> <p>Single-detached, storey-and-a-half and three-bay residence built in wood frame in a “late Georgian” or Hall and Parlour style. It is clad in vinyl siding and has a medium gable roof, hip roof verandah and pent roof over a single-level addition. The house is set back approximately 49 m from the public right-of-way and on a medium sized rural lot with an outbuilding.</p> <p>Data provided by the Municipality indicates the house was constructed in 1880 and is identified as being the property of J. Trull on the 1878 Belden & Co. map.</p>	<p>The property has potential contextual value for its house, which maintains the rural agricultural character of the area south and east of Courtice.</p>	<p>Storey-and-a-half wood frame Hall and Parlour house with:</p> <ul style="list-style-type: none"> ■ Medium gable roof ■ Central entrance ■ Hip-roof verandah 	Property of Potential CHVI

Civic Address	Photograph	Description	CHVI	Heritage Attributes	Cultural Heritage Status
1562 Trulls Road		<p>Potential built heritage resource:</p> <p>Single-detached, one storey and three bay residence constructed in wood frame in the Minimal Traditional style. It has a hip roof over its L-shaped plan, is clad in vinyl siding, and is set back approximately 10 m from the public right-of-way. The house stands on a medium sized rural lot with several agricultural buildings to the west and north, including a single storey barn with medium gable roof, a gambrel roofed barn, a metal-clad gable-roofed barn, and four smaller wood structures. Mature vegetation is around the house and the one storey barn, partially blocking views to and from the property.</p> <p>Data provided by the Municipality indicates the house was constructed in 1937.</p>	<p>The property has potential contextual value for its house and outbuildings, which maintain the rural agricultural character of the area south and east of Courtice.</p>	<p>One storey, Minimal Traditional style residence with:</p> <ul style="list-style-type: none"> ■ L-shaped plan ■ Hip roof 	<p>Property of Potential CHVI</p>
1545 Trulls Road		<p>Potential built heritage resource:</p> <p>Single-detached, storey-and-a-half and three-bay built in wood frame in a gable-front vernacular “cottage” style. It is clad in vinyl siding and has a medium gable roof and on one side is an open porch. A bay window is off-centre on the road-facing façade. The farmhouse has a medium setback (approximately 25 m) from the public right-of-way and sits on a small property with remnants of an outbuilding at the northeast corner of the property.</p> <p>Data provided by the Municipality indicates the house was constructed in 1900 and it is shown on the 1930 topographic map.</p>	<p>The property has potential contextual value for its house, which maintains the rural agricultural character of the area south and east of Courtice.</p>	<p>Storey-and-a-half vernacular gable front cottage with:</p> <ul style="list-style-type: none"> ■ Medium gable roof ■ Off-centre bay window ■ Open porch on the south side. 	<p>Property of Potential CHVI</p>

Civic Address	Photograph	Description	CHVI	Heritage Attributes	Cultural Heritage Status
1218 Trulls Road		<p>Potential built heritage resources:</p> <p>Single-detached, two-storey and three-bay red brick farmhouse constructed in red brick in the Edwardian Classicism style. The gabled hip roof features a centre pediment with pent roof and is centred over a frontispiece with large second level window and central first level entrance. This entrance is covered by a hip roof verandah with pediment and Doric columns. To the rear is single-storey addition, while on the north side wall is a tall single-stack chimney. The property is lined with mature vegetation along the north, east and west property boundaries surrounded by cleared fields. There are associated outbuildings to the south and southwest including a red painted barn with gambrel roof and a smaller red painted barn with medium gable roof.</p> <p>Data provided by the Municipality indicates the house was constructed in 1900. It is depicted in the 1930 topographical map as surrounded by orchard.</p>	<p>The property has potential design or physical value for its red brick farmhouse, which is a representative example of an Edwardian Classicism style rural home and one built to a high degree of craftsmanship. The property also has potential contextual value since it maintains and supports the rural agricultural character of the area south and east of Courtice through its house and barns and surrounding cleared and cultivated fields.</p>	<p>Two storey, Edwardian Classicism style red brick farmhouse with:</p> <ul style="list-style-type: none"> ■ Gabled hip roof with pediment ■ Frontispiece with large window and entrance ■ Hip roof verandah with pediment and columns ■ Symmetrical fenestration ■ Tall brick chimney <p>Barn with:</p> <ul style="list-style-type: none"> ■ Gambrel roof ■ Stone foundation ■ Red-painted vertical board cladding 	Property of Potential CHVI
1660 Baseline Road West		<p>Potential built heritage resource:</p> <p>Single-detached, storey-and-a-half and three-bay residence constructed in wood frame in a “late Georgian” or Hall and Parlour style. It is clad in vinyl siding and has a medium gable roof truncated on the rear side for a later addition and on the front façade for a shed roof lucarne. The structure has a medium setback (17 m) from the public right-of-way and is incorporated into a self-storage commercial property with five metal-clad buildings.</p> <p>Data provided by the Municipality indicates the house was constructed in 1885. It is near the schoolhouse depicted on J. Sweet’s property in the 1860 Tremaine and 1878 Belden & Co. maps.</p>	<p>The property has potential contextual value for the residence, which maintains the former rural agricultural character of the area.</p>	<p>Storey-and-a-half wood frame “late Georgian” or Hall and Parlour style house with medium gable roof.</p>	Property of Potential CHVI

Civic Address	Photograph	Description	CHVI	Heritage Attributes	Cultural Heritage Status
1711 Baseline Road West		<p>Potential built heritage resource:</p> <p>Single-detached, storey-and-a-half and three bay residence constructed in red brick in the Classic Revival style. It has a low gable roof with eave returns, symmetrical fenestration, and a door in the second level knee wall that opens onto a deck over the shed roof verandah. Its rear wing, also constructed in brick, is built in the Gothic Revival style with a steep cross-gable and a verandah. A gable-roofed garage has been added perpendicular to the rear wing end wall. The house is set back approximately 27 m from the public right-of-way and on an approximately 9-hectare property with a barn with a gambrel roof. Mature vegetation lines the property boundaries.</p> <p>Data provided by the Municipality does not include this property however the building is depicted on Richard Osborne's property in Belden & Co.'s 1878 map.</p>	<p>The property has design or physical value for its red brick residence, which is a representative example of a Classic Revival style rural home later modified with Gothic Revival style. The property has potential contextual value for the residence, which maintains the former rural agricultural character of the area.</p>	<p>Storey-and-a-half red brick residence with:</p> <ul style="list-style-type: none"> ■ Low gable roof with eave returns on the main block ■ Second level entrance on the main block ■ Rear wing with medium gable roof and cross-gable ■ Open verandahs ■ Symmetrical fenestration 	<p>Listed on the <i>Heritage Inventory</i> (Primary)</p>
1766 Baseline Road West		<p>Potential built heritage resources:</p> <p>Single-detached, storey-and-a-half and three-bay farmhouse constructed in wood-frame in the Classic Revival style. It has a low gable roof, vinyl cladding, and a central entrance featuring pilasters and entablature. Attached to the rear is a storey-and-a-half wing with low gable roof. The farmhouse is set back approximately 35 m from the public right-of-way and on a large lot with cultivated or cleared fields and a long timber frame barn with vertical plank siding and metal-clad medium gable roof.</p> <p>Data provided by the Municipality indicates the farmhouse was constructed in 1878 and is depicted in Belden & Co.'s map of the same year. On that map the property is shown as owned by Charles Annis.</p>	<p>The property has potential design or physical value for its farmhouse, which is a representative example of a wood-frame Classic Revival style rural home. The property also has potential contextual value as it is visually and functionally linked with its agricultural surroundings, and because it maintains and supports the rural agricultural character of the area south and east of Courtice.</p>	<p>Storey-and-a-half wood frame Classic Revival style farmhouse with:</p> <ul style="list-style-type: none"> ■ Low gable roof ■ Central entrance with pilasters and entablature ■ Storey-and-a-half rear wing <p>Long, timber-frame barn with:</p> <ul style="list-style-type: none"> ■ Medium gable roof ■ Vertical board cladding 	<p>Property of Potential CHVI</p>

Civic Address	Photograph	Description	CHVI	Heritage Attributes	Cultural Heritage Status
1825 Baseline Road West		<p>Potential built heritage resource:</p> <p>Single-detached, storey-and-a-half and two-bay Expanded Side Hall “cottage” constructed in wood frame. It has a medium gable-front, open verandah, and a bay window located on the east façade. A rear wing was added perpendicular to the end wall, creating a saltbox roof over the wing. The building has a minimal setback (6 m) from the public right-of-way and is on a medium sized lot with three commercial outbuildings.</p> <p>Data provided by the Municipality does not include the property, but the building is shown on the 1930 topographic map.</p>	<p>The property has potential contextual value for the residence, which maintains the former rural agricultural character of the area.</p>	<p>Storey-and-a-half storey wood frame Expanded Side Hall “cottage” with:</p> <ul style="list-style-type: none"> ■ Gable front ■ Off-centre entrance covered by a verandah ■ Three-sided bay ■ Rear wing oriented perpendicular to the main block 	<p>Property of Potential CHVI</p>
Cambellford Lake Ontario and Western Railway Company (today CPR Line)		<p>Potential cultural heritage landscape:</p> <p>Two-line railway running east-west through the study area. The lines are on a wide elevated ballast and flanked by ditches and berms as well as telecommunication poles. Mature vegetation is found along the berms.</p> <p>Originally a line for the Campbellford Lake Ontario and Western Railway Company (incorporated in 1904), the railway was constructed around 1912. Darlington Station (No. 3093) was located within the study area but was demolished.</p>	<p>The railway has potential historical or associative value as it is directly associated with the Campbellford Lake Ontario and Western Railway Company and with the theme of Ontario’s industrial and transportation development in the early 20th century.</p>	<p>Two-line railway with:</p> <ul style="list-style-type: none"> ■ Elevated ballast ■ Berms and ditches ■ Mature vegetation 	<p>Potential Cultural Heritage Landscape</p>
Concession Road Allowance (Hancock Road)		<p>Potential cultural heritage landscape:</p> <p>North of the paved section of Hancock Road is a road allowance lined with mature vegetation that is depicted on Tremaine’s 1861 map. It would have been marked out during early land surveys but may not have been opened or fell out of use.</p>	<p>The allowance has potential contextual value as it maintains the rural agricultural character of the area and is historically linked to the initial 19th century land surveys.</p>	<p>Road allowance with:</p> <ul style="list-style-type: none"> ■ Wide right of way ■ Tall and mature vegetation on either side. 	<p>Potential Cultural Heritage Landscape</p>

Civic Address	Photograph	Description	CHVI	Heritage Attributes	Cultural Heritage Status
1898 Baseline Road West		<p>Potential built heritage resource:</p> <p>Single-detached, storey-and-a-half and three-bay residence constructed in wood frame in a “late Georgian” or Hall and Parlour style. It has a low side gable roof, is clad in vinyl siding, and has a central entrance flanked by three-sided bay windows. The building has a wide setback from the public right-of-way (89 m) and sits at the end of a long driveway on a narrow lot with a barn and several outbuildings.</p> <p>Data provided by the Municipality does not include the property, but the building is shown on the 1930 topographic map.</p>	<p>The property has potential contextual value for its residence, which maintains the former rural agricultural character of the area.</p>	<p>Storey-and-a-half wood-frame Hall and Parlour vernacular residence with:</p> <ul style="list-style-type: none"> ■ Low gable roof; ■ Front entrance flanked by bay windows 	<p>Property of Potential CHVI</p>



LEGEND

- APPROXIMATE STUDY AREA
- BUILDING LOCATED WITHIN IDENTIFIED HERITAGE PROPERTY
- ① POTENTIAL CULTURAL HERITAGE LANDSCAPE
- ① LISTED HERITAGE PROPERTIES (NOT DESIGNATED)
- ① PROPERTY OF POTENTIAL CHVI

Potential Cultural Heritage Landscape

ID	Description
1	St. Wolodymyr and St. Olha Ukrainian Cemetery, Prestonvale Road
2	Cambellford Lake Ontario and Western Railway Company
3	Trull Cemetery
4	Concession Road Allowance

Listed Heritage Properties (Not Designated)

ID	Description
1	1598 Baseline Road
2	1711 Baseline Road West

Property of Potential CHVI

ID	Description
1	1490 Baseline Road West
2	1246 Prestonvale Road
3	1421-1447 Prestonvale road
4	1201 Prestonvale Road
5	1558 and 1580 Baseline Road West
6	1579 Baseline Road West
7	1562 Trulls Road
8	1545 Trulls Road
9	1218 Trulls Road
10	1660 Baseline Road West
11	1766 Baseline Road West
12	1825 Baseline Road West
13	1898 Baseline Road West

REFERENCE

DRAWING BASED ON DATA PROVIDED BY THE MUNICIPALITY OF DURHAM.

NOTES

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PROJECT CULTURAL HERITAGE ASSESSMENT REPORT COURTCICE EMPLOYMENT LANDS AND SOUTHWEST COURTCICE SECONDARY PLAN AREAS, MUNICIPALITY OF CLARINGTON, REGIONAL MUNICIPALITY OF DURHAM, ONTARIO			
TITLE IDENTIFIED CULTURAL HERITAGE RESOURCES WITHIN THE EMPLOYMENT AND TRANSPORTATION HUB: COURTCICE EMPLOYMENT LANDS STUDY AREA			
PROJECT No.	18109797	FILE No.	18109797-2000-R01015
CADD	ZJB/DCH	Aug 7/19	SCALE AS SHOWN
CHECK	Hec		REV.
GOLDER			FIGURE 15

6.0 IMPACT ASSESSMENT

6.1 Development Description

The Municipality is currently updating the Southwest Courtice Secondary Plan and developing a Courtice Employment Lands Secondary Plan to accommodate residential uses and employment uses as identified in the Clarington Official Plan.

The Southwest Courtice area includes approximately 150 hectares, of which two thirds have already been developed with residential properties. The south portion of the area contains 40 hectares of net developable land, not including natural heritage features. The vision for the Southwest Courtice area is to expand the residential use by:

- Updating the plan to include specific land use designations on the undeveloped lands; and,
- Updating urban design and other policies to conform to the Municipality of Clarington Official Plan.

The Courtice Employment Lands includes approximately 400 hectares of land and is sparsely developed. The built form represents various forms of employment use, including industrial businesses and large farm operations. The vision for the Courtice Employment Lands is to make it an employment and transportation hub by:

- Identifying how the area will grow as a major employment and innovation centre for Clarington and the Durham Region;
- Developing a major transit station along the GO rail line, where most of the density and mixed-use development will take place. This is expected to be completed by 2023.

6.2 Assessment Methodology

When determining the potential effects a development or site alteration may have on known or potential built heritage resources or cultural heritage landscapes, the MTCS *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
 - Destruction of any, or part of any, significant heritage attributes, or features;
 - Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance;
- Indirect Impacts
 - Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
 - Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features; or
 - A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential indirect impacts associated with the undertaking should also be considered. Heritage structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate

compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. There is no standard approach or threshold for assessing construction or traffic vibration impact to historic buildings but works within 60 m of a historic building is generally accepted to require precondition surveys, regular monitoring of the structures for visible signs of vibration damage, and traffic or construction separation (Carman *et al.* 2012:31). Like any structure, historic buildings are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

If adverse impacts are identified, the MTCS guidance suggests that mitigation be achieved through:

- Alternative development approaches;
- Isolating development and the site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible in-fill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

6.3 Impact Assessment

An assessment of impacts resulting from the Southwest Courtice Secondary Plan is presented in Table 4. An assessment of impacts resulting from the Courtice Employment Lands Secondary Plan is presented in Table 5.

Table 4: Impact Assessment & Conservation Recommendations for Southwest Courtice Secondary Plan properties

Civic Address	Conservation/Mitigation Measures
<p><i>Protected heritage property:</i></p> <ul style="list-style-type: none"> ■ 1467 Prestonvale Road 	<p>Prior to any proposed development on <u>or adjacent to</u> the property:</p> <ul style="list-style-type: none"> ■ Conduct a Heritage Impact Assessment (HIA) to identify potential direct and indirect impacts, and that recommends mitigations to avoid direct impacts and avoid or reduce indirect impacts such as shadowing, isolation, obstruction of views, change in land use, or land disturbances.
<p><i>Listed on the Heritage Inventory (Primary):</i></p> <ul style="list-style-type: none"> ■ 1440 Gord Vinson Avenue 	<p>Prior to any proposed development on the property:</p> <ul style="list-style-type: none"> ■ Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06 (O. Reg. 9/06)</i>. If the CHER confirms the property has CHVI, conduct an HIA to determine the appropriate mitigations.

Civic Address	Conservation/Mitigation Measures
<p><i>Properties of potential CHVI:</i></p> <ul style="list-style-type: none"> ■ 1246 Prestonvale Road ■ 1421-1447 Prestonvale Road 	<p>Prior to any proposed development on each property:</p> <ul style="list-style-type: none"> ■ Consult the Municipality to determine if a CHER is required. If a CHER is required, the evaluation should determine if the properties meet the criteria for CHVI as prescribed in <i>O. Reg. 9/06</i>. If the CHER finds the properties have CHVI, conduct an HIA to determine the appropriate mitigations.

Table 5: Impact Assessment & Conservation Recommendations for Courtice Employment Lands properties

Civic Address	Conservation/Mitigation Measures
<p><i>Listed on the Heritage Inventory (Primary):</i></p> <ul style="list-style-type: none"> ■ 1598 Baseline Road West ■ 1711 Baseline Road West 	<p>Prior to any proposed development on each property:</p> <ul style="list-style-type: none"> ■ Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06 (O. Reg. 9/06)</i>. If the CHER confirms the property has CHVI, conduct an HIA to determine the appropriate mitigations.
<p><i>Properties of potential CHVI:</i></p> <ul style="list-style-type: none"> ■ 1490 Baseline Road West ■ 1201 Prestonvale Road ■ 1558 and 1580 Baseline Road West ■ 1579 Baseline Road West ■ 1562 Trulls Road ■ 1545 Trulls Road ■ 1218 Trulls Road ■ 1660 Baseline Road West ■ 1766 Baseline Road West ■ 1825 Baseline Road West ■ 1898 Baseline Road West 	<p>Prior to any proposed development on each property:</p> <ul style="list-style-type: none"> ■ Consult the Municipality to determine if a CHER is required. If a CHER is required, the evaluation should determine if the properties meet the criteria for CHVI as prescribed in <i>O. Reg. 9/06</i>. If the CHER finds the properties have CHVI, conduct an HIA to determine the appropriate mitigations.
<p><i>Potential Cultural Heritage Landscapes:</i></p> <ul style="list-style-type: none"> ■ Cambellford Lake Ontario and Western Railway Company Line 	<p>If any of the potential cultural heritage landscapes will be directly impacted by a proposed development:</p> <ul style="list-style-type: none"> ■ Consult the Municipality to determine if a CHER is required. If a CHER is required, the evaluation should determine if

Civic Address	Conservation/Mitigation Measures
<ul style="list-style-type: none">■ St. Wolodymyr and St. Olha Ukrainian Cemetery, Prestonvale Road■ Trull Cemetery■ Concession Road Allowance	the landscapes meet the criteria for CHVI as prescribed in <i>O. Reg. 9/06</i> . If the CHER finds the landscapes have CHVI, conduct an HIA to determine the appropriate mitigations.

7.0 SUMMARY STATEMENT & RECOMMENDATIONS

In April 2019, Urban Strategies Inc. retained Golder on behalf of the Municipality to conduct a CHAR to inform future land use polices for the Courtice Employment Lands Secondary Plan and Southwest Courtice Secondary Plan Update. The study area for these plans, located between Bowmanville and Oshawa, Ontario, extends to Bloor Street on the north, Highway 401 on the south, Highway 418 and Courtice Road on the east, and Townline Road South on the west. Within the study area are two zones: Residential: Southwest Courtice in the west, and the Employment and Transportation Hub: Courtice Employment Lands in the east.

Following guidance provided by the MTCS, this CHAR provides an overview of heritage legislation and policies in Ontario, an outline of the methods used to investigate and evaluate cultural heritage resources, and a summary of the study area’s historical development and existing conditions. This includes an inventory of all known and potential cultural heritage resources identified through background research, field investigations, and evaluation using the criteria prescribed in *O. Reg. 9/06*. The second part of this report identifies and assesses the potential direct and indirect impacts on known and potential cultural heritage resources and recommends preliminary mitigation or conservation measures to avoid or reduce any adverse effects.

This CHAR identified in the Residential: Southwest Courtice:

- One (1) protected heritage property designated under Part IV of the *Ontario Heritage Act*
- One (1) property listed (not designated) on the *Heritage Inventory*
- Two (2) properties of potential cultural heritage value or interest (CHVI)

Golder identified in the Employment and Transportation Hub: Courtice Employment Lands:

- Two (2) properties listed (not designated) on the *Heritage Inventory*
- Eleven (11) properties of potential CHVI
- Four (4) potential cultural heritage landscapes

Recommendations to avoid or reduce adverse impacts to each cultural heritage resource in study area are summarized below. Note that these are based on Golder’s current understanding of the project and may need to be revisited if plans change in the future.

Southwest Courtice Secondary Plan	
Civic Address	Conservation/Mitigation Measures
<p><i>Protected heritage property:</i></p> <ul style="list-style-type: none"> ■ 1467 Prestonvale Road 	<p>Prior to any proposed development on <u>or adjacent to</u> the property:</p> <ul style="list-style-type: none"> ■ Conduct a Heritage Impact Assessment (HIA) to identify potential direct and indirect impacts, and that recommends mitigations to avoid direct impacts and avoid or reduce indirect impacts such as shadowing, isolation, obstruction of views, change in land use, or land disturbances.

Southwest Courtice Secondary Plan	
Civic Address	Conservation/Mitigation Measures
<p><i>Listed on the Heritage Inventory (Primary):</i></p> <ul style="list-style-type: none"> ■ 1440 Gord Vinson Avenue 	<p>Prior to any proposed development on the property:</p> <ul style="list-style-type: none"> ■ Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06 (O. Reg. 9/06)</i>. If the CHER confirms the property has CHVI, conduct an HIA to determine the appropriate mitigations.
<p><i>Properties of potential CHVI:</i></p> <ul style="list-style-type: none"> ■ 1246 Prestonvale Road ■ 1421-1447 Prestonvale Road 	<p>Prior to any proposed development on each property:</p> <ul style="list-style-type: none"> ■ Consult the Municipality to determine if a CHER is required. If a CHER is required, the evaluation should determine if the properties meet the criteria for CHVI as prescribed in <i>O. Reg. 9/06</i>. If the CHER finds the properties have CHVI, conduct an HIA to determine the appropriate mitigations.

Courtice Employment Lands	
Civic Address	Conservation/Mitigation Measures
<p><i>Listed on the Heritage Inventory (Primary):</i></p> <ul style="list-style-type: none"> ■ 1598 Baseline Road West ■ 1711 Baseline Road West 	<p>Prior to any proposed development on each property:</p> <ul style="list-style-type: none"> ■ Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06 (O. Reg. 9/06)</i>. If the CHER confirms the property has CHVI, conduct an HIA to determine the appropriate mitigations.
<p><i>Properties of potential CHVI:</i></p> <ul style="list-style-type: none"> ■ 1490 Baseline Road West ■ 1201 Prestonvale Road ■ 1558 and 1580 Baseline Road West ■ 1579 Baseline Road West ■ 1562 Trulls Road ■ 1545 Trulls Road 	<p>Prior to any proposed development on each property:</p> <ul style="list-style-type: none"> ■ Consult the Municipality to determine if a CHER is required. If a CHER is required, the evaluation should determine if the properties meet the criteria for CHVI as prescribed in <i>O. Reg. 9/06</i>. If the CHER finds the properties have CHVI, conduct an HIA to determine the appropriate mitigations.

Courtice Employment Lands	
Civic Address	Conservation/Mitigation Measures
<ul style="list-style-type: none"> ■ 1218 Trulls Road ■ 1660 Baseline Road West ■ 1766 Baseline Road West ■ 1825 Baseline Road West ■ 1898 Baseline Road West 	
<p><i>Potential Cultural Heritage Landscapes:</i></p> <ul style="list-style-type: none"> ■ Cambellford Lake Ontario and Western Railway Company Line ■ St. Wolodymyr and St. Olha Ukrainian Cemetery, Prestonvale Road ■ Trull Cemetery ■ Concession Road Allowance 	<p>If any of the potential cultural heritage landscapes will be directly impacted by a proposed development:</p> <ul style="list-style-type: none"> ■ Consult the Municipality to determine if a CHER is required. If a CHER is required, the evaluation should determine if the landscapes meet the criteria for CHVI as prescribed in <i>O. Reg. 9/06</i>. If the CHER finds the landscapes have CHVI, conduct an HIA to determine the appropriate mitigations.

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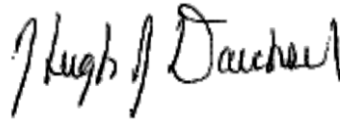
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Signature Page

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APPENDIX A

**Designation By-law 96-71 for 1467
Prestonvale Road**

being a by-law to designate the property known for municipal purposes as 1467 Prestonvale Road, Courtice, as a property of historic or architectural value or interest under the Ontario Heritage Act

WHEREAS the Ontario Heritage Act, R.S.O. 1990, c.0.18 authorizes the council of a municipality to enact by-laws to designate properties to be of historic or architectural value or interest for the purposes of the Act;

WHEREAS the Council of the Corporation of the Municipality of Clarington has caused to be served upon the owner of the property known for municipal purposes as 1467 Prestonvale Road, Courtice, and upon the Ontario Heritage Foundation, Notice of Intention to Designate the aforesaid real property and has caused such notice of intention to be published in the Canadian Statesman, a newspaper having a general circulation in the area of the designation, once each week for three consecutive weeks, namely January 24, 31 and February 7, 1996;

WHEREAS the reasons for the designation of the aforesaid property under the Ontario Heritage Act are contained in Schedule "A" hereto;

WHEREAS the Local Architectural Conservation Advisory Committee of the Municipality of Clarington has recommended that the property known for municipal purposes as 1467 Prestonvale Road, Courtice, be designated as a property of historic or architectural value or interest pursuant to the Ontario Heritage Act;

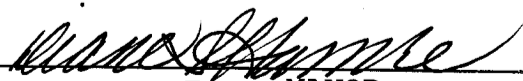
WHEREAS no notice of objection to the proposed designation was served upon the Clerk within the period prescribed therefore by the Ontario Heritage Act.

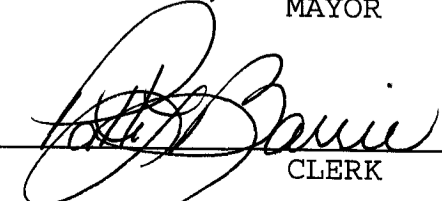
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON HEREBY ENACTS AS FOLLOWS:

1. The property known for municipal purposes as 1467 Prestonvale Road, Courtice, more particularly described in Schedule "B" which is attached to and forms part of this by-law, is hereby designated as a property which has historic or architectural value or interest under Section 29 of the Ontario Heritage Act R.S.O. 1990, c.0.18.
2. The reasons for designation of the property described in Schedule "A" hereto are set out in Schedule "A" which is attached to and forms part of this by-law.
3. The Solicitor for the Municipality of Clarington is hereby authorized to cause a copy of this by-law to be registered against the title to the property described in Schedule "B" hereto.
4. The Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property described in Schedule "B" hereto and on the Ontario Heritage Foundation. The Clerk is also authorized to cause notice of the passing of this by-law to be published in the Canadian Statesman, a newspaper having general circulation in the area of the designation, once each week for three consecutive weeks.

By-law read a first and second time this 15th day of April 1996

By-law read a third time and finally passed this 15th day of April 1996


MAYOR


CLERK

SCHEDULE "A"

TO BY-LAW 96-71

The 1861 Tremaine County Map and the 1878 Beldon's Atlas depict this property as being owned by William Stevens (Stephens). The Gothic centre gable farmhouse, built of coursed fieldstone, would have been constructed c 1860. The two French doors at the front suggest that the original format may have contained a verandah. The following architectural features are recommended for designation under Part IV of the Ontario Heritage Act:

- Exterior: the coursed fieldstone facade
the two sets of Regency glazed French doors
the front entrance with its pilasters, entablature and
Regency glazed transom and sidelights
the roof cornicing
the gable's scroll-sawn bargeboard and finial
- Interior: the original staircase with its newel post and
decorative trim
the wooden window casings, door casings and baseboards
of the two front rooms

APPENDIX B

Properties with buildings or
structures 40 or more years old
evaluated not to have CHVI

Table 6: Properties with structures 40 or more years old that do not have CHVI.

Civic Address	Brief Description	Evaluation
1445 Gord Vinson Avenue	Single-detached, one storey residential property constructed in 1961 with a gable roof and brick façade.	The property does not demonstrate CHVI since it is executed with an average level of construction expertise. It has no apparent historical associations.
801 Townline Road	Single detached, one storey residential property constructed in 1966 with a hip roof and brick/siding façade.	The property does not demonstrate CHVI since it is executed with widely available materials and average level of construction expertise. It has no apparent historical associations.
1018 Prestonvale Road	Single detached, storey-and-a-half residential property constructed in 1920.	The property does not demonstrate CHVI since it is executed with widely available materials and average level of construction expertise. It has no apparent historical associations.
1655 Baseline Road West	Single-detached, single storey residence constructed in the Minimal Traditional style.	The property does not demonstrate CHVI since it is executed with widely available materials and average level of construction expertise. It has no apparent historical associations.
511 Trulls Road	Single-detached, single storey residence on a commercial property.	The property does not demonstrate CHVI since it is executed with widely available materials and average level of construction expertise. It has no apparent historical associations.



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