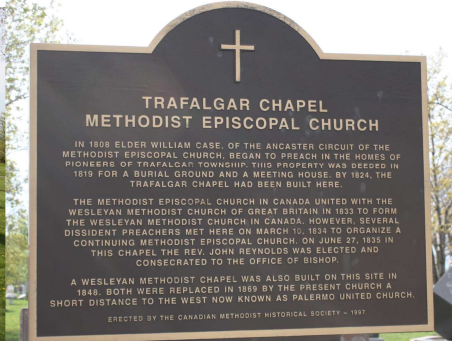


Trafalgar Township Historical Society
Request For
Palermo Heritage Conservation District Study





**TRAFALGAR CHAPEL
METHODIST EPISCOPAL CHURCH**

IN 1808 ELDER WILLIAM CASE, OF THE ANCASTER CIRCUIT OF THE METHODIST EPISCOPAL CHURCH, BEGAN TO PREACH IN THE HOMES OF PIONEERS OF TRAFALGAR TOWNSHIP. THIS PROPERTY WAS DEEDED IN 1819 FOR A BURIAL GROUND AND A MEETING HOUSE. BY 1824, THE TRAFALGAR CHAPEL HAD BEEN BUILT HERE.

THE METHODIST EPISCOPAL CHURCH IN CANADA UNITED WITH THE WESLEYAN METHODIST CHURCH OF GREAT BRITAIN IN 1833 TO FORM THE WESLEYAN METHODIST CHURCH IN CANADA. HOWEVER, SEVERAL DISSENTING PREACHERS MET HERE ON MARCH 10, 1834 TO ORGANIZE A CONTINUING METHODIST EPISCOPAL CHURCH. ON JUNE 27, 1835 IN THIS CHAPEL THE REV. JOHN REYNOLDS WAS ELECTED AND CONSECRATED TO THE OFFICE OF BISHOP.

A WESLEYAN METHODIST CHAPEL WAS ALSO BUILT ON THIS SITE IN 1848. BOTH WERE REPLACED IN 1869 BY THE PRESENT CHURCH A SHORT DISTANCE TO THE WEST NOW KNOWN AS PALERMO UNITED CHURCH.

ERECTED BY THE CANADIAN METHODIST HISTORICAL SOCIETY - 1997



Trafalgar Historical Society Palermo Concerns

We are requesting a Heritage Conservation study for Palermo so that some or all of it is named a heritage district. We feel that a Heritage district is required to preserve these buildings.

Why the Need for a Heritage District?

Why not?- we have 3 heritage districts in the 960 acres that was the original town of Oakville but none in the former Twp of Trafalgar which covers 34,000 acres? The district is needed to ensure that the oldest remaining village in present day Oakville is protected.

It is about time Oakville acknowledged the contribution of the former Twp of Trafalgar to our history and saved the last remaining portion before it is completely gone. Trafalgar was settled before Oakville and has a rich heritage- in fact some of the families who settled here in 1806 still have descendents living on the original farms. Palermo boasted at one time 300 residents and a foundry that rivalled Massey Ferguson. It was part of the Underground Railroad, had one of the first grammar schools in the Province, and was one of the first public schools to include music in the curriculum.



The former villages of Trafalgar are all gone- Sheridan, Merton, Munns, Post Corners, Sniders Corners, Sixteen Hollow, and Glenorchy. Palermo and Bronte are the only ones that remain- that said Bronte also needs a heritage district to celebrate its rich heritage.

Property Value Concerns for Palermo Residents

The reality is that almost all of Palermo is currently owned by developers. There are about 6 owners left who live in their homes. When the developers purchased the properties they knew the land contained heritage buildings.

For the home owners it is important for them to know that a heritage district does not lower property values- have we seen South Oakville's values decrease?



Even local businesses have capitalized on the heritage of Palermo- Anson's is named after the local Doctor and former councillor and the new pub has picked up on the heritage as well.

Having a heritage district rather than just designating homes actually increases the property values because it ensures a unique community and protects against

new housing that does not pick up characteristics of the surrounding heritage homes.

This is an opportunity to build a community that values its heritage and builds on it with new development to create something that could not be duplicated anywhere else. It is not a community simply named Palermo but still reflects elements of Palermo.

Milton has done a great job of incorporating heritage homes into all their new developments but for whatever reason this has not been done very often in Oakville. The Tovell home in Oakville (which was moved from Palermo a few years ago) is a great example of how a heritage home was restored by the developer and incorporated into a new development. This developer said that they did not lose any money in this venture. The argument that preserving a home is too costly to

developers is not an issue and they should not be telling landowners that when they are negotiating purchase.

There are lots of compromises that can be made in terms of moving buildings to accommodate developers' plans or incorporating part of a heritage home into a new building to make it larger.

It is also possible to build larger homes or apartments next to these heritage homes but make the first couple of stories of the apartments reflect some heritage architecture.

The hope is that everyone wins in the end- that property owners get good value for their property, that heritage buildings remain and that we create a unique community in Oakville that becomes an example for others to follow and a place where people want to live. Is this not the kind of liveable Oakville we are looking for? Respecting the past but looking towards the future.

Reasons to Move Forward with a Heritage Conservation Area for Palermo

1. The 2004 Unterman Report suggests that council consider a study for the purpose of designating one or more heritage districts.
2. The new Glenorchy Conservation area helps support the argument for a heritage district.
3. The road widening of Dundas has already happened west of the schoolhouse, so there is no unknown element in terms of what will happen with Dundas.
4. The Conservation Review Board (CRB) ruling that 3015 Dundas was not worthy of designation can not be used as a strong argument for not making Palermo a heritage district. At the time the town was only arguing for one house and not a whole community and in addition 3015 was surrounded by 3 major roads and did not have any heritage buildings next to it making it removed from the other clusters. The CRB did rule previously that Anson's restaurant was to be designated.
5. The Ontario Heritage Act does not specify a number of dwellings required for a Heritage district or specify the distance between sites.
6. The two clusters on the north side of Dundas contain a house on every lot except two. All the heritage resources still remain. The two clusters are only separated by one lot and there is no reason why they can not be considered as one.
7. The Trafalgar Twp Historical society and its members support a heritage district for Palermo.
8. Palermo is the last North Oakville Town that has not been demolished. This is the last chance to preserve a part of Trafalgar.
9. While council has an impressive record for protecting homes in South-Central Oakville, North Oakville has not been as successful. We have lost 5 buildings to demolition and fire in the last two years and had another one removed from the heritage list. Council has designated only the schoolhouse and Palermo & Munn's cemeteries in North Oakville in the last 13 years.
10. We have only 10 properties designated between QEW and Dundas. 3 are cemeteries and 2 are churches. One is the Cork house which was moved to its present location from Palermo. We need to ensure that more than 5 homes are designated above Dundas and preserve some of Trafalgar's history.



Glenorchy Conservation Area Master Plan 2010- Excerpts



Conservation land next to schoolhouse fronting on Dundas



Dundas Conservation land behind schoolhouse & beside Palermo park

4.2.1.3 Historical Zone

The purpose of this zone is to provide long-term protection and management of significant archaeological or historical park resources. This zone includes the small irregularly shaped area in the southwest quadrant, which is near the Palermo heritage hamlet just off Dundas Street and currently houses a barn and lands that are classified as a cultural meadow. This area offers opportunities for special themed interpretive facilities about rural settlement life and the importance of agriculture in this region.

New development shall generally be restricted to trails, fencing and interpretive facilities, but may include consideration for additional heritage structures subject to an Official Plan Amendment and ORC approval. Archaeological works may be permitted under approval of the Ministry of Citizenship and Culture and consideration should be given to investigate the historic significance of the existing barn, and feasibility of use and maintenance costs.

5.1.2 Environmental Context

The Glenorchy Conservation Area is a significant part of the natural heritage system for North Oakville and an integral part of the North Oakville West and East Secondary Plans, which form the basis for decisions relative to potential uses and functions on the lands. The North Oakville West Secondary Plan identifies a

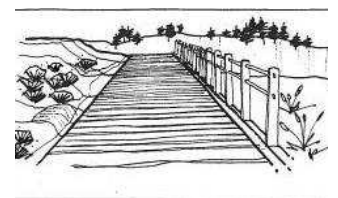
range of restrictive sustainable design criteria for future development of all the lands in the area with particular emphasis on the protection of the natural heritage system. In regards to adjacent private land holdings, there are future opportunities to investigate the possibility of establishing stewardship agreements with the private landowners in the area as well.



5.2.2 Interpretive Nodes

A series of interpretive nodes and look out points are situated according to representative ecological areas and points of interest where educational and interpretive signage may be located. Based on site amenities and points of interest, a variety of themes are proposed including:

- Conservation Area Introduction Theme located in conjunction with the Palermo historic theme trail to introduce the public to the conservation area.
- Historical Themes near Dundas Street and the Palermo Park / historic school house



**CULTURAL HERITAGE RESOURCE ASSESSMENT REPORT January 2004- Excerpts
BUILT HERITAGE FEATURES & CULTURAL HERITAGE LANDSCAPES
NORTH OAKVILLE WEST SECONDARY PLAN OAKVILLE
Draft for Review and Discussion**

Unterman McPhail Associates - Heritage Resource Management Consultants

2.2 Provincial Interests

Section 2 of the *Planning Act* provides an extensive listing of the scope of these matters of provincial interest. They shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

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

“Built heritage resources”, and “Cultural heritage landscapes” are defined in the policy statement as follows.

“Built heritage resources”: means one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.

“Cultural heritage landscape”: means a defined geographical area of heritage significance which has modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. The word “significant” is defined as follows: ...in regard to other matters, important in terms of amount, content, representation or effect.

4.1 Managing Cultural Heritage Resources

Field review and a preliminary evaluation of the built heritage features and cultural heritage landscapes resulted in the identification of some important features. Accordingly, there are two key objectives in the heritage planning of the North Oakville West Secondary Plan Area:

- to actively encourage the incorporation of farmhouses, residences and any major agricultural built heritage elements such as barns and silos into the evolving future landscape; and,
- to maintain the integrity of the historical settlement of Palermo and its component built heritage features.

By achieving these objectives the new landscape in the North Oakville West Secondary Plan Area will provide continuity between old and new. The incorporation of cultural heritage resource components into the new landscape contributes to a visual diversity and a more environmentally distinctive area. It also enables greater depth and texture to be incorporated into the new landscape, making it physically more interesting and reflective of the area’s past.

4.2 Conserving Cultural Heritage Landscapes & Built Heritage Features

The community of Palermo on Dundas Street West at Bronte Road (Regional Road 25) has maintained some of its character defining elements as a nineteenth century historical settlement. Several buildings are listed on the Town of Oakville Heritage Inventory or designated under Part IV of the *OHA*. Efforts should be made to retain the listed and designated buildings and to use the historical settlement name of “Palermo” when naming community buildings and facilities.

Given the certain change in character of the developing landscape and environment it is important that every effort be made to protect and retain built heritage features in the future development of the area. All built heritage features that are already listed or designated under Part IV of the *OHA* by the Town of Oakville should be conserved, wherever possible. Some of the listed buildings in the study area may merit consideration for designation under Part IV of the *Ontario Heritage Act*. The community of Palermo may merit consideration for a heritage conservation district study leading to designation under Part V of the *Ontario Heritage Act*.

4.4 Official Plan Policies

The following cultural heritage resource policies are recommended for inclusion into the North Oakville West Secondary Plan Area Official Plan Amendment. They will provide context for subdivision planning and community development in regard to cultural heritage resources.

1.0 Cultural heritage resources

The North Oakville West Secondary Plan Area is recognized as having distinctive heritage attributes resulting from past agricultural and rural crossroads settlement. The development and planning of this community are premised upon:

- *to actively encourage the incorporation of farmhouses, residences and major agricultural built heritage elements such as barns and silos into the evolving future landscape; and,*
- *to maintain the integrity of the historical settlement of Palermo and its component built heritage features.*

The Town of Oakville will be encouraged to use or adaptively reuse these buildings and structures as part of the development of the North Oakville West Secondary Plan Area community.

*In this regard the Town may designate some buildings and structures under Part IV of the **Ontario Heritage Act** or include them on Inventory of Heritage Buildings. The*

*Town may also undertake a heritage conservation district study in regard to the consideration of the designation of Palermo under Part V of the **Ontario Heritage Act**.*

Ontario Heritage Act- PART V HERITAGE CONSERVATION DISTRICTS

Area study

40. (1) The council of a municipality may undertake a study of any area of the municipality for the purpose of designating one or more heritage conservation districts. 2005, c. 6. s. 29.

Scope of study

(2) A study under subsection (1) shall,

- (a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;
- (b) examine and make recommendations as to the geographic boundaries of the area to be designated;
- (c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1; Ontario Heritage Act, R.S.O. 1990, c. O.18 Page 37 of 64 http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm 15/02/2008
- (d) make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. s. 29.

Consultation

(3) If the council of a municipality has established a municipal heritage committee under section 28, the council shall consult with the committee with respect to the study. 2005, c. 6. s. 29.

Designation of study area

40.1 (1) If the council of a municipality undertakes a study under section 40, the council may by by-law designate the area specified in the by-law as a heritage conservation study area for a period of up to one year. 2005, c. 6. s. 29.

Same

(2) A by-law made under subsection (1) may prohibit or set limitations with respect to,

- (a) the alteration of property situated in the heritage conservation study area; and
- (b) the erection, demolition or removal of buildings or structures, or classes of buildings or structures, in the heritage conservation study area. 2005, c. 6. s. 29.

Notice of by-law

(3) If the council of a municipality passes a by-law under subsection (1), the council shall, within 30 days after the by-law is passed, cause notice of the by-law,

- (a) to be served on each owner of property located in the heritage conservation study area and on the Trust; and
- (b) to be published in a newspaper of general circulation in the municipality. 2005, c. 6. s. 29.

Appeal to Board

(4) Any person who objects to a by-law passed under subsection (1) may appeal to the Board by giving the clerk of the municipality, within 30 days after the date of publication under clause (3) (b), a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee prescribed under the *Ontario Municipal Board Act*. 2005, c. 6. s. 29.

Limitation

(6) Where the designation of a study area in a municipality ceases to be in effect, the council of the municipality shall not, during the following three years, pass a by-law designating another study area that includes an area that was part of the previously designated study area. 2005, c. 6. s. 29.

Designation of heritage conservation district

41. (1)... the council may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district. R.S.O. 1990, c. O.18, s. 41 (1); 2002, c. 18, Sched. F, s. 2 (23). Ontario Heritage Act