

**Evaluation of McLaughlin Bay Wildlife Reserve  
According to *Ontario Regulation 9/06*  
City of Oshawa**

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## GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.  
BHR – Built Heritage Resources  
CHL – Cultural Heritage Landscape  
CHVI – Cultural Heritage Value or Interest  
CLOCA – Central Lake Ontario Conservation Authority  
CNR – Canadian National Railways  
EPA – Environmental Protection Agency  
GM – General Motors  
LRO – Land Registry Office  
MCM – Ministry of Citizenship and Multiculturalism  
MMAH – Ministry of Municipal Affairs and Housing  
OHA – Ontario Heritage Act  
O. Reg. – Ontario Regulation  
PPS – Provincial Policy Statement

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## HERITAGE RESEARCH REPORT REQUIREMENTS

<b>City of Oshawa Required Information</b>	<b>Relevant ARA Section</b>
1. Title Page (including date of report)	Cover Page
2. Table of Contents	Page i
3. Introduction including the purpose of the report and any legislative context	1.0 Introduction
4. A description of the Subject Property (legal description and any defining characteristics, including buildings, landscapes and structures)	3.0 Property Information 5.0 Background Information 7.0 Heritage Attributes
5. A map depicting the site location within the City	3.0 Property Information (Map 1)
6. The historical and cultural significance of the Subject Property	5.0 Background Information Appendix B Appendix C
7. Evaluation of the Subject Property against Ontario Regulation 9/06	6.0 Evaluation of Significance
8. A statement of Cultural Heritage Value or Interest	8.0 Statement of Cultural Heritage Value or Interest
9. A list of the heritage attributes, with a description of each attribute	7.0 Heritage Attributes 8.0 Statement of Cultural Heritage Value or Interest 9.0. Map of Heritage Attributes
10. A final recommendation on designation	10. Conclusions
11. An Appendix containing labeled colour photographs of the site	Appendix A

## 1.0 INTRODUCTION

The City of Oshawa has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 1908 Colonel Sam Drive, also known as the McLaughlin Bay Wildlife Reserve, according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

The adjacent Second Marsh south of Colonel Sam Drive was evaluated by Martindale Planning Services in October 2020 accepted October 2020 by the City of Oshawa and was designated under Part IV of the OHA By-law 31-2021. As a result of this report and designation, it has been recommended that the Second Marsh (north of Colonel Sam Drive) and McLaughlin Bay Wildlife Reserve be evaluated according to O. Reg 9/06, as they are both contiguous coastal ecosystems that provide shelter for migratory birds and other possibly endangered species (Map 2). Second Marsh north of Colonel Sam Drive is being examined in a separate report.

## 2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

### 2.1 Field Survey

A field survey was conducted on June 13, 2023. The subject property is owned by the City of Oshawa and obtaining Permission to Enter was not required.

### 2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

### 2.3 Consultation

The City of Oshawa commissioned ARA to prepare a supplemental Heritage Research Report for 1908 Colonel Sam Drive, known as the McLaughlin Bay Wildlife Reserve (subject property). The subject property is not currently listed on the City's Heritage Register. No additional stakeholder consultation was undertaken for this report.

### 2.4 Indigenous Engagement

The property is located within the traditional and/or treaty territory of nine First Nations and Indigenous communities. Two urban Indigenous groups were also contacted. Specifically, the following First Nations and Indigenous communities were invited to participate:

- The Williams Treaties First Nations, including:
  - Alderville First Nation (AFN)
  - Beausoleil First Nation (BFN)
  - Chippewas of Georgina Island First Nation (CGIFN)
  - Chippewas of Rama First Nation (CRFN)
  - Curve Lake First Nation (CLFN)
  - Hiawatha First Nation (HFN)
  - Mississaugas of Scugog Island First Nation (MSIFN)

- Huron-Wendat Nation (HWN)
- Métis Nation of Ontario (MNO), including the Oshawa and Durham Region Métis Council
- Bawaajigwein Aboriginal Advisory Circle (BAAC)
- Durham Region Aboriginal Advisory Circule (DRAAC)

The City of Oshawa reached out by email first and ARA followed up with a project notification. Traditional knowledge, community information, project-specific feedback, and other input provided by the engaged Nations and communities was then incorporated into the draft report. A copy of the draft report will be circulated to all First Nations and Indigenous communities for their further review and feedback.

Indigenous engagement for Second Marsh, north of Colonel Sam Drive, and McLaughlin Bay Wildlife Reserve was undertaken concurrently and much of the feedback received from the engaged First Nations and Indigenous communities applied to both properties.

## **2.5 Method Conclusion**

Using the results of the field survey, research, and Indigenous Engagement detailed above, the CHVI of 1908 Colonel Sam Drive, also known as the McLaughlin Bay Wildlife Reserve, is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two or more of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

## **3.0 PROPERTY INFORMATION**

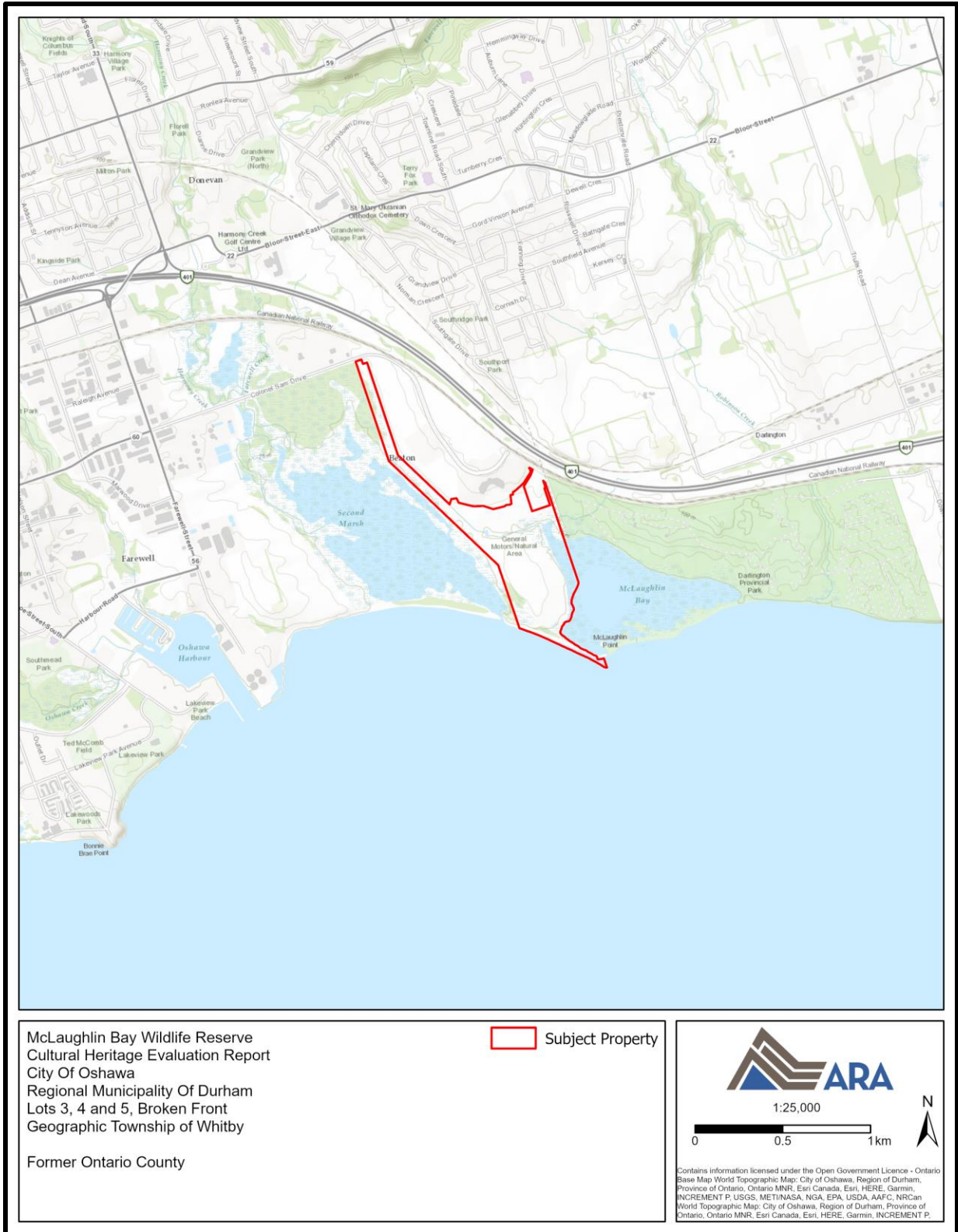
Civic Address: 1908 Colonel Sam Drive, City of Oshawa, ON.

Common Name: McLaughlin Bay Wildlife Reserve

Legal Description: BLKS 1, 6, 7, 8, 9, 13, 14, 15, 16, AND 18 PLAN 40M1532, PART BLK 10 PLAN 40M1532, PARTS 1, 3, AND 5 PLAN 40R20374, OSHAWA; PARCEL 17-1, SECTION 40M1532, OSHAWA.

The subject property is shown in Map 1.





**Map 1: Subject Property in the City of Oshawa**  
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Map 2: Second Marsh (north and south of Colonel Sam Drive) and McLaughlin Bay Wildlife Reserve in the City of Oshawa**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

## 4.0 LEGISLATIVE FRAMEWORK

### 4.1 Provincial Policies and Guidelines

#### 4.1.1 *The Planning Act*

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

- 1.1** *The purposes of this Act are,*
- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
  - (b) to provide for a land use planning system led by provincial policy;*
  - (c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
  - (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
  - (e) to encourage co-operation and co-ordination among various interests;*
  - (f) to recognize the decision-making authority and accountability of municipal councils in planning.* 1994, c. 23, s. 4.

*Part I Provincial Administration, Section 2 states:*

*The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,*

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest.* 1990: Part I (2. d).

*Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:*

*A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,*

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.* 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Policy Statement (PPS)*, issued under section 3 of the *Planning Act*, came into effect May 1, 2020.

#### 4.1.2 *The Provincial Policy Statement (2020)*

The *Provincial Policy Statement (PPS 2020)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Section 1.7 c) as including:

*Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits (Section 1.7 e) MMAH 2020:24).*

The *PPS 2020* promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved” and

*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 (MMAH 2020:31).*

#### **4.1.3 Ontario Heritage Act**

The *OHA*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario’s heritage. The *OHA* has policies which address individual properties (Part IV) and heritage districts (Part IV), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 (as amended by O. Reg, 569/22) made under the *OHA* sets out nine criteria for determining CHVI (MCM 2006b:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 (as amended by O. Reg, 569/22) to determine if they have CHVI. These nine criteria are:

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
6. *The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area,*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or*

9. *The property has contextual value because it is a landmark.* (O. Reg. 569/22, s. 1 (2)).

An OHA designation provides the strongest heritage protection available for conserving cultural heritage resources.

## **5.0 BACKGROUND INFORMATION**

### **5.1 Defining Characteristics**

Lacustrine wetlands are the least common type of Great Lakes wetlands and typically form large bays in areas with less exposure to wind and wave actions (EPA 2023). Wetlands east of Toronto to Presqu'île Point are generally found at the mouths of rivers and creeks, and behind barrier beaches such as the wetlands of the Second Marsh and McLaughlin Bay. Coastal wetlands on the north shore of Lake Ontario provide a significant habitat for many species, including migratory and non-migratory birds, reptiles and amphibians, and mammals, but have undergone severe stress and loss over the last two centuries due to agricultural activity and urban encroachment (Environment Canada 2003). The marsh is one of the most biodiverse wetlands as part of an ecologically significant habitat that is essential for not only local species, but also as a shelter for many provincially important species (Wittnebel 2016). McLaughlin Bay and the adjacent Second Marsh support at least 588 species of plants, eight of which are provincially significant and 136 are regionally extirpated, rare, and uncommon. There is a high diversity of wildlife species, including approximately 265 species of birds as part of the Atlantic flyway migratory route, 29 mammal species, and numerous species of fish, reptiles, and amphibians. The area also hosts numerous and varied habitats, such as meadow, pond, swamp, and woodland (Martindale Planning 2020). In addition, marshland ecosystems are integral to improving water quality and as a flood mitigation system, and, along with the Second Marsh, is important to maintaining the coherence of the lakeshore's habitat (Martindale Planning Services 2020).

The McLaughlin Bay Wildlife Reserve consist of 41 hectares (108 acres) of coastal wetland along the north shore of Lake Ontario in the City of Oshawa, which contains a variety of habitat types with considerable ecological and social significance. Like the adjacent Second Marsh, it has been subjected to pronounced human influence, such as agricultural pressures on the subject property and the proliferation of non-native species. McLaughlin Bay itself is the eastern boundary of the subject property, with the Second Marsh to the west. McLaughlin Bay is separated from Lake Ontario by a barrier beach, or baymouth bar, and the General Motors Canada (GM) headquarters and Colonel Sam Drive is located to the north (see Map 1). The Second Marsh south of Colonel Sam Drive was designated as a Cultural Heritage Landscape (CHL) under Part IV under By-law 31-2021. In the recommendations provided by Martindale Planning Consultants, it was noted that consideration should be given to extending the designation to include the McLaughlin Bay Wildlife Reserve as part of a continuous lacustrine ecosystem (Martindale Planning Consultants 2020).

The wildlife reserve is accessed by Townline Road South, a gravel road at the end of Colonel Sam Drive with a small parking area on the west side of the road (see Image 1 and Image 2). The Great Lakes Waterfront Trail connects to Townline Road South on its east side, which connects the McLaughlin Bay trails to Darlington Provincial Park (see Image 3). Townline Road's shoulder consists of drainage ditches bordered with mature trees and overgrown vegetation on both sides of the road (see Image 4 – Image 6). The McLaughlin Bay Reserve is accessed by a single trail on the west side of Townline Road South, marked by a wood gate with a map of the trail system and information regarding both invasive and native species (see Image 7).

The beginning of the trail system at the McLaughlin Bay Wildlife Reserve has paved and gravel sections running on an east-west axis south of the GM headquarters building (see Image 8). The trail is lined by a wire fence and wood fenceposts, some with birdhouses attached to them (see Image 9 and Image 10). Vistas from the main trail include an unencumbered view of the parkland's grassy meadows and Lake Ontario to the south, and mature trees and the GM headquarters to the north (see Image 11 and Image 12). The main trail terminates near the west edge of the subject property where it meets another gravel trail running at a north-south axis which provides access to the rest of the reserve trail system (see Image 13). The seven kilometres of trails within the reserve consist of gravel/paved trails (see Image 14 – Image 16) or mown grass (see Image 17 – Image 19). The trail leading to the lakeshore is sandy (see Image 20). There are numerous waymarking signs next to trail junctures throughout the park (see Image 21 – Image 23). One of the trails, the Dogwood Trail, was created as a sensory trail for visually impaired users and features educational plaques with both written text and braille (see Image 24). Other educational plaques and signs that give information on the unique habitats and features of the wetland are located alongside trails around the park (see Image 25 and Image 26). Other, more whimsical markers such as animal cut-outs are also present (see Image 27). Storm water ponds are crossed by wood bridges (Image 28), and the more accessible trails have park benches and garbage receptacles (see Image 29). There is a cleared picnic area located near a trail loop which contains several picnic benches, mature trees, and park benches, some of which feature memorial plaques (see Image 30 and Image 31).

There are two viewing platforms located within the McLaughlin Bay Wildlife Reserve. One is located near the picnic area in a looped trail, near an interior pond (see Image 32). A larger, elevated platform is located north of the other platform along a north-south trail that at one point connected with Colonel Sam Drive. However, the trail has since been closed due. The wood, elevated viewing platform is still readily accessible; a plaque commemorating the efforts of the Friends of Second Marsh on their environmental conservation efforts are located nearby (see Image 33). A plaque from 1993 commemorates the dedication of the viewing platform, and reads:

*General Motors of Canada Limited, in cooperation with the Friends of Second Marsh and the City of Oshawa, dedicate this wildlife viewing station as a contribution to the Second Marsh Management Plan, and to foster public awareness and appreciation of Ontario's wetlands. April 24, 1993 (see Image 34).*

The viewing platform provides an extensive view of the Second Marsh, which is adjacent to the McLaughlin Bay Wildlife Reserve whose south portion has been designated under Part IV of the OHA (see Image 35). The GM headquarters and a large earthen berm is visible to the east (see Image 36). The GM Headquarters is also visible from Dogwood Pond (see Image 37).

Other significant views along the extensive trail network include vistas of storm water ponds and marshland and McLaughlin Bay, whose east shore is traversed by a mown grass trail (see Image 38 and Image 39). In addition to low, marshy areas, the vegetation within the subject property also consists of grassy meadows and both mature and immature trees (see Image 40 and Image 41). In one section of the reserve, mature deciduous trees appear to have been planted, as they are evenly spaced in a single line (Image 42). Several trails are also bordered by large hills or berms, although it is unclear if these are man-made or naturally occurring (see Image 43). The Lake Ontario shoreline can be reached by a gravel north-south trail, which consists of a sandy wooded area bordered by a pebble beach (see Image 44 and Image 45). The beach is considered part of the wildlife reserve, and leads to a baymouth bar, or a bank of sand and gravel that has been deposited by waves and currents across the mouth of a bay in a way that the bay is either

no longer connected to the main body of water or is only connected by a narrow outlet. With Lake Ontario to the south and the body of McLaughlin Bay to the north, the baymouth bar hosts low, shrublike vegetation, grasses, and vines (see Image 46 and Image 47). McLaughlin Bay can be seen from gaps in the baymouth bar vegetation, revealing areas of open water with marshy plants such as cattails located near the shoreline (see Image 48).

There are no structures within the boundaries of the subject property, nor any adjacent built heritage resources (BHRs). There are no clear indications of the area's former use as a dairy, or any previous agricultural activity. The northwest trail and/or passage that connects Colonel Sam Drive with the rest of the McLaughlin Bay and Darlington Park Trail systems was not viewed or photographed as the trail was impassable and dangerous due to the potential for falling limbs and trees.

A restoration strategy has been drafted for McLaughlin Bay, but it was not known how many of these recommendations have been performed at the time of this report's drafting.

## **5.2 History**

### **5.2.1 Regional Indigenous History**

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous peoples inhabited the landscape. This location was used and shared by many since time immemorial, each with their own traditions as to how they arrived, how they lived, and the major events that marked their time here. There is no singular way to tell this story. Alongside the brief historical narrative as understood by heritage professionals, at the time of writing, some engaged First Nations and Indigenous communities have provided traditional knowledge regarding their history, community, and story for inclusion in reports. It should be noted that one Nation's traditional knowledge does not necessarily reflect the views of another Nation or the consultant.

The earliest documented evidence of occupation in southern Ontario dates to around 9,000 BC, after the retreat of the glaciers and the formation of the early lakes. At that time, small bands of Indigenous peoples moved into the region, leading mobile lives based on communal hunting of large game and the collection of plant-based food resources. During this period, which is referred to by archaeologists as the Palaeo period, Indigenous peoples ranged over very wide territories in order to live sustainably in a post-glacial environment.

Around 7500 BC, the climate warmed and deciduous forests appeared. The Indigenous peoples adapted their hunting practices and tools to better suit the new animal and plant food sources. This change in material culture is referred to as the Archaic period. Populations increased in size and Indigenous peoples began to participate in long-distance trade.

The Woodland period is marked by the appearance of ceramic pottery, which is noted around 900 BC. The first evidence of maize (corn) horticulture in southern Ontario appears around AD 900, as small circular or square houses begin to appear. Overtime, the practice of maize horticulture improved, allowing for population increases, larger settlement sizes, and increased social complexity in villages. These developments are linked to the spread of Iroquoian-speaking populations, including the ancestors of the historically-documented Wendat, Attawandaron, and Haudenosaunee nations. Algonquin-speaking populations, including the Anishinaabeg, also represented a significant presence in southern Ontario and were less agriculturally-oriented. As a result, archaeological evidence of their presence can be sometimes elusive. Nevertheless, this

part of southern Ontario represents the ancestral territory of various Indigenous peoples, each with their own land use patterns and cultural traditions.

By the time of the arrival of the Europeans, villages were large and populous, with distinct cultures represented archaeologically. The end of the Woodland period is cited around AD 1600, with the spread of the fur trade which resulted in substantial changes to Indigenous lifeways, including the rise in use of items of European manufacture. Increased contact with Europeans resulted in the introduction of diseases to the Indigenous communities and decreases in their population.

Between 1815 and 1824, heavy immigration from the Old World resulted in the doubling of the non-Indigenous population of Upper Canada from 75,000 to 150,000. This dramatic increase was a result of the outcome of the War of 1812 and the Crown's efforts to populate the province's interior (Surtees 1994). In earlier the Royal Proclamation of 1763, the British government recognized the title of the First Nations to the land they lived in and used. This meant that the land had to be purchased by the Crown from the First Nations before it could be used for European settlement. Subsequently, numerous treaties were arranged by the British and large swaths of territory were acquired. Today, it is understood that the Crown and Indigenous peoples had very different ideas about what the treaties represented. For the Crown, the treaties were usually viewed as complete land surrenders, paving the way for immigration and settlement. For First Nations and Indigenous communities, on the other hand, treaties were viewed as agreements to share the land as equal parties. However, with the subsequent influx of immigration and growing number of non-Indigenous settlers, their ability to sustain their traditional lifeways and adequately share the land was no longer a possibility.

The subject lands in question comprise part of the area subject to the 1923 Williams Treaties, an agreement between the Anishinaabeg, as represented by some Mississauga and Chippewa Nations, and the British, as well as the 2018 Williams Treaties Settlement Agreement, between the Williams Treaties First Nations and the Canadian Crown. Today, we recognize that the subject lands comprise part of the traditional territory of the Wendat (as represented by the Huron-Wendat Nation) and the Anishinaabeg (as represented by the Williams Treaties First Nations). Furthermore, we recognize the historical and modern presence of Métis and urban Indigenous populations in the region.

**Table 1: Chippewas of Rama First Nation History**  
(Provided by Chippewas of Rama First Nation)

<b>Rama First Nation History</b>
<p>The Chippewas of Rama First Nation are an Anishinaabe (Ojibway) community located at Rama First Nation, ON. Our history began with a great migration from the East Coast of Canada into the Great Lakes region. Throughout a period of several hundred years, our direct ancestors again migrated to the north and eastern shores of Lake Huron and Georgian Bay. Our Elders say that we made room in our territory for our allies, the Huron-Wendat Nation, during their times of war with the Haudenosaunee. Following the dispersal of the Huron-Wendat Nation from the region in the mid-1600s, our stories say that we again migrated to our territories in what today is known as Muskoka and Simcoe County.</p> <p>Several major battles with the Haudenosaunee culminated in peace being agreed between the Anishinaabe and the Haudenosaunee, after which the Haudenosaunee agreed to leave the region and remain in southern Ontario. Thus, since the early 18<sup>th</sup> century, much of central Ontario into the lower parts of northern Ontario has been Anishinaabe territory.</p> <p>The more recent history of Rama First Nation begins with the creation of the "Coldwater Narrows" reserve, one of the first reserves in Canada. The Crown intended to relocate our ancestors to the Coldwater reserve and ultimately assimilate our ancestors into Euro-Canadian culture. Underlying the</p>



<b>Rama First Nation History</b>
<p>attempts to assimilate our ancestors were the plans to take possession of our vast hunting and harvesting territories. Feeling the impacts of increasingly widespread settlement, many of our ancestors moved to the Coldwater reserve in the early 1830s. Our ancestors built homes, mills, and farmsteads along the old portage route which ran through the reserve, connecting Lake Simcoe to Georgian Bay (this route is now called “Highway 12”). After a short period of approximately six years, the Crown had a change of plans. Frustrated at our ancestors continued exploiting of hunting territories (spanning roughly from Newmarket to the south, Kawartha Lakes to the east, Meaford to the west, and Lake Nipissing to the north), as well as unsuccessful assimilation attempts, the Crown reneged on the promise of reserve land. Three of our Chiefs, including Chief Yellowhead, went to York under the impression they were signing documents affirming their ownership of land and buildings. The Chiefs were misled, and inadvertently allegedly surrendered the Coldwater reserve back to the Crown.</p> <p>Our ancestors, then known as the Chippewas of Lakes Simcoe and Huron, were left landless. Earlier treaties, such as Treaty 16 and Treaty 18, had already resulted in nearly 2,000,000 acres being allegedly surrendered to the Crown. The Chippewas made the decision to split into three groups. The first followed Chief Snake to Snake Island and Georgina Island (today known as the Chippewas of Georgina Island). The second group followed Chief Aissance to Beausoleil Island, and later to Christian Island (Beausoleil First Nation). The third group, led by Chief Yellowhead, moved to the Narrows between Lakes Simcoe and Couchiching and eventually, Rama (Chippewas of Rama First Nation).</p> <p>A series of purchases, using Rama’s own funds, resulted in Yellowhead purchasing approximately 1,600 acres of abandoned farmland in Rama Township. This land makes up the core of the Rama Reserve today, and we have called it home since the early 1840’s. Our ancestors began developing our community, clearing fields for farming and building homes. They continued to hunt and harvest in their traditional territories, especially within the Muskoka region, up until the early 1920’s. In 1923, the Williams Treaties were signed, surrendering 12,000,000 acres of previously unceded land to the Crown. Once again, our ancestors were misled, and they were informed that in surrendering the land, they gave up their right to access their seasonal traditional hunting and harvesting territories.</p> <p>With accessing territories difficult, our ancestors turned to other ways to survive. Many men guided tourists around their former family hunting territories in Muskoka, showing them places to fish and hunt. Others worked in lumber camps and mills. Our grandmothers made crafts such as porcupine quill baskets and black ash baskets, and sold them to tourists visiting Simcoe and Muskoka. The children were forced into Indian Day School, and some were taken away to Residential Schools. Church on the reserve began to indoctrinate our ancestors. Our community, along with every other First Nation in Canada, entered a dark period of attempted genocide at the hands of Canada and the Crown. Somehow, our ancestors persevered, and they kept our culture, language, and community alive.</p> <p>Today, our community has grown into a bustling place, and is home to approximately 1,100 people. We are a proud and progressive First Nations community.</p>

Additionally, the Chippewas of Rama First Nation have provided a map of traditional hunting territories, which demonstrates widespread use of the Durham Region area throughout the late 18<sup>th</sup> and early 19<sup>th</sup> centuries (see Map 10 in Appendix C).

**Table 2: Huron-Wendat Nation History  
(Provided by Huron-Wendat Nation)**

<b>History of the Nation Huron-Wendat</b>
<p>As an ancient people, traditionally, the Huron-Wendat, a great Iroquoian civilization of farmers and fishermen-hunter-gatherers and also the masters of trade and diplomacy, represented several thousand individuals. They lived in a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence and up along the Saint Lawrence Valley on both sides of the Saint Lawrence River all the way to the Great Lakes. Huronia, included in Wendake South, represents a part of the ancestral territory of the Huron-Wendat Nation in Ontario. It extends from Lake Nipissing in the North to Lake Ontario in the South and Île Perrot in the East to around Owen Sound in the West. This territory is today marked by several hundred archaeological sites, listed to date, testifying to this strong</p>

### History of the Nation Huron-Wendat

occupation of the territory by the Nation. It is an invaluable heritage for the Huron-Wendat Nation and the largest archaeological heritage related to a First Nation in Canada.

According to our own traditions and customs, the Huron-Wendat are intimately linked to the Saint Lawrence River and its estuary, which is the main route of its activities and way of life. The Huron-Wendat formed alliances and traded goods with other First Nations among the networks that stretched across the continent.

Today, the population of the Huron-Wendat Nation is composed of more than 4000 members distributed on-reserve and off-reserve.

The Huron-Wendat Nation band council (CNHW) is headquartered in Wendake, the oldest First Nations community in Canada, located on the outskirts of Quebec City (20 km north of the city) on the banks of the Saint Charles River. There is only one Huron-Wendat community, whose ancestral territory is called the Nionwentsïo, which translates to "our beautiful land" in the Wendat language.

The Huron-Wendat Nation is also the only authority that have the authority and rights to protect and take care of her ancestral sites in Wendake South.

### 5.2.2 Indigenous Land Use

The lush and thriving environment of Second Marsh and McLaughlin Bay would have held great importance to past Indigenous peoples, who would sustain themselves on the abundant flora and fauna of the area. Both oral histories and archaeological evidence demonstrate the importance of the coastal wetland and waterways for trade, travel, and sustenance.

Specifically, the natural harbour led to an inland network of waterways ideal for transportation, which became known as the Scugog Carry Place trail. This north-south trading route carried goods and people from Lake Scugog and Ontario's interior to the shore of Lake Ontario (Martindale Planning Services 2020). Canoes would have been used until the waters were no longer navigable, at which point travellers would switch to portage (Cole 2018). For this reason, modern-day Oshawa is now named for the Anishinaabe phrase meaning, "that point at the crossing of the stream where the canoe was exchanged for the trail" (Stortz 2012). The Scugog Carrying Place trail was so well-established that it was noted in a survey carried out by Augustus Jones in 1795 (Cole 2018). The Scugog Carrying Place trail is inseparable from the history of Second Marsh and McLaughlin Bay; its southern terminus ends on a beach at the mouth of Farewell Creek, along the western edge of Second Marsh.

Because of the natural abundance of the region during pre-contact and early-contact times, both the area and route were well-settled by past Indigenous populations in both short- and long-term habitation sites. Once again, both oral traditions and archaeological evidence demonstrate the prevalence of Indigenous settlement in this location, with numerous archaeological sites having been identified in recent years. Early settlers followed suit and established their own habitations in this area which was so biologically rich and well-tended by Indigenous communities already present (Martindale Planning Services 2020).

Unfortunately, colonialism and widespread development largely dispossessed Indigenous peoples of their traditional lands. Despite their intentions to "share the land", European concepts of land ownership divorced First Nations and Indigenous communities from their long-held role as stewards over the land and decision-making about environmentally significant locations such as the Marsh and Bay were effectively removed from their control. Today, it is necessary to recognize the importance that the land once held for past Indigenous peoples and the push of their descendants for a return to stewardship over the remaining, but diminishing, examples of natural locations, particularly in southern Ontario.

**Table 3: Comments on Traditional Land Use**  
(Provided by Tom Cowie, Lands/Resource Consultation, at Hiawatha First Nation)

Comments on Traditional Land Use, from HFN
The Michi Saagiig are signatories to almost half the treaties in Ontario. They have treaties from Gananoque to Fort Erie all along the North shore of Gichi-zaagaigan (Big Lake or Lake Ontario). The Michi Saagiig (Mississauga) used the mouths of all the tributaries along the lake for Salmon fishing when the Salmon were spawning. Our hunting grounds were adjacent to the Chippewa. We used the tributaries to travel to our communities Scugog, Curve Lake, Alderville, Hiawatha as well as the Chippewa communities, and Northern hunting grounds. We were known as Pamadusgodayong (Where it Burns later known as Rice Lake) Michi Saagiig and to protect our lands from further encroachment families broke away and went to Mud Lake (Curve Lake) and Balsam Lake (later moved to Scugog Island) [...]. All our treaties were signed during Salmon runs.

### 5.2.3 Indigenous Engagement – Feedback Themes

#### 5.2.3.1 Historical Importance of Second Marsh and McLaughlin Bay

During engagement, First Nations, Indigenous, and Métis community representatives emphasized the historical importance of Second Marsh and McLaughlin Bay as a traditional settlement and resource procurement area well-utilized by their ancestors.

**Table 4: Historical Importance to AFN**  
(Provided by Dr. Julie Kapyrka, Consultation Coordinator, at Alderville First Nation)

Historical Importance of Second Marsh and McLaughlin Bay Wildlife Reserve to AFN
Coastal wetlands are extremely significant to the Michi Saagiig – areas of medicine and foods. These marshes/wetlands are also close to many Nishnaabe trails back in the day – and “carrying places” – where significant travel routes once existed. These places would have been gathering areas, harvesting areas, fishing areas. I believe that the “Scugog Carrying Place” trail is significant to the area as well. This trail has been referred to by various names: the Old Indian Trail, the Indian Foot Path, and the Scugog-Oshawa Carrying Place. This trail ran through the forest connecting Lake Ontario to Lake Scugog and Lake Simcoe and had a great impact on the settlement patterns and history of this region (from Grant Karcich’s text: Scugog Carrying Place: A Frontier Pathway, 2013). Also, as Gidigaa Migizi-ban has taught us – the Michi Saagiig Nishnaabeg could be found on every tributary that flowed into Lake Ontario, from the Spring to Fall – for the salmon runs. They would have undoubtedly been hunting, harvesting, and gathering around the Second Marsh and McLaughlin Bay.

**Table 5: Historical Importance to HFN**  
(Provided by Tom Cowie, Lands/Resource Consultation, at Hiawatha First Nation)

Historical Importance of Second Marsh and McLaughlin Bay Wildlife to HFN
Many of these areas where [sic] notably located by travel routes. Scugog (Shallow waters) and Oshawa (The Crossing Place) was a significant route to the island and Ashuniong (The Place of The Calling, later named Lake Simcoe).

#### 5.2.3.2 Environmental Importance of Second Marsh and McLaughlin Bay

During engagement, First Nations, Indigenous, and Métis community representatives emphasized their continuing stewardship responsibilities for the region and the importance of protecting areas of ecological and biodiversity such as Second Marsh and McLaughlin Bay.

**Table 6: Environmental Importance to CRFN**  
(Provided by Ben Cousineau, Community Researcher and Archivist, at Chippewas of Rama First Nation)

Environmental Importance of Second Marsh and McLaughlin Bay Wildlife to CRFN
As ever, what is important to us -especially in the middle of urban areas- is keeping wetlands and greenspaces natural and pristine. These places have supported ecosystems, including the people who lived within them, for thousands of years. We always stress the importance of sustainable development and question if destructive development is essential. So in a short answer, what’s important and valuable to Rama is ensuring that the next seven generations can enjoy these places, just like the hundreds of generations before them did.

**Table 7: Environmental Importance to HFN**  
**(Provided by Tom Cowie, Lands/Resource Consultation, at Hiawatha First Nation)**

<b>Historical Importance of Second Marsh and McLaughlin Bay Wildlife to HFN</b>
As migratory harvesters [...] we were taught not to overburden our lands. With this attitude, we allowed our wetlands to flourish with flora and fauna.
Hiawatha is in agreement with Alderville, Scugog, and Rama when it comes to the historical and cultural significance to First Nations. In Anishinaabe culture, we are taught that the first family was Mishoomis Giizis (Grandfather Sun), Nokomis Dibiki-Giizis (Grandmother Moon), and Shkaakaamikwe (Mother Earth). Mother Earth had taught us that everything that we needed to live a good healthy life would be provided for us. In saying that we lived in balance with everything on her. That we had a familial relationship with everything on earth and we are connected through water, which is bloodline to Mother Earth. There are abundant reasons to properly protect and secure sites from change. The water filtration, medicines, SAR, breeding grounds, abundance of flora, fauna, food sustainability, and ceremonial grounds are phenomenal and only to get better if left undisturbed.

**Table 8: Environmental Importance to MNO**  
**(Provided by Kate Stewart McNeil, Region 8 Councillor, at Métis Nation of Ontario)**

<b>Environmental Importance of Second Marsh and McLaughlin Bay Wildlife to MNO</b>
We encourage consideration of the Marsh and Bay's ecological functions as heritage attributes. We are committed to the continuing ecological integrity of the property. For example, all marshes have water filtration capabilities; they clean water. In terms of value, I think that should be brought to the forefront. Water filtration and clean water are very important, and marshes can do that for us. Making the marsh smaller will detract from that. Water filtration is a necessity for us.

### **5.2.4 Oshawa Community**

Oshawa's first Euro-Canadian resident was Benjamin Wilson, who settled with his family on the shore of Lake Ontario, near the mouth of Oshawa Creek (Kaiser 1921). According to other early accounts, around 1790, Wilson and his family initially sheltered in the abandoned ruins of an old French trading post that had been constructed on Gifford Hill, a high point along the shore of Lake Ontario on the west side of what is now known as the Second Marsh, in 1750 by French fur traders (North South Environmental 2018, Martindale Planning 2020). Wilson was a native of Vermont, and his daughter Nancy was the first settler infant born in Ontario County; she would later marry into another prominent early settler family, the Pickells (Kaiser 1921). During the War of 1812, an American gunship fired upon the fledgling settlement but overall, the area saw little military activity. Oshawa's first cemetery, Harbour Cemetery, was established on Gifford Hill in 1816, but was later relocated due to later expansion of commercial and residential activities (North South Environmental 2018). The Farewell brothers were involved in the shipbuilding trade along the lakeshore beginning in 1820, but by the early 1840s the settlement of Oshawa consisted of little more than a few houses, two hotels, and three general stores (Kaiser 1921). The largest store was owned by Edward Skae and had been in operation since 1835. The settlement was originally known as "Skae's Corner," but was changed to "Oshawa" at the suggestion of Moody Farewell, a resident of the nearby hamlet of Harmony which was located to the north of the subject property on the banks of Harmony (Kaiser 1921).

A post office was established in 1842, and Oshawa incorporated as a village in 1849 (City of Oshawa 2023). The Grand Trunk Railway was constructed through the area in 1856; prior to this, Port Sydenham (now Oshawa Harbour) was the most important way of transporting goods to the fledgling settlement. The Grand Trunk Railway had a station in Oshawa, and there were several other forms of transportation such as a daily stage and mail coach that ran as far north as Beaverton, located on Lake Simcoe. By 1857, Oshawa had several large factories, including the Oshawa Manufacturing Company (which produced agricultural implements), and Fuller and Company (which manufactured furniture). The settlement also had a number of other industries,

such as a wagonmaker, several blacksmiths, a livery stable, several general stores, hotels taverns, and other businesses. The settlement's population was approximately 3,000 (Lovell 1857). Tremaine's 1860 *Map of the County of Ontario, Upper Canada* indicates McLaughlin Bay was partially blocked by baymouth bar, creating the inlet now known as McLaughlin Bay. There was a small outlet to Lake Ontario between the two sandbars (see Map 5). The bay is surrounded by low, swampy land on all sides. The Second Marsh, then a deep bay between two drumlins, was located to the west. The Grand Trunk Railway line crossed Farewell Creek and Harmony Creek to the north of where the creeks met, and the surrounding area was predominately rural in nature with little urban development. An 1877 historic atlas indicates the area around McLaughlin Bay was similar to its depiction in 1860; very little had changed (see Map 6).

In 1876, Col. Robert S. McLaughlin moved to Oshawa and established a carriage manufacturing factory known as the McLaughlin Carriage Company. At one point, this was the largest carriage works in the British empire (City of Oshawa 2023). In the early 1900s, McLaughlin took advantage of the automobile's developing popularity and contracted with Buick Motor Company in order to use the Buick-developed engine in a McLaughlin automobile. Production began in 1907 (City of Oshawa 2023). In 1915, McLaughlin began producing Chevrolets, and three years later a merger between McLaughlin Motor Company and Chevrolet created General Motors (GM) Canada, which is still a major employer within the city (City of Oshawa 2023). The GM Canada head office is located directly to the north of the subject property.

Oshawa incorporated as a city in 1924 (City of Oshawa 2023). A 1930 topographic map shows that the City of Oshawa had grown substantially, although much of the settlement's growth was located to the northwest of McLaughlin Bay and did not affect it. A rail corridor is located to the north of the bay where it curves south to follow the lakeshore (see Map 7). It appears that the bay has been almost completely blocked by sandbars, and drainage to Lake Ontario would have been compromised. The area around McLaughlin Bay was still low and wet, which corresponds to the other nearby coastal marshy areas, such as the Second Marsh and the land around Oshawa Harbour, which also hosted a city park called Lakeview Park.

The population of Oshawa had reached 25,000 by 1948. A 1954 aerial photograph indicates that the area surrounding McLaughlin Bay Wildlife Reserve was predominately agricultural although development can be seen to the north and west (see Map 8). Highway 401 had been constructed to the north of the CPR railroad tracks and Colonel Sam Drive crossed the Second Marsh itself south of the railway tracks. A modern aerial photograph demonstrates that Oshawa's boundaries had expanded significantly north of the Canadian National Railway (CNR) line and Highway 401, although there is little development around the marshy areas of both McLaughlin Bay and the Second Marsh to the west (see Map 9). The GM Headquarters is the most significant structure in the area. The City of Oshawa continues to be a major industrial and manufacturing hub as it was through most of the late nineteenth and all of the twentieth century, with over 3,000 people employed in those trades (City of Oshawa 2023).

### **5.2.5 Site Specific History**

The McLaughlin Bay Wildlife Reserve has served many roles over time, such as farmland, a dairy, and now a protected area for outdoor recreation and conservation. Below is a complete history of the property from 1808 until the present day.

- The McLaughlin Bay Wildlife Reserve was originally part of Lots 1 and 2 in the Broken Front Concession in the Geographic Township of East Whitby.

- The Crown Patent for Lot 1 (approximately 200 acres) was sold to George Hall on December 14, 1808 (see Table 9).
  - Research conducted for this report did not find much publicly available information regarding George Hall, but he was born in circa 1787 in Whitby and married Betsy Annis, a member of another early settler family, on March 30, 1812, in Darlington (Family Search 2023a).
- George Hall did not keep Lot 1 undivided for long, and in April 1809 he sold the south 100 acres to Silas Serjeant. Serjeant sold the same parcel of land to William Hall, Senior on July 17, 1816. The Halls were another early pioneer family in East Whitby Township.
- On May 31, 1853, William Hall, Senior sold 60 acres to his son, William Hall, Junior.
  - William Hall, Junior was born in 1822, in Whitby (Family Search 2023c).
  - He married Matilda Jane Burk around 1846, and the couple had at least six children: Eliza Jane, Eunice Muretta, Margaret, Ira Franklin, Ellen, and Silas.
  - William Hall, Junior died on August 24, 1876, and was buried in Oshawa Union Cemetery (Family Search 2023c).
- The Crown Patent for 50 acres of Lot 2 was given to Samuel Hall on January 28, 1856 (see Table 10).
- According to George Tremaine's *Map of the County of Ontario, Upper Canada* (1860), the irregularly shaped subject property is located on Lots 1 and 2 of the Broken Front Concession, south of the Grand Trunk Railway corridor (see Map 5). The south half of Lot 1 containing the subject property belonged to William Hall, and the portion of Lot 2 the contained the subject property belonged to Samuel Hall and the estate of "the late R. Woon." The south boundary of the subject property borders Lake Ontario and was indicated on the map to be a marshy area. No structures or development was indicated within the boundaries of the subject property.
- A will for Samuel Hall was registered on October 2, 1869, and on November 1, 1875, the executors of Samuel Hall's estate sold part of Lot 2 to Samuel James Hall.
  - Samuel James Hall was born in 1876 as a descendant of one of East Whitby's early settlers (Pedlar 1969).
  - He was a well-known entrepreneur and builder in Oshawa who established factories, sawmills, a storehouse and grain elevator at Port Oshawa, and a woolen mill north of the village (Terech 2019, Martindale Planning Services 2020).
  - He initially acquired a lease on Lot 8, Broken Front Concession in 1823, but later settled on Lots 1 and 2 (Martindale Planning Services 2020).
  - Hall died in 1906.
- On August 10, 1876, William Hall, Junior willed his portion of Lot 1 to his son, Ira Franklin Hall.
  - Ira Franklin Hall was born on October 26, 1852, one of the sons of William Hall, Junior and Matilda Burk (Family Search 2023b).
  - He married Mary Elizabeth McLellan on June 14, 1877, and the couple had at least seven children (Family Search 2023b).
  - He died on October 5, 1901.
- J.H. Beers & Co.'s 1877 map of East Whitby Township from the *Illustrated Historical Atlas of the County of Ontario* indicates that the subject property was still situated south of the railway corridor on lots that belonged to Ira Hall on Lot 1, and Samuel Hall and the Pascoe brothers on Lot 2 (see Map 6). The south limit of the subject property on Lot 2 was shown to be a marshy area, and there was no structure or development indicated within that lot. Ira Hall's section of Lot 1 had a building located on the west side of Lot 1, towards the middle of Hall's parcel. The type and purpose of the building had not been noted.
- In August of 1895, Ira and Mary Hall sold part of Lot 1 to Anthony Thomas Pascoe.

- Anthony T. Pascoe was born on September 28, 1856, in Cubert, Cornwall, England (Family Search 2023d, Find A Grave 2023).
  - He married a cousin, Laura Jane Pasco, in 1891. The couple had at least three children: Emily Maud, Arthur Richard, and William Thomas (Family Search 2023d, Find A Grave 2023).
  - Pascoe died on February 27, 1945, and was buried in Oshawa Union Cemetery (Find A Grave 2023).
- On February 1, 1906, Samuel J. and Ida Hall sold the south part of Lot 2 to Sidney S. Brooks.
  - Sidney Brooks was born in 1868 in Courtice, Ontario, a descendent of British settlers (Martindale Planning Services 2020).
  - He married Aura Emmeline Hall (1872 – 1942) and the couple lived in Courtice. They had at least six children (Martindale Planning Services 2020).
  - Sidney Brooks worked as a butcher and was an avid outdoorsman.
    - He was a charter member of Bowmanville’s gun club, which was established in the 1890s (Martindale Planning Services 2020).
  - Sidney Brooks died in 1915 and was buried at Ebenezer United Church Cemetery in Clarington (Martindale Planning Services 2020).
- On July 9, 1915, Sidney S. Brooks granted part of Lot 2 to Samuel Vinson. A quitclaim on that part was filed by Sidney Brooks in favour of Samuel Vinson in 1931 to correct the survey.
  - Samuel Vinson was born in England in 1883 and immigrated to Canada with his family in 1889 (Family Search 2023e).
  - He married Irene Armour on March 22, 1911, in Courtice, and the couple had three children: Gordon, Della Jean, and Allan (Martindale Planning Services 2020).
  - Samuel Vinson died on December 3, 1971, and was buried at Ebenezer United Church Cemetery, in Courtice (Martindale Planning Services 2020, Family Search 2023).
- A 1930 topographical map marked the east side of the subject property next to McLaughlin Bay itself as a marshy area, which also encompassed the sandbar at the subject property’s south boundary with Lake Ontario (see Map 7). The subject property is located south of the CPR tracks, and there is a surveyed road and road allowance within the property’s boundaries that was not indicated previously. There are also several buildings or structures shown on the topographic map, which include the structure previously seen on Ira Hall’s parcel of Lot 1, now located at the end of a road allowance or driveway, a second structure across the driveway to the east of Hall’s building, and a long rectangular structure located at the east limit of the project area next to the west side of McLaughlin Bay and on the sandbar projecting into the bay itself. The purpose and construction method, of these structures was not listed. The driveway remains as Darlington Trail, a wide gravel path.
- In the 1930s, Anthony T. Pascoe willed part of Lot 1 to his son, Arthur Richard Pascoe. After this transaction, the East Whitby Abstract Index to Deeds for Lot 1 in the Broken Front Concession is either missing or illegible. The next transaction dated from September 5, 1941, when John Beaton granted part of Lot 1 to Beaton’s Dairy Products Ltd.
  - John Lewis (J.L.) Beaton was born in Blackwater, Ontario in 1891 and established or managed numerous dairies, such as the Orillia Creamery, the Elmvale Creamery (1924), and the Collingwood Creamery (1940) (Oshawa Museum 2023a).
    - He established Beaton’s Dairy in Oshawa in 1928 (Oshawa Museum 2023a).

- Initially located at 245 King Street West, the dairy used milk from cows that lived on Beaton's lakeshore properties. Beaton's would also make deliveries to surrounding communities such as Bowmanville, Whitby, Pickering, and Brooklin (Oshawa Museum 2023a, see Figure 1 and Figure 2).
- In 1928, Beaton's merged with Maple Leaf Dairy but continued to operate under the Beaton name. It was sold to the Oshawa Dairy in 1963 (Oshawa Museum 2023a).
- On November 3, 1943, Samuel Vinson granted the south part of Lot 2 to Annie Levine, who granted part of that land to the Crown in 1950.
- By-Law 1462, which annexed Lots 1 and 2 in the Broken Front Concession to the City of Oshawa, was passed on August 17, 1950.
- A 1954 aerial photograph of the subject property indicates it was predominately agricultural in nature, with numerous farm fields contained within the boundary of the area (see Map 8). There appears to be a structure of some kind, possibly a farmhouse, located centrally within the subject property; a paved or gravel road leads to it. Highway 401 and Colonel Sam Drive are clearly visible on the aerial photograph, as is the rail corridor.
- A further grant from the Crown to Beaton's Dairy Products, Ltd. Was registered in 1957 for Lots 1 and 2, likely from excess land used in the construction of Highway 401.
- On August 31, 1964, Beaton's Dairy Products granted part of Lot 1 to J.L. Beaton Enterprises, who in turn granted part of Lot 1 to Morridown Holdings on December 15, 1970. Part of Lot 2 was granted from Beaton's Dairy Products Ltd. to J.L. Beaton Enterprises in 1969, and to Morridown Holdings on October 15, 1970.
- Morridown Holdings granted the land to Consolidated Morrison Explorations on February 15, 1974.
- Consolidated Morrison Explorations filed an application to Bramalea Investments on August 20, 1981. Bramalea Investments transferred all their holdings in Lots 1 and 2 to General Motors on March 10, 1987.
- City of Oshawa Plan 40M1532 was filed on March 10, 1988, which encompassed all the McLaughlin Bay Wildlife Reserve.
  - In 1988, GM decided to construct a new corporate headquarters on the former site of J.L. Beaton's dairy farm, adjacent to the Second Marsh and visible from Highway 401 (Harris 2019).
  - However, due to environmental concerns, especially regarding the effects of a tall building on migratory bird populations, the design of the headquarters was changed with input from environmental consultants. GM created the position of a wildlife reserve manager, which from 1990 to 1992 greatly improved the former dairylands by planting trees and creating walking trails, including a sensory trail for visually impaired users that is still in use today (Harris 2019).
    - The creation of the wildlife reserve was a celebration of GM's "green" corporate headquarters, which was completed in 1990 (OTC 2023).
    - The reserve was named after GM's founder, Colonel Sam McLaughlin. At its founding, it consisted of 41 hectares (108 acres) of land with a 40-hectare property that hosted the GM office complex and parking lots. (OTC 2023).
    - The reserve is home to over 400 species of flora and fauna, a number of walking trails, and viewing platforms. It is connected to both the Second Marsh and Darlington Provincial Park by a connecting trail system (OTC 2023).
- On February 22, 2023, General Motors Canada transferred the land to the City of Oshawa.



- A current aerial photo shows that all the previous structures in the 1877 and 1930 maps are no longer extant, and the land within the boundaries of the subject property have been allowed to naturalize (see Map 9). The subject property is still located south of the rail corridor and Highway 401, and there are two commercial/industrial buildings with associated parking lots adjacent to the subject property on its north border.

**Table 9: Summary of Property Ownership for Lot 1, Broken Front Concession (LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
---	Patent	14 Dec 1808	The Crown	George Hall	All 200 acres
1310	B&S	26 Apr 1809	George Hall	Silas Serjeant	South 100 acres
2844	B&S	17 Jul 1816	Silas Serjeant	William Hall	South 100 acres
2703	B&S	31 May 1853	William Hall, Sr	William Hall, Jr	South 60 acres
1647	Will	10 Aug 1876	William Hall	Ira Hall	
4944	B&S	31 Aug 1895	Ira & Mary Hall	Anthony T. Pascoe	Part
9941	Will	3 Mar 193-	Anthony Thomas Pascoe	Arthur Richard Pascoe	Part
Records 1931 – 1941 Illegible or Missing					
16682	Grant	5 Sep 1941	Beaton, John	Beaton's Dairy Products Ltd	Part
64253	By-Law	7 Apr 1951	Corp. City of Oshawa	Corp. City of Oshawa	By-Law 2354, Designating Areas of Subdivision Control
55183	Grant	26 Apr 1957	Her Majesty the Queen	Beaton's Dairy Products Ltd	Part
145643	Grant	31 Aug 1964	Beaton's Dairy Products Ltd	J.L. Beaton Enterprises	Parts as in 16682, 68726, 55183
176751	Notice of Claim	24 Jun 1969	Beetree Investments	----	Parts as in 145643
185121	Quit Claim	6 Jul 1970	Beetree Investments Ltd	J.L. Beaton Enterprises	Part as in 176751
187266	Grant	15 Dec 1970	J.L. Beaton Enterprises	Morridown Holdings	Part
---598	Grant	15 Feb 1974	Morridown Holdings	Consolidated Morrison Explorations	Part as in 187266
225847	Change of Interest	24 Sep 1974	Consolidated Morrison Explorations	Consolidated Morrison Explorations	Application D223, change in ownership in 193887
227014	Certificate	15 Nov 1974	Land Titles Act	Consolidated Morrison Explorations	Certificate of Land Title, Parcel BF Con 1-1
40R-2059	Plan Reference	15 Nov 1974	Corp. City of Oshawa	Corp. City of Oshawa	Lays out Parcel as Part 1
LT132187	Application	20 Aug 1981	Consolidated Morrison Explorations/ Morrison Petroleum Ltd.	Bramalea Investments	Amended
40R-9500	Plan Reference	12 Jun 1986	--	--	Lays out Blocks 1 – 20 and Wentworth Street (now Col. Sam Drive) on Plan 40M-1532 as Parts 1 – 5.

<b>Instrument #</b>	<b>Instrument</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Comments</b>
LT328707	Transfer	10 Mar 1987	Bramalea Ltd, trustees	General Motors of Canada	All
40M-1532	Plan	10 Mar 1988	Corp. City of Oshawa	Corp. City of Oshawa	Lays out all above parcels into the following: Blocks 1 – 20 and Wentworth Street East (now Col. Sam Drive)
LT375152	Notice Agreement	16 Mar 1988	General Motors of Canada	Corp. City of Oshawa	Blocks 1 – 20 inclusive on Plan 40M-1532
LT375152	Transfer	16 Mar 1988	Corp. City of Oshawa	Corp. City of Oshawa	Blocks 17 & 20 Plan 40M-1532 are now Parcel 17-1 Section 40M- 1532
40R-32079	Plan Reference	2 Feb 2023	Corp. City of Oshawa	Corp. City of Oshawa	--
DR2212086	Transfer	22 Feb 2023	General Motors of Canada	Corp. City of Oshawa	--
DR2212092	No Option Purchase	22 Feb 2023	Corp. City of Oshawa	General Motors of Canada	--

**Table 10: Summary of Property Ownership for Lot 2, Broken Front Concession  
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
---	Patent	28 Jan 1856	The Crown	Samuel Hall	50 acres
351	Will	2 Oct 1869	Samuel Hall	--	--
1538	B&S	1 Nov 1875	William Hall and Jesse Trull	Samuel James Hall	Part
4897	Quit Claim	30 Jan 1895	Elizabeth & Henry Trull	Samuel James Hall	--
5107	Quit Claim	11 Dec 1896	Elizabeth Trull, administratrix	Samuel James Hall	--
6220	B&S	1 Feb 1906	Ida M. & Samuel J. Hall	Sidney S. Brooks	All excepting N 100 acres
8127	Grant	9 Jul 1915	Sidney S. Brooks	Samuel Vinson	Part, subject to easement
14115	Quit Claim	21 Aug 1931	Sidney Samuel Brooks and wife	Samuel Vinson	South Part, correcting 8127
17868	Grant	3 Nov 1943	Samuel Vinson and wife	Annie Levine	South Part Lot 2, as in 14115
22796	Grant	9 Jan 1950	Annie Levine	His Majesty the King in Right of Ontario	Part Lots 1 & 2 for Highway Plan
23531	By-Law	17 Aug 1950	Corp. Township of East Whitby	Corp. Township of East Whitby	By-Law 1462 for Annexing Lot to City of Oshawa
55183	Grant	26 Apr 1957	Her Majesty the Queen in right of Ontario	Beaton's Dairy Products Ltd	Part
94318	Grant	27 Mar 1957	Her Majesty the Queen in right of Ontario	Beaton's Dairy Products Ltd	Part, see Deposit 187267 [not included in this transcription]
145643	Grant	31 Aug 1969	Beaton's Dairy Products Ltd	J.L. Beaton Enterprises	Parts as in 55183, 187266, 94318
176751	Notice of Claim	27 Jan 1969	Beetree Investments Ltd	--	Parts as in 145643
185121	Quit Claim	6 Jul 1970	Beetree Investments Ltd	J.L. Beaton Enterprises	Part, some land as in 176751
187266	Grant	15 Oct 1970	J.L. Beaton Enterprises	Morridown Holdings Ltd	Part
219598	Grant	15 Feb 1974	Morridown Holdings Ltd	Consolidated Morrison Explorations	Part as in No. 187266
225847	Change of Interest	24 Sep 1974	Consolidated Morrison Explorations	--	Application D223, change in ownership in 193887
227014	Certificate	15 Nov 1974	Land Titles Act	Consolidated Morrison Explorations	Certificate of Land Title, Parcel BF Con 1-1
40R-2059	Plan Reference	15 Nov 1974	Corp. City of Oshawa	Corp. City of Oshawa	Lays out Parcel as Part 1
LT132187	Application	20 Aug 1981	Consolidated Morrison Explorations/ Morrison Petroleum Ltd.	Bramalea Investments	Amended
40R-9500	Plan Reference	12 Jun 1986	--	--	Lays out Blocks 1 – 20 and Wentworth Street

Instrument #	Instrument	Date	Grantor	Grantee	Comments
					(now Col. Sam Drive) on Plan 40M-1532 as Parts 1 – 5.
LT328707	Transfer	10 Mar 1987	Bramalea Ltd, trustees	General Motors of Canada	All
40M-1532	Plan	10 Mar 1988	Corp. City of Oshawa	Corp. City of Oshawa	Lays out all above parcels into the following: Blocks 1 – 20 and Wentworth Street East (now Col. Sam Drive)
LT375152	Notice Agreement	16 Mar 1988	General Motors of Canada	Corp. City of Oshawa	Blocks 1 – 20 inclusive on Plan 40M-1532
LT375152	Transfer	16 Mar 1988	Corp. City of Oshawa	Corp. City of Oshawa	Blocks 17 & 20 Plan 40M-1532 are now Parcel 17-1 Section 40M-1532
DR806699	Transfer	21 May 2009	General Motors of Canada	Canada Trust Company	(Subsequently deleted against property)
DR1260423	Transfer	30 Apr 2014	Canada Trust Company	General Motors of Canada	--
DR2212086	Transfer	22 Feb 2023	General Motors of Canada	Corp. City of Oshawa	--

### 5.3 Context

The coastal wetlands in Durham Region are unique to the Lake Ontario shoreline (CLOCA 2013). McLaughlin Bay contains numerous types of habitats, such as meadow and open water marshes, ponds, grassy meadows, and woodlot, which forms a biological system that supports an incredible diversity of species and a range of vegetation communities (North South Environmental 2018). The bay serves as a “habitat connector,” whose significance is increased due to its location near other significant marshes. McLaughlin bay is part of a larger ecosystem which, along with the Second Marsh, serves as one habitat that supports many species (Wittnebel 2016). Second Marsh and McLaughlin Bay Wildlife Reserve are contiguous coastal ecosystems that provide shelter for migratory birds and other possibly endangered species. The area is also highly productive, in that it supports a large number of both animal and plants species (CLOCA 2013).

As with the Second Marsh, McLaughlin Bay has played a role in the development of Oshawa’s business and agricultural sectors; at one time serving as a dairy farm for J.L. Beaton’s dairy business as well as other historical agricultural usage. It is now a restored wetland which serves as a wildlife reserve and a place for Oshawa’s citizens to learn about wetland ecosystems and their importance to maintaining the natural character of the coastline, and providing opportunities for recreation (CLOCA 2013, Wittnebel 2016).

Coastal wetlands along the Lake Ontario shoreline are predominantly provincially owned, and an extensive coastal trail system means they are considered excellent places for active and passive recreation, such as hiking, biking, canoeing/kayaking, and birdwatching. Marshes are also used

by sportsmen, such as anglers (CLOCA 2013). McLaughlin Bay is adjacent or in proximity to several important areas of historic or natural interest, such as:

- the terminus of the Scugog Carrying Place Trail, located at the mouth of Farewell Creek adjacent to the west border of the Second Marsh;
- historic Gifford Hill, also located to the west, adjacent to the Second Marsh;
- the Oshawa Harbour, located to the west in proximity to McLaughlin Bay and the Second Marsh;
- Darlington Provincial Park, which is adjacent to the subject property to the east;
- the Second Marsh, which is also adjacent to the subject property to the west; and
- Other similar wildlife reserves such as the Pumphouse Marsh, which is located near the Oshawa Harbour to the west of the subject property.

It also connects to or is located near a number of other recreational trail systems such as:

- the Great Lakes Waterfront Trail, which is located adjacent to the subject property and runs through Darlington Provincial Park;
- the Second Marsh trails, located adjacent to the subject property to the west; and
- the Joseph Kolodzie Oshawa Creek Bike Path, which follows the path of Oshawa Creek, located to the west of the study area.

These landmarks represent the historic and natural character of the area and supports how McLaughlin Bay Wildlife Reserve is linked to its surroundings (Martindale Planning Services 2020).

## 6.0 EVALUATION OF SIGNIFICANCE

Table 11 presents an evaluation of McLaughlin Bay Wildlife Reserve according to Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22).

**Table 11: Evaluation of the Cultural Heritage Value or Interest of McLaughlin Bay Wildlife Reserve in Accordance with O. Reg. 9/06**

Description	Meets Criteria (Yes or No)	Value
The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	<b>McLaughlin Bay Wildlife Reserve is a representative example of a lacustrine wetland ecosystem, which occur along the shores of the Great Lakes.</b> It provides varied habitats for migratory and non-migratory species and are also responsible for contributing to the overall health of the Great Lakes ecosystem.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	McLaughlin Bay Wildlife Reserve does not have design or physical value, as there are no structures or buildings within the boundaries of the subject property at all, and therefore a degree of craftsmanship and/or artistic value cannot be determined. Further, although the McLaughlin Bay Wildlife Reserve has been modified over time by human activity (i.e., agricultural use, environmental restoration) these activities do not demonstrate a high degree of craftsmanship or artistic merit.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	Although the McLaughlin Bay Wildlife Reserve is an example of a restored wetland research did not reveal that the restoration involved a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief,	Yes	<b>McLaughlin Bay Wildlife Reserve is directly associated with John L. Beaton.</b> John L. Beaton established or managed numerous dairies, such as the Orillia Creamery, the Elmvalle Creamery (1924), and the Collingwood

Description	Meets Criteria (Yes or No)	Value
<p>person, activity, organization or institution that is significant to a community</p>		<p>Creamery (1940). The property was the site of John L. Beaton’s dairy farm, which supplied milk for the Beaton Dairy storefront located at 245 King Street in downtown Oshawa.</p> <p><b>McLaughlin Bay Wildlife Reserve is directly associated with It General Motors Canada.</b> General Motors purchased the subject property in 1987. GM decided to construct a new corporate headquarters on the site. Due to environmental concerns, especially regarding the effects of a tall building on migratory bird populations, the design of the headquarters was undertaken with input from environmental consultants. The creation of the wildlife reserve was a celebration of GM’s “green” corporate headquarters. GM hired a wildlife reserve manager, who oversaw the planting of trees and creating walking trails, including a sensory trail for visually impaired users that is still in use today. The reserve was named after GM’s founder, Colonel Sam McLaughlin. General Motors subsequently donated the land to the City of Oshawa for use as a park and wildlife reserve.</p> <p><b>McLaughlin Bay Wildlife Reserve has historical/associative value due to its direct association with the Indigenous land-use of the area.</b> McLaughlin Bay Wildlife Reserve has been identified as an area of historical and environmental importance to the Chippewas of Rama First Nation, Métis Nation of Ontario, Alderville First Nation and Hiawatha First Nation. Both oral histories and archaeological evidence demonstrate the importance of the coastal wetland and waterways for trade, travel, and sustenance. The natural harbour led to an inland network of waterways ideal for transportation, which became known as the Scugog Carry Place trail. This north-south trading route carried goods and people from Lake Scugog and Ontario’s interior to the shore of Lake Ontario. Its southern terminus ends on a beach at the mouth of Farewell Creek, along the western edge of Second Marsh. MNO representatives stated that “We encourage consideration of the Marsh and Bay’s ecological functions as heritage attributes. We are committed to the continuing ecological integrity of the property. For example, all marshes have water filtration capabilities.” Chippewas of Rama First Nation stated “As ever, what is important to us -especially in the middle of urban areas- is keeping wetlands and greenspaces natural and pristine”. Alderville First Nation stated “Coastal wetlands are extremely significant to the Michi Saagiig – areas of medicine and foods”. Further, Hiawatha First Nation stated “Scugog (Shallow waters) and Oshawa (The Crossing Place) was a significant route to the island and Ashuniong (The Place of The Calling, later named Lake Simcoe)”</p>
<p>The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture</p>	<p>Yes</p>	<p><b>McLaughlin Bay Wildlife Reserve has the potential to yield information on traditional practices that can contribute to the understand of the First Nations communities who have and continue to call the Oshawa area home.</b> Both oral histories and archaeological evidence demonstrate the importance of the coastal wetland and waterways for trade, travel, and sustenance. Further, the terminus of the Scugog Carrying Place Trail, located at the mouth of Farewell Creek adjacent to the west border of the subject property, had been used by Indigenous people for thousands of years. As such, there is potential for to yield</p>

Description	Meets Criteria (Yes or No)	Value
		information regarding the Pre-Contact landscape and Indigenous land-use.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	McLaughlin Bay Wildlife Reserve does not reflect the ideas of an architect, builder, designer, or theorist. Research indicates that the design of the building did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining or supporting the character of an area	Yes	<b>McLaughlin Bay Wildlife Reserve is important in maintaining, and supporting the character of the area, as it one of a series of coastal lacustrine marshes on the north shore of Lake Ontario.</b> It is adjacent to Second Marsh to the east, part of which has already been designated as a Cultural Heritage Landscape under the Ontario Heritage Act in 2020. Second Marsh and McLaughlin Bay Wildlife Reserve form a contiguous coastal ecosystem. These properties are also in close proximity to Darlington Provincial Park.
The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings	Yes	<b>McLaughlin Bay Wildlife Reserve's relationship to its surroundings is primarily functional as an ecologically significant wetland and a restored natural heritage site that provides shelter for migratory birds and other native lacustrine species.</b>
The property has contextual value because it is a landmark	Yes	<b>McLaughlin Bay Wildlife Reserve is landmark with in the City of Oshawa.</b> It is a known site within the City for its environmental function as well as its recreational opportunities.

## 7.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 12 assisted with the development of the list of heritage attributes.

**Table 12: Relationship of Heritage Attributes to Cultural Heritage Values**

McLaughlin Bay Wildlife Reserve is a representative example of a lacustrine wetland ecosystem, which occur along the shores of the Great Lakes.	<ul style="list-style-type: none"> <li>The entire property which contains a lacustrine wetland ecosystem that provides valuable natural habitat to a high diversity of wildlife</li> </ul>
McLaughlin Bay Wildlife Reserve is directly associated with It General Motors Canada. General Motors purchased the subject property in 1987.	<ul style="list-style-type: none"> <li>Location adjacent to GM headquarters building</li> </ul>
McLaughlin Bay Wildlife Reserve is directly associated with John L. Beaton. John L. Beaton established or managed numerous dairies, such as the Orillia Creamery, the Elmvale Creamery (1924), and the Collingwood Creamery (1940).	<ul style="list-style-type: none"> <li>Darlington Trail that follows the historic driveway to the dairy</li> </ul>
McLaughlin Bay Wildlife Reserve has historical/associative value due to its direct association with the Indigenous land-use of the area.	<ul style="list-style-type: none"> <li>Location adjacent to the Scugog Carrying Place Trail, the southern terminus ends on a beach at the mouth of Farewell Creek, along the western edge of Second Marsh adjacent to McLaughlin Bay Wildlife Reserve</li> <li>The entire property which contains a lacustrine wetland ecosystem that provides valuable natural habitat to a high diversity of wildlife,</li> <li>The extent of the natural vegetation within the property</li> </ul>
McLaughlin Bay Wildlife Reserve has the potential to yield information on traditional practices that can contribute to the understand of the First Nations communities who have and continue to call the Oshawa area home.	<ul style="list-style-type: none"> <li>Location adjacent to the Scugog Carrying Place Trail, the southern terminus ends on a beach at the mouth of Farewell Creek, along the western edge of Second Marsh</li> </ul>

McLaughlin Bay Wildlife Reserve is important in maintaining, and supporting the character of the area, as it one of a series of coastal lacustrine marshes on the north shore of Lake Ontario.	<ul style="list-style-type: none"> <li>• Varied habitats, such as meadows, ponds, swamps, marsh, woodlots and barrier beach</li> <li>• Location adjacency to Second Marsh and proximity to Darlington Provincial Park, which are also important wetland ecosystems</li> </ul>
McLaughlin Bay Wildlife Reserve is landmark with in the City of Oshawa.	<ul style="list-style-type: none"> <li>• Trails and viewing platforms</li> </ul>

## 8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### *Introduction and Description of Property*

The McLaughlin Bay Wildlife Reserve is located at 1908 Colonel Sam Drive at the southeast end of the City of Oshawa along the shore of Lake Ontario. The property consists of 41 hectare (108 acre) partially restored wildlife reserve that contains a seven-kilometre trail system as part of a complex of coastal recreation trails, and although there are no built heritage structures contained within the subject property, the reserve is an ecologically significant marsh which hosts a diversity of plant and animal species.

### *Statement of Cultural Heritage Value or Interest*

**McLaughlin Bay Wildlife Reserve is a representative example of a lacustrine wetland ecosystem, which occur along the shores of the Great Lakes.** It provides varied habitats for migratory and non-migratory species and are also responsible for contributing to the overall health of the Great Lakes ecosystem.

**McLaughlin Bay Wildlife Reserve is directly associated with John L. Beaton. John L. Beaton established or managed numerous dairies, such as the Orillia Creamery, the Elmvale Creamery (1924), and the Collingwood Creamery (1940).** The property was the site of John L. Beaton's dairy farm, which supplied milk for the Beaton Dairy storefront located at 245 King Street in downtown Oshawa.

**McLaughlin Bay Wildlife Reserve is directly associated with It General Motors Canada. General Motors purchased the subject property in 1987.** GM decided to construct a new corporate headquarters on the site. Due to environmental concerns, especially regarding the effects of a tall building on migratory bird populations, the design of the headquarters was undertaken with input from environmental consultants. The creation of the wildlife reserve was a celebration of GM's "green" corporate headquarters. GM hired a wildlife reserve manager, who oversaw the planting of trees and creating walking trails, including a sensory trail for visually impaired users that is still in use today. The reserve was named after GM's founder, Colonel Sam McLaughlin. General Motors subsequently donated the land to the City of Oshawa for use as a park and wildlife reserve.

**McLaughlin Bay Wildlife Reserve has historical/associative value due to its direct association with the Indigenous land-use of the area.** McLaughlin Bay Wildlife Reserve has been identified as an area of historical and environmental importance to the Chippewas of Rama First Nation, Métis Nation of Ontario, Alderville First Nation and Hiawatha First Nation. Both oral histories and archaeological evidence demonstrate the importance of the coastal wetland and waterways for trade, travel, and sustenance. The natural harbour led to an inland network of waterways ideal for transportation, which became known as the Scugog Carry Place trail. This north-south trading route carried goods and people from Lake Scugog and Ontario's interior to the shore of Lake Ontario. Its southern terminus ends on a beach at the mouth of Farewell Creek, along the western edge of Second Marsh. MNO representatives stated that "We encourage



consideration of the Marsh and Bay's ecological functions as heritage attributes. We are committed to the continuing ecological integrity of the property. For example, all marshes have water filtration capabilities." Chippewas of Rama First Nation stated "As ever, what is important to us -especially in the middle of urban areas- is keeping wetlands and greenspaces natural and pristine". Alderville First Nation stated "Coastal wetlands are extremely significant to the Michi Saagiig – areas of medicine and foods". Further, Hiawatha First Nation stated "Scugog (Shallow waters) and Oshawa (The Crossing Place) was a significant route to the island and Ashuniong (The Place of The Calling, later named Lake Simcoe)"

**McLaughlin Bay Wildlife Reserve has the potential to yield information on traditional practices that can contribute to the understand of the First Nations communities who have and continue to call the Oshawa area home.** Both oral histories and archaeological evidence demonstrate the importance of the coastal wetland and waterways for trade, travel, and sustenance. Further, the terminus of the Scugog Carrying Place Trail, located at the mouth of Farewell Creek adjacent to the west border of the subject property, had been used by Indigenous people for thousands of years. As such, there is potential for to yield information regarding the Pre-Contact landscape and Indigenous land-use.

**McLaughlin Bay Wildlife Reserve is important in maintaining, and supporting the character of the area, as it one of a series of coastal lacustrine marshes on the north shore of Lake Ontario.** It is adjacent to Second Marsh to the east, part of which has already been designated as a Cultural Heritage Landscape under the Ontario Heritage Act in 2020. Second Marsh and McLaughlin Bay Wildlife Reserve form a contiguous coastal ecosystem. These properties are also in close proximity to Darlington Provincial Park.

**McLaughlin Bay Wildlife Reserve's relationship to its surroundings is primarily functional as an ecologically significant wetland and a restored natural heritage site that provides shelter for migratory birds and other native lacustrine species.**

**McLaughlin Bay Wildlife Reserve is landmark with in the City of Oshawa.** It is a known site within the City for its environmental function as well as its recreational opportunities.

### ***Cultural Heritage Attributes***

**McLaughlin Bay Wildlife Reserve is a representative example of a lacustrine wetland ecosystem, which occur along the shores of the Great Lakes. The property contains the following heritage attributes that reflect this value:**

- The entire property which contains a lacustrine wetland ecosystem that provides valuable natural habitat to a high diversity of wildlife

**McLaughlin Bay Wildlife Reserve is directly associated with John L. Beaton. John L. Beaton established or managed numerous dairies, such as the Orillia Creamery, the Elmvale Creamery (1924), and the Collingwood Creamery (1940). The property contains the following heritage attribute that reflect this value:**

- Darlington Trail that follows the historic driveway to the dairy

**McLaughlin Bay Wildlife Reserve is directly associated with It General Motors Canada. General Motors purchased the subject property in 1987. The property contains the following heritage attribute that reflect this value:**

- Location adjacent to GM headquarters building

**McLaughlin Bay Wildlife Reserve has historical/associative value due to its direct association with the Indigenous land-use of the area. The property contains the following heritage attributes that reflect this value:**

- Location adjacent to the Scugog Carrying Place Trail, the southern terminus ends on a beach at the mouth of Farewell Creek, along the western edge of Second Marsh adjacent to McLaughlin Bay Wildlife Reserve
- The entire property which contains a lacustrine wetland ecosystem that provides valuable natural habitat to a high diversity of wildlife,
- The extent of the natural vegetation within the property

**McLaughlin Bay Wildlife Reserve has the potential to yield information on traditional practices that can contribute to the understand of the First Nations communities who have and continue to call the Oshawa area home. The property contains the following heritage attributes that reflect this value:**

- Location adjacent to the Scugog Carrying Place Trail, the southern terminus ends on a beach at the mouth of Farewell Creek, along the western edge of Second Marsh

**McLaughlin Bay Wildlife Reserve is important in maintaining, and supporting the character of the area, as it one of a series of coastal lacustrine marshes on the north shore of Lake Ontario. The property contains the following heritage attributes that reflect this value:**

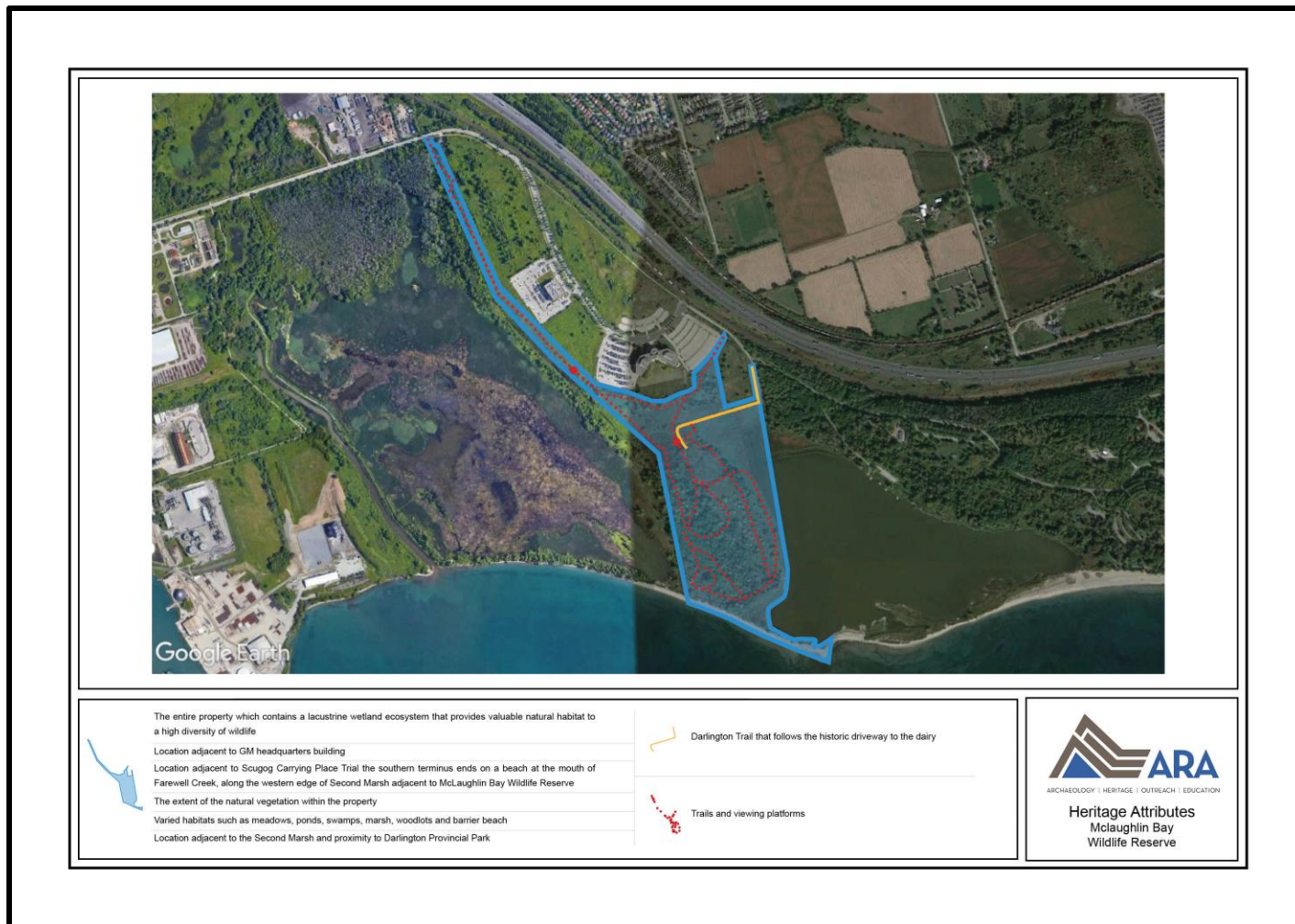
- Varied habitats, such as meadows, ponds, swamps, marsh, woodlots and barrier beach
- Location adjacency to Second Marsh and proximity to Darlington Provincial Park, which are also important wetland ecosystems

**McLaughlin Bay Wildlife Reserve is landmark with in the City of Oshawa. The property contains the following heritage attributes that reflect this value:**

- Trails and viewing platforms

## **9.0 MAP OF HERITAGE ATTRIBUTES**

The following figures display the heritage attributes as outlined in Section 7.0 above.



**Map 3: Map of Heritage Attributes of McLaughlin Bay Wildlife Reserve**

## **10.0 CONCLUSIONS**

O. Reg. 9/06 of the OHA requires that to be designated, a property must meet two criteria. The McLaughlin Bay Wildlife Reserve (1908 Colonel Sam Drive) meets six criteria for determining CHVI as outlined in O. Reg. 9/06, therefore it is worthy of designation under O. Reg. 9/06 of the OHA.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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### Appendix A: Photographs



**Map 4: Photo Locations at the McLaughlin Bay Wildlife Reserve**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)





**Image 1: Gravel Road Leading to Trail Parking and Entrance**  
(Photo taken on June 13, 2023; Facing North)



**Image 2: Parking Area for Trails**  
(Photo taken on June 13, 2023; Facing South)



**Image 3: Great Lakes Waterfront Trail Entrance Near Parking Area  
(Photo taken on June 13, 2023; Facing East)**



**Image 4: Muddy Road Allowance and GM Headquarters  
(Photo taken on June 13, 2023; Facing Northwest)**



**Image 5: Mature Vegetation at Edge of Parking Area  
(Photo taken on June 13, 2023; Facing Southeast)**



**Image 6: Overgrown Vegetation Between Road and GM Headquarters  
(Photo taken June 13, 2023; Facing Southwest)**



**Image 7: Entrance to Wildlife Reserve Trails  
(Photo taken on June 13, 2023; Facing West)**



**Image 8: Main Trail from Entrance Leading into Reserve  
(Photo taken on June 13, 2023; Facing West)**



**Image 9: Fence Posts Along Main Trail in Overgrown Grass**  
(Photo taken on June 13, 2023; Facing Northwest)



**Image 10: Bird house on Fence Post Along Main Trail**  
(Photo taken June 13, 2023; Facing Southwest)



**Image 11: View Towards McLaughlin Bay from the Main Trail  
(Photo taken on June 13, 2023; Facing South)**



**Image 12: View Towards GM Headquarters from Main Trail  
(Photo taken on June 13, 2023; Facing North)**



**Image 13: Split in Main Trail, Leading to Other Trails Within Reserve**  
(Photo taken on June 13, 2023; Facing West)



**Image 14: Gravel Trail**  
(Photo taken on June 13, 2023; Facing Northeast)



**Image 15: Gravel Trail**  
(Photo taken on June 13, 2023; Facing North)



**Image 16: Juncture of Gravel Trails**  
(Photo taken on June 13, 2023; Facing South)





**Image 17: Unpaved Mown Grass Trail**  
(Photo taken on June 13, 2023; Facing North)



**Image 18: Unpaved Mown Grass Trail**  
(Photo taken on June 13, 2023; Facing Southeast)



**Image 19: Open, Mown Grassy Area Where Unpaved Trails Join**  
(Photo taken on June 13, 2023; Facing Southwest)



**Image 20: Sandy Trail by Lakeshore**  
(Photo taken on June 13, 2023; Facing North)



**Image 21: Waymarking Signs on Trails**  
(Photo taken on June 13, 2023; Facing South)



**Image 22: Waymarking Sign on Trail**  
(Photo taken on June 13, 2023; Facing Southeast)



**Image 23: Waymarking Signs on Trail**  
(Photo taken on June 13, 2023; Facing Southwest)



**Image 24: Interpretive/Educational Sign on All-Access Trail**  
(Photo taken on June 13, 2023; Facing Southwest)



**Image 25: Infographic/Educational Signs on Trail  
(Photo taken on June 13, 2023; Facing Southwest)**



**Image 26: Infographic/Educational Sign on Trail  
(Photo taken on June 13, 2023; Facing West)**



**Image 27: Animal Cut-Out on Trail**  
(Photo taken on June 13, 2023; Facing Southwest)



**Image 28: Bridge Spanning Wet Area on Gravel Trail Around Pond**  
(Photo taken on June 13, 2023; Facing Northwest)



**Image 29: Park Bench and Garbage Can Next to Gravel Trail**  
(Photo taken on June 13, 2023; Facing Northeast)



**Image 30: Picnic Area with Benches in Clearing Adjacent to Trail**  
(Photo taken on June 13, 2023; Facing Northwest)



**Image 31: Memorial Plaque on Park Bench in Picnic Area  
(Photo taken on June 13, 2023; Facing West)**



**Image 32: Small Viewing Platform into an interior pond  
(Photo taken on June 13, 2023; Facing West)**





**Image 33: Large Viewing Platform into the Second Marsh  
(Photo taken on June 13, 2023; Facing Northwest)**



**Image 34: Commemorative Plaque Near Large Viewing Platform into the Second Marsh  
(Photo taken on June 13, 2023; Facing Southwest)**



**Image 35: View into the Second Marsh from Large Viewing Platform  
(Photo taken on June 13, 2023; Facing Southwest)**



**Image 36: View of GM Headquarters and Grassy Berm from Viewing Platform  
(Photo taken on June 13, 2023; Facing Northeast)**



**Image 37: Dogwood Pond and GM Headquarters  
(Photo taken on June 13, 2023; Facing Northwest)**



**Image 38: View into Interior Pond (Greg's Pond)  
(Photo taken on June 13, 2023; Facing Southwest)**



**Image 39: View of McLaughlin Bay**  
(Photo taken on June 13, 2023; Facing Northwest)



**Image 40: View of Mature Trees and Grassy Meadow**  
(Photo taken on June 13, 2023; Facing Southwest)



**Image 41: View of Mature Trees, Overgrown Vegetation, and McLaughlin Bay**  
(Photo taken on June 13, 2023; Facing East)



**Image 42: Mature Trees Along Trail, Possibly Intentionally Planted**  
(Photo taken on June 13, 2023; Facing South)



**Image 43: Large Overgrown Berm at Edge of Trail**  
(Photo taken on June 13, 2023; Facing Southeast)



**Image 44: Lake Ontario Shoreline**  
(Photo taken on June 13, 2023; Facing Southeast)



**Image 45: Pebble/Cobble Beach at Edge of Lake Ontario**  
(Photo taken on June 13, 2023; Facing East)



**Image 46: Baymouth Bar Between McLaughlin Bay and Lake Ontario**  
(Photo taken on June 13, 2023; Facing East)



**Image 47: Overgrown Vegetation Between McLaughlin Bay and Lake Ontario**  
(Photo taken on June 13, 2023; Facing North)



**Image 48: View into McLaughlin Bay from the Lakeshore**  
(Photo taken on June 13, 2023; Facing Northeast)



**Appendix B: Historic Photos**

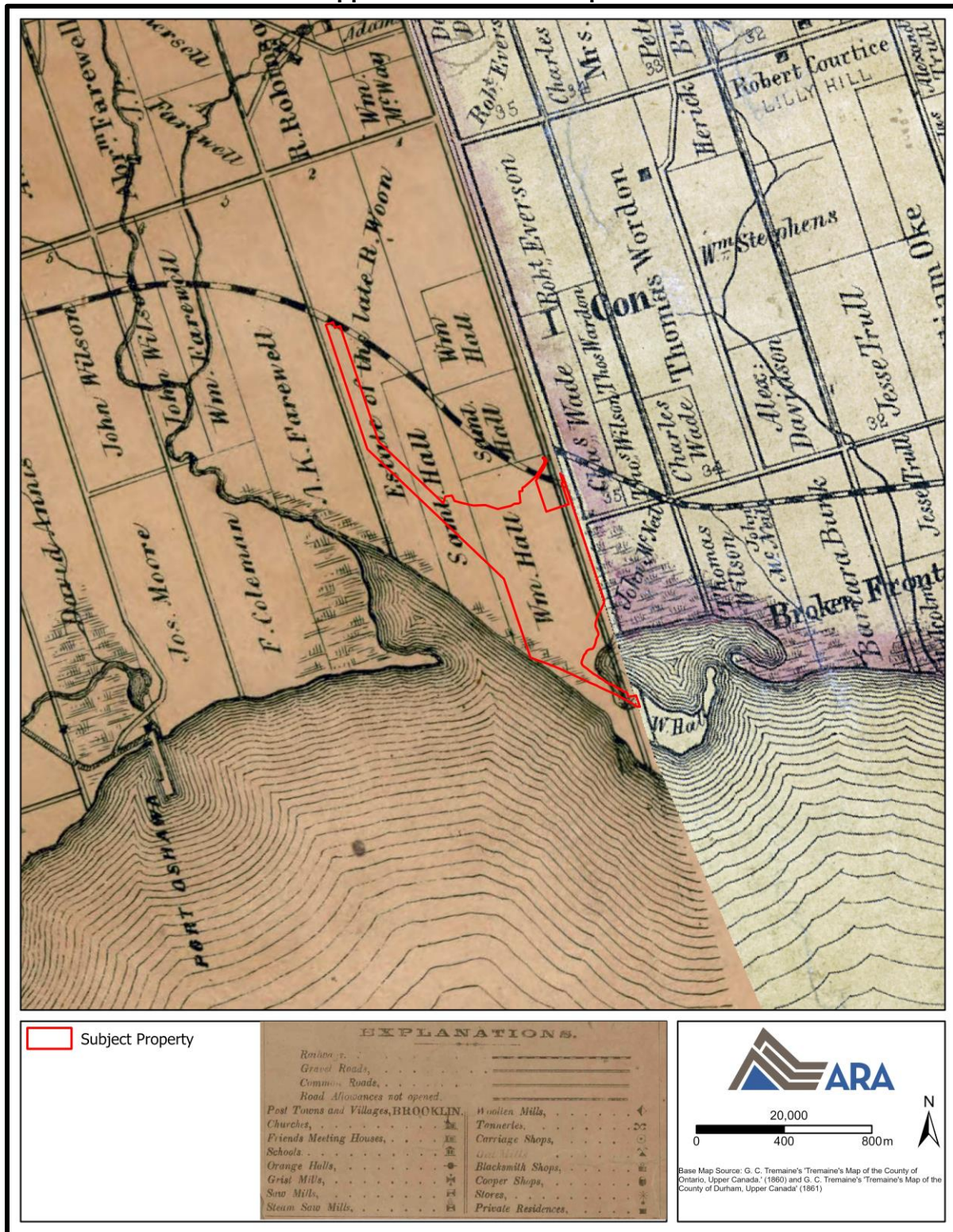


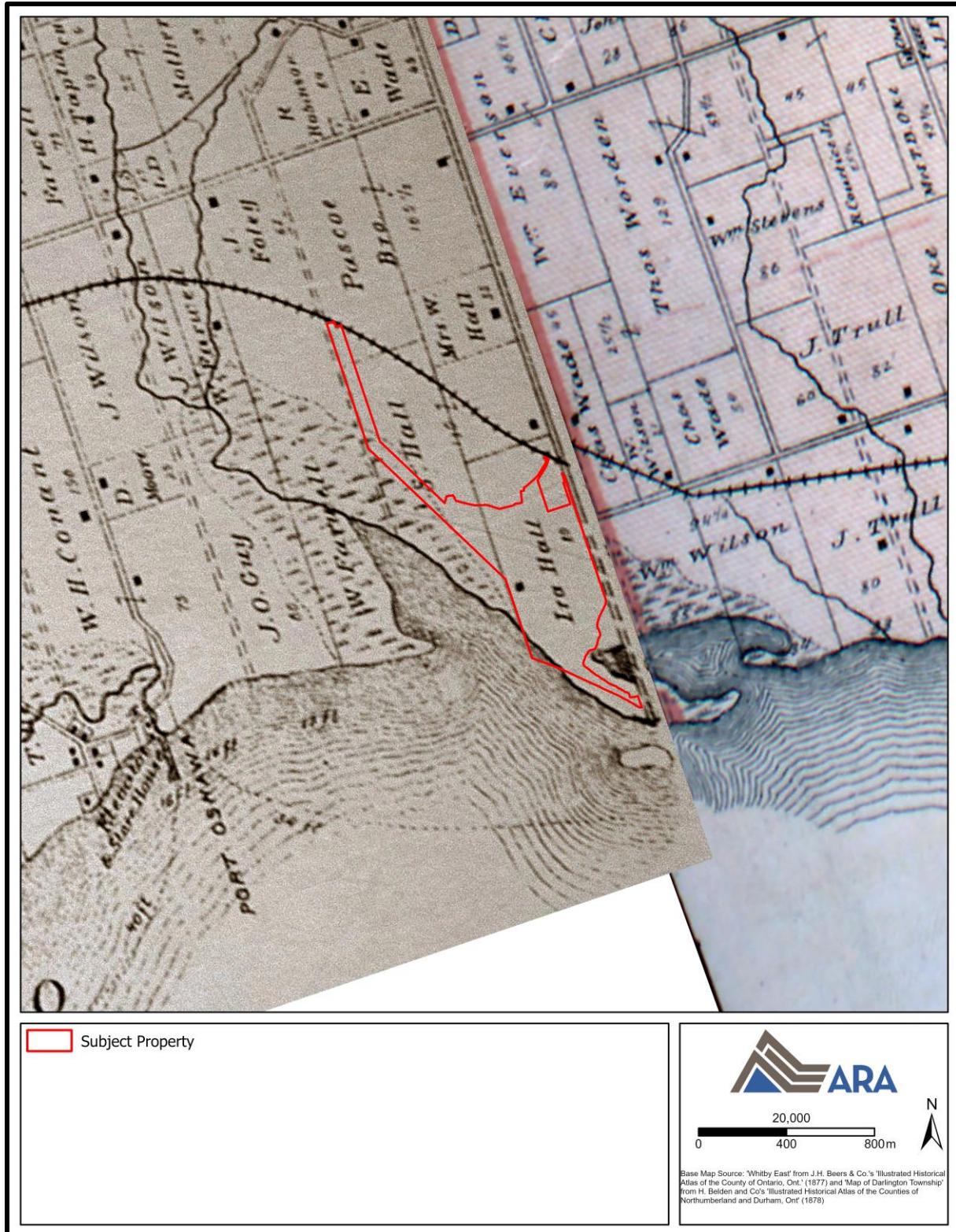
**Figure 1: Beaton Dairy Farm, c. 1970s  
(Martindale Planning Services 2020)**



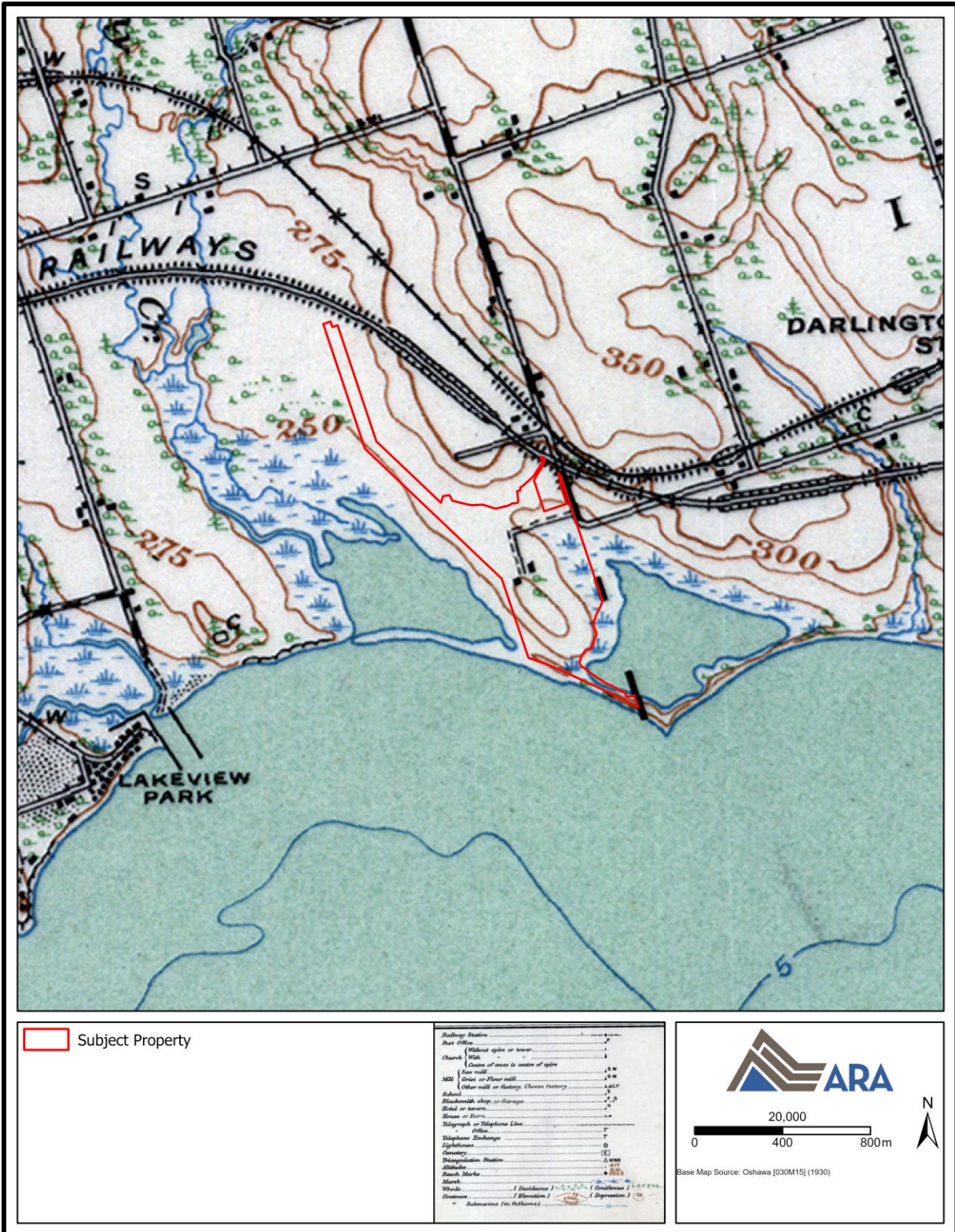
**Figure 2: Beaton Dairy Milk Bottle  
(Oshawa Museum 2023)**

Appendix C: Historic Maps

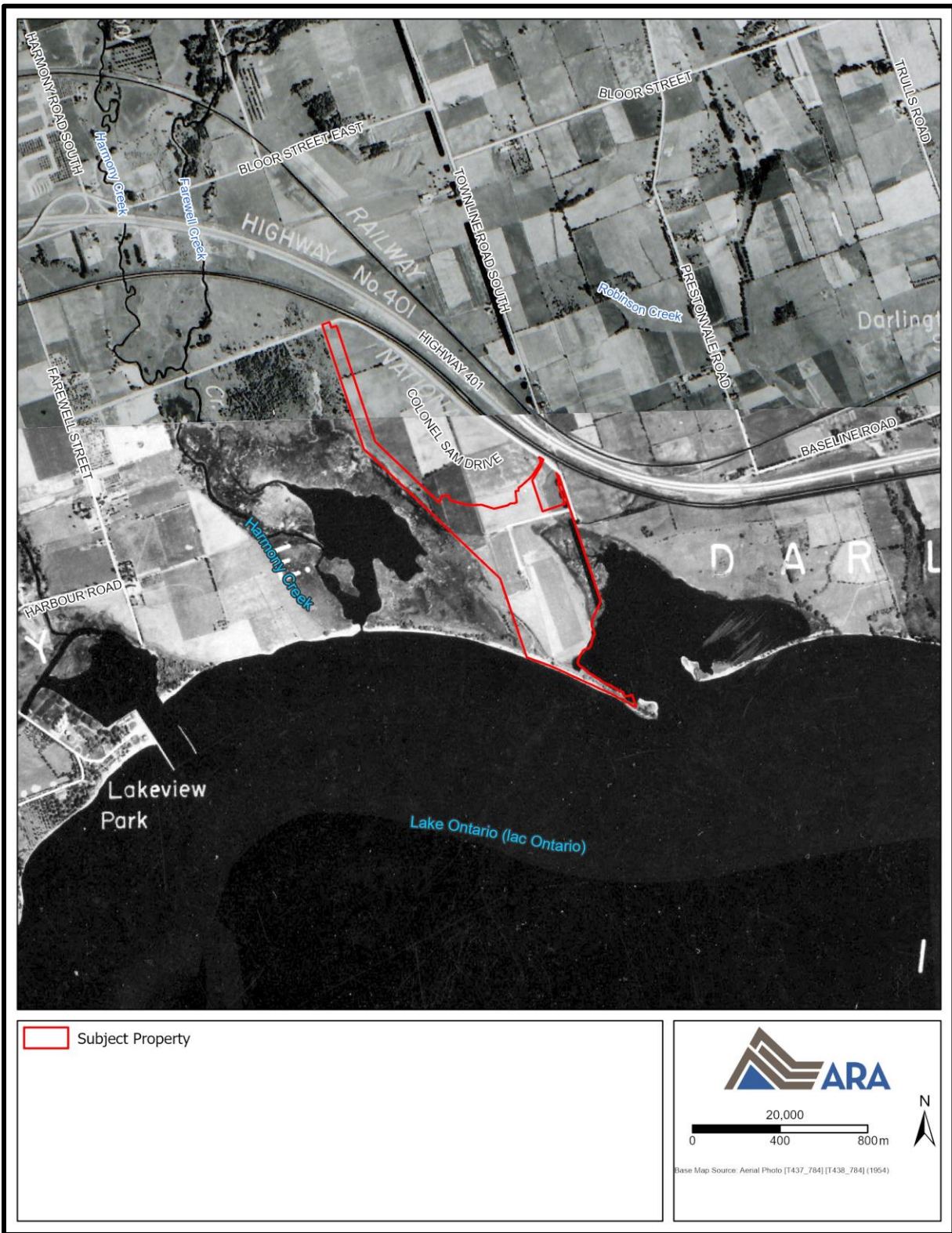




**Map 6: Subject Property shown on an 1877 Historic Map**  
Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



**Map 7: Subject Property shown on an Historic 1930 Topographic Map  
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)**



**Map 8: Subject Property shown on an Aerial Image from 1954**  
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)



**Map 9: Subject Property on Current Aerial Image**  
Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2023)

