



**Town of Oakville  
Planning and Development Council**

**AGENDA**

**Date:** Monday, April 8, 2024  
**Time:** 6:30 p.m.  
**Location:** Council Chamber

Town Hall is open to the public and live streaming video is available on <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/live-stream> or at the town's YouTube channel at <https://www.youtube.com/user/TownofOakvilleTV>. Information regarding written submissions and requests to delegate can be found at <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/delegations-presentations>.

---

	<b>Pages</b>
<b>1. Regrets</b>	
<b>2. Declarations of Pecuniary Interest</b>	
<b>3. Committee of the Whole</b>	
<b>4. Consent Items(s)</b>	
<b>4.1 Notice of intention to designate – 1099 Sixth Line – April 8, 2024</b>	<b>5 - 39</b>
Recommendation: That a notice of intention to designate be issued under section 29, Part IV of the <i>Ontario Heritage Act</i> for the Louth House at 1099 Sixth Line.	
<b>4.2 Notice of intention to designate – 159 Balsam Drive – April 8, 2024</b>	<b>40 - 79</b>
Recommendation: That a notice of intention to designate be issued under section 29, Part IV of the <i>Ontario Heritage Act</i> for the Thomas and Electa Leach House at 159 Balsam Drive.	

**4.3 Recommendation Report, Draft Plans of Condominiums (2), Zancor (Oakville) Limited, File No.: 24CDM-23004/1431 and 24CDM-23006/1431, 2450 Old Bronte Road**

80 - 100

Recommendation:

1. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-23004/1431) submitted by Zancor (Oakville) Limited, and prepared by KRCMAR dated April 18, 2023, subject to the conditions contained in Appendix A of the Planning Service Report dated March 26, 2024.
2. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-23006/1431) submitted by Zancor (Oakville) Limited, and prepared by KRCMAR dated August 10, 2023, subject to the conditions contained in Appendix B of the Planning Service Report dated March 26, 2024.

**5. Confidential Consent Item(s)**

There are no Confidential Consent Item(s) listed for this agenda.

**6. Public Hearing Item(s)**

There are no Public Hearing Items listed for this agenda.

**7. Discussion Item(s)**

*Item 7.2 deferred from March 18, 2024 Planning and Development Council Meeting. See addendum to be distributed.*

**7.1 Community Planning Permit System**

101 - 107

Recommendation:

That the report entitled "Community Planning Permit System" be received for information.

**7.2 Town of Oakville Parks Plan 2031 and Parkland Dedication By-law 2024-034**

**7.3 Notice of Intention to Designate – 3175 Lakeshore Road West**

108 - 192

Recommendation:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Cudmore House at 3175 Lakeshore Road West.

**8. Confidential Discussion Item(s)**

There are no Confidential Discussion Item(s) listed for this agenda.

**9. Advisory Committee Minutes**

**9.1 Heritage Oakville Advisory Committee Minutes March 26, 2024**

193 - 196

Recommendation:

That the following recommendation pertaining to Item 4.1 of the Heritage Oakville Advisory Committee minutes from its meeting on March 26, 2024 be approved and the remainder of the minutes be received:

**4.1 Heritage permit application HP008/24-42.20K 262 King Street – construction of a two storey addition**

1. That Heritage Permit Application HP008/24-42.20K for the construction of a new two storey addition at 262 King Street, as attached in Appendix B to the report dated March 12, 2024 from Planning Services, be approved subject to the following:
  - a. That final details on the windows, doors, trim, cladding materials and paint colours be submitted to Heritage Planning staff for final approval;
2. That this heritage permit expire two years from the date of final approval by Council.

**10. Rise and Report to Council**

**11. New Business**

(Emergency, Congratulatory or Condolence)

**12. Consideration and Reading of By-laws**

That the following by-law(s) be passed:

**12.1 By-law 2024-062** 197 - 197

A by-law to confirm the proceedings of a meeting of Council.

**13. Adjournment**

## REPORT

### Planning and Development Council

Meeting Date: April 8, 2024

---

**FROM:** Planning Services Department

**DATE:** March 26, 2024

**SUBJECT:** Notice of intention to designate – 1099 Sixth Line – April 8, 2024

**LOCATION:** 1099 Sixth Line

**WARD:** Ward 3

Page 1

---

#### RECOMMENDATION:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Louth House at 1099 Sixth Line.

#### KEY FACTS:

The following are key points for consideration with respect to this report:

- As part of the Heritage Designation Project 2023-2025, staff has evaluated the subject property and consider it worthy of conservation and heritage designation.
- Staff is recommending that the subject property be designated under section 29, Part IV of the *Ontario Heritage Act* and that a notice of intention to designate be issued by Council for the property.

#### BACKGROUND:

In October 2022, Ontario's Ministry of Municipal Affairs and Housing introduced Bill 23, *More Homes Built Faster Act, 2022*. The bill included several amendments to the *Ontario Heritage Act*, including a two-year time limit for listed properties to remain on municipal heritage registers. In early 2023, Policy Planning & Heritage initiated the Heritage Designation Project 2023-2025 to designate approximately 80 listed properties prior to their required removal from Oakville's Heritage Register on January 1, 2025. The subject property of this report was included as a priority within that list.

A location map for the subject property is attached as Appendix A. A Cultural Heritage Evaluation Report (CHER) has been prepared by staff for the property and is attached as Appendix B. A draft Notice of Intention to Designate has also been prepared by staff and is attached as Appendix C.

**COMMENT/OPTIONS:**

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2021), *Planning Act* (1990, as amended) *Provincial Policy Statement* (2020), the Growth Plan for the Greater Golden Horseshoe (2019).

The *PPS* (2020) and Growth Plan (2019) function together with the *Ontario Heritage Act* (OHA) by the shared principle that cultural heritage resources shall be conserved. The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

This commitment to heritage conservation continues at the regional and municipal level through supportive objectives and directions outlined in the Region of Halton Official Plan and the town's Livable Oakville Plan and North Oakville East and West Secondary Plans.

In accordance with the OHA, a property must meet at least two criteria of Ontario Regulation 9/06. The property at 1099 Sixth Line has been evaluated using these criteria. Staff considers the property to meet at least two or more of these criteria, and it therefore merits designation under section 29, Part IV of the OHA. The attached Cultural Heritage Evaluation Report provides more details on the cultural heritage value of the property.

Also attached is a draft Notice of Intention to Designate. This provides a clear outline of the property's cultural heritage value and the heritage attributes recommended for protection and conservation through a future designation by-law.

A separate staff report recommending designation of the property at 1099 Sixth Line was presented to the Heritage Oakville Advisory Committee on February 27, 2024. The Committee supported the designation of the property.

**CONSIDERATIONS:**

**(A) PUBLIC**

If notice is to be issued for the designation of the property, notice will be given in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy.

**(B) FINANCIAL**

There are no financial considerations.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The Legal department will be consulted on the designation as necessary.

**(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability and Accountable Government.

**(E) CLIMATE CHANGE/ACTION**

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The retention and conservation of this historic building through heritage designation contributes to the town's initiatives to reduce carbon footprints.

**APPENDICES:**

Appendix A – Location Map

Appendix B – Cultural Heritage Evaluation Report

Appendix C – Draft Notice of Intention to Designate

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP  
Supervisor, Heritage Conservation

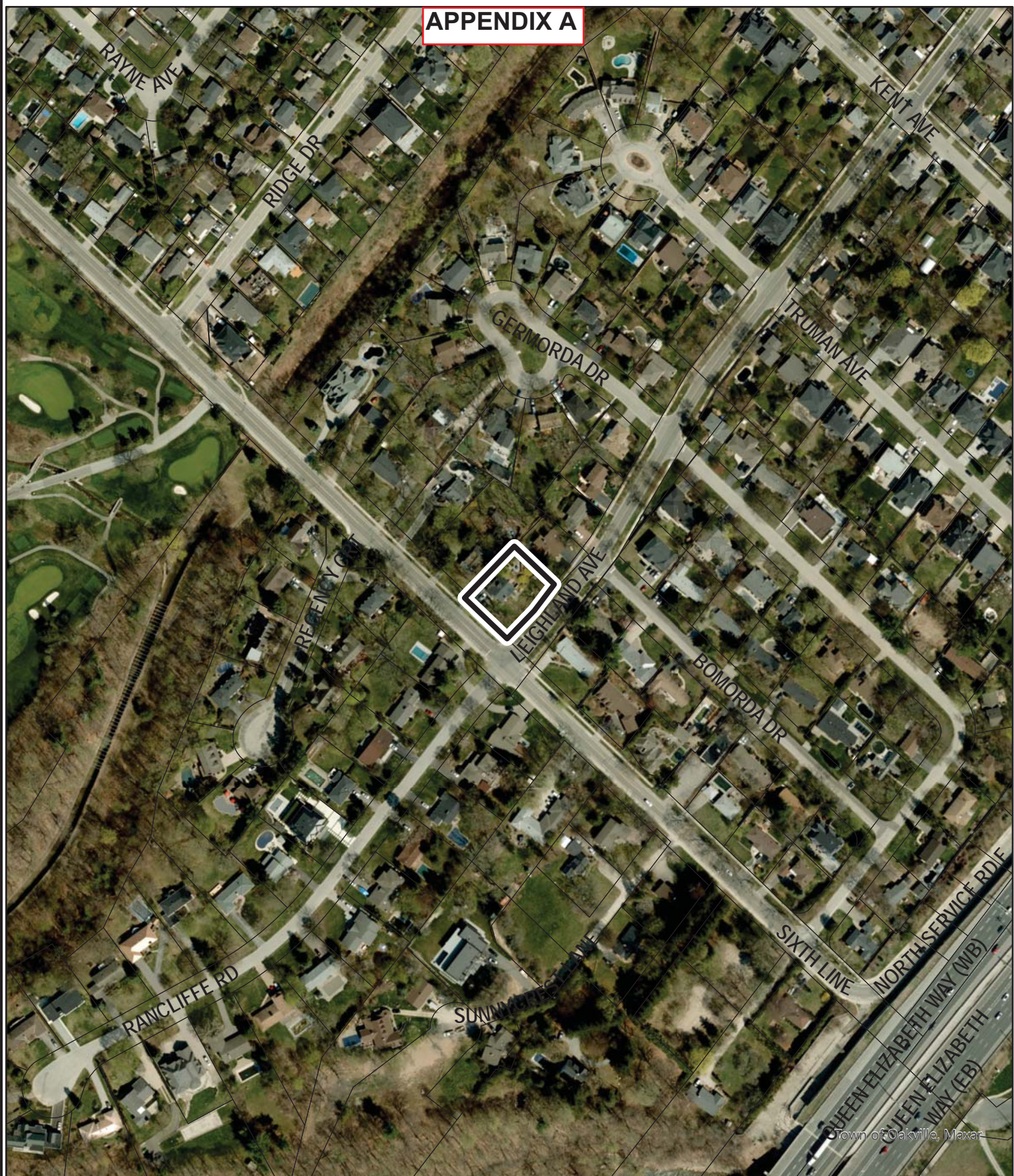
Recommended by:

Kirk Biggar, MCIP, RPP  
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP  
Director, Planning Services

**APPENDIX A**



Town of Oakville, Maxar



0 15 30 60  
Meters



**SUBJECT LANDS**

**1099 SIXTH LINE**

**LOCATION**

Community Development Commission



**Cultural Heritage Evaluation Report**  
**Louth House**  
1099 Sixth Line, Oakville, Ontario



Historic photo of the west elevation of the property, circa early 1930s. Source: *Town of Oakville Planning Services Staff*

Town of Oakville  
Heritage Planning  
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst  
January 2024

# 1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The home at 1099 Sixth Line is located on the east side of Sixth Line, between Leighland Avenue and Ridge Drive. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* for its potential cultural heritage value for its "circa 1920s Craftsman style stucco bungalow."

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets three of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

## 2. Subject Property

The property at 1099 Sixth Line is located on the east side of Sixth Line, between Leighland Avenue and Ridge Drive, on Part Lot 15 of Concession 2 South of Dundas Street (SDS). The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Second Concession South of Dundas Street, Lot 15. Today's part lot originally included the property behind it on Leighland Avenue until it was subdivided in 1974.<sup>1</sup> The property contains a detached one-and-a-half-storey house built circa 1927 in the Craftsman Bungalow architectural style.<sup>2</sup>



Location map: Subject property is outlined blue. December 2023. Source: Town of Oakville GIS

**Legal description:** CON 2 SDS PT LOT 15 RP 20R1703 PART 1; TOWN OF OAKVILLE

<sup>1</sup> Land Registry Documents

<sup>2</sup> Oakville Public Library, Township of Trafalgar Assessment rolls, 1926-1929

### 3. Background Research

#### Design and Physical Value

The Louth House is a detached one-and-a-half-storey house built circa 1927 and has design value as a representative example of the Craftsman Bungalow architectural style.<sup>3</sup>



West elevation of the house, 2024. Source: Town of Oakville Planning Services Staff

#### *Arts and Crafts Movement and Craftsman Style (1890-1940)*

The Arts and Crafts movement, which inspired Craftsman architecture, began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.<sup>4</sup> The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.<sup>5</sup> Generally, the goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment.<sup>6</sup>

<sup>3</sup> Town of Oakville assessment rolls

<sup>4</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 101

<sup>5</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

<sup>6</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 105

The Craftsman style came out of the Arts and Crafts movement. The one- or one-and-a-half-storey Craftsman Bungalows came out of California and spread throughout North America. These houses were easy to build and good quality, as well as charming.<sup>7</sup> These houses were low structures that emphasized the rustic textures of their materials, and appealed to a growing number of people who could afford a family home for the first time.<sup>8</sup> Bungalow Craftsman houses often include a large front gable that expands over a spacious front porch; triangular brackets under wide eaves; casement windows; asymmetrical façades; a wooden front door with small panes of glass; and deliberately rough stucco cladding. Porches were often built with brick.<sup>9</sup>

#### *Subject Property Design*

The property at 1099 Sixth Line is a representative example of a Craftsman Bungalow. The house has a side gabled roof with projecting eaves with wooden soffit and fascia. It has one gabled dormer on the north elevation with projecting eaves and wooden rafters, and two gabled projections on the north and south elevations. The house has one external brick chimney on the south elevation that runs the height of the house. The house is clad in deliberately thick stucco, with multi-coloured corduroy brick on the front porch and installed as a base above the house's cinderblock foundation. Wooden brackets are placed under the eaves of the house, which is an Arts and Crafts design element. The use of different cladding materials was also common in the Arts and Crafts era. The house has a wing on the north elevation that was historically an enclosed porch, but in 1997 was renovated into a livable space.



Undated photo showing the subject property on the right and the enclosed porch, when it was walled in with glass windows and most likely acted as a sunroom. Source: *Town of Oakville Planning Services Files*

---

<sup>7</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 106-107

<sup>8</sup> *Ibid.*

<sup>9</sup> *Ibid.*



East and north elevations of the house, showing the enclosed porch-turned-living space on the far left. *Source: Town of Oakville Planning Services Staff*



West elevation close up with the small side gabled dormer and enclosed porch. *Town of Oakville Planning Services Staff*



East elevation. *Source: Town of Oakville Planning Services Staff*



South elevation showing an added ground floor entry and the external chimney. *Source: Town of Oakville Planning Services Staff*



Close up of the multi-coloured corduroy brick on the front porch and the house foundation, as well as the thickly applied stucco cladding. *Source: Town of Oakville Planning Services Staff*



Close up of one of the wooden brackets that are spaced underneath the eaves, as well as wooden soffit and fascia. *Source: Town of Oakville Planning Services Staff*



The house was built on a raised piece of land, as evident in the undated photo below (circa 1940s-1950s). There was also a second chimney in the rear of the house, now gone. The south elevation walkout was a later addition, as the photo shows it was not there.



A circa 1940 photo of George, William and Rex Louth on the front lawn of 1099 Sixth Line. The adjacent house at 1105 Sixth Line, is a designated heritage property. *Source: Town of Oakville Planning Services Staff*

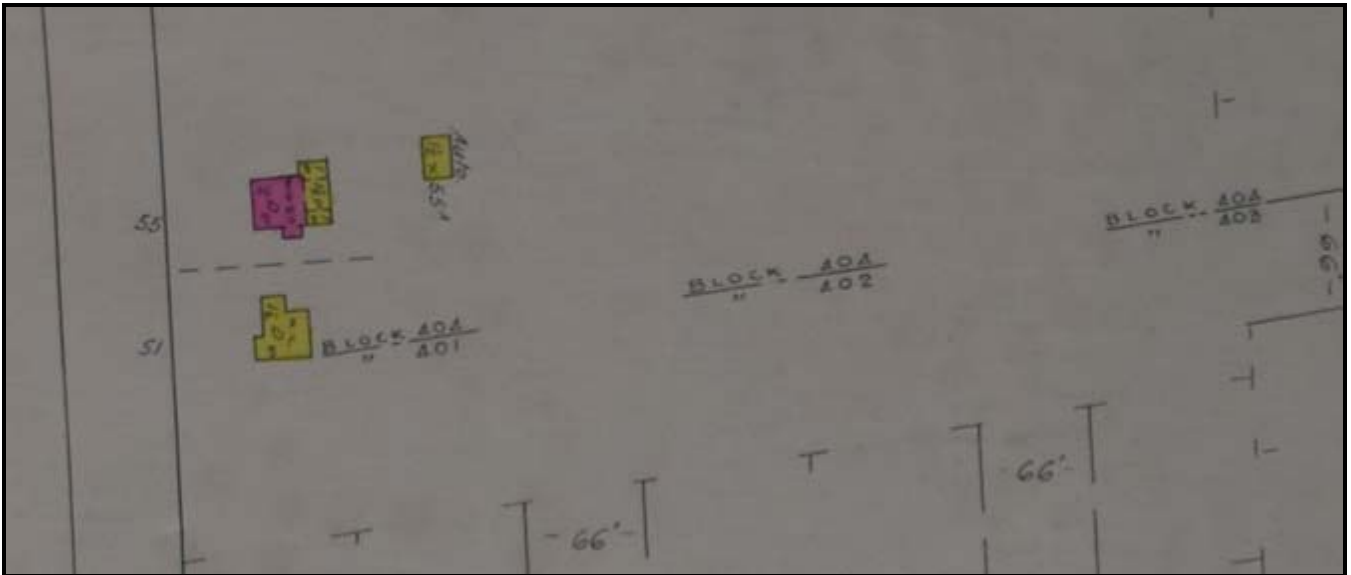


2012 photo. Since then, the driveway has been widened and a small stone retaining wall and stairs have been added to the front of the house leading up to the porch. *Source: Town of Oakville Planning Services Staff*

The presence of Arts and Crafts style windows in the original fenestration are an important element of the house's exterior. The windows themselves have mostly been replaced, but the shape and size of the windows are mostly original, with 6/1 sash windows and 6-pane awning windows. From the historical photo below, we can see the fenestration of the west elevation is nearly identical to how the house appears today. Note the front walkway which is no longer there, as well as two brick piers and additional steps in front of the porch.



Early photo (late 1920s to early 1930s) of the house showing the fenestration on the west elevation. *Source: Town of Oakville Planning Services Staff*



1949 fire insurance map showing the subject property in yellow. *Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1949.*

The large covered front porch of the house is a well-recognized Arts and Crafts architectural element. Craftsman-style tapered square columns hold up the porch roof, which stand on the multi-coloured corduroy brick walls and piers of the porch. The porch has a wooden ceiling. The wooden beam that rests on the columns has the shape of a Bungalow-style gently sloping roof, a representative element of houses in this style and from this era. The windows are all 6/1 sash Arts and Crafts style windows, and the front door is most likely the original wooden door with small paned glass in the top half, a common Arts and Crafts-style door. The porch has

projecting eaves with wooden rafters and soffits. In some areas, the original wood remains but has been covered in aluminum or vinyl material.



Front porch showing wooden floors and wooden ceiling. Source: *Town of Oakville Planning Services Staff*



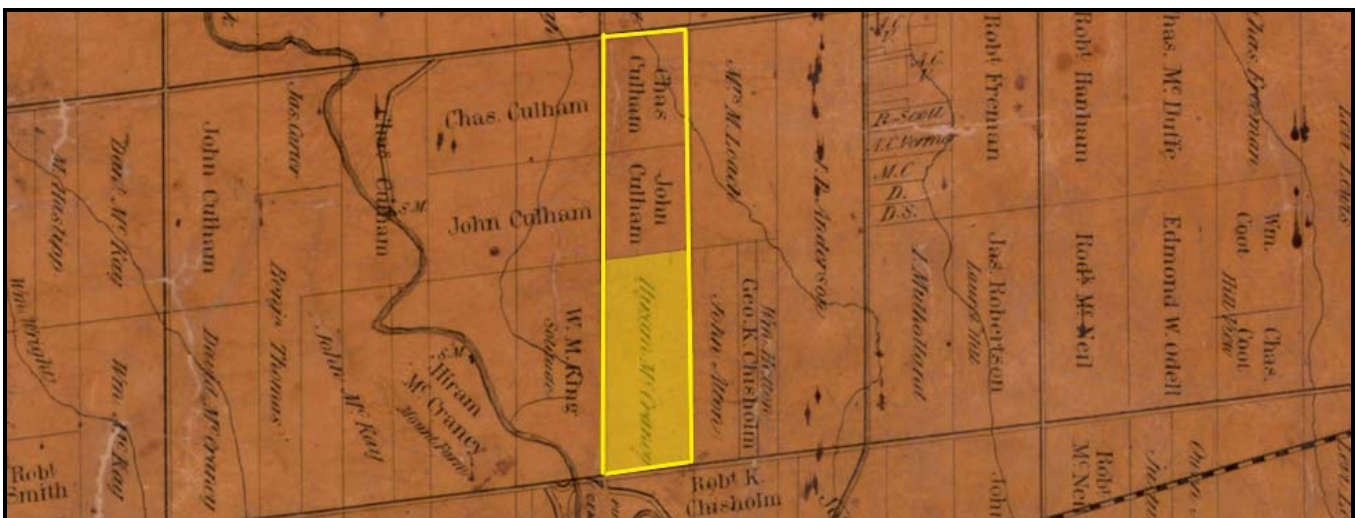
In summary, the house has design value as a representative example of the Craftsman Bungalow architectural style. It retains heritage features such as: heavily textured stucco cladding; side gable roof with projecting eaves, wooden rafters, soffit, and fascia, and large wooden brackets under the eaves; small dormer on the north elevation with gabled roof with rafters; 6/1 sash windows and 6 pane glass windows; front wooden door with eight panes of glass in the upper half; covered front porch with wooden ceiling and floors, with wooden Arts and Crafts columns and arched beam; multi-coloured corduroy brick on front porch and along the house foundation; and the external brick chimney on the south elevation.

Front door, most likely original.

## Historical and Associative Value

The property at 1099 Sixth Line is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.<sup>10</sup> The subject property is in the territory of Treaty No. 14.<sup>11</sup>

The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 20,000” acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.<sup>12</sup>



George Tremaine’s “County of Halton” survey, 1858, with Lot 15, Concession 2 SDS outlined in yellow. The subject property is in the southwest corner, in the highlighted section that was owned by Hiram McCraney at the time. *Source: University of Toronto*

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property’s building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

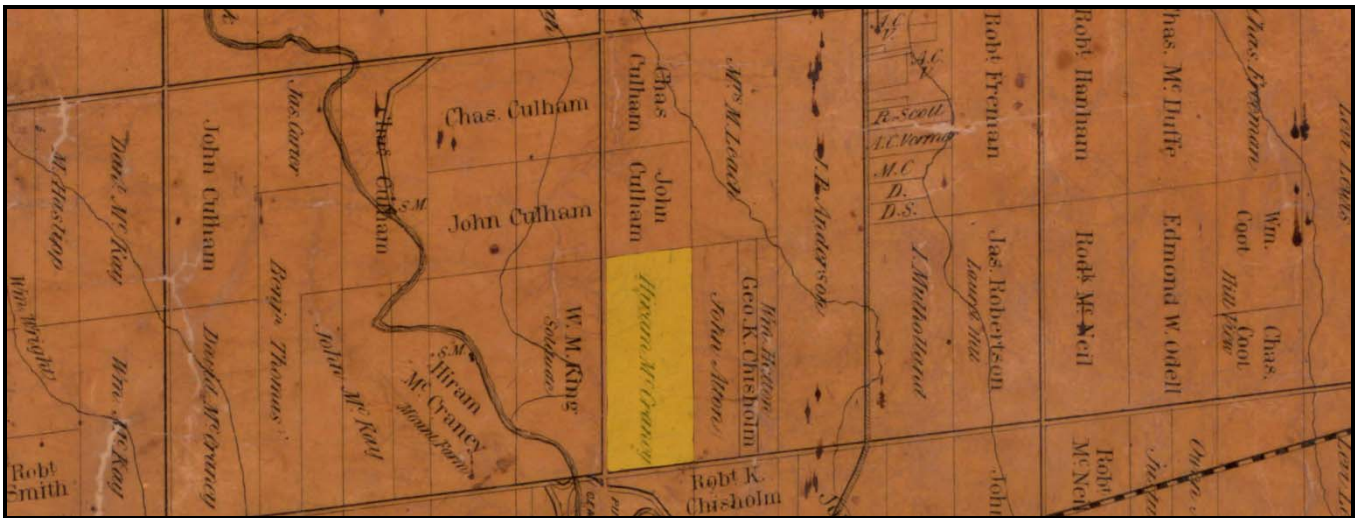
<sup>10</sup> Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

<sup>11</sup> 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

<sup>12</sup> Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1838
Owen Lloyd	100 acres	1838-1847 <sup>13</sup>
Lewis Marsh sells to James Beatty	100 acres	1847-1848
Thomas Price	100 acres	1848-1851
Hiram McCraney	100 acres	1851-1864
Frederick Kimpton and others (Jeremiah Hagaman)	100 acres	1864-1867
Jeremiah Hagaman	100 acres	1867-1871
Benjamin Hagaman	49 ½	1871-1898
Hattie Hagaman	49 ½	1898-1899
Thomas Carpenter Hagaman	49 ½	1899-1942
Leslie and Nellie Louth	0.61 acres	1942-1995 (subdivided backyard off in 1974)
Geoffrey and Ginette Louth		1995-2000
David and Barbara Bouchard		2000-2010
Current owners		2010-present

The land was farmed by various families between 1838 and the 1860s.



The 1858 Tremaine survey map shows the southern half of the historic lot owned by Hiram McCraney. Source: *Town of Oakville Planning Files*

Jeremiah Hagaman (1818-1884) was a farmer who became a part owner of the south half of the historic Lot 15, Concession 2 SDS.<sup>14</sup> He settled in Oakville in the 1850s, and was a carriage maker who owned a shop on Navy Street, as well as one of the region’s earliest strawberry growers.<sup>15</sup> He also had a home built in Oakville around 1855 at today’s 68 Navy Street.

<sup>13</sup> It appears that Lloyd may have defaulted on a mortgage assigned to Lewis R Marsh, who also took him to court in 1859. It is being assumed here that Lloyd defaulted and Marsh, the mortgage holder, sold the property.

<sup>14</sup> LRO Instrument 284F, being a Bill and Sale, dated November 13, 1867, between Frederick Kimpton and Jeremiah Hagaman

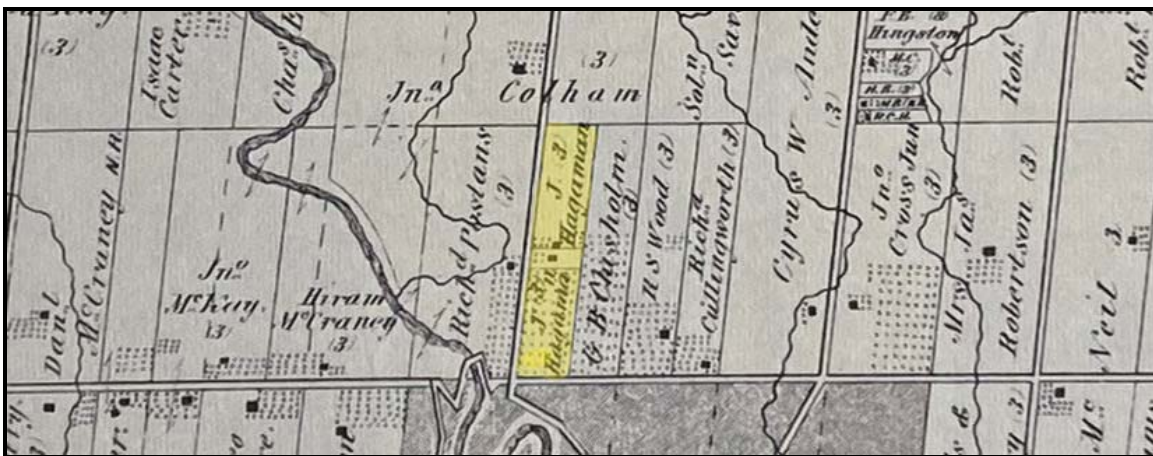
<sup>15</sup> Ontario Agricultural Commission, *Appendices C to S, Volumes III, IV, and V. Volume III*. C. Blackett Robinson: Toronto, ON, 1881, pgs. 119-130.



The Hagan house in Oakville at 68 Navy Street, circa 1960-1961. Source: Oakville Historical Society

Jeremiah Hagan was also involved in politics and was one of Oakville’s first councillors, representing Ward One from 1859 until at least 1862.<sup>16</sup> The home beside the subject property, at 1105 Sixth Line, was built by Jeremiah Hagan around 1870 and was designated in 1989.<sup>17</sup>

According to the land registry abstract for the property, there was some back and forth and reselling of land between Jeremiah Hagan, Benjamin Hagan, and George B. Chisholm, who owned the other half of the lot, throughout the 1860s and 1870s.<sup>18</sup> In the 1877 Township of Trafalgar map, we can see that Jeremiah’s ownership is split into three parts (the number ‘3’ is beside his name).



1877 Township of Trafalgar map showing Jeremiah Hagan’s land highlighted. Source: 1877 Township of Trafalgar Map

<sup>16</sup> The Corporation of the Town of Oakville, “By-Law 1989-264”, for the designation of 1105 Sixth Line, Schedule “A”, 1989.

<sup>17</sup> Ibid.

<sup>18</sup> LRO Abstract for Concession 2 SDS, Lot 15

In 1871, Jeremiah sold the land to relative Benjamin Hagaman, a businessman from Chicago, but it appears Jeremiah Hagaman continued to farm the majority of the 50 acres of land, growing fruit trees, strawberries and grapes.<sup>19</sup> He built a house on the land, which is today located at 1105 Sixth Line (north neighbour of the subject house). It is not clear if Jeremiah Hagaman lived in the house at 1105 Sixth Line as well as the house on Navy Street and traveled back and forth, or if he rented out the farmhouse.



Undated photo of the Hagaman farmhouse at 1105 Sixth Line, which is designated, and the subject property on the right of the image.  
Source: *Town of Oakville Planning Files*

After Jeremiah Hagaman's death in 1884, and that of Benjamin Hagaman, all land was given to Maria Hagaman, Jeremiah's wife.<sup>20</sup> When she died in 1898, the land transferred to their children, Hattie and Thomas Carpenter Hagaman.<sup>21</sup> Hattie sold the land to Thomas in 1899 for a total of \$2,500, including the lots owned by Jeremiah and Maria in the Town of Oakville.<sup>22</sup>

T.C. Hagaman, as he was often known (1858-1942), continued to farm the 50 or so acres on Sixth Line.<sup>23</sup> He was well regarded as a fruit grower, and was one of the owners of the Oakville Navigation Company, which owned ships that ferried to Toronto daily from Oakville; until the railroad, boat was the fastest method of getting fruit to the Toronto market, and many fruit growers had a stake in the company.<sup>24</sup>

---

<sup>19</sup> Ontario Agricultural Commission, *Appendices C to S, Volumes III, IV, and V. Volume III*. C. Blackett Robinson: Toronto, ON, 1881, pgs. 119-130.

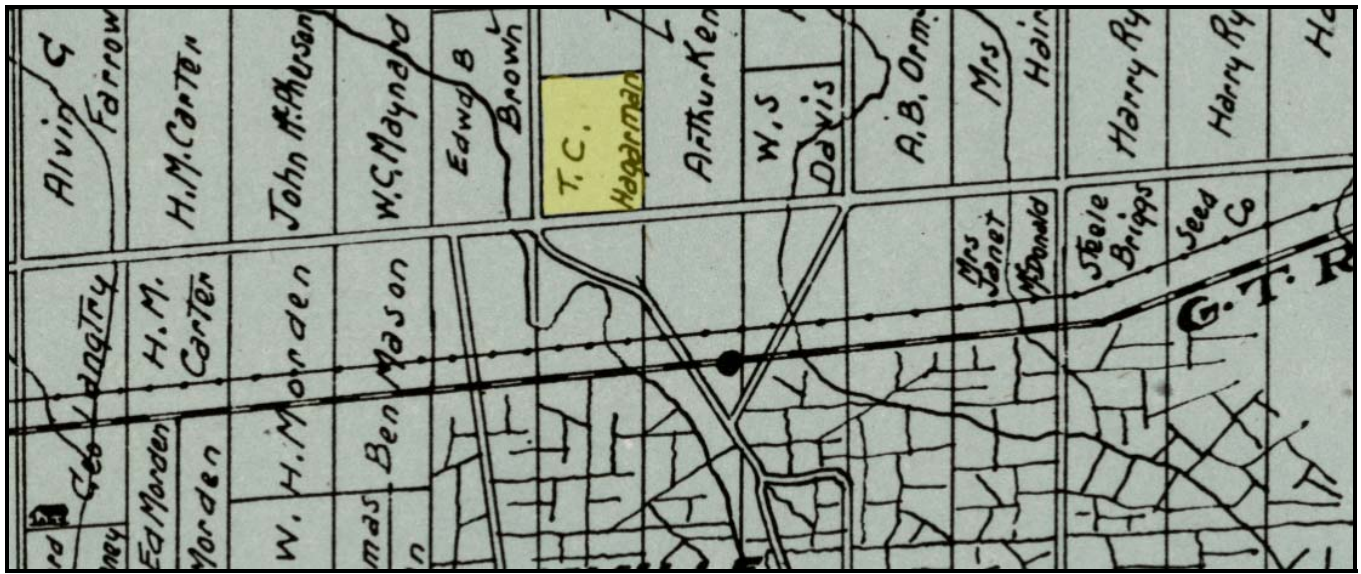
<sup>20</sup> Instrument #7243, Conveyance between Hattie Hagaman and Thomas Carpenter Hagaman, pg. 1-2

<sup>21</sup> *Ibid.*

<sup>22</sup> *Ibid.*

<sup>23</sup> Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981, pg. 33

<sup>24</sup> Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953., pg. 383



1917 Guidal map showing T.C. Hagarman’s land where the subject house now sits (written as Hagarman on the map). Source: Town of Oakville Planning Files

T.C. Hagarman likely lived in the family farmhouse at 1105 Sixth Line with his wife Emma (1860-1936) and their children, Edgar, Howard, and Elma. Emma and Thomas got married in 1885. She was a teacher at Central Public School.<sup>25</sup>

While still farming the land, Thomas and Emma seemed to become interested in renting houses out on the property. They constructed a frame house on the south portion of their land most likely around 1912.<sup>26</sup> This would have been located south of Leighland Avenue and possibly still exists at 1067 Sixth Line, as this property contains what appears to be an older portion of the house of a similar shape to that in the 1942 survey (see page 20) that has been extensively renovated and added to over time. The Hagarman family appeared to be living in the brick farmhouse at this time.

In 1926, the Hagarman family moved to Oakville and a woman named Gladys Williamson moved into the brick farmhouse as a tenant where she opened a private school, according to the 1931 census.<sup>27</sup> Nothing could be found about this school during research. According to the 1931 census, the school had about seven pupils listed as living there, with a mostly illegible note on the page that states they were “defective children placed in the school by directors... organized (?) by the Department of Education.”<sup>28</sup>

A close-up of the section of the 1931 census with the note. Source: Library and Archives Canada

This means the school was operating after the subject house at 1099 Sixth Line was built beside it. In 1927, the value of buildings on the property increased by \$1000. The 1928 assessment rolls are missing, but by 1929 it was

<sup>25</sup> “Obituaries”, *The Globe*, September 7, 1936.

<sup>26</sup> Oakville Public Library, “Township of Trafalgar Assessment Rolls”, 1912-1914

<sup>27</sup> Library and Archives Canada, 1931 Census of Canada. Gladys Williamson is listed as the principal of a private school, and her sister a teacher. The name of the school is not noted but it is located in the brick Hagarman farmhouse.

<sup>28</sup> Library and Archives Canada, 1931 Census of Canada.

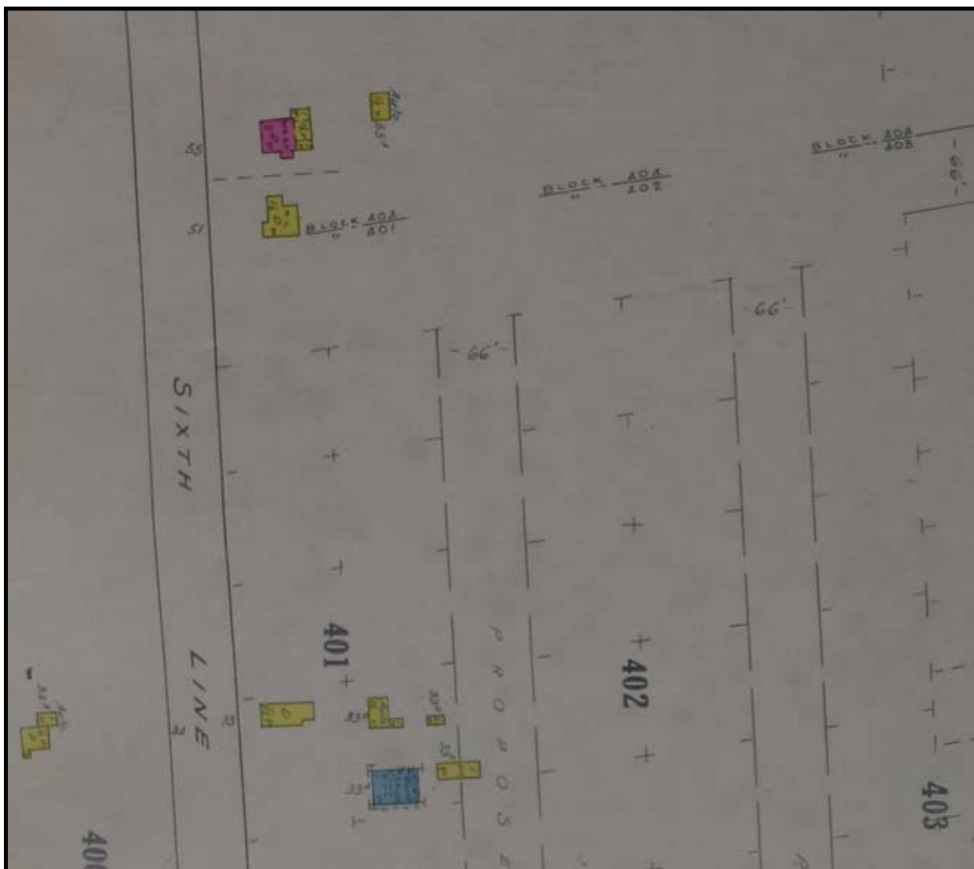


up another \$1500, to a total of \$4500 for building value. This likely indicates the build date of the subject house was around 1927, as assessment roll data was often collected in the second half of the year, and therefore T.C. Hagaman would have been the owner when the house was built.

His reasons for the build are unknown, but it may have been an investment property. In 1929, the only tenant on the land was Gladys Williamson, but by the 1930 rolls, there are three tenants, all with "house" written beside their names, indicating three buildings on the property: Gladys Williamson in the brick house, George and Pearl Sharp (George is listed as a farmer) in a frame house at what is now likely 1067 Sixth Line, and Albertson and Edna Husband in the subject house at 1099 Sixth Line. Albertson was a manager.<sup>29</sup>

Lot No.	Name	Address	Assessment	Notes
103	Hagaman T.C.	Oakville	8 S. 0	m 2 500 SE 15 47 47
104	Sharp Geo Am	"	1 57 4 T LF L	m 2 4 " 15 House
105	" Pearl	"	1 45 " LF	m 2 " " 15 "
106	Husband Albertson	"	1 26 " T LF	m 2 4 " 15 House
107	" Edna	"	1 27 " LF	m 2 " " 15 "
108	Williamson Gladys	"	1 38 " T LF	w 2 4 " 15 House
109	Saunders Geo	"	1 28 " LF	s 2 " " 15 "
110				

1930 assessment roll showing T.C. Hagaman owned the land, but had three tenants, indicating all the houses were present. Source: Oakville Public Library



1949 fire insurance plan showing the Hagaman brick house at the top, the subject house directly underneath it, and the likely frame farmhouse at the bottom (which was built before the subject property). Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1949

<sup>29</sup> Oakville Public Library, "Township of Trafalgar Assessment Rolls", 1926-1931



1954 aerial photograph showing the subject house and the Hagaman house (yellow circle) and the third house during the 1930s (orange circle). These are likely the structures that existed in the early 1900s on the property and were all owned by T.C. Hagaman. *Source: McMaster Aerial Photo Library*

The Husbands stayed in the house for only two years and in 1933, Leslie and Nellie Louth began renting the house from T.C. Hagaman.<sup>30</sup> T.C. and Emma had taken a mortgage out on the property from the Agricultural Development Board in 1934.<sup>31</sup> In 1942, six months before T.C. died, the Agricultural Development Board, then called the Commission of Agricultural Loans, sold off the Hagaman land as it appeared T.C. went into default on his mortgage.<sup>32</sup> In his obituary, T.C. Hagaman was noted as a “widely and favourably known” fruit grower and apple exporter.<sup>33</sup> It also stated: “Of later years his farm on the 6<sup>th</sup> line produced an abundance of grapes and peaches of the finest variety to be obtained anywhere.”<sup>34</sup> This indicates he was farming the land late into his ownership, while also renting out the houses for additional income.

When Hagaman went into default, Leslie and Nellie Louth bought the house they had been renting for nine years, on a plot of 0.61 acres from the Commission of Agricultural Loans.<sup>35</sup>

Leslie Louth (1901-1989) was a well-known and respected golfer. He competed in many tournaments throughout his career. He became manager of the Oakville Golf Course, built right across the road in 1921, and

---

<sup>30</sup> Oakville Public Library, “Township of Trafalgar Assessment Rolls”, from 1933-1938

<sup>31</sup> LRO Instrument 18056, being a Mortgage, dated February 5, 1934, between T.C. Hagaman and the Agricultural Development Board, for 49 ½ acres for the value of \$5,500.

<sup>32</sup> LRO Abstract shows the Board selling off all his plots. In Instrument 19939, it states: “the said Thomas Carpenter Hagaman has made default in payment for two months and more of the moneys secured . . .” Indicating that he had not made mortgage payments for over two months, meaning by agreement the Board was allowed to sell his land. He died six months later.

<sup>33</sup> “T.C. Hagaman dies in his 88<sup>th</sup> year”, *Oakville Record-Star*, December 10, 1942

<sup>34</sup> *Ibid.*

<sup>35</sup> LRO Instrument 19939, being a Grant under Power of Sale, dated June 1, 1942.

became one of its earliest Head Professional Golfers.<sup>36</sup> Les, as he was known, began working professionally as a golfer in 1921 at the Hamilton Golf and Country Club. In the 1920s, he also worked as a golf pro at the Belmont Manor in Bermuda during the winter and at the Muskoka Lakes Golf and Country Club in the summer. In 1927, he came to Oakville.<sup>37</sup>



Les Louth (left) with Montreal pro Jimmy Patton at a CPGA tournament. Likely in the 1930s. Source: Twitter

Leslie was mentioned frequently throughout the *Canadian Golfer* magazine in the 1920s and 1930s.<sup>38</sup> As one employee remembers of him:

“. . . Les Louth, the original Head Professional at the Oakville Golf Club. He lived across the street from the Oakville Golf Club and had a lifetime membership . . . because of his decades of contribution. He would walk the course every morning and give caddies free gold lessons as they played. He showed proper grip, swing plane, stance, and other tips for free to every 11-year-old playing early morning golf . . . The Oakville Golf Club will turn 100 years old this year. In those 100 years they have only had five Head Golf professionals.”<sup>39</sup>

Leslie was Present and Honourary Life Member of the Canadian Professional Golfers Association of Ontario, and longtime Professional Manager and Honourary Life Member of the Oakville Gold Club, and Fellow and Honourary Life Member of the Canadian Society of Club Managers.<sup>40</sup> He was also a member of the Club Managers Association of America and a life member of the Professional Golf Association (PGA).<sup>41</sup>

Leslie’s wife Nellie Viola Cornelius Louth was a cannery worker and together, she and Leslie raised three boys in the house: William, Rex and George.<sup>42</sup> William, or Bill, grew up to work in hospital administration as vice-president and CEO in different hospitals. Remembered as a humanitarian and philanthropist, Bill was an avid golf player, as he “practically grew up on a golf course”.<sup>43</sup> Rex also went onto become a golfer who won many club championships.<sup>44</sup> George was also a professional golfer and helped to develop Twenty Valley Golf Club in Niagara. He was Head Professional and Superintendent at both Twenty Valley and Sawmill Golf Club. In 1974,

<sup>36</sup> Oakville Golf Club, “History”,

<https://oakvillegolfclub.com/#:~:text=The%20Oakville%20Golf%20Club%20is%20a%20private%20nine%2Dhole%20golf,president%2C%20from%201921%20to%201932>

<sup>37</sup> “Veteran pro retires after 42 years”, posted by Lake St. George Golf Club, [Lake St. George Golf Club on X: "A cool article about Les Louth when he retired! https://t.co/bxT8EHxtbZ" / X \(twitter.com\)](https://twitter.com/LakeStGeorgeGolfClub/status/1234567890)

<sup>38</sup> *Canadian Golfer*, 1927, Vol 3., No. 3

<sup>39</sup> Breaking Well, “The Caddy”, posted by dennisbreakingwell, February 14, 2021, <https://breakingwell.com/2021/02/14/the-caddy/>

<sup>40</sup> “Louth, Leslie”, *Oakville Beaver*, June 21, 1989, pg. S14

<sup>41</sup> “Veteran pro retires after 42 years”, posted by Lake St. George Golf Club, [Lake St. George Golf Club on X: "A cool article about Les Louth when he retired! https://t.co/bxT8EHxtbZ" / X \(twitter.com\)](https://twitter.com/LakeStGeorgeGolfClub/status/1234567890)

<sup>42</sup> “Remembering hospital CEO Bill Louth”, [https://www.thestar.com/life/together/remembrance/rememering-hospital-ceo-bill-louth/article\\_d62758c1-1908-5bd4-b272-a650ab2853dd.html](https://www.thestar.com/life/together/remembrance/rememering-hospital-ceo-bill-louth/article_d62758c1-1908-5bd4-b272-a650ab2853dd.html)

<sup>43</sup> Ibid.

<sup>44</sup> Obituary for Rex Cornelius Louth, August 2020, <https://www.smithsfh.com/memorials/rex-louth/4305326/>

George and his family purchased Lake St. George Golf Course near Orillia. The club is still owned and operated by George's son Greg and his son Dustin.



Leslie Louth (left) golfing with Ed Sullivan (right) of the Ed Sullivan Show in the 1960s. *Source: Twitter*

The Louths lived in the house for over 60 years. They subdivided the large yard to the east in 1974 and sold it off. This became what is now 19 Leighland Avenue.<sup>45</sup>

Leslie Louth died in 1989. When Nellie Louth died in 1995, the house was sold to Rex's son Geoffrey Stuart Louth and his wife, Ginette.<sup>46</sup> They did some renovations to the house in 1997.<sup>47</sup> They sold the property in 2000 to David and Barbara Bouchard.<sup>48</sup> The current owners have been living in it since 2010. The house has interestingly only had five owners, with the Louths owning it for most of its almost 100-year history.

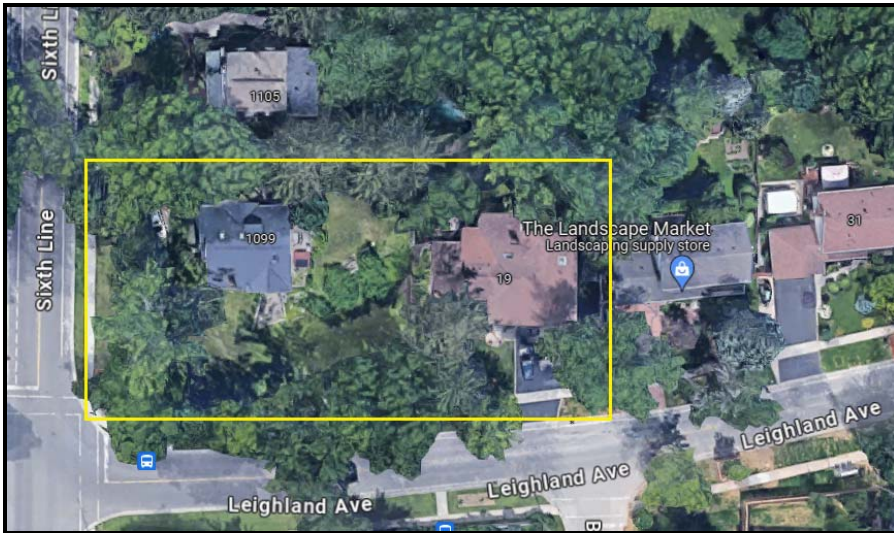
---

<sup>45</sup> LRO Instrument 400693, being a Grant, dated September 30, 1974, between Leslie and Nellie Louth and Adam Babanci.

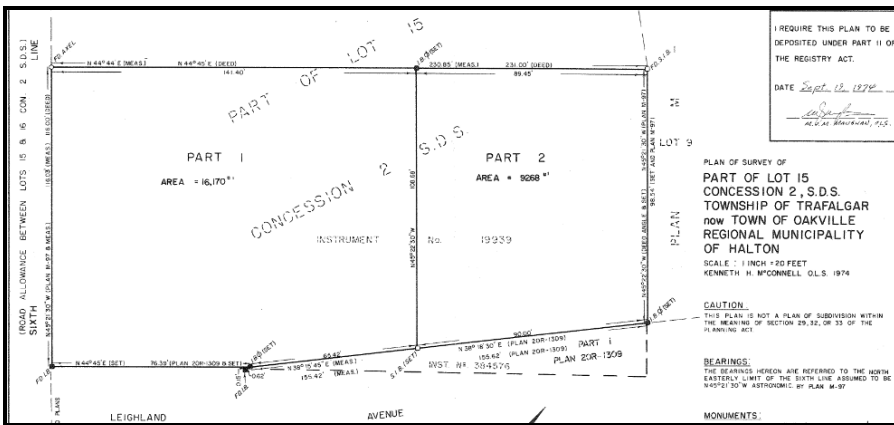
<sup>46</sup> LRO Instrument 844619, being a Transfer, dated October 16, 1995, between the Estate of Nellie Viola Louth and Geoffrey and Ginette Louth.

<sup>47</sup> Making the enclosed porch into a livable space of the house according to permits

<sup>48</sup> LRO Instrument H842106, being a Transfer, dated April 6, 2000 between Geoffrey and Ginette Louth and David and Barbara Bouchard.

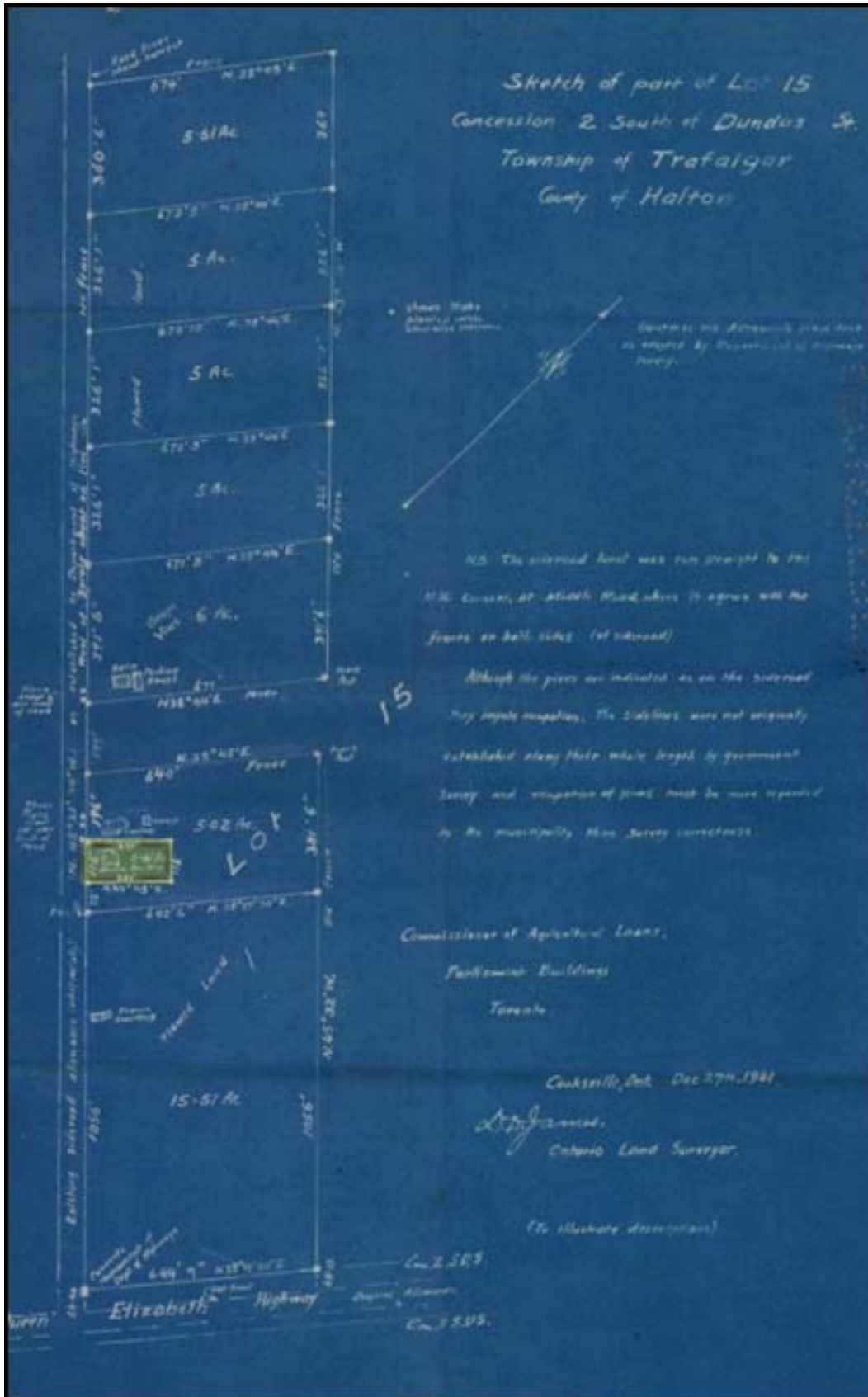


The house would have originally had a yard approximately this size. *Source: Google Maps*



1974 survey of the subject property after it was subdivided. The house was on Part I. *Source: Town of Oakville Planning Services Files.*

The subject property is historically significant to the area, as it is associated with the theme of development of the local area of farmers transitioning to subdivisions around Oakville in the early- to mid-1900s. It is associated with important community members such as the Hagamans, like T.C. Hagaman, who built and owned the house, and who was a well-respected local fruit farmer well-known for his grapes and contributing to the Oakville economy. It is also associated with Leslie Louth, whose family lived in the house for over 60 years and who contributed to the sport of golf locally and had a significant impact on the local Oakville Golf Club.

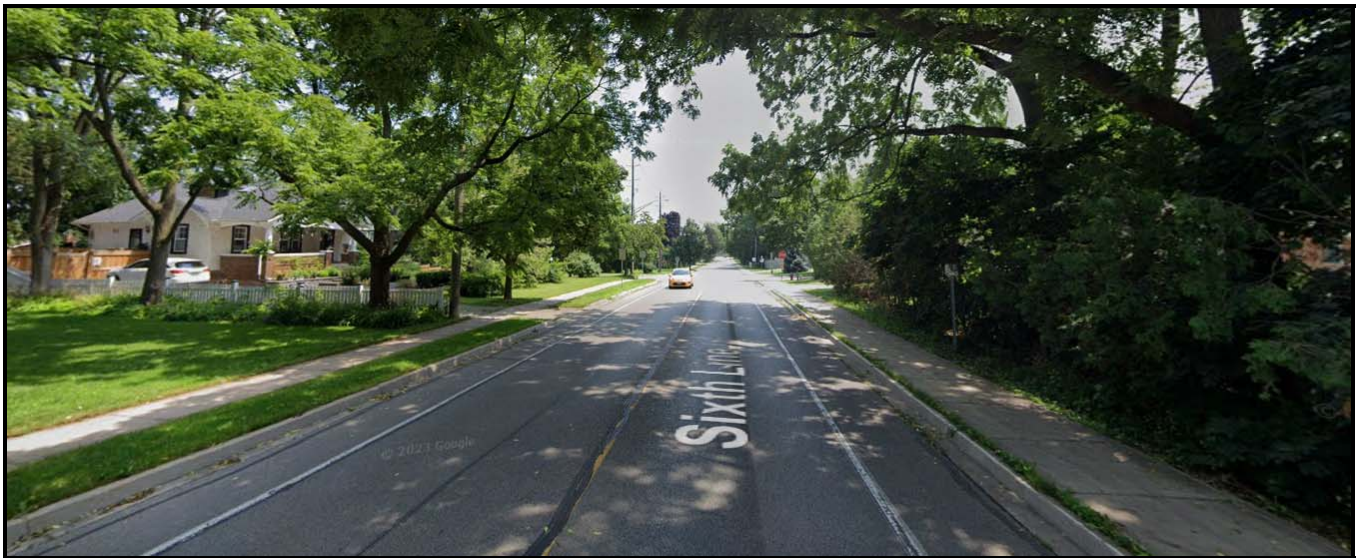


Map of the land once owned by T.C. Hagaman and then sold by the mortgagers in 1942 when he died. The subject property and house is outlined in black and highlighted in yellow. This, and the two houses previously rented by T.C. Hagaman on the property, were recorded. Note "grape vines" and "plowed land". Source: *OnLand, Instrument #19939*.

**Contextual Value**

The Louth House is in a prominent location at the intersection of Sixth Line and Leighland Avenue, with a large yard and mature trees, which help to support the character of the street. The neighbourhood is characterized by large lots, mature trees, and a variety of homes, including several heritage homes like this one which provide visual and historical interest. As one of the earliest houses built on the Haganan land, it also helps to define the built heritage timeframe of the area to the mid-1900s.

The subject property is physically, visually, and historically linked to its surroundings. It still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.



Looking south on Sixth Line with the subject property on the left, 2023. Source: Town of Oakville Planning Services Staff



Looking north on Sixth Line at Leighland Avenue with subject property on the right, 2021. Source: Town of Oakville Planning Services Staff



Looking west on Leighland Avenue with subject property on the right, 2023. Its large yard and trees are noticeable from the street. Source: Town of Oakville Planning Services Staff



Looking east on Leighland Avenue with subject property on the left, 2023. Source: Town of Oakville Planning Services Staff



Aerial view of the property looking northwest, showing its mature trees relative to the area. Source: Town of Oakville Planning Services Staff



## 4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative, or early example of a style, type, expression, material or construction method;	The property is a representative example of a Craftsman Bungalow.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	The subject property is associated T.C. Hagaman, a well-known local fruit farmer who built the house, and Leslie Louth, a local golf professional who lived in the house for over 60 years.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The house does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist significant to the community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house is important in supporting and maintaining the character of Sixth Line and other heritage houses in the area, such as its neighbour at 1105 Sixth Line.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, visually, and historically linked to its surroundings and acts as an important anchor to the understanding of the residential development of the local community from farmland. It remains on its historical grounds and is closely linked both physically and historically to the historic house to the north.	Y
iii. is a landmark.	The property is not a landmark.	N

## 5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

### Description of Property

The property at 1099 Sixth Line is located on the east side of Sixth Line, between Leighland Avenue and Ridge Drive. The property contains a circa 1927 Craftsman Bungalow-style one-and-a-half-storey house known as the Louth House.

### Design Value or Physical Value:

The Louth House has design value as a representative example of a Craftsman Bungalow from the late 1920s. These low structures came out of the Arts and Crafts movement and emphasized the rustic textures of their natural materials. Craftsman attributes of the Louth House include: the massing of the historic one-and-a-half-storey house; stucco cladding; side gable roof with projecting eaves, wooden rafters, soffit, and fascia, and large wooden brackets under the eaves; multipaned Arts and Crafts style windows and front door; covered front porch with wooden ceiling and floors, with wooden Arts and Crafts columns and arched beams; multi-coloured corduroy brick on front porch and along the house foundation; and the external brick chimney on the south elevation. The house contains a mix of local materials and elements from the Arts and Crafts era that embody craftsmanship made from natural materials. The house is a humble yet charming structure and a good representative example of the Craftsman Bungalow style.

### Historical Value or Associative Value:

The Louth House has cultural heritage value for its association with prominent local citizens and stories, such as the Hagaman family and the Louth family. T.C. Hagaman, who owned the property and built the house, was a well-respected fruit farmer, who was known for his grapes. The Hagamans had farmed the land since the 1860s. Leslie Louth was a golf professional and the first Head Professional at the Oakville Golf Club who gained recognition as a professional golfer locally, nationally and even internationally. The Louth family lived in the house for 67 years.

### Contextual Value:

The Louth House is in a prominent location at the intersection of Sixth Line and Leighland Avenue, with a large yard and mature trees, which help to support the character of the street. The subject property is physically, visually, and historically linked to its surroundings. It still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.

### Description of Heritage Attributes

Key heritage attributes of the property at 1099 Sixth Line that exemplify its cultural heritage value as a representative example of a late 1920s Craftsman Bungalow, as they relate to the north, west and south elevations of the historic to-and-a-half-storey house, include:

- The footprint, massing, and form of the historic one-and-a-half-storey house with intersecting gable roofs and gable dormer;
- Heavily textured traditional stucco cladding;
- Projecting eaves, wooden rafters, soffit, and fascia with wooden brackets under the eaves;

- The presence of windows and a front door in the Craftsman Bungalow style;
- Covered front porch with wooden ceiling and floors, tapered wooden columns, and slightly arched wooden beams;
- Multi-coloured corduroy brick on front porch and along the house foundation; and
- External brick chimney on the south elevation.

## **6. Conclusion**

This property meets three of the criteria of Ontario Regulation 9/06, including historical/associative value and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

## 7. Sources

- Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981
- Ancestry, <http://www.ancestry.ca>
- Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Toronto: Fitzhenry & Whiteside, 1990
- Brampton Public Library, *Globe & Mail* historical archives
- Brampton Public Library, *Toronto Star* historical archives
- Canadian Encyclopedia
- Find-A-Grave, <http://www.findagrave.com>
- Griffin, George A., *Oakville Past and Present*. Oakville: Griffin & Griffin, 1912
- Internet Archive
- Library and Archives Canada, “1871 Census”, “1901 Census”, “1911 Census”, “1921 Census”, “1931 Census”, [www. https://www.bac-lac.gc.ca/eng/census/Pages/census.aspx](https://www.bac-lac.gc.ca/eng/census/Pages/census.aspx)
- Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953
- McMaster University, Aerial Photography Archive
- Mikel, Robert, *Ontario House Styles: The Distinctive Architecture of the Province’s 18<sup>th</sup> and 19<sup>th</sup> Century Homes*. Toronto: James Lorimer & Company, Ltd. 2004
- Mississaugas of the Credit First Nation, Department of Consultation & Accommodation (DOCA)
- Oakville Historical Society
- Oakville Images
- Oakville Public Library
- Oakville Newspapers
- Ontario Agricultural Commission, Report of the Commissioners, 1881
- Ontario Heritage Act, Reg. 9/06
- Ontario Heritage Trust
- Ontario Ministry of Municipal Affairs and Housing, “A place to grow: growth plan for the greater golden horseshoe”, 2020
- Ontario Ministry of Municipal Affairs and Housing, “Provincial Policy Statement”, 2020
- ONLAND, Ontario Land Registry Access. Teranet Inc.
- Our Ontario, <https://search.ourontario.ca/>
- Region Municipality of Halton, “Halton Region Official Plan”, 2022
- Smith’s Funeral Home
- Stelter, Emma. “Debwewin: The Oakville truth project, Treaties 22 & 23, 1820”, [Frendship-Peace-and-Respect-web.pdf \(theocf.org\)](https://www.theocf.org/Frendship-Peace-and-Respect-web.pdf)
- Toronto Star
- Town of Oakville, “Liveable Oakville”, 2009
- Town of Oakville, “North Oakville East Secondary Plan”, 2023
- Town of Oakville, “North Oakville West Secondary Plan”, 2023
- Town of Oakville, various departmental files including the Town’s Heritage Register, AMANDA building files, policies, reports, imagery, by-laws, and mapping
- Twitter, Lake St. George Golf Club
- Underwriters’ Survey Bureau, Insurance Plans of the Town of Oakville, 1949. Toronto: Underwriters’ Survey Bureau

On April \*\*, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Louth House  
1099 Sixth Line  
CON 2 SDS PT LOT 15 RP 20R1703 PART 1; TOWN OF OAKVILLE

### Description of Property

The property at 1099 Sixth Line is located on the east side of Sixth Line, between Leighland Avenue and Ridge Drive. The property contains a circa 1927 Craftsman Bungalow-style one-and-a-half-storey house known as the Louth House.

### Statement of Cultural Heritage Value or Interest

#### *Design and Physical Value*

The Louth House has design value as a representative example of a Craftsman Bungalow from the late 1920s. These low structures came out of the Arts and Crafts movement and emphasized the rustic textures of their natural materials. Craftsman attributes of the Louth House include: the massing of the historic one-and-a-half-storey house; stucco cladding; side gable roof with projecting eaves, wooden rafters, soffit, and fascia, and large wooden brackets under the eaves; multipaned Arts and Crafts style windows and front door; covered front porch with wooden ceiling and floors, with wooden Arts and Crafts columns and arched beams; multi-coloured corduroy brick on front porch and along the house foundation; and the external brick chimney on the south elevation. The house contains a mix of local materials and elements from the Arts and Crafts era that embody craftsmanship made from natural materials. The house is a humble yet charming structure and a good representative example of the Craftsman Bungalow style.

#### *Historical and Associative Value*

The Louth House has cultural heritage value for its association with prominent local citizens and stories, such as the Hagaman family and the Louth family. T.C. Hagaman, who owned the property and built the house, was a well-respected fruit farmer, who was known for his grapes. The Hagamans had farmed the land since the 1860s. Leslie Louth was a golf professional and the first Head Professional at the Oakville Golf Club who gained recognition as a professional golfer locally, nationally and even internationally. The Louth family lived in the house for 67 years.

#### *Contextual Value*

The Louth House is in a prominent location at the intersection of Sixth Line and Leighland Avenue, with a large yard and mature trees, which help to support the character of the street. The subject property is physically, visually, and historically linked to its surroundings. It still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.

### Description of Heritage Attributes

Key heritage attributes of the property at 1099 Sixth Line that exemplify its cultural heritage value as a representative example of a late 1920s Craftsman Bungalow, as they relate to the north, west and south elevations of the historic one-and-a-half-storey house, include:

- The footprint, massing, and form of the historic one-and-a-half-storey house with intersecting gable roofs and gable dormer;
- Heavily textured traditional stucco cladding;
- Projecting eaves, wooden rafters, soffit, and fascia with wooden brackets under the eaves;
- The presence of windows and a front door in the Craftsman Bungalow style;
- Covered front porch with wooden ceiling and floors, tapered wooden columns, and slightly arched wooden beams;
- Multi-coloured corduroy brick on front porch and along the house foundation; and
- External brick chimney on the south elevation.

Any objection to this designation must be filed no later than May \*\*, 2024. Objections must be directed to the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca) or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at [carolyn.van@oakville.ca](mailto:carolyn.van@oakville.ca).

Issued at the Town of Oakville on April \*\*, 2024.

DRAFT

## REPORT

### Planning and Development Council

Meeting Date: April 8, 2024

---

**FROM:** Planning Services Department

**DATE:** March 26, 2024

**SUBJECT:** Notice of intention to designate – 159 Balsam Drive – April 8, 2024

**LOCATION:** 159 Balsam Drive

**WARD:** Ward 3

Page 1

---

#### RECOMMENDATION:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Thomas and Electa Leach House at 159 Balsam Drive.

#### KEY FACTS:

The following are key points for consideration with respect to this report:

- As part of the Heritage Designation Project 2023-2025, staff has evaluated the subject property and consider it worthy of conservation and heritage designation.
- Staff is recommending that the subject property be designated under section 29, Part IV of the *Ontario Heritage Act* and that a notice of intention to designate be issued by Council for the property.

#### BACKGROUND:

In October 2022, Ontario's Ministry of Municipal Affairs and Housing introduced Bill 23, *More Homes Built Faster Act, 2022*. The bill included several amendments to the *Ontario Heritage Act*, including a two-year time limit for listed properties to remain on municipal heritage registers. In early 2023, Policy Planning & Heritage initiated the Heritage Designation Project 2023-2025 to designate approximately 80 listed properties prior to their required removal from Oakville's Heritage Register on January 1, 2025. The subject property of this report was included as a priority within that list.

A location map for the subject property is attached as Appendix A. A Cultural Heritage Evaluation Report (CHER) has been prepared by staff for the property and



is attached as Appendix B. A draft Notice of Intention to Designate has also been prepared by staff and is attached as Appendix C.

**COMMENT/OPTIONS:**

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2021), *Planning Act* (1990, as amended) *Provincial Policy Statement* (2020), the Growth Plan for the Greater Golden Horseshoe (2019).

The *PPS* (2020) and Growth Plan (2019) function together with the *Ontario Heritage Act* (OHA) by the shared principle that cultural heritage resources shall be conserved. The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

This commitment to heritage conservation continues at the regional and municipal level through supportive objectives and directions outlined in the Region of Halton Official Plan and the town's Livable Oakville Plan and North Oakville East and West Secondary Plans.

In accordance with the OHA, a property must meet at least two criteria of Ontario Regulation 9/06. The property at 159 Balsam Drive has been evaluated using these criteria. Staff considers the property to meet at least two or more of these criteria, and it therefore merits designation under section 29, Part IV of the OHA. The attached Cultural Heritage Evaluation Report provides more details on the cultural heritage value of the property.

Also attached is a draft Notice of Intention to Designate. This provides a clear outline of the property's cultural heritage value and the heritage attributes recommended for protection and conservation through a future designation by-law.

A separate staff report recommending designation of the property at 159 Balsam Drive was presented to the Heritage Oakville Advisory Committee on February 27, 2024. The Committee supported the designation of the property.

**CONSIDERATIONS:**

**(A) PUBLIC**

If notice is to be issued for the designation of the property, notice will be given in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy.

**(B) FINANCIAL**

There are no financial considerations.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The Legal department will be consulted on the designation as necessary.

**(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability and Accountable Government.

**(E) CLIMATE CHANGE/ACTION**

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The retention and conservation of this historic building through heritage designation contributes to the town's initiatives to reduce carbon footprints.

**APPENDICES:**

Appendix A – Location Map

Appendix B – Cultural Heritage Evaluation Report

Appendix C – Draft Notice of Intention to Designate

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP  
Supervisor, Heritage Conservation

Recommended by:

Kirk Biggar, MCIP, RPP  
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP  
Director, Planning Services

**APPENDIX A**



0 20 40 80  
Meters



**SUBJECT LANDS**

**159 Balsam Drive**

**LOCATION**

Community Development Commission

**Cultural Heritage Evaluation Report**  
**Thomas and Electa Leach House**  
159 Balsam Drive, Oakville, Ontario



159 Balsam Drive. January 2024

*Source: Town of Oakville, Planning Services staff photo*

Town of Oakville  
Heritage Planning  
Authors: Elaine Eigl, Carolyn Van Sligtenhorst  
February 2024

# 1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

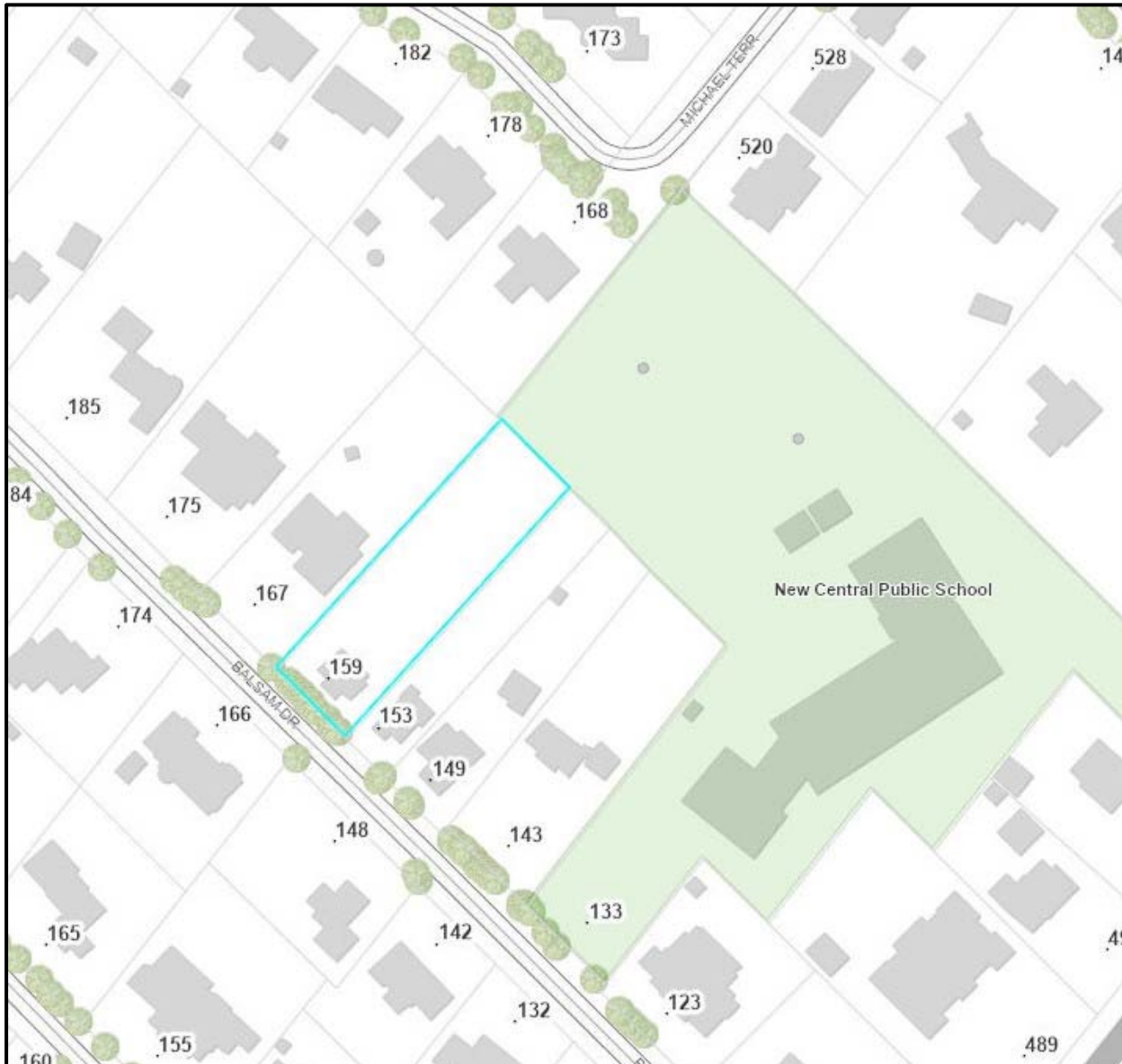
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The subject property is located at 159 Balsam Drive on the east side of Balsam Drive north of Lakeshore Road East, west of Chartwell Road, and south of Macdonald Road. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "c. 1851 Patrick's House."

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets five of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

## 2. Subject Property

The Thomas and Electa Leach House property at 159 Balsam Drive is located on the east side of Balsam Drive north of Lakeshore Road East. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Lot 11, 3<sup>rd</sup> Concession South of Dundas Street (SDS). The property contains a c.1830s one-and-a-half storey Neoclassical frame house with later additions to the front and the rear.



Location map: Subject property is outlined blue. December 2023. Source: Town of Oakville GIS

**Legal description:** Part Lot 11, Concession 3 Trafalgar, South of Dundas Street; As In TW30301; Now Known As ; Lot 33, Plan 1009 ; OAKVILLE

### 3. Background Research

#### Design and Physical Value

The Thomas and Electa Leach House is a single detached, gable-roofed one-and-a-half storey frame house. The earliest section was built in the Neoclassical style of architecture as a one-and-a-half storey, five bay, side gable roof home. The original house appears to date back to at least 1839, and possibly earlier. An early 20<sup>th</sup> century, two-storey, vernacular portico wing was subsequently added to the front façade of the home. The house also contains a one-storey rear wing that was partly constructed in the 19<sup>th</sup> century and partly in the early 20<sup>th</sup> century.

Common in Ontario between 1800 and 1860, the Neoclassical style was in many ways similar to the Georgian style, also prevalent in Ontario in the first half of the 19<sup>th</sup> century. Both are characterized by simple symmetrical designs with minimal ornamentation. However, the architectural details of the Neoclassical style are lighter and more refined. Facades typically include a generously sized central entrance and with equal numbers of windows on each side, resulting in a balanced and formal aesthetic. Stylized Classical elements include entablatures above doors and windows, pilaster strips and decorative friezes. Many homes contain an elliptical transom above the front door, as well as sidelights. Windows are multipaned sash similar to Georgian homes, but typically larger and covering more of the walls than seen in the more restrained Georgian style.<sup>1</sup>

Like the Georgian style, the Neoclassical style was brought to Ontario by English settlers and United Empire Loyalists, and the style was adapted to the local climate, natural resources and needs of the owners.<sup>2</sup> Houses like the Thomas and Electa House are local vernacular versions of the Georgian style, built to suit local needs and circumstances. While high-style versions of the Neoclassical style often included a projecting frontispiece, Venetian windows and decorative fanlights, the more modest vernacular variations, like the subject house, were more restrained and contained fewer and simpler Classical details.

The subject house exhibits numerous features of the Neoclassical style, including its uncluttered symmetrical façade with a central entrance flanked by two windows. The house contains the main distinguishing feature of the Neoclassical style behind the front portico addition: the prominent central entrance with a multipanelled wood door, framed by sidelights separated by pilasters. The original twelve-over-twelve sash windows are typical of the historic style, as are the louvered wood shutters. The windows on the front façade contain entablatures to provide definition, another element that defines the Neoclassical style. It is likely a similar entablature was once over the front entrance, before the front wing was added. Simple cornices and cornice returns along the roofline complete the Neoclassical look of the house.

---

<sup>1</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 13

<sup>2</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 5

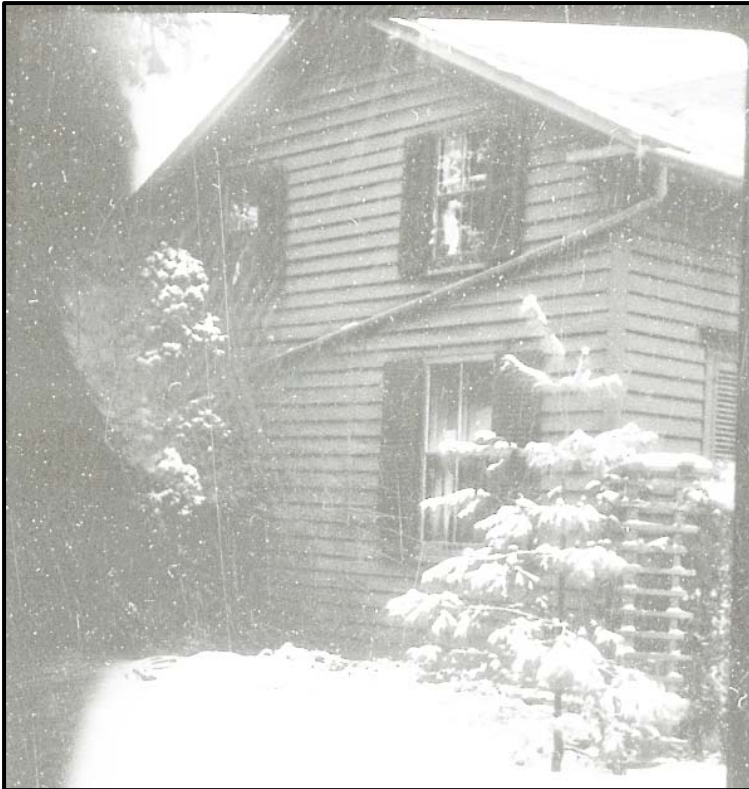


The two earliest sections of the house taken from the southwest. January 2024. *Source: Town of Oakville Planning Services staff photo*



The north elevation of the original portion of the house. January 2024, *Source: Town of Oakville Planning Services staff photo*





1972 photo of the north elevation. *Source: Parks Canada, Canadian Inventory*



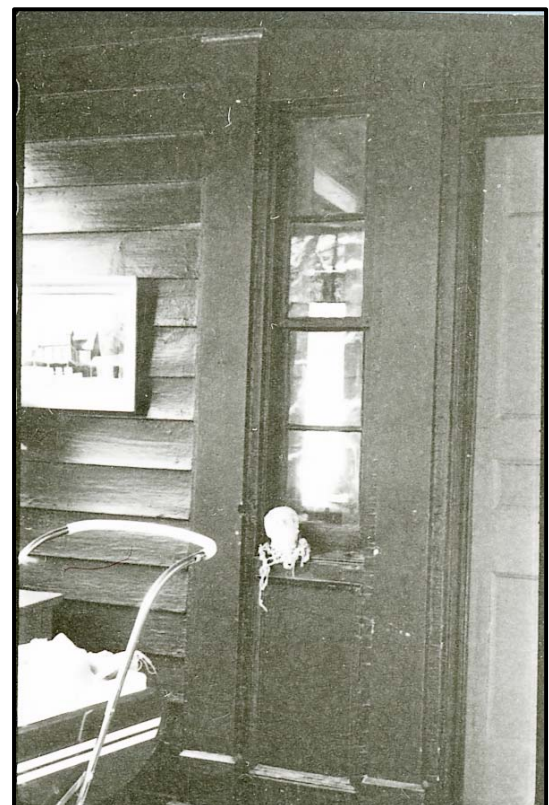
The south elevation of the original portion of the house. January 2024, *Source: Town of Oakville Planning Services staff photo of Historic Buildings*



The portico wing is capped by an end gable roof, with simple return eaves. The portico's front door is topped by a three-pane transom window, and is flanked by large multipaned wood windows. The four-panel wood storm door is made up of four set of louvers, versus the more typical solid wood panels. The interior door behind the storm door is wood with six panels and old latch hardware. The second storey of the front portico houses a bank of four, six-pane wood windows with simple one-pane wood storm windows. Above these sit a small, rectangular, wood attic vent.

The c.1830s Classically-detailed entryway includes a single, multi-panelled wood door flanked by paired pilasters, with multi-paned wood and glazed sidelights between the two sets of pilasters. The entrance is typical of the Neoclassical style.

The early 20<sup>th</sup> century front addition, which houses the original front entryway. January 2024. *Source: Town of Oakville, Planning Services staff*



Left: The house's ornate front entryway is one of the building's Neoclassical influenced design features. January 2024. *Source: Town of Oakville, Planning Services staff photo*

Right: 1972 photo of the front entrance, which remains virtually untouched since that time. *Source: Parks Canada, Canadian Inventory of Historic Buildings*



Left: 1922 photo of the house at 148 Balsam Drive, with 159 Balsam Drive in the background. Right: 1912 photo of the house at 148 Balsam Drive, with 159 Balsam Drive to the far right. Note that in both photographs, the two-storey portico wing does not yet exist, but there does appear to possibly be a one-storey front porch. *Source: Oakville Public Library*

The historic photos above indicate that the two-storey portico wing had not yet been constructed by 1922. There may have been a one-storey porch at this time, which might possibly still remain as part of the front portico wing, with the second storey having been built above it if it. When the wing was constructed, it's likely that salvaged materials were used from elsewhere as some of the materials, such as the front interior door of the portico wing, date from before the 1920s.

The house includes early wood windows in a variety of configurations, including two-over-two, twelve-over-twelve, five by four fixed pane, and six-over-two windows, with wood muntin bars. Some windows still house the very early wavy glass panes. Most windows have two-over-two wood storms and some windows are accompanied by functional wood shutters.

The twelve-over-twelve windows are the earliest windows on the house, and are likely original to the c.1830s construction. Before 1859, the United Kingdom had a monopoly on windows in the new country and were the only supplier for window glass. They were a standard size of eight inches by 10 inches, packed 120 pieces to a crate, kept small in size to avoid too much breakage while being shipped overseas. This small glass size often resulted in the creation of windows that were twelve-over-twelve or sixteen-over-sixteen or eight-over-twelve. In the last half of the 20<sup>th</sup> century, glass was made in Canada in larger sizes, leading to six-over-six windows and two-over-two windows in the late 19<sup>th</sup> century and one-over-one windows in the early 20<sup>th</sup> century.

The windows on the original c.1830s portion of the house have simple wood trim and sills, as well as wood entablatures, or pediments, that provide and shelter from the rain while also giving architectural definition to the windows.



Multi-paned wood windows on the c.1830s house and front portico wing. January 2024. Source: *Town of Oakville Planning Services staff*



1972 view of the southwest corner of the house showing a two-over-two window with its shutters on the c.1830s house. Source: *Parks Canada, Canadian Inventory of Historic Buildings*

The original section of the house includes two brick chimneys, through neither is original. The south façade's chimney is a full exterior chimney, whereas the north façade's chimney is set within the structure. There would have been two inset brick chimney historically; these were replaced prior to 1972.



The rear elevation of the house. The window on the far left replaced a historic door. January 2024, Source: *Town of Oakville Planning Services staff photo*



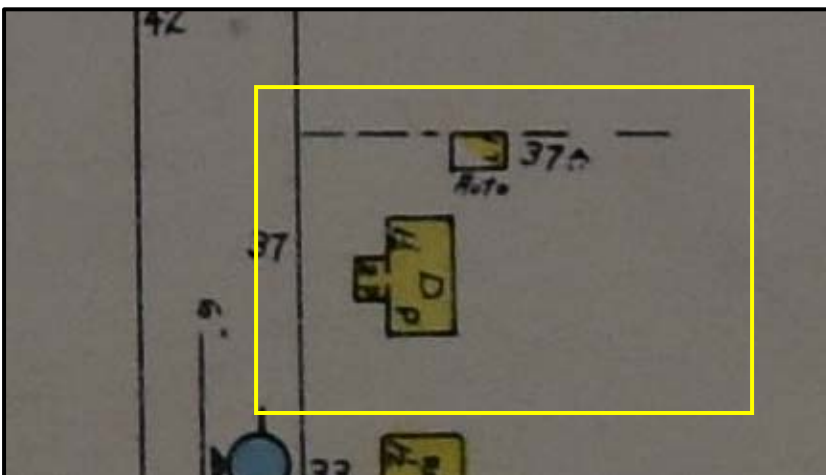
1972 photo of rear elevation. The far right board and batten wing was a newer addition at that time. Source: *Parks Canada, Canadian Inventory of Historic Buildings*

The roof on the rear elevation of the original house includes a centrally located gable end dormer with simple return eaves. It houses a modern two by two window. This section is also the location of a one-storey addition that is capped by a gently sloped shed roof. This section of the house is said to have been the last to have been added to the structure and has seen a number of changes over the life of the house, as is evident in the difference between the two photos above.

The north side of the property is the location of a small, stand-alone one car garage. This structure is likely the one shown in the 1949 fire insurance map.

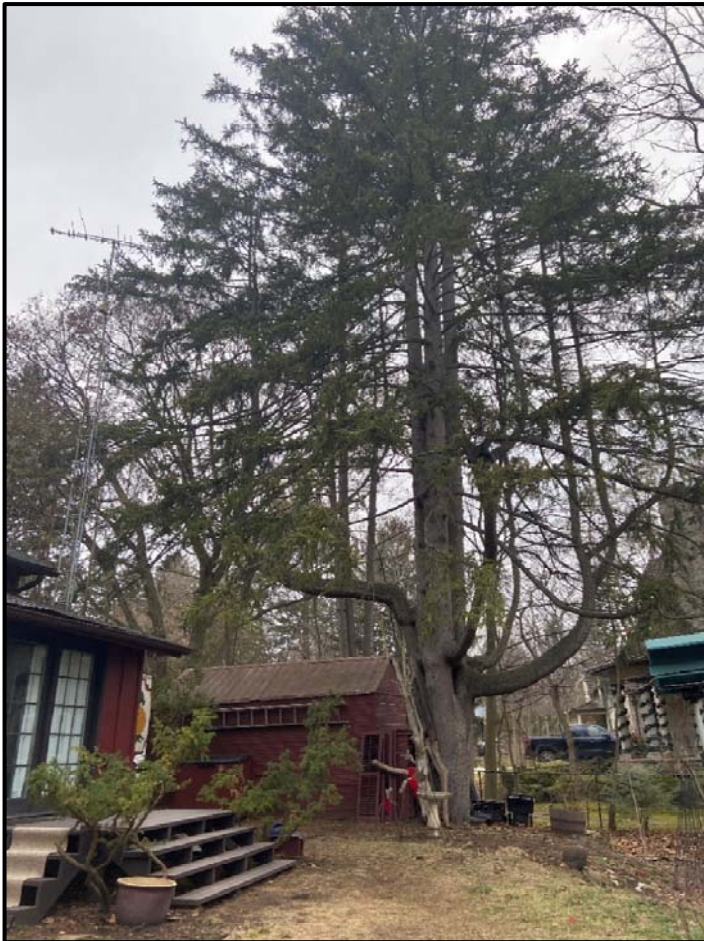


159 Balsam Drive with the stand alone, one car garage to the north of the residence. January 2024.  
Source: Town of Oakville, Planning Services staff photo



1949 fire insurance map. 159 Balsam Drive, which at the time was 37 Balsam Drive, is highlighted in yellow.  
Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1949.

The Thomas and Electa House sits at the front of a large lot with numerous mature trees, including a large spruce tree to the rear of the house.



Spruce tree to the rear of the garage. January 2024.  
Source: Town of Oakville, Planning Services staff photo



Aerial view of the property. Source: Town of Oakville, GIS

### Historical and Associative Value

Historically, the property at 159 Balsam Drive was part of a larger 200-acre parcel, which was sold and subdivided many times. Previous addresses for the property include one on Central Avenue and later as 37 Balsam Drive.

Some of the purchasers owned the property for relatively short periods of time, and often they left little historical evidence of their time or association with the subject property and Oakville in general. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period of time.

Below is a summary of the owners of the property from the Crown patent to the current owners.

<b>Name of Owner(s)</b>	<b>Acreage/Lot &amp; Concession/Plan</b>	<b>Years of Ownership</b>
Crown		1806-1828
King's College	200 acres (Lot 11, 3 <sup>rd</sup> Conc. SDS)	1828-1837
Thomas Leach	100 acres - south half of Lot 11, 3 <sup>rd</sup> Conc. SDS	1837-1846
Joseph A. Leach (eldest son & heir-at-law of the late Thomas Leach)	100 acres	1846-1860
William Wass	100	1860-1873
Solomon Savage	100	18 Apr 1873-19 Apr 1873
Mary Wass	100	1873-1878
George Andrew & William H. Speers	90-89/100 <sup>th</sup> acres	1878-1890
William Tailby	4 acres	1890-1916
Laura Rebecca & Charles Amos Tailby, as Executors of Sarah Tailby, widow of William Tailby	0.661 acres	1916-1925
Lillian Jane Delaney	0.611 acre	1925-1939
Ernest Edward Delaney	0.611 acre	1939-1948
Mina Jane and Mina Gene Delaney, as Executrices of Ernest Edward Delaney	0.611 acre	1948-1954
William Charles & Doris Harriett Walls	0.611 acre	1954-2005
Doris Harriett Walls		2005-2005
Doris Harriet, Susan Charles & Jonathan Andrew Walls		2005-2009
Current owner		2009-present

159 Balsam Drive is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation (MCFN or simply "the Mississaugas"). In 1805, the Mississaugas and the British Crown reached a provisional agreement in which the Mississaugas ceded almost 71,000 acres of land to the Crown. In return they were given £1000 of trade goods; were promised the sole right of the fisheries in the Twelve and Sixteen Mile



Creek along with the possession of each creek's flats; and they reserved the sole right of fishing at the Credit River and retained a 1-mile strip of land on each of its banks.<sup>3</sup>

The agreement was negotiated when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline.<sup>4</sup> This put the Mississaugas into "a more compromised position" from which to negotiate.<sup>5</sup> The agreement was formalized on 5 September 1806, when the Head of the Lake Treaty, No. 14, was signed.<sup>6</sup>



Trafalgar, Plan of the Second Township, In the Tract of Land lately Purchased from the Mississauga [sic] Indians, Samuel S. Wilmot, 28 June 1806. Lot 11, 3<sup>rd</sup> Concession SDS is highlighted in yellow, and shows the lot is still Crown land. Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

In June 1806, three months before Treaty No. 14 was finalized, Deputy Provincial Surveyor, Samuel Street Wilmot completed his plan called "Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the

<sup>3</sup> "Head of the Lake Treaty, No. 14 (1806)." *Mississaugas of the Credit First Nation*, 4 Nov. 2020, <https://mncfn.ca/head-of-the-lake-treaty-no-14-1806/>

<sup>4</sup> Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwevin: The Oakville Truth Project, Feb. 2023, pg. 7.

<sup>5</sup> Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwevin, pg. 7.

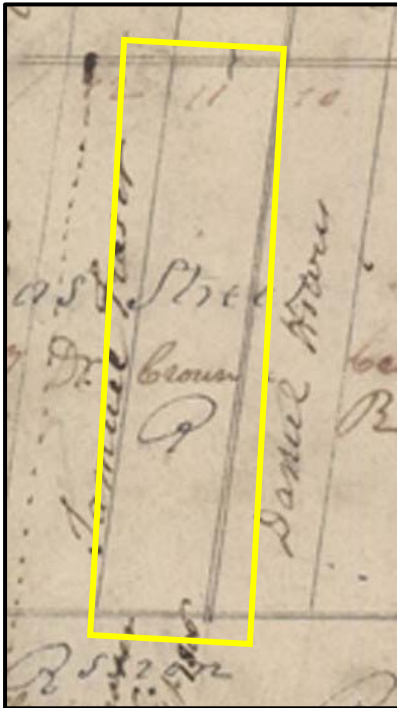
<sup>6</sup> *Ibid*, pg. 9.

*Mississauga* [sic] *Indians*". The survey was completed to facilitate European settlement. Unusually, Wilmot's plan does not show the land to be set aside for the Mississaugas along the Twelve and Sixteen Mile Creeks, possibly because it was completed before the treaty was finalized.

Settlers started arriving in the area circa 1806, around the time Wilmot was undertaking his survey. After the area was surveyed, settlements were established throughout Trafalgar Township. In the southern part of the township the villages of Oakville and Bronte began to grow, at the mouths of Sixteen Mile Creek and Twelve Mile Creek, respectively.

By 1817, the population of Trafalgar Township had reached 548, and there were four sawmills and one gristmill, a mill for grinding grain.<sup>7</sup> Initially, the Crown transferred ownership of these lands to individuals and companies, granting most of the land free of charge, excluding administrative fees. However, starting in the 1820s, most of the land released by the Crown was sold and not granted. A land registry system was established to document private transactions.<sup>8</sup>

By 1846, there were over 11,000 hectares of land under cultivation, and the area was known for its orchards. There were 23 sawmills and seven gristmills, and Dundas Street was the main east-west thoroughfare. By 1850, the population was slightly more than 4,500 people.<sup>9</sup>



Samuel S. Wilmot's 28 June 1806, *Trafalgar, Plan of the Second Township, In the Tract of Land lately Purchased from the Mississauga [sic] Indians*. Source: Archives of Ontario, *Trafalgar District of Gore, Partial, June 1806*

<sup>7</sup> New Directions Archaeology Ltd, *Stage 1 Archaeological Assessment of Burnhamthorpe Road West – Loyalist Drive to the West City Limit Municipal Class EA, on Part of Lots 2 to 5, Concession 2 NDS and Lots 1 to 5, Concession 1 NDS, in the geographic Township of Trafalgar, Former Halton County, City of Mississauga, Regional Municipality of Peel*, March 2018, [Appendix E Stage 1 Archaeological Assessment Report e01.pdf \(mississauga.ca\)](#) – accessed 12 Sept 2022

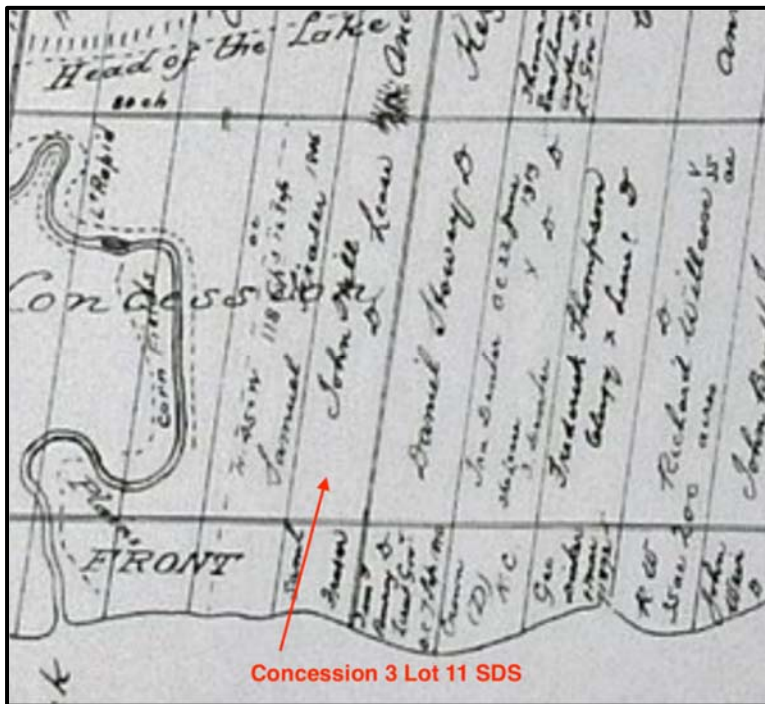
<sup>8</sup> Archives of Ontario, *Research Guide 215: Early Land Records from the 1780s to the 1850s*, [http://www.archives.gov.on.ca/en/access/documents/research\\_guide\\_215\\_grant\\_to\\_patent.pdf](http://www.archives.gov.on.ca/en/access/documents/research_guide_215_grant_to_patent.pdf) - accessed 14 September 2022

<sup>9</sup> New Directions Archaeology Ltd, *Stage 1 Archaeological Assessment of Burnhamthorpe Road West*, March 2018, [Appendix E Stage 1 Archaeological Assessment Report e01.pdf \(mississauga.ca\)](#) – accessed 12 Sept 2022

The subject property was originally part of Lot 11 in the 3<sup>rd</sup> Concession South of Dundas Street. Samuel Wilmot's 1806 plan below shows Lot 11, 3<sup>rd</sup> Concession SDS, highlighted in yellow, as being Crown land.

When the ceded territory was surveyed, the Upper Canada Legislature had directed that land be set aside "to appropriate a certain portion of the waste lands of the Crown as a fund for the establishment and support of a respectable Grammar school in each District thereof, and also of a College or University, for the instruction of youth in the different branches of liberal knowledge."<sup>10</sup> In order to acquire income from the subject lands, the Crown would sometime lease them, before eventually selling them off.

Lot 11, 3<sup>rd</sup> Concession SDS seems to have been one of the lots that the Crown leased before it was sold. An early marked up version of Wilmot's 1806 map, held by the Oakville Historical Society, shows that at some point in its early history John O'Neill leased the land.



An annotated copy of Wilmot's 1806 plan shows John O'Neill as a tenant of the Crown.  
Source: Oakville Historical Society

In both 1827 and 1828, William Pember was listed in the tax assessment records as being on the south half of Lot 11, 3<sup>rd</sup> Concession SDS.<sup>11, 12</sup> In 1827, Pember had cultivated 10 of the 100 acres of the south half of the lot, and by 1828, he had increased that to 18 of 100 acres.<sup>13</sup>

Land Registry Abstract Index records indicate that that the Crown held the 200-acre lot between 1806 and 3 January 1828 when it was transferred to King's College.<sup>14</sup>

<sup>10</sup> Elizabeth Helen Pearce, "King's College Purpose and Accountability in Higher Education: The Dilemma of King's College, 1827-1853," *University of Toronto: TSpace*, 1999, <https://hdl.handle.net/1807/12603>.

<sup>11</sup> Oakville Historical Society records

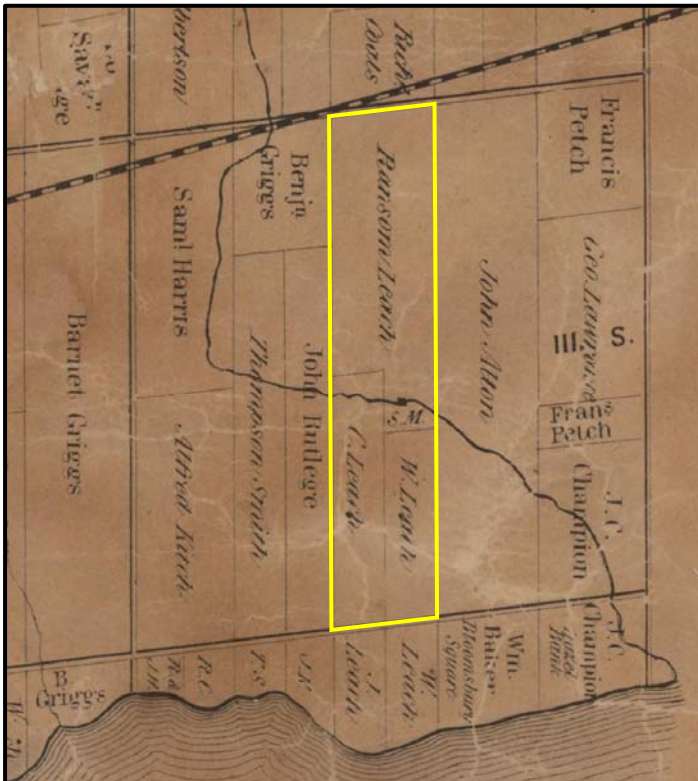
<sup>12</sup> Oakville Public Library, *Trafalgar Township, Combined Assessment and Collector's Rolls, 1823-1899*, RG7: Series A: OA.001-.008, 1827

<sup>13</sup> Oakville Public Library, *Trafalgar Township, Combined Assessment and Collector's Rolls, 1823-1899*, RG7: Series A: OA.001-.008, 1827 & 1828

<sup>14</sup> LRO Patent, dated 3 January 1828, between the Crown and King's College.

In 1829, a year after the Crown had granted the 200-acre parcel of land to King's College, Thomas Leach (1804-1846) appeared on the tax assessment rolls for the south half of Lot 11, 3<sup>rd</sup> Concession SDS.

Recorded on this same assessment roll, immediately above Thomas Leach, are Joshua and Robert Leach, Thomas' father and brother, respectively.<sup>15</sup> Joshua Leach was one of Trafalgar Township's earlier settlers, arriving in the area in 1822, and the person for whom Joshua Creek is named.<sup>16</sup> In the 1829 assessment roll, Joshua and Robert are located on Lot 3, 3<sup>rd</sup> Concession South of Dundas Street; Joshua on the south half, and Robert on the north half.<sup>17</sup> By July 1832, Joshua Leach had purchased Lot 3, 3<sup>rd</sup> Concession SDS, a 200-acre farm on the eastern edge of the township where he constructed a sawmill, on his namesake creek.<sup>18, 19</sup>



By 1858, Joshua Leach's children Ransom (1811-1896), Charles Joshua (1825-1913), and William Leach (1817-1901) occupied Lot 3, 3<sup>rd</sup> Concession SDS. Leach's sawmill is shown on Ransom's portion of land. Source: *Tremaine's Map of the County of Halton, Canada West, 1858*.

Six years later, in February 1835, Thomas Leach married Electa Ann Abbott (1813-1887), the daughter of Joseph and Christina (nee Papst) Abbott (1791-1848). Thomas and Electa are said to have had five children: Augusta, Joseph, William, Elizabeth, and Thomas.<sup>20</sup>

<sup>15</sup> "Ancestors of Augusta Leach." *A McCraney Anthology*, Oakville Historical Society, Oakville, Ontario, 1999, p. 17, Accessed 5 Feb. 2024. Revised March 2006.

<sup>16</sup> "The Joshua Leach House." *The Joshua Leach House - Located at 1493 Lakeshore Rd. E. The Article Provides the History of Joshua Leach's Life, Who Arrived to Trafalgar Township in 1822.* | Oakville Historical Society, Oakville Historical Society, oakvillehistory.pastperfectonline.com/archive/4194371C-AD01-4B6A-8C48-711353170901. Accessed 5 Jan. 2024.

<sup>17</sup> Oakville Public Library, *Trafalgar Township, Combined Assessment and Collector's Rolls, 1823-1899*, RG7: Series A: OA.001-.008, 1829

<sup>18</sup> "The Joshua Leach House." *Oakville Historical Society*

<sup>19</sup> LRO Instrument #813F, being a Bargain and Sale, dated 18 July 1832, between Ralph Lamacey and James Hamilton, Devises in Trust of Richard Hatt of Ancaster Township; and Joshua Leach of Trafalgar Township.

<sup>20</sup> McMullen, Louise (Heaven), Ed., "A McCraney Anthology," 1999, Oakville Historical Society, p. 18.



Two-and-a-half years after they were married, on 15 November 1837, King's College sold the land upon which the subject property sits to Thomas Leach.<sup>21</sup>

Determining exactly when the first house was constructed on the south half of Lot 11, 3<sup>rd</sup> Concession SDS is difficult as the 1835 to 1837 tax assessment rolls do not exist, and the 1838 edition is illegible. As such, the earliest possible date that a building can definitively be said to stand on the 100-acre lot is 1839, when that year's tax assessment roll indicates that a frame house under two stories has been built, and that Thomas Leach, his wife Electa and their first three children Augusta, Joseph and William were living there.<sup>22</sup>

However, it is also possible that the building was constructed earlier than 1839, possibly sometime prior to Thomas and Electa's marriage in February 1835, but most likely shortly after Leach bought the 100-acre property in late 1837.<sup>23</sup> Whenever it was built, it is also highly likely that Thomas Leach, who was a carpenter, built the house.<sup>24</sup>

Electa Ann (nee Abbott) Leach Grennis, undated. Source: Fred Kush

Thomas Leach was a founding member of the Oakville Temperance Reformation Society.<sup>25</sup> Established in Trafalgar Township in 1830, the Temperance Hall at Oakville, which was completed in 1843, was the first one erected in the Province.<sup>26, 27</sup> Thomas Leach and Justus Williams, a store owner and the temperance society President, procured the property for a hall in which the temperance society could meet.

Located on the southeast corner of Dundas Street (now Trafalgar Road) and Randall Street, Leach and Williams provided much of the materials for the building's construction with other members giving "liberally of their time and labour."<sup>28</sup> Thomas' father, Joshua Leach is credited with having made the window sashes, and it is thought that most of the lumber for the building came from his mill.<sup>29</sup> The Oakville Temperance Reformation Society building was demolished in 1970, and a Tim Horton's coffee shop was built in its place.<sup>30</sup> Today the property contains a mixed-use building known as The Randall.

---

<sup>21</sup> LRO Instrument #449, being a Bargain & Sale, dated 15 November 1837, between King's College and Thomas Leach.

<sup>22</sup> Oakville Public Library, *Trafalgar Township, Combined Assessment and Collector's Rolls, 1823-1899*, RG7: Series A: OA.001-.008, 1839

<sup>23</sup> "Ancestors of Augusta Leach." *A McCraney Anthology*, Oakville Historical Society, Oakville, Ontario, 1999, p. 17, Accessed 5 Feb. 2024. Revised March 2006.

<sup>24</sup> Mathews, Hazel. "Chapter II: A Place of Some Importance." *Oakville and the Sixteen: The History of an Ontario Port*, Univ. of Toronto Press, Toronto, 1971, p. 77.

<sup>25</sup> Mathews, Hazel. "Chapter II: A Place of Some Importance." *Oakville and the Sixteen: The History of an Ontario Port*, Univ. of Toronto Press, Toronto, 1971, p. 77.

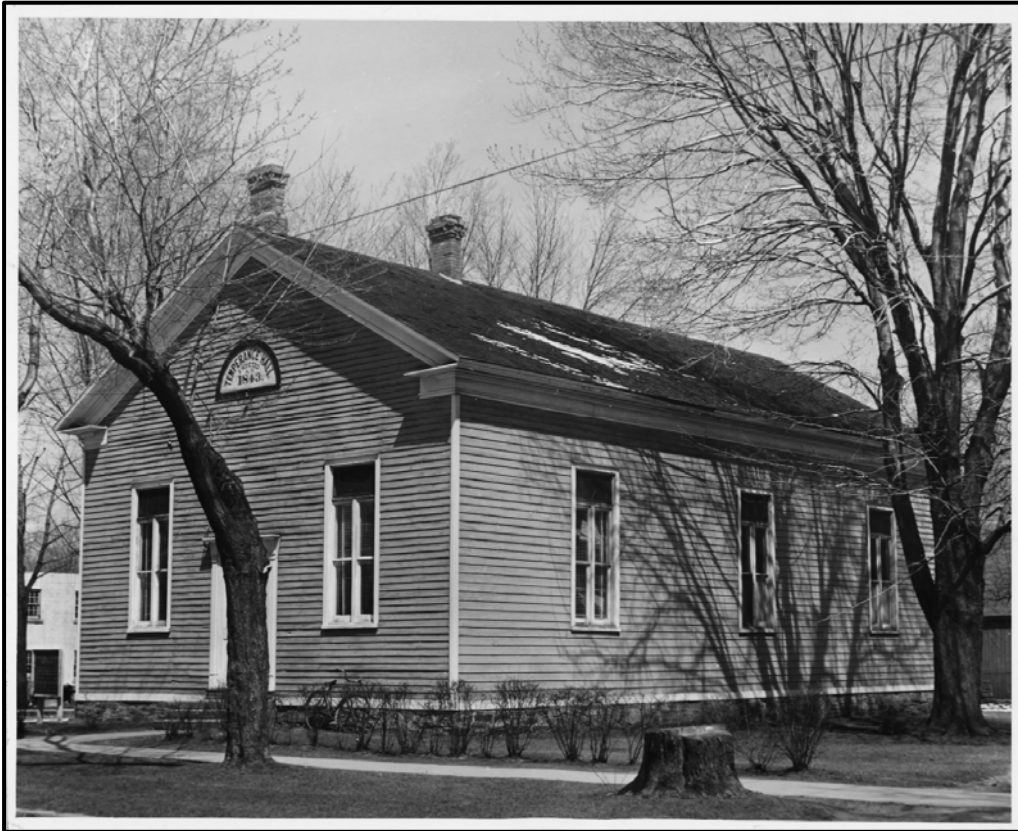
<sup>26</sup> Mathews, Hazel. "Chapter II: A Place of Some Importance." *Oakville and the Sixteen: The History of an Ontario Port*, Univ. of Toronto Press, Toronto, 1971, p. 77.

<sup>27</sup> Mathews, *Oakville and the Sixteen*, 78.

<sup>28</sup> Mathews, 78.

<sup>29</sup> Ibid.

<sup>30</sup> Society, Oakville Historical. "Temperance Hall - Sober Second Thoughts." *Oakville News*, 22 Sept. 2023, oakvillenews.org/news/oakville-community-news/temperance-hall-sober-second-thoughts/.



Oakville Temperance Hall, 1949. Thomas Leach is credited with building the hall in 1843, along with Justus Williams.  
Source: Oakville Historical Society<sup>31</sup>

Thomas Leach died in 1846 at the age of 41 and his widow Electa was left to raise their five children.<sup>32</sup> Sometime around 1856, Electa married Simeon Grennis, sometimes spelt Greenis or Greeniaus, (1823-1907), and had two more children, George M. Grennis (1857-1913) and Mary Amelia Grennis (1859-1939).<sup>33, 34</sup> The Grennis family eventually relocated to Lenox, Michigan where Electa died in 1887.<sup>35</sup>

On 27 September 1859, both Joseph A. Leach the oldest son and heir-at-law of Thomas Leach; and Simeon and his wife Electa Ann Grennis, the widow of Thomas Leach, borrowed money from William Wass.<sup>36, 37</sup> Both parties received \$2,400. Six months later, in March 1860, Electa and Simeon Grennis released their interest in the 100-

---

<sup>31</sup> "Temperance Hall," Oakville Historical Society, accessed December 18, 2023, <https://oakvillehistory.pastperfectonline.com/Photo/31E2B142-F4D5-4ED1-A3BB-131489287270#>

<sup>32</sup> Kusfr. "Thomas Leach (1804-1846) - Find a Grave..." *Find a Grave*, Find a Grave, 4 Sep. 2015, <https://www.findagrave.com/memorial/151703326/thomas-leach>

<sup>33</sup> Marguerite. "George M. Grennis (1857-1913) - Find a Grave..." *Find a Grave*, Find a Grave, 15 Feb. 2014, [www.findagrave.com/memorial/125169815/george-m-grennis](http://www.findagrave.com/memorial/125169815/george-m-grennis).

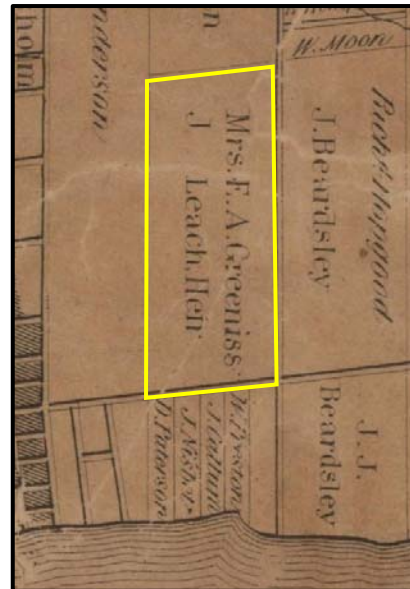
<sup>34</sup> "Michigan Death Certificates, 1921-1952," *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:KF7D-JFM> : 13 March 2018), Electa Abbott in entry for Mary A White, 18 Jul 1939; citing Riley, St Clair, Michigan, United States, Division for Vital Records and Health Statistics, Lansing; FHL microfilm 1,973,101.

<sup>35</sup> Marguerite. "Simeon Grennis (1823-1907) - Find a Grave..." *Find a Grave*, Find a Grave, 15 Feb. 2014, [www.findagrave.com/memorial/125169773/simeon-grennis](http://www.findagrave.com/memorial/125169773/simeon-grennis).

<sup>36</sup> LRO Instrument #267, being a Mortgage, dated 27 September 1859, between Joseph A. Leach and William Wass.

<sup>37</sup> LRO Instrument #268, being a Mortgage, dated 27 September 1859, between Simeon and Electa Ann Grennis, and William Wass.

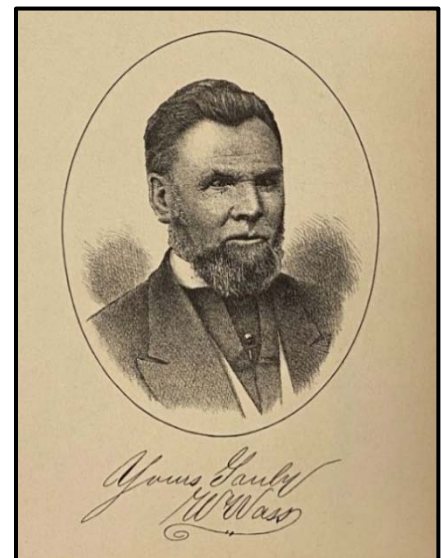
acre property to her son Joseph Leach.<sup>38</sup> Two days later, Joseph sold the land to William Wass, ending the Leach family's slightly more than 22 years of ownership.<sup>39</sup>



Tremaine's Map of the County of Halton showing Mrs. Electa A Greeniss (sic) and Joseph Leach on the south half of Lot 11, 3<sup>rd</sup> Concession SDS. Source: *Tremaine's Map of the County of Halton, Canada West, 1858.*

According to a short biography in the 1877 *Illustrated Historical Atlas of Halton County*, William Wass was born in the County of Lincoln, England in 1817 to Noah and Rebecca (nee Freeman) Wass.<sup>40</sup>

Wass established himself as an auctioneer at Snider's Corner, Trafalgar Township in 1852, and moved to Oakville in 1856.<sup>41,42</sup> As well as being an auctioneer, Wass had many other occupations, including as a land and estate agent, a notary public, an acting magistrate, a stock and money broker, and also in "farming operations," amongst other things.<sup>43</sup>



William Wass

Source: *Historical Atlas of Halton County, 1877*

<sup>38</sup> LRO Instrument #419, being a Quit Claim, dated 17 March 1860, between Simeon Grennis and wife, and William Wass.

<sup>39</sup> LRO Instrument #420, being a Bargain & Sale, dated 19 March 1860 between Joseph A Leach and William Wass.

<sup>40</sup> Pope, J.H., *Illustrated Historical Atlas of the County of Halton, Ont., 1877.* Page 65

<sup>41</sup> Mathews, 246.

<sup>42</sup> Pope, J.H., *Illustrated Historical Atlas of the County of Halton, Ont., 1877.* Page 65

<sup>43</sup> Pope, *Illustrated Historical Atlas of the County of Halton, 65.*

The Wass family were significant members of St. John's United Church who were remembered for their long service to the church community. William was a member of the Board of Trustees during the construction of the church in the late 1870s, and his daughter Rebecca Alice Wass founded the church's Ever Faithful Bible class.<sup>44</sup>



"St. John's United Church Ever Faithful Bible Class, 1911", with Miss Rebecca Wass, front row, in black.  
Source: Oakville Historical Society

In the early 20<sup>th</sup> century, "Mrs. W. Wass", or Mary (nee Jennings) Wass (1814-1903), was recognized as one of 29 women who helped raise funds for a memorial stained-glass window to commemorate the church's "early mothers", those women who were instrumental in establishing the church in the early 19<sup>th</sup> century, but whose efforts went largely unsung.<sup>45</sup>

After purchasing the south half of Lot 11, 3<sup>rd</sup> Concession SDS in 1860, Wass and his wife Mary and their daughter Rebecca Alice Wass (1853-1925) moved into the subject house.<sup>46</sup> The 1861 agricultural census reveals that Wass was actively farming Lot 11, where he was growing wheat, peas, oats, buckwheat, potatoes and hay.<sup>47</sup> By 1871, the subject house was still the only structure on the 100-acre property.<sup>48</sup> Four years later, in 1875, someone by the name of Joseph Wass was also living on the 100 acre property with William and his family.<sup>49</sup> The relationship between William and Joseph wasn't determined, however it is probable that they are related, possibly brothers.

---

<sup>44</sup> "Archive Record." "Marion Grey & Emily's Victory," Oakville Historical Society, oakvillehistory.pastperfectonline.com/archive/31D38B03-2C51-49F4-A165-622168013347. Accessed 8 Jan. 2024.

<sup>45</sup> "A Brief History of St. John's Church in Oakville: By Oakville Historical Society." Facebook, [www.facebook.com/watch/?v=639745790715235](https://www.facebook.com/watch/?v=639745790715235). Accessed 8 Jan. 2024.

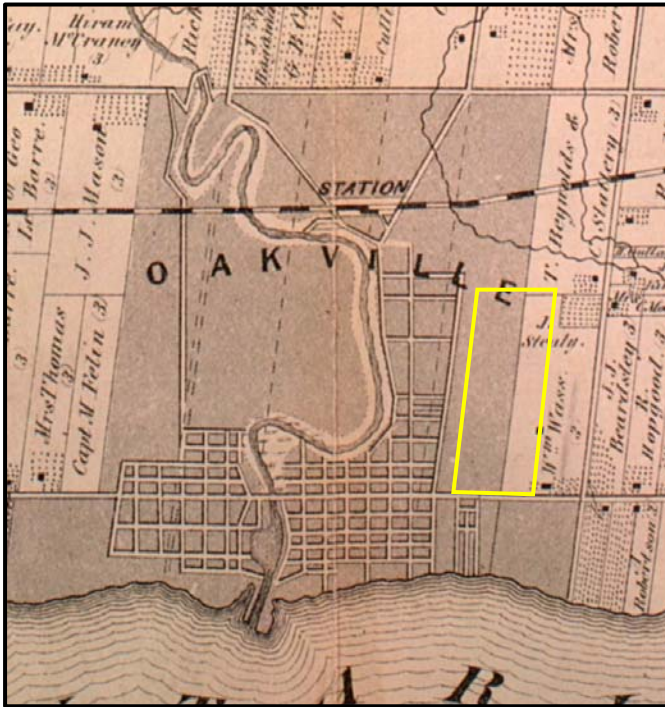
<sup>46</sup> "Canada, Ontario Census, 1861", , FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:MQW9-QWZ> : Wed Oct 04 12:14:21 UTC 2023), Entry for Wm Wass, 1861.

<sup>47</sup> Library and Archives Canada; Ottawa, Ontario, Canada; *Census Returns For 1861*; Roll: C-1031.

<sup>48</sup> 1871 Census of Canada, Schedule 1. Source Citation Year: 1871; Census Place: *Trafalgar, Halton, Ontario*; Roll: C-9955; Page: 31; Family No: 113. *Ancestry.com and The Church of Jesus Christ of Latter-day Saints. 1871 Census of Canada [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009.*

<sup>49</sup> 1875 Trafalgar Township Tax Assessment Rolls (from Oakville Public Library microfilm collection).





The 1877 Historical Atlas of Halton County shows both William Wass and John Stealy on the south half of Lot 11, 3<sup>rd</sup> Concession South of Dundas Street. 159 Balsam Drive lays within the portion retained by Mr. Wass. Source: *Historical Atlas of Halton County, 1877*

In 1875, Mary and William Wass started selling off parts of their 100-acre parcel. In January (or July) of that year, they sold 7-11/100ths of an acres to John Stealy.<sup>50</sup> Three years later, in March 1878, they sold almost 91 of their remaining not quite 93 acres to George Andrew and William H. Speers, excluding a 2-acre parcel that was “subject to tenancy of one Joseph Wass,” and reserving for themselves “a certain right of way.”<sup>51</sup> It is likely that this right of way was eventually formalized and became Central Avenue (sometimes identified as Centre Avenue), which by 1949 had been renamed Balsam Drive.<sup>52, 53</sup>

It is believed that with the sale of most of their land the Wass family were able to finance the construction of their new home “Balsam Lawn”, the 1878 Italianate frame house located today at the northwest corner of Balsam Drive and Lakeshore Road East.<sup>54</sup>



“Balsam Lawn”, circa 1897. Source: *“Beautiful Oakville”*

<sup>50</sup> Illegible LRO Instrument #, being a Bargain and Sale dated 20 January (or July) 1875, between William and Mary Wass, and John Stealy.

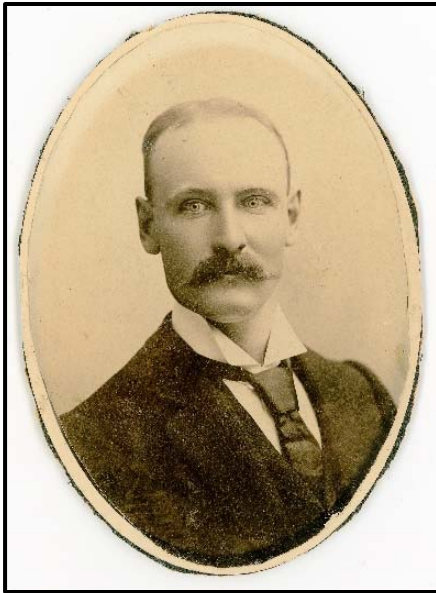
<sup>51</sup> LRO Instrument #2466, being a Bargain and Sale dated 14 March 1878, between Mary and William Wass, and George Andrew and William H. Speers.

<sup>52</sup> Town of Oakville, Heritage Planning. *Oakville Street Name Origins*, p. 1.

<sup>53</sup> *Underwriters’ Survey Bureau, Insurance Plan of the Town of Oakville, 1949.*

<sup>54</sup> Town of Oakville, Heritage Planning, “Heritage Research Report: 153 Balsam Drive, Oakville, ON,” December 2019, p. 6.

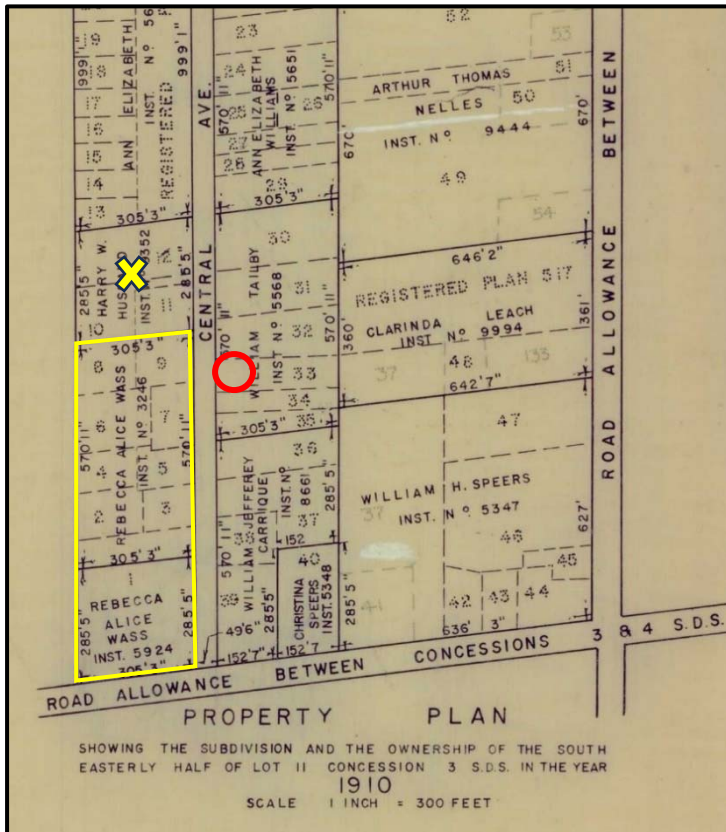
In her 1953 book, *Oakville and the Sixteen*, Hazel Mathews indicates that before Wass could build Balsam Lawn he moved the “large frame residence facing upon the Lake Shore Road” to the north onto “the property of the late Gordon H. Watts.”<sup>55</sup> This move is believed to be the first of two times that the Leach House was relocated.



Mathews’ reference to Gordon H. Watt’s land refers to a parcel of land that was located on Lots 10, 11, and 12, in Plan 1009, a 1910 plan of subdivision. Gordon and Estelle Watts purchased the land in May 1944 from Lydia Husband, the widow of Harry W. Husband.<sup>56</sup> At the time the property lay on the west side of Central Avenue, which today is the location of 174, 177 and 184 Balsam Drive.

The land to which Thomas and Electa Leach’s ca. 1830s home was moved in the late 1870s is marked by a yellow ‘x’, within the lands owned, in 1901, by Harry W. Husband on the east west of Balsam Drive. The plan shows that, in 1910, Rebecca Alice Wass still owned the land south of where the Leach house was first moved. The red circle indicates the current location of the house.

Harry W. Husband (1865-1934)  
Source: *Oakville Historical Society*



1910 survey showing the location of the Wass family’s property Balsam Lawn, located on the northwest corner of Central Avenue (later Balsam Drive) and Lakeshore Road East (outlined in yellow rectangle). The yellow ‘x’ marks the second site of the subject house. The red circle marks the current and final location of the subject house. Source: *Plan 1009, Town of Oakville*.

<sup>55</sup> Mathews, 246.

<sup>56</sup> LRO Instrument #20540, being a Grant dated 30 May 1944, between Lydia J. Husband, widow, personally and as Executrix of Harry William Husband, and Gordon Herridge Watts and Estelle H. Watts, his wife, as joint tenants.

After her parents' deaths in 1892 and 1903, Rebecca Alice Wass remained at Balsam Lawn, her family home, until she passed away at home in January 1925, ending the Wass family's 66 years residency.<sup>57</sup>



Rebecca Alice, William and Mary (nee Jennings) Wass' daughter. Undated.  
Source: Oakville Historical Society

In 1881, three years after the Leach house had been moved to make way for the Wass' new home, William H. Speers was living with his family on Lot 11, 3<sup>rd</sup> Concession SDS, presumably in the relocated Leach House.<sup>58</sup> In 1890, co-owners Messrs. Andrew and Speers, and their respective wives sold four acres of their 90 plus acres to William Tailby, including the land upon which 159 Balsam Drive stands today.<sup>59</sup>

William Tailby (1829-1916) was born in Lincolnshire, England and he came to Canada in 1846.<sup>60, 61</sup> By 1861, he was living in Trafalgar Township, he was single, and he listed his occupation as a labourer.<sup>62</sup> Other records show that, over the course of his lifetime, William Tailby was a market gardener, a fruit grower, and a farmer.<sup>63, 64, 65</sup> By 1871, Tailby had married Sarah Keach\* (1847-1922), and their first two children had been born.<sup>66</sup> In 1881, William and his family were living in town.<sup>67</sup> After purchasing the four-acre lot in 1890, Tailby and his family are believed to have lived in on the property in the house that Thomas and Electa Leach built circa 1830s, and which was moved,

---

<sup>57</sup> "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:JKD4-WBS> : Sat Oct 14 02:28:54 UTC 2023), Entry for Rebecca Alice Wass and William Wass, 27 Jan 1925.

<sup>58</sup> 1881 Trafalgar Township Tax Assessment Rolls (from Oakville Public Library microfilm collection).

<sup>59</sup> LRO Instrument #5568S, being a Bargain and Sale, dated 6 (or 16) August 1890, between George Andrew and wife and William H. Speers and wife, and William Tailby.

<sup>60</sup> "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:J63Z-12V> : 2 March 2021), William Tailby, 21 Nov 1916; citing Trafalgar Twp., Halton, Ontario, yr 1916 cn 16644, Registrar General. Archives of Ontario, Toronto; FHL microfilm 1,862,181.

<sup>61</sup> "Recensement du Canada de 1911", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QV9T-ZPNP> : Fri Dec 15 23:09:10 UTC 2023), Entry for Wm Tailby and Sarah Tailby, 1911.

<sup>62</sup> "Canada, Ontario Census, 1861", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:MQW9-3PH> : Wed Oct 04 05:47:41 UTC 2023), Entry for Wm Tailby, 1861.

<sup>63</sup> "Canada Census, 1881", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:MVFK-SS6> : Fri Oct 06 10:39:51 UTC 2023), Entry for William Tailby and Sarah Tailby, 1881

<sup>64</sup> "Canada Census, 1901", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KH21-N51> : Fri Oct 06 21:33:55 UTC 2023), Entry for Wm Tailby and Sarah Tailby, 1901.

<sup>65</sup> SD Cowan. "William Tailby (1829-1916) – Find a Grave..." *Find a Grave*, Find a Grave, 18 Jun 2022, <https://www.findagrave.com/memorial/240743319/william-tailby>

<sup>66</sup> "Canada Census, 1871", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:M47X-XL9> : Wed Dec 06 01:01:29 UTC 2023), Entry for William Tailby and Sarah Tailby, 1871.

<sup>67</sup> Year: 1881; Census Place: Oakville, Halton, Ontario; Roll: C\_13257; Page: 43; Family No: 223 Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1881 Census of Canada* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009. (Accessed 3 Nov 2023).

for the second time, to Tailby's property in 1892.<sup>68</sup> The Thomas and Electa Leach House was identified as the "twin to Stenson Cottage", a reference to the Ryrie Cottage, located at 1493 Lakeshore Road East which was originally known as "The Leach House".<sup>69, 70</sup>



The Stenson or Ryrie Cottage, originally known as "The Leach House", is located at 1493 Lakeshore Road East. The Thomas and Electa Leach House has been referred to as "the twin" of this Lakeshore Road East house. February 2009 Source: *Town of Oakville, Planning Services staff photo*

William Tailby died in 1916, and his wife Sarah followed in 1922.<sup>71, 72</sup> After William and Sarah's deaths, their land was left to their six surviving children, with Charles Amos and Laura Rebecca Tailby serving as their Executor and Executrix, respectively.<sup>73</sup> In May 1925, Charles and Laura sold 0.611 acres of their parent's four acre parcel to Lillie

---

<sup>68</sup> Reid, Grace. "159 Balsam Drive, Oakville, Ontario." *Ontario Inventory of Buildings*, Oakville Historical Society, 1972, Accessed 5 Feb. 2024.

<sup>69</sup> "Photo Record." *1493 Lakeshore Road East - Ryrie Cottage*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/photo/AADD64A2-9F9D-48D2-BF2F-242765918710. Accessed 5 Feb. 2024.

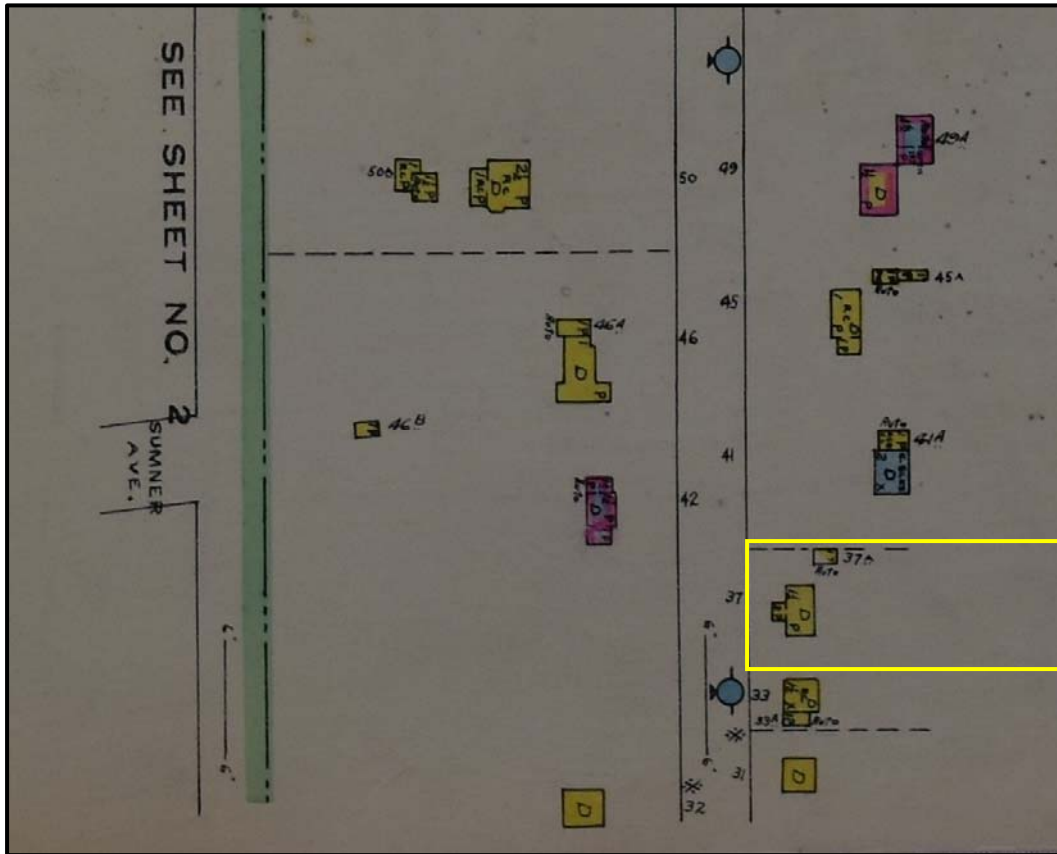
<sup>70</sup> "Archive Record." *The Joshua Leach House*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/archive/4194371C-AD01-4B6A-8C48-711353170901. Accessed 5 Feb. 2024.

<sup>71</sup> "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:J63Z-12V> : 2 March 2021), William Tailby, 21 Nov 1916; citing Trafalgar Twp., Halton, Ontario, yr 1916 cn 16644, Registrar General. Archives of Ontario, Toronto; FHL microfilm 1,862,181.

<sup>72</sup> *SD Cowan*. "William Tailby (1829-1916) – Find a Grave..." *Find a Grave, Find a Grave*, 18 Jun 2022, <https://www.findagrave.com/memorial/240743319/william-tailby>

<sup>73</sup> LRO Instrument #15401, being a Grant dated 1 May 1925, between Laura Rebecca Tailby, Spinster and as Executrix of the estate of Sarah Tailby, and Charles Amos Tailby, as Executor of the said Sarah Tailby, and Laura and Charles siblings', William John Tailby and wife; Annie Elizabeth Coluton; Mary Jane Walker; and Louisa Sarah Readman; and Tillie Jane Delaney.

Jane Delaney (1872-1938), a spinster and a nurse.<sup>74, 75</sup> Lillian Delaney was the daughter of Edward Delaney (1834-1906) and Ellen (nee Leighton) Delaney (1849-1886).<sup>76</sup> Lillian, or Lillie as she was known, never married and on 4 January 1939, after her death, the subject property was sold by her sister and Administratrix, Mary Edith Delaney (1867-1946), to their brother Ernest Edward Delaney (1878-1942).<sup>77, 78</sup> After he died, Ernest E. Delaney's wife Mina Jane (nee Barry) Delaney (1885-1980) and their daughter Mina Gene Delaney (born ca. 1925) sold the subject property to William Charles Walls in 1954.<sup>79, 80</sup>



1949 fire insurance map showing the subject house in its third and current location. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1949.

<sup>74</sup> LRO Instrument #15401, being a Grant dated 1 May 1925, between Laura Rebecca Tailby, Spinster and as Executrix of the estate of Sarah Tailby, and Charles Amos Tailby, as Executor of the said Sarah Tailby, and Laura and Charles siblings', William John Tailby and wife; Annie Elizabeth Coluton; Mary Jane Walker; and Louisa Sarah Readman; and Tillie Jane Delaney.

<sup>75</sup> Archives of Ontario, *Ontario, Canada, Deaths and Deaths Overseas, 1869-1949*; Archives of Ontario; Toronto, Ontario, Canada; Collection: Ms935; Series: 606, per Ancestry.ca

<sup>76</sup> "Canada Births and Baptisms, 1661-1959", , *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:FLK9-W32> : 16 December 2019), Lily Jane Delaney, 1872.

<sup>77</sup> LRO Instrument #19276, being a Grant dated 4 January 1939, between Mary Edith Delaney, spinster and Administratrix of Lillie Jane Delaney, spinster, deceased; and Ernest Edward Delaney.

<sup>78</sup> Sheila Davidson. "Lillian Jane "Lillie" Delany (1872-1938) – Find a Grave..." *Find a Grave*, Find a Grave, 22 Mar 2021, <https://www.findagrave.com/memorial/224748531/lillian-jane-delany>

<sup>79</sup> LMK. "Mina J. Barry Delany (1885-1980) – Find a Grave..." *Find a Grave*, Find a Grave, 2 Sep 2018, <https://www.findagrave.com/memorial/192779709/mina-j-delany>

<sup>80</sup> Illegible LRO Instrument #, being a Grant dated 30 July 1954 between Mina Jane Delaney, Widow and Mina Gene Wright, Married Woman, formerly Mina Gene Delaney, Spinster; and Charles and Doris Walls, as joint tenants.

Sometimes referred to as “Patrick’s House 1851,” it is the Walls family who named the house “Patrick’s House”. Patrick was the grandson of William and his wife Doris Harriet (nee Johnston) Walls (1920-2009).<sup>81</sup> A construction date of 1851 seems to have been attributed to the discovery of an 1851 penny that was discovered in the wall of the original section of the home when electrical repair work was being undertaken. Given that there are historical records indicating that the house was very likely there in the 1830s, it is likely that the 1851 penny was placed during 1850s renovations or repair work.

The subject property has remained in the Walls family for more than 70 years.



The Thomas and Electa Leach House with the “Patrick’s House 1851” signage, 2008. *Source: Town of Oakville, Planning Services staff*

---

<sup>81</sup> Interview with Jon Walls, a son of William and Doris Walls, 31 January 2024.

## Contextual Value

The subject property, located at 159 Balsam Drive, has cultural heritage value because it is important in supporting the area as one that has transitioned from being predominantly mid-19<sup>th</sup> century farmland to that of a 20<sup>th</sup> century suburban subdivision development. The streetscape is characterized by medium to large lots, containing medium to large houses that were built in a variety of architectural styles from a variety of architectural eras. The area's significant mature vegetation further enhances the subject property's and Balsam Street's context as an indication of its early development.



Aerial view of 159 Balsam Drive. 2021

Source: Town of Oakville, GIS

The subject property is significant as the location of one of the first buildings to be constructed on Lot 11, 3<sup>rd</sup> Concession South of Dundas Street. The earliest section of the home is believed to have been built in the 1830s and is therefore one of the oldest homes in Oakville. While the house has been relocated within the immediate area, it remains physically, functionally, visually, and historically linked to its surroundings.

Although not likely to be considered a landmark, the subject property serves as a key anchor point in the neighbourhood as it stands out as atypical and visually different from more recent, more numerous 20<sup>th</sup> century structures.



Looking northeast towards 159 Balsam Drive. January 2021 Source: Google Street View



Looking southeast, 159 Balsam Drive is the location of the two red buildings tucked behind tall Balsam trees, on the left side of the image. January 2021 Source: Google Street View



## 4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The Thomas and Electa Leach House is a representative example of an 1830s Neoclassical frame house and is a rare and early example of its kind in Oakville.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property has direct associations with the Leach family, a very early local settler family whose name is synonymous with early life in Trafalgar Township; and with the Wass family who was significant to the community because of their business endeavours, public service, and active involvement in the development of St. John's United Church.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield any significant information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The property demonstrates and reflects the work of the Leach family, an early settler family renowned for their skills as carpenters, who built the subject house.	Y
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The property is important in supporting the area as one that transitioned from being predominantly mid-19 <sup>th</sup> century farmland, to that of a 20 <sup>th</sup> century suburban subdivision development.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	While the house has been relocated within the immediate area, the property remains physically, functionally, visually, and historically linked to its surroundings.	Y
iii. is a landmark.	The property is not a landmark.	N

## 5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

### Description of Property

The Thomas and Electa Leach House property is located at 159 Balsam Drive on the east side of Balsam Drive north of Lakeshore Road East. The property contains a c.1830s one-and-a-half storey detached frame house with later additions to the front and the rear.

### Design Value or Physical Value:

The Thomas and Electa Leach House has design and physical value as an example of a modest Neoclassical home, an early and rare example of its kind in Oakville. Common in Ontario between 1800 and 1860, the Neoclassical style is characterized by simple symmetrical designs and refined Classical architectural ornamentation. Facades typically include a generously sized central entrance accompanied by entablatures, pilaster strips and decorative friezes. The subject house exhibits numerous features of the Neoclassical style, including its uncluttered symmetrical façade with a central entrance flanked by four windows. The house contains the main distinguishing feature of the Neoclassical style behind the front portico addition: the prominent central entrance with a multipanelled wood door, framed by sidelights separated by pilasters. The original twelve-over-twelve sash windows are typical of the historic style, as are the louvered wood shutters. The windows on the front façade contain entablatures, another element that defines the Neoclassical style. Simple cornices and cornice returns along the roofline complete the Neoclassical look of the house.

### Historical Value or Associative Value:

The Thomas and Electa Leach House has cultural heritage value because of its direct associations with the Leach family, an early local settler family who were renowned for their skills as carpenters. The property is also associated with the Wass family who were significant to the community because of their business endeavours, public service and active involvement in the development of St. John's United Church. The property also has cultural heritage value because it demonstrates and reflects the work of the Leach family, local settlers and carpenters, who built the subject house, among others in Oakville.

### Contextual Value:

The Thomas and Electa Leach House has cultural heritage value because it is important in supporting the area as one that has transitioned from being predominantly mid-19<sup>th</sup> century farmland to that of a 20<sup>th</sup> century suburban subdivision development. The streetscape is characterized by medium to large lots, containing medium to large houses that were built in a variety of architectural styles from a variety of architectural eras. The property is significant as one of the first buildings to be constructed in the immediate area and serves as a key anchor point in the neighbourhood as it stands out as atypical and visually different from more recent, more numerous 20<sup>th</sup> century structures. While the house has been relocated within the immediate area, it remains physically, functionally, visually, and historically linked to its surroundings.

### Description of Heritage Attributes

Key attributes of Thomas and Electa Leach House that exemplify its value as an early example of a modest Neoclassical house, as they relate to the north, south and west elevations of the original one-and-a-half storey 1830s house, include:

- The form and footprint of the structure with its low-sloped gable roof;
- Horizontal wood clapboard cladding with wood corner boards and wood cornice with cornice returns;

- Historic 12/12, 2/2 and 6/6 wood windows and wood storm windows with wood trim, wood entablatures, and remaining wood louvered shutters;
- Front entrance with panelled wood door, wood sidelight windows, and simple wood pilasters;
- Lakestone foundation above grade.

For the purpose of clarity, the cultural heritage value or interest and heritage attributes do not include:

- The two-storey front portico wing;
- The one-storey rear wing; and
- The detached garage.

## 6. Conclusion

This property meets five of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

## 7. Sources

- Ancestry, <http://www.ancestry.ca>
- Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Toronto: Fitzhenry & Whiteside, 1990
- FamilySearch, *Trafalgar Township Volume A-B ca. 1808-1958*, [www.familysearch.org](http://www.familysearch.org)
- Library and Archives Canada
- Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953
- Mississaugas of the Credit First Nation, Department of Consultation & Accommodation (DOCA)
- Oakville Historical Society
- Oakville Public Library
- Ontario Heritage Act, Reg. 9/06
- Ontario Ministry of Municipal Affairs and Housing, “A place to grow: growth plan for the greater golden horseshoe”, 2020
- Ontario Ministry of Municipal Affairs and Housing, “Provincial Policy Statement”, 2020
- ONLAND, Ontario Land Registry Access. Teranet Inc.
- Pearce, Elizabeth Helen. “King’s College Purpose and Accountability in Higher Education.” *University of Toronto*. 1999. <https://hdl.handle.net/1807/12603>.
- Region Municipality of Halton, “Halton Region Official Plan”, 2022
- Stelter, Emma. “Debwewin: The Oakville truth project, Treaties 22 & 23, 1820”, [Friendship-Peace-and-Respect-web.pdf \(theocf.org\)](http://theocf.org)
- Town of Oakville, “Liveable Oakville”, 2009
- Town of Oakville, “North Oakville East Secondary Plan”, 2023
- Town of Oakville, “North Oakville West Secondary Plan”, 2023
- Town of Oakville, various departmental files including the Town’s Heritage Register, policies, reports, imagery, and mapping
- Underwriters’ Survey Bureau. *Insurance Plans of the Town of Oakville*. Toronto: Underwriters’ Survey Bureau, 1949

On April \*\*, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Thomas and Electa Leach House  
159 Balsam Drive  
Part Lot 11, Concession 3 Trafalgar, South of Dundas Street; As In TW30301;  
Now Known As ; Lot 33, Plan 1009 ; OAKVILLE

### Description of Property

The Thomas and Electa Leach House property is located at 159 Balsam Drive on the east side of Balsam Drive north of Lakeshore Road East. The property contains a c.1830s one-and-a-half storey detached frame house with later additions to the front and the rear.

### Statement of Cultural Heritage Value or Interest

#### *Design and Physical Value*

The Thomas and Electa Leach House has design and physical value as an example of a modest Neoclassical home, an early and rare example of its kind in Oakville. Common in Ontario between 1800 and 1860, the Neoclassical style is characterized by simple symmetrical designs and refined Classical architectural ornamentation. Facades typically include a generously sized central entrance accompanied by entablatures, pilaster strips and decorative friezes. The subject house exhibits numerous features of the Neoclassical style, including its uncluttered symmetrical façade with a central entrance flanked by four windows. The house contains the main distinguishing feature of the Neoclassical style behind the front portico addition: the prominent central entrance with a multipanelled wood door, framed by sidelights separated by pilasters. The original twelve-over-twelve sash windows are typical of the historic style, as are the louvered wood shutters. The windows on the front façade contain entablatures, another element that defines the Neoclassical style. Simple cornices and cornice returns along the roofline complete the Neoclassical look of the house.

#### *Historical and Associative Value*

The Thomas and Electa Leach House has cultural heritage value because of its direct associations with the Leach family, an early local settler family who were renowned for their skills as carpenters. The property is also associated with the Wass family who were significant to the community because of their business endeavours, public service and active involvement in the development of St. John's United Church. The property also has cultural heritage value because it demonstrates and reflects the work of the Leach family, local settlers and carpenters, who built the subject house, among others in Oakville.

#### *Contextual Value*

The Thomas and Electa Leach House has cultural heritage value because it is important in supporting the area as one that has transitioned from being predominantly mid-19<sup>th</sup> century farmland to that of a 20<sup>th</sup> century suburban subdivision development. The streetscape is characterized by medium to large lots, containing medium to large houses that were built in a variety of architectural styles from a variety of architectural eras. The property is significant as one of the first buildings to be constructed in the immediate area and serves as a key anchor point in the neighbourhood as it stands out as atypical and visually different from more recent, more numerous 20<sup>th</sup> century structures. While the house has been relocated within the immediate area, it remains physically, functionally, visually, and historically linked to its surroundings.

## Description of Heritage Attributes

Key attributes of Thomas and Electa Leach House that exemplify its value as an early example of a modest Neoclassical house, as they relate to the north, south and west elevations of the original one-and-a-half storey 1830s house, include:

- The form and footprint of the structure with its low-sloped gable roof;
- Horizontal wood clapboard cladding with wood corner boards and wood cornice with cornice returns;
- Historic 12/12, 2/2 and 6/6 wood windows and wood storm windows with wood trim, wood entablatures, and remaining wood louvered shutters;
- Front entrance with panelled wood door, wood sidelight windows, and simple wood pilasters;
- Lakestone foundation above grade.

For the purpose of clarity, the cultural heritage value or interest and heritage attributes do not include:

- The two-storey front portico wing;
- The one-storey rear wing; and
- The detached garage.

Any objection to this designation must be filed no later than May \*\*, 2024. Objections must be directed to the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca) or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at [carolyn.van@oakville.ca](mailto:carolyn.van@oakville.ca).

Issued at the Town of Oakville on April \*\*, 2024.



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: April 8, 2024

---

**FROM:** Planning Services Department

**DATE:** March 26, 2024

**SUBJECT:** Recommendation Report, Draft Plans of Condominiums (2), Zancor (Oakville) Limited, File No.: 24CDM-23004/1431 and 24CDM-23006/1431, 2450 Old Bronte Road

**LOCATION:** 2450 Old Bronte Road

**WARD:** Ward 4

Page 1

---

#### RECOMMENDATION:

1. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-23004/1431) submitted by Zancor (Oakville) Limited, and prepared by KRCMAR dated April 18, 2023, subject to the conditions contained in Appendix A of the Planning Service Report dated March 26, 2024.
2. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-23006/1431) submitted by Zancor (Oakville) Limited, and prepared by KRCMAR dated August 10, 2023, subject to the conditions contained in Appendix B of the Planning Service Report dated March 26, 2024.

#### KEY FACTS:

The following are key points for consideration with respect to this report:

- Two draft plan of standard condominium applications (one residential and one non-residential) have been submitted by Zancor (Oakville) Limited which relate to the eight storey mixed-use building recently constructed at 2450 Old Bronte Road.
- This consolidated report reflects a review of both condominium applications.
- Condominium tenure would allow for the transfer of residential and commercial units to the future owners.
- Two site plan approvals were granted for this overall site. The first related to the relocation of the heritage listed dwelling (granted on February 3, 2020)



with the second related to the eight storey mixed-use building (granted on April 9, 2021). Both remain under construction. Residential units are presently occupied.

- The listed heritage building on the site was relocated and conserved as part of the previous heritage and site plan application processes. The heritage building is proposed to be excluded from the draft plan of condominiums. Notwithstanding this, the planned overall function of the site is to remain.
- A variance application related to parking under the mixed-use building was approved by the Committee of Adjustment on February 7, 2024.
- No circulated internal departments or external agencies raised concerns with the application.
- Staff recommends approval to both draft plan of condominiums subject to the conditions outlined in Appendix A and B.

### **BACKGROUND:**

The purpose of this report is to provide a full staff review of both draft plan of standard condominium applications and provide a recommendation on both applications.

The residential draft plan of condominium application was submitted in April 2023 by Zancor (Oakville) Limited with the non-residential application being submitted in August 2023. The mixed-use building and heritage house remain under construction.

### Heritage

The subject site includes a heritage house, which is listed on the town's Register of Properties of Cultural Heritage Value of Interest. The redevelopment of the site reflects the relocation of the 2-storey portion of the house, along with a portion of the 1-storey rear wings, slightly to the north. The house has been moved, restored and a new addition constructed onto the rear. The relocated house can be seen in Figure 3.

This details on how this work was to be completed are set out in the Heritage Easement Agreement, registered on title, between the town and the owner. The relocation of the heritage house and its use as a temporary sale pavilion received heritage approval in 2019. Once the reconstruction of the heritage building is completed, staff will initiate the Part IV heritage designation process.

## Two Previous Site Plans

Final site plan approval for the relocation of the heritage house and its use as a temporary sales pavilion was granted on February 3, 2020.

The eight storey tower development received final site plan approval on April 9, 2021. A Site Plan Agreement is registered on title.

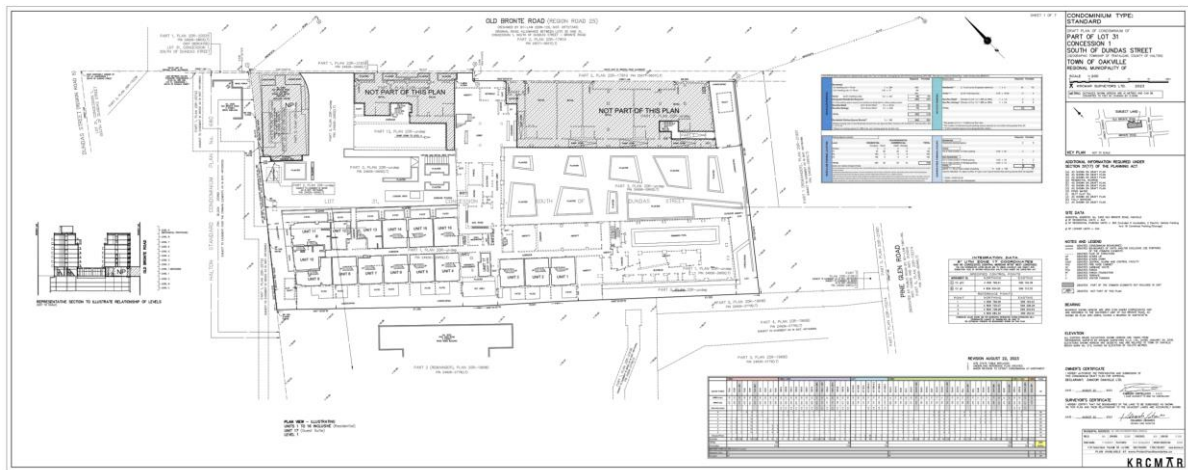
## Minor Variance

A Minor Variance application was approved on February 7, 2024 regarding as-built modifications to underground parking spaces (obstructions within 1.15 m of stall ends and permission for a barrier free stall to be a Type B).

Upon registration of the condominium, the condominium corporation(s) will be created and responsible for the management.

## **Proposal**

The applicant is proposing two standard condominiums (one for the residential component and one for the non-residential component) related to the eight storey mixed-use building with below grade parking. Please see excerpts below, shown on Figures 1 and 2.



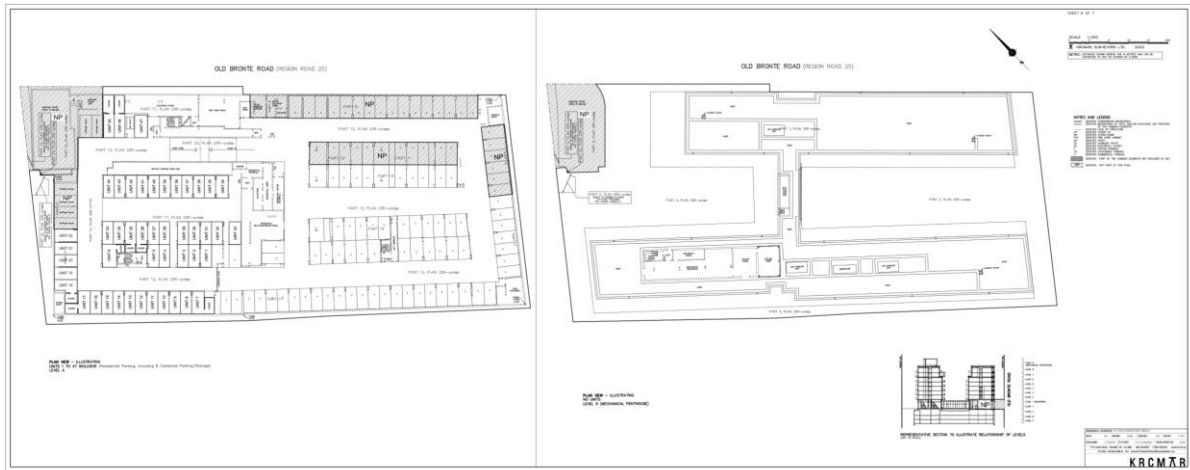


Figure 1: Residential Draft Plan of Condominium Excerpts

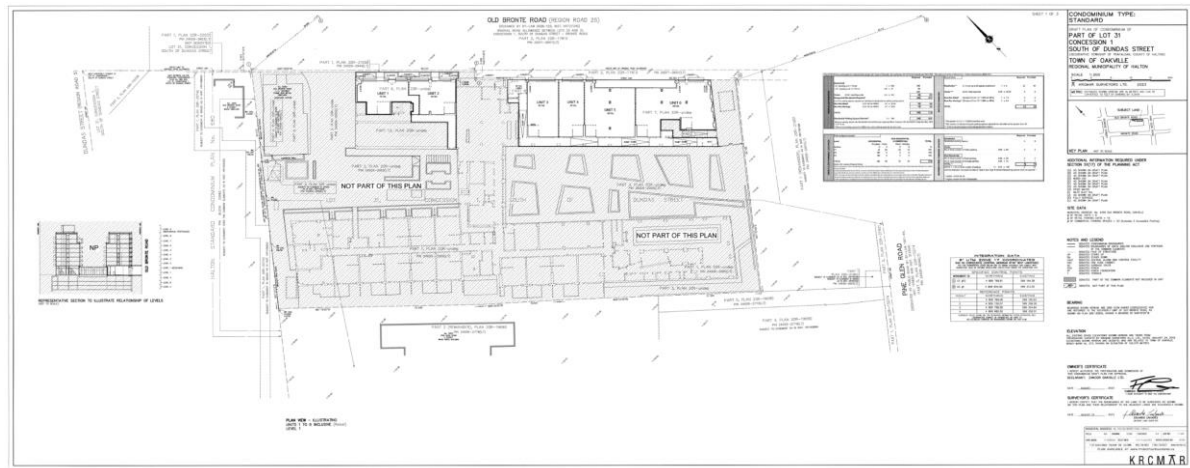


Figure 2: Non-Residential Draft Plan of Condominium Excerpts

### **Location & Site Description**

The subject property is approximately 0.7 hectares in size and is located on the west side of Old Bronte Road, midway between Dundas Street West and Pine Glen Road. The building is under construction.

### **Surrounding Land Uses**

The surrounding land uses are principally residential with a town fire/EMS station immediately to the west and St. Joseph Portuguese Catholic Church to the east, as shown on Figure 3.

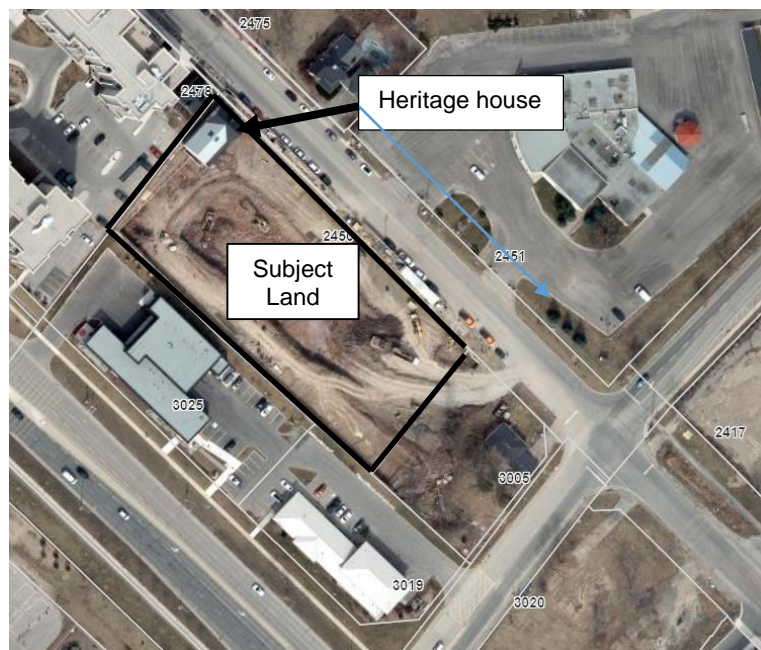


Figure 3: Air Photo and Streetview Photo

## **PLANNING POLICY & ANALYSIS:**

The property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- Livable Oakville Plan
- Zoning By-law 2014-014

### **Provincial Policy Statement**

The Provincial Policy Statement (2020), the 'PPS', is intended to promote a policy led system, which recognizes that there are complex relationships among environmental, economic, and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form. All planning decisions must be consistent with the PPS.

The Draft plan of condominium applications relate to property tenure only. At the time of Site Plan approval, the development was reviewed and determined to be consistent with the PPS.

### **Growth Plan**

The 2020 Growth Plan for the Greater Golden Horseshoe, the 'A Place to Grow' is a long-term plan that intends to manage growth, build complete communities, curb sprawl, and protect cultural heritage resources and the natural environment. All planning decisions are required to conform to the Growth Plan.

The Draft plan of condominium applications deal with property tenure. At the time of Site Plan approval, the development was reviewed and determined to be in conformity with the Growth Plan.

### **Halton Region Official Plan**

The subject lands are designated as 'Urban Area' in the 2009 Regional Official Plan. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities." One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently".

The Region of Halton has no objection to the application.

### Livable Oakville Plan

The subject site is designated as 'Urban Centre,' as identified on Schedule N, Palermo Village Land Use Plan. The development conforms to the Oakville Official Plan.

### Zoning By-law

The subject land, highlighted by the star, is zoned MU3 (Bylaw 2014-014) as shown on Figure 4.

As a standard Condition of Approval for all developments, the applicant will be required to confirm that the "as built" development complies with the Zoning By-law including the recently approved variances, prior to registration.

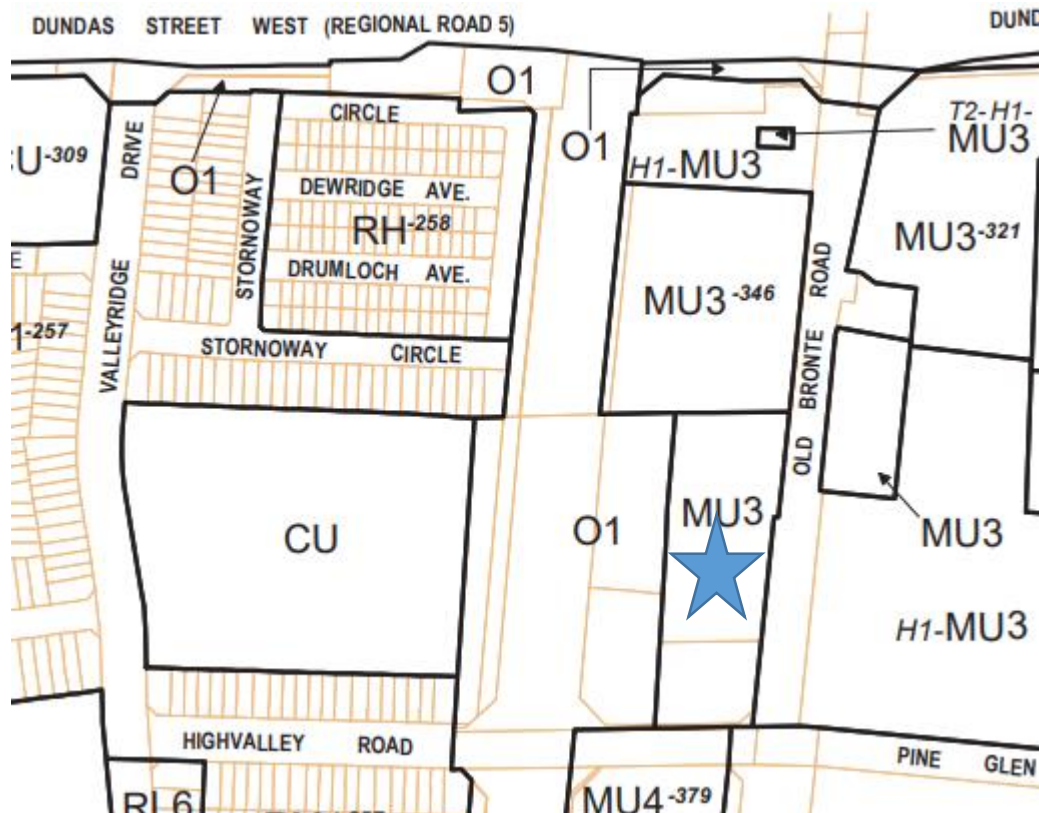


Figure 4: Except from the Zoning By-law 2014-014

### PLANNING ANALYSIS:

Through the review and approval of the site plan application, the development has been subject to detailed technical analysis. Matters, such as the following, were addressed through previous processes:

- Built form and site layout;

- Elevations;
- Pedestrian circulation;
- Landscaping and urban design;
- Grading and stormwater management;
- Site servicing;
- Vehicle movements;
- Conformity with the Livable Oakville Plan.

The financial obligations of the developer as it relates to the construction of the development have been addressed through the site plan approval process. Required on-site and off-site works are secured by a letter of credit collected through the preparation of the site plan agreement registered on title.

The draft plan of condominium applications was circulated to internal departments and external agencies for comments and there were no issues raised.

Draft Plan of Condominium conditions have been included in Appendix A and B. Easements and shared facility agreement(s) requirements between the heritage property and the condominiums have been included in the draft conditions.

The proposed plan of condominiums meets the criteria established in Section 51(24) of the *Planning Act* and is consistent with the Livable Oakville Plan.

#### **CONSIDERATIONS:**

##### **(A) PUBLIC**

Public input opportunities were provided through previous planning processes. As these are standard condominium applications and each relates to tenure only, notice is not required with respect to this application.

##### **(B) FINANCIAL**

Financial requirements specific to construction, such as the payment of development charges and parkland requirements, have been satisfied. A standard condition has been included to ensure that the property taxes are paid to date.

##### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

None of the circulated departments/agencies raised any issues with respect to the proposal. Any relevant conditions have been included within the draft plan of condominium conditions listed in Appendix A and B.

**(D) CORPORATE STRATEGIC GOALS**

This report addresses Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

**(E) CLIMATE CHANGE/ACTION**

The proposal complies with the sustainability objectives of Climate Change Adaptation Initiative.

**CONCLUSION:**

Staff recommends approval of the draft plan of condominium applications, subject to the conditions in Appendix A and B, as the application is consistent with the Provincial Policy Statement, does not conflict with provincial plans or to the Region of Halton Official Plan, has regard for matters of Provincial interest, and represents good planning.

Further the applications are consistent with the Livable Oakville Plan and Zoning By-law 2014-014. The following requirements have been satisfied:

- The proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act*;
- The proposed plan of condominium is consistent with the PPS, conforms to the Growth Plan, conforms to Livable Oakville, and complies with the Zoning By-law regulations applicable to the subject lands;
- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved, subject to the conditions within Appendix A;
- The development was granted final Site Plan approval, where site servicing, grading and stormwater management, landscaping, urban design, and financial obligations were addressed through conditions of Site Plan approval;
- Building permits were issued in accordance with the approved Site Plan;
- There is no requirement for a Condominium Agreement as all financial, design, and technical requirements have been addressed through the Site Plan approval process.
- Opportunities for public participation were provided as part of the previous planning application processes.



**APPENDICES:**

Appendix A – Draft Plan of Condominium Conditions (residential portion)

Appendix B – Draft Plan of Condominium Conditions (non-residential portion)

Prepared by:

Robert Thun, MCIP, RPP

Senior Planner, Current Planning – West District

Recommended by:

Paul Barrette, MCIP, RPP

Manager, Current Planning – West District

Submitted by:

Gabe Charles, MCIP, RPP

Director, Planning Services

# Appendix A – Conditions

## TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF STANDARD CONDOMINIUM BY ZANCOR (OAKVILLE) LIMITED

### RESIDENTIAL - File 24CDM-23004/1431

This approval applies to the Draft Plan of Condominium (File 24CDM-23004/1431) submitted by Zancor (Oakville) Limited, prepared by KRCMAR dated April 18, 2023. The final plans are to be reviewed and cleared to the satisfaction of the Town of Oakville.

The Town of Oakville conditions applying to the approval of the final plan for registration of Zancor (Oakville) Limited, Draft Plan of Condominium (File 24CDM-23004/1431) are as follows:

<i><b>CONDITIONS</b></i>	<i><b>CLEARANCE AGENCY</b></i>
<b>GENERAL</b>	
1. That the owner provides confirmation to the satisfaction of the Town’s Finance Department that any outstanding development charges and property taxes have been paid prior to plan registration.	<b>OAK(F)</b>
2. That the owner provides any necessary easements to the satisfaction of the Town (if necessary).	<b>OAK(L)</b>
3. The owner provide a certificate signed by the surveyor and the owner that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted/approved by the Town.	<b>OAK (A)</b>
4. The Owner shall provide a certificate from the Owner’s engineer stating that all servicing, grading, drainage, overland flow route, and stormwater management requirements, and base asphalt paving have been completed in accordance with the plans and conditions in the original site plan agreement, or that arrangements to the satisfaction of the Director of Development Engineering have been made for their completion.	<b>OAK (DE)</b>
5. That the owner/applicant confirms as-built compliance with the Zoning By-law and that any deficiencies be brought into compliance with the Zoning By-law through the Committee of Adjustment and/or a Zoning By-law amendment prior to plan registration.	<b>OAK(Z)</b>

**LEGAL**

- 6. All conditions and requirements under the tie back agreement with the Town, including without limitation, the post construction survey, destressing of the tiebacks and restoration of Town lands, shall be completed to the satisfaction of the Town Solicitor. **OAK (L)**
  
- 7. The owner shall provide evidence of a shared facilities agreement between the retail condominium, residential condominium and heritage house. **OAK (L)**
  
- 8. The Owner shall file with the Director of Planning, a complete copy of the final version of the Declaration and Description to be registered, which includes the following schedules: **OAK (L)**
  - a. Schedule "A" containing statement from the declarant's solicitor that in this or her opinion, based on the parcel register or abstract index and the plans and drawings recorded in them, the legal description is correct and any easements mentioned in the schedule will exist in law upon the registration of the Declaration and Description;
  
  - b. That the Owner shall include in Schedule "A" to the condominium declaration all necessary and appropriate easements to the satisfaction of the Town and provide evidence satisfactory to the Town's legal department that the necessary easements are in place, or will be created in the declaration, to allow the condominium to function completely independent and compliant from the adjacent lands retained by the Owner in all perspectives; and
  
  - c. Schedule "G" being the certification of the project engineer and/or architect that all buildings have been constructed in accordance with the regulations under the Condominium Act.

When the Owner files a copy of the Declaration with the Director of Planning, it shall be accompanied with a letter of undertaking, stating that, "This is our undertaking to register the Declaration in the same form and content as was provided to you, subject to any changes the Land Registrar may require. This is also our undertaking to provide you with a registered copy of the Declaration once it is registered. If the Land Registrar requires any amendments to the Declaration we will advise you."

Visitors parking spaces and bicycle parking will be clearly delineated and marked on the final condominium plan and the Declaration shall contain wording to provide and maintain the visitor parking spaces and bicycle parking for the exclusive use of visitors and specifying that such parking spaces shall form part of the common elements and neither to be used or sold to unit owners or be considered part of the exclusive use portions of the common elements.

**OAKVILLE HYDRO**

9. That the owner provides written confirmation that all Oakville Hydro matters have been satisfactorily addressed. **OH**

**BELL CANADA**

10. That the owner provides written confirmation that all Bell Canada matters have been satisfactorily addressed. **BC**

**CANADA POST**

11. That the owner provides written confirmation that all Canada Post matters have been satisfactorily addressed. **CP**

**SCHOOL BOARDS**

12. That the owner provides written confirmation that all School Boards matters have been satisfactorily addressed. **HCDSB  
HDSB**

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's condominium agreement, to be registered on title:
  - a. Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
  - b. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs.

In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.

**ENBRIDGE GAS INC. (UNION GAS)**

13. That the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge. **UG**

## CLOSING CONDITIONS

14. Prior to signing the final plan the Director of Planning Services shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided. **OAK (A)**
15. Prior to signing the final plan Director of Planning Services shall be advised that all conditions have been carried out to the satisfaction of Oakville Hydro, and that a brief but complete statement detailing how each condition has been satisfied has been provided. **OAK(A)  
OH**
16. Prior to signing the final plan, the Director of Planning Services shall be advised by Bell Canada that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK(A)  
BC**
17. Prior to signing the final plan, the Director of Planning Services shall be advised by Halton District School Board / Halton Catholic District School Board that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied **OAK(A)  
HDSB  
HCDSB**
18. Prior to signing the final plan, the Director of Planning Services shall be advised by Canada Post that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK(A)  
CP**
19. Prior to signing the final plan, the Director of Planning Services shall be advised by Enbridge Gas Inc. that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK (A)  
UG**

All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being **Month Day, Year**. (Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received).

**OAK (A)**

**NOTES – The owner is hereby advised:**

1. If the condominium is not registered within 3 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the Town of Oakville for approval.
2. Fees are required by Halton Region and may be required by the Local Municipality for each extension to draft approval and for major revisions to the draft plan or conditions.
3. Please note the Owner should be made aware that Halton Region will have the following requirements at the time of registration of the condominium:
  - Final draft condominium plans signed and dated by the Owner, Surveyor and initialed by the Town's Planner;
  - Regional Registration fee;
  - Registry Office review form (Appendix D Form (Formerly Schedule J Form)); and,
  - Letter from Applicant/Owner indicating how the Region's conditions of draft approval have been addressed

## LEGEND – CLEARANCE AGENCIES

BC	Bell Canada
CP	Canada Post
C	Cogeco
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
HO	Hydro One
CH	Conservation Halton
ENB	Enbridge Pipeline
CN	Canadian National Railway
B	Bell
MCzCR	Ministry of Citizenship, Culture and Recreation
OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville - Finance
OAK (L)	Town of Oakville – Legal
OAK (DS)	Town of Oakville – Development Services Department
OAK (PS)	Town of Oakville – Current Planning Services
OAK (LR)	Town of Oakville – Long Range Planning
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (FD)	Town of Oakville – Fire Department
OAK (POS)	Town of Oakville – Parks and Open Space Department
OAK (EC)	Town of Oakville – Engineering and Construction Department
OAK (T)	Town of Oakville – Transit
OH	Oakville Hydro
RMH (PPW)	Regional Municipality of Halton – Planning and Public Works Department
UG	Enbridge Gas

## Appendix B – Conditions

### TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF STANDARD CONDOMINIUM BY ZANCOR (OAKVILLE) LIMITED

#### NON-RESIDENTIAL - File 24CDM-23006/1431

This approval applies to the Draft Plan of Condominium (File 24CDM-23006/1431) submitted by Zancor (Oakville) Limited, prepared by KRCMAR Surveyors Ltd. dated August 10, 2023. The final plans are to be reviewed and cleared to the satisfaction of the Town of Oakville.

The Town of Oakville conditions applying to the approval of the final plan for registration of Zancor (Oakville) Limited, Draft Plan of Condominium (File 24CDM-23006/1431) are as follows:

CONDITIONS	CLEARANCE AGENCY
<b>GENERAL</b>	
1. That the owner provides confirmation to the satisfaction of the Town's Finance Department that any outstanding development charges and property taxes have been paid prior to plan registration.	<b>OAK(F)</b>
2. That the owner provides any necessary easements to the satisfaction of the Town (if necessary).	<b>OAK(L)</b>
3. The owner provide a certificate signed by the surveyor and the owner that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted/approved by the Town.	<b>OAK (A)</b>
4. The Owner shall provide a certificate from the Owner's engineer stating that all servicing, grading, drainage, overland flow route, and stormwater management requirements, and base asphalt paving have been completed in accordance with the plans and conditions in the original site plan agreement, or that arrangements to the satisfaction of the Director of Development Engineering have been made for their completion.	<b>OAK (DE)</b>
5. That the owner/applicant confirms as-built compliance with the Zoning By-law and that any deficiencies be brought into compliance with the Zoning By-law through the Committee of Adjustment and/or a Zoning By-law amendment prior to plan registration.	<b>OAK(Z)</b>
<b>LEGAL</b>	
6. All conditions and requirements under the tie back agreement with the Town, including without limitation, the post construction survey, destressing of the tiebacks and restoration of Town lands, shall be completed to the satisfaction of the Town Solicitor.	<b>OAK (L)</b>
7. The owner shall provide evidence of a shared facilities agreement between the retail condominium, residential condominium and heritage house.	<b>OAK (L)</b>



8. That the owner agrees that the accessible visitor parking spot that is to be made available to the owner of the adjacent heritage property will be clearly marked on the condominium plan; and, **OAK (L)**

That the Declaration shall contain wording to provide and maintain this spot for the exclusive use of visitors to the commercial condominium and the owner of the heritage property, specifying that this parking spot shall form part of the common elements, will remain open and accessible to the owner of the heritage property at all times, and neither be used or sold to unit owners or be considered part of the exclusive use portions of the common elements.

9. The Owner shall file with the Director of Planning, a complete copy of the final version of the Declaration and Description to be registered, which includes the following schedules: **OAK (L)**

- a. Schedule "A" containing statement from the declarant's solicitor that in this or her opinion, based on the parcel register or abstract index and the plans and drawings recorded in them, the legal description is correct and any easements mentioned in the schedule will exist in law upon the registration of the Declaration and Description;
- b. The Owner shall include in Schedule "A" to the condominium declaration all necessary and appropriate easements to the satisfaction of the Town and provide evidence satisfactory to the Town's legal department that the necessary easements are in place, or will be created in the declaration, to allow the condominium to function completely independent and compliant from the adjacent lands retained by the Owner in all perspectives.
- c. Schedule "G" being the certification of the project engineer and/or architect that all buildings have been constructed in accordance with the regulations under the Condominium Act.

When the Owner files a copy of the Declaration with the Director of Planning, it shall be accompanied with a letter of undertaking, stating that, "This is our undertaking to register the Declaration in the same form and content as was provided to you, subject to any changes the Land Registrar may require. This is also our undertaking to provide you with a registered copy of the Declaration once it is registered. If the Land Registrar requires any amendments to the Declaration we will advise you."

Visitors parking spaces and bicycle parking will be clearly delineated and marked on the final condominium plan and the Declaration shall contain wording to provide and maintain the visitor parking spaces and bicycle parking for the exclusive use of visitors and specifying that such parking spaces shall form part of the common elements and neither to be used or sold to unit owners or be considered part of the exclusive use portions of the common elements.

The condominium declaration shall contain wording to reflect that commercial parking units shall only be sold or leased within the retail condominium.

**BELL CANADA**

10. That the owner provides written confirmation that all Bell Canada matters have been satisfactorily addressed. **BC**

**CANADA POST**

11. That the owner provides written confirmation that all Canada Post matters have been satisfactorily addressed. **CP**

**ENBRIDGE GAS INC. (UNION GAS)**

12. That the owner provides written confirmation that all Enbridge Gas inc. matters have been satisfactorily addressed. **UG**

**OAKVILLE HYDRO**

13. That the owner provides written confirmation that all Oakville Hydro matters have been satisfactorily addressed. **OH**

**HALTON REGION**

14. All applicable noise warning clauses in relation to impacts from the Regional Road, as set out in the approved Noise Impact Study and listed in the town's Site Plan Agreement shall be included in the Condominium Declaration, to the satisfaction of Halton Region. In this regard, submission of the proposed Condominium Declaration is required. **RMH (PPW)**

**CLOSING CONDITIONS**

15. Prior to signing the final plan the Director of Planning Services shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided. **OAK (A)**
16. Prior to signing the final plan, the Director of Planning Services shall be advised by Halton Region that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK(A), RMH (PPW)**
17. Prior to signing the final plan, the Director of Planning Services shall be advised by Oakville Hydro that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK(A) OH**
18. Prior to signing the final plan, the Director of Planning Services shall be advised by Bell Canada that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK(A) BC**
19. Prior to signing the final plan, the Director of Planning Services shall be advised by Canada Post that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK(A) CP**

20. Prior to signing the final plan, the Director of Planning Services shall be advised by Enbridge Gas Inc. that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK (A)  
UG**

All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being **Month Day, Year**. (Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received). **OAK (A)**

**NOTES – The owner is hereby advised:**

1. If the condominium is not registered within 3 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the Town of Oakville for approval.
2. Fees are required by Halton Region and may be required by the Local Municipality for each extension to draft approval and for major revisions to the draft plan or conditions.
3. Please note the Owner should be made aware that Halton Region will have the following requirements at the time of registration of the condominium:
  - Final draft condominium plans signed and dated by the Owner, Surveyor and initialed by the Town’s Planner;
  - Regional Registration fee;
  - Registry Office review form (Appendix D Form (Formerly Schedule J Form)); and,
  - Letter from Applicant/Owner indicating how the Region’s conditions of draft approval have been addressed

**LEGEND – CLEARANCE AGENCIES**

BC	Bell Canada
CP	Canada Post
C	Cogeco
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
HO	Hydro One
CH	Conservation Halton
ENB	Enbridge Pipeline
CN	Canadian National Railway
B	Bell
MCzCR	Ministry of Citizenship, Culture and Recreation
OAK (A)	Town of Oakville – Planning Administration

OAK (F)

OAK (L)	Town of Oakville – Legal
OAK (DS)	Town of Oakville – Development Services Department
OAK (PS)	Town of Oakville – Current Planning Services
OAK (LR)	Town of Oakville – Long Range Planning
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (FD)	Town of Oakville – Fire Department
OAK (POS)	Town of Oakville – Parks and Open Space Department
OAK (EC)	Town of Oakville – Engineering and Construction Department
OAK (T)	Town of Oakville – Transit
OH	Oakville Hydro
RMH (PPW)	Regional Municipality of Halton – Planning and Public Works Department
UG	Enbridge Gas inc./Union Gas



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: April 8, 2024

---

**FROM:** Community Planning Commission

**DATE:** March 26, 2024

**SUBJECT:** **Community Planning Permit System**

**LOCATION:** Townwide

**WARD:** Town-wide

Page 1

---

#### **RECOMMENDATION:**

That the report entitled “Community Planning Permit System” be received for information.

#### **KEY FACTS:**

The following are key points for consideration with respect to this report:

- This report is further to the report received by Council on March 18, entitled: White Paper: *Planning Act* Tools to Facilitate Development of Affordable Housing.
- Appendix 1 of the March 18<sup>th</sup> report provides information regarding the Community Planning Permit System (CPPS), how it supports the provision of affordable housing and community building in general, how it is implemented, and where it is presently in use within Ontario.
- CPPS a streamlined system to implement the in place Official Plan policies, which provide clarity to the community
- At the March 18<sup>th</sup> Planning and Development Council meeting, Council resolved to further investigate and consult on the use of the CPPS within the Town and in Midtown Oakville in particular.
- This staff report is supplemented by a presentation to be delivered on April 8, 2024 which provides information regarding how the CPPS has been adopted and used in other communities in Ontario.

#### **BACKGROUND:**

At the March 18<sup>th</sup> Planning and Development Council meeting staff provided an overview of three *Planning Act* tools (Inclusionary Zoning, Community Planning Permit System, and Community Improvement Plan) and recommended that they be

implemented in Oakville to facilitate the development of affordable housing. Further to that meeting, staff are providing additional information regarding the Community Planning Permit System in particular.

The CPPS is a land use control tool that replaces municipal zoning by-laws where the Community Planning Permit (CPP) by-law is in effect. Implementation of the CPPS results in a one-application, one-approval planning process that streamlines development approval in conformity with the Town's Official Plan.

The use of the CPPS must be enabled through policy in the Town's Official Plan. The *Planning Act* and Ontario Regulation 173/16 provide direction for its implementation, including a description of mandatory and optional policies and provisions for the official plan and the implementing by-law.

The CPPS implements the Official Plan community building vision, objectives and policies in a manner that is more streamlined than the current traditional system that relies on zoning by-laws, and applications for minor zoning by-law amendments, minor variances to the zoning by-law, and/or site plan approval, in order to implement official plan policies on a site specific basis.

Where a CPP by-law is in effect, the by-law provides decision making direction regarding permitted and prohibited uses, development standards (including minimum and maximum density, height, set-backs, step-backs, parking spaces, lot coverage, etc.) in conformity with the official plan. The by-law may include criteria and conditions of development approval that are in accordance with the official plan, and that is otherwise not found in a zoning by-law and/or are not applicable when approving a by-law amendment. Furthermore, the by-law may include permission to vary from a set standard when issuing a development permit. Having this information in the by-law provides the necessary information to prepare and approve development permit applications. This information also provides greater certainty regarding how an area may develop over time to landowners as well as the public.

An approved development permit application is what guides the approval of building permits and provides the necessary permissions related to matters such as site alteration, removal/placement of vegetation, and the location of parking spaces for cars and mobile homes. The development permit replaces the need for site specific exception provisions in a zoning by-law or approval of minor variance applications and provides for a singular document wherein all development specifications regarding a site are provided.

Furthermore, unlike a zoning by-law, once a CPP by-law is in effect, unless resolved by Council to permit applications to amend it, the *Planning Act* does not permit amendments for the first five years. This provides an opportunity for Council and the public to test the efficacy and understand the impact of the CPPS.

### **Application in Other Municipalities in Ontario**

Presently, the CPPS is in effect on a townwide basis in Lake of Bays, Carleton Place, Huntsville, and Ganonoque. It is also used within Brampton's main street north area, Innisfil's shoreline area, and is being considered for four Protected Major Transit Station Areas in Burlington (adoption anticipated in Q2-2024).

These communities have prepared their CPP by-laws through public and stakeholder consultation. Their by-laws implement community building policies of their official plan, as such each by-law is unique. However, there are many shared themes within them, and much can be learned from their adoption and, where applicable, implementation.

### **Community Building Measures of the CPP By-law**

When developing a CPP by-law, a municipality may implement discretionary policies in its official plan that provide criteria or conditions that need to be met or addressed prior to development being approved/constructed to ensure that community building objectives are being achieved. Matters that may be addressed in the community planning permit by-law include, but are not limited to:

#### *Providing parkland*

The by-law may include requirements for parkland dedication or cash-in-lieu of parkland in accordance with section 42 of the *Planning Act* (parkland dedication).

#### *Providing public community facilities*

The by-law may include provisions that would require public services, facilities, or matters (i.e., library, day-care facility, public art, energy conserving measures, parkland beyond what is required by section 42 of the *Planning Act*, etc.) in exchange for an increase in density and/or height from what is deemed 'as of right' permissions. Accordingly, the regulation requires that the CPP by-law establish provisions that ensures a proportional relationship between density/height that is permitted within the by-law and the community benefit that is received.

These provisions can be used to support the provision of community facilities that would otherwise be supported by a Community Benefits Charge (CBC) by-law, (which is not applicable within the CPP by-law area). Furthermore, it should be noted that whereas the Community Benefits Charge applies to development that proposes to provide 10 or more residential units in a building and that is five or more storeys tall; the provisions of the CPP by-law may apply to any form of development.

#### *Achieving mix-of-use targets within development*

The by-law may include criteria that is required to be met prior to development permit application approval, such as demonstrating that a suitable mix of land use is

provided on site to support complete community objectives identified in the official plan.

#### *Realizing sustainability measures*

The by-law may require sustainable measures such as the provision of active transportation facilities and permeable pavements, and/or incentivize the provision of sustainable measures such as green roofs and contributions towards district energy facilities.

#### *Realizing desired urban design elements within development*

Approval of development permit applications may be given subject to the application demonstrating that urban design direction provided in the official plan are being addressed. More specifically, the O. Reg. requires development permit applicants to address exterior design matters such as character, scale, appearance and design features of the proposed building, and its sustainable design, in the drawings that are subject to approval, if the official plan contains provisions relating to such matters.

#### *Protecting natural heritage and prohibiting development within hazard land areas*

Where a site includes natural heritage features and/or hazard lands, the boundary and buffer area to those areas may be refined through the approval of the development permit application, rather than an application to amend the CPP by-law. This refinement would occur on condition that the development permit application demonstrates that natural heritage features are protected and/or development is located outside of hazard land areas, as confirmed by the Conservation Authority. (This ensures that official plan policies are implemented, without extending approval timelines to accommodate what would otherwise require a formal “re-zoning” of the land.)

Using the CPPS approach, the approved development permit would identify the limits of development and that would be the authoritative and legal document that the Chief Building Official would rely upon when issuing building permits.

#### *Coordinating development with infrastructure service delivery*

Similar to the *Planning Act* holding by-law, the approval of development permits can be time sensitive. While a development permit application may be approved, the issuance of the development permit may be on condition that certain matters (i.e. provision of infrastructure) are satisfied first.

#### *Mandating timing of development*

A development permit may also be provided for a set time period (as is the case for temporary use by-laws). Additionally, a development permit may include a lapsing



date, such that the development permit may expire after a certain date, if the building permit or construction has not occurred prior to it.

### **Limits of Conditions**

When developing provisions in the CPP by-law, especially ones related to conditions the O. Reg. 173/16 requires that the condition:

- be of a type that is permitted by the official plan;
- be reasonable for and related to the appropriate use of the land; and
- not conflict with federal and provincial statutes and regulations.

When including a condition as part of a development permit approval, the regulation requires that the condition:

- be clear, precise, and quantifiable; and
- clearly indicate when the condition must be fulfilled (before, during or after permit issuance).

In the case of negotiated conditions, the regulation also requires that:

- The agreed upon height or density of development is within minimum and maximum standards of development (mandatory provisions in by-law) or outside range of variation from standards permitted in by-law (discretionary provision),
- And that the agreed upon increase in density and/or height from as of right height and/or density permissions provided in the by-law is proportional to the quantity or monetary value of the facilities, services and matters that may be provided.

Accordingly, it is important that the Town work in partnership with the development community and the public when establishing the CPP by-law to ensure that collective community building interests are met through the implementation of the by-law. When updating official plan policies and preparing by-law provisions, it is important that the Town give consideration to input received regarding how conditions are structured to ensure that necessary community facilities, services and matters are commensurate with and support growth within a CPP by-law area, without precluding development from occurring.

### **PLANNING POLICY & ANALYSIS:**

The Community Planning Permit System is a tool in the *Planning Act* that is used to control land use. Ontario Regulation 173/16 provides the necessary direction to implement this tool. The regulation defines “development” to include the construction, erection or placing/enlarging of one or more building or structures on land; the laying out and establishment of commercial parking spaces as well as three or more mobile/land lease community homes; site alteration; and removal of

vegetation. Within a CPP by-law area any such development, unless exempt, is required to be authorized by a development permit.

Where in effect, the CPP by-law replaces the municipality's zoning by-law as the regulatory tool to implement the policies of the official plan. The streamlined approval process that results from implementing a CPPS allows decision makers and applicants to work through a direct process that relies on one application and one approval authority to ensure that official plan policies are being implemented.

The implementation of this process involves Council, stakeholders, and the public. All are involved in the development the CPP by-law. Furthermore, Council determines who the approver of development permits is and the scope of their authority. The public is given notice of applications, as per the requirements of the by-law, and may make submissions to the approval authority accordingly (but do not have a right of appeal with respect to the development permit application). Approval of applications must be in conformity with the by-law.

Should there be a need for a change in the by-law, that amendment would be processed in the same manner as a rezoning application. A request for a change to the by-law within the first five years of it coming into effect is not permitted, unless Council resolves to permit the request. Furthermore, Council may initiate an amendment to the by-law at any time.

Accordingly, implementing a CPPS provides for:

- a more streamlined development approval process,
- involves public and stakeholder input at the outset to form provisions that implement official plan community building vision, goals, and policies,
- provides a flexible land use control tool that implements official plan policies through the use of criteria, and conditions, in addition to standard zoning provisions; and, where appropriate a pre-determined range of variances to those standards, and
- creates a system where community services, facilities, and matters are provided in lock-step with development, in a manner that is commensurate with expected growth of the community, and in partnership with the development industry.

## **CONSIDERATIONS:**

### **(A) PUBLIC**

This staff report provides information regarding the Community Planning Permit System that responds to questions and comments from the public regarding the use of this tool.

**(B) FINANCIAL**

There are no financial implications resulting from the recommendation of this report.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

None, this report is for informational purposes only.

**(D) COUNCIL STRATEGIC PRIORITIES**

The information in this report supports Council strategic priorities in so far as indicating that a CPP by-law is required to conform with the policies of the official plan, which has been prepared and is being updated to implement Council's strategic priorities.

**(E) CLIMATE CHANGE/ACTION**

None, this report is for informational purposes only.

**CONCLUSION:**

This report provides information regarding the Community Planning Permit System. It is supplementary to the report received by the Planning and Development Council on March 18<sup>th</sup>, 2024 entitled: White Paper: Planning Act Tools to Facilitate Development of Affordable Housing. This report is supplemented by a presentation to Planning and Development Council to be delivered on April 8, 2024 wherein the adoption and use of the CPPS in other Ontario municipalities will be discussed.

Prepared by:

Sybelle von Kursell, Manager, Midtown Oakville and Strategic Programs

Submitted by:

Neil Garbe, Commissioner, Community Development Commission

## REPORT

### Planning and Development Council

Meeting Date: April 8, 2024

---

**FROM:** Planning Services Department

**DATE:** March 26, 2024

**SUBJECT:** Notice of Intention to Designate – 3175 Lakeshore Road West

**LOCATION:** 3175 Lakeshore Road West

**WARD:** Ward 1

Page 1

---

#### RECOMMENDATION:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Cudmore House at 3175 Lakeshore Road West.

#### KEY FACTS:

The following are key points for consideration with respect to this report:

- Consent to Sever Application B23/09 (1732) for the property at 3175 Lakeshore Road West proposed removing a portion of the subject property, which is listed under s.27 of the *Ontario Heritage Act* on the Oakville Register of Properties of Potential Cultural Heritage Value or Interest.
- Heritage Planning staff has also identified the subject property as a candidate for heritage designation as part of the Heritage Designation Project 2023-2025. Staff has evaluated the subject property and considers it worthy of conservation and heritage designation.
- Staff is recommending that the subject property be designated under section 29, Part IV of the *Ontario Heritage Act* and that notice of intention to designate be issued by Council.

#### BACKGROUND:

In October 2022, Ontario's Ministry of Municipal Affairs and Housing introduced Bill 23, *More Homes Built Faster Act, 2022*. The bill included several amendments to the *Ontario Heritage Act*, including a two-year time limit for listed properties to remain on municipal heritage registers. In early 2023, Policy Planning & Heritage initiated the Heritage Designation Project 2023-2025 to designate approximately 80 listed properties prior to their required removal from Oakville's Heritage Register on

January 1, 2025. The subject property of this report was included as a priority within that list.

A minor variance and consent to sever have been submitted to the Town of Oakville and were deferred at the Committee of Adjustment meeting on September 19, 2023 to a future meeting in order to give the applicant additional time to resolve outstanding issues. A Heritage Impact Assessment was provided as part of that consent application that recognized the property meets two or more of the O.Reg 9/06 criteria. A condition of approval is *“That Oakville Town Council be given the opportunity to consider designation for the retained portion of the property, known as ‘Cudmore House’ under Section 29, Part IV of the Ontario Heritage Act prior to any consent being finalized for the creation of the proposed new lot.”* The Heritage Impact Assessment is attached as Appendix A.

A Cultural Heritage Evaluation Report (CHER) has also been prepared by staff for the subject property. This document provides an overview of each of the property’s history, current condition and cultural heritage value, separate from the consent application. This document is attached as Appendix B.

A draft Notice of Intention to Designate has also been prepared by staff and is attached as Appendix C.

#### **COMMENT/OPTIONS:**

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2021), *Planning Act* (1990, as amended) Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2019).

The PPS (2020) and Growth Plan (2019) function together with the *Ontario Heritage Act* (OHA) by the shared principle that cultural heritage resources shall be conserved. The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

This commitment to heritage conservation continues at the regional and municipal level through supportive objectives and directions outlined in the Region of Halton Official Plan and the town’s Livable Oakville Plan and North Oakville East and West Secondary Plans.

In accordance with the OHA, a property must meet at least two criteria of Ontario Regulation 9/06. The subject property has been evaluated using these criteria. Staff considers this property to meet at least two or more of these criteria, and therefore

the property merits designation under section 29, Part IV of the OHA. The attached Cultural Heritage Evaluation Report provides more details on the cultural heritage value of the property.

Also attached is a draft Notice of Intention to Designate. This provides a clear outline of the property's cultural heritage value and the heritage attributes recommended for protection and conservation through a future designation by-law.

A separate staff report recommending designation of the property at 3175 Lakeshore Road East was presented to the Heritage Oakville Advisory Committee on March 26, 2024. The Committee supported the designation of the property.

**CONSIDERATIONS:**

**(A) PUBLIC**

If notice is to be issued for the designation of a property, notice will be given in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy.

**(B) FINANCIAL**

There are no financial implications to consider.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The Legal department will be consulted on the designation as necessary.

**(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability and Accountable Government.

**(E) CLIMATE CHANGE/ACTION**

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The retention and conservation of historic buildings through heritage designation contributes to the town's initiatives to reduce carbon footprints.

**APPENDICES:**

Appendix A – Heritage Impact Assessment

Appendix B – Cultural Heritage Evaluation Report – 3175 Lakeshore Road West

Appendix C – Draft Notice of Intention to Designate

Prepared by:  
Susan Schappert, CAHP, MCIP, RPP  
Heritage Planner

Recommended by:  
Kirk Biggar, MCIP, RPP  
Manager, Policy Planning and Heritage

Submitted by:  
Gabe Charles, MCIP, RPP  
Director, Planning Services

## APPENDIX A

# HERITAGE IMPACT ASSESSMENT



3175 LAKESHORE ROAD WEST, Bronte  
Town of Oakville

FINAL REPORT  
30 April 2021

**MEGAN HOBSON** CAHP  
M.A. DIPL. HERITAGE CONSERVATION  
**Built Heritage Consultant**  
(905) 975-7080  
mhobson@bell.net



## Table of Contents

EXECUTIVE SUMMARY	
1.0 BACKGROUND & METHODOLOGY	2
2.0 LOCATION & SITE DESCRIPTION	2
3.0 HERITAGE PLANNING CONTEXT	4
4.0 HISTORICAL BACKGROUND	5
5.0 STATEMENT OF CULTURAL HERITAGE VALUE	10
5.1 EVALUATION ACCORDING TO ONT. REG. 09/06	11
6.0 PROPOSED CHANGES	12
7.0 IMPACT ASSESSMENT	13
8.0 ALTERNATIVE OPTION	15
9.0 CONCLUSIONS & RECOMMENDATIONS	16
10.0 QUALIFICATIONS OF THE AUTHOR	16
11.0 SOURCES	16
12.0 APPENDICES	ATTACHED
APPENDIX A: SITE PHOTOS	
APPENDIX B: LAND RECORDS	
APPENDIX C: REVISED SEVERANCE SKETCH (OCTOBER 21, 2020)	



## EXECUTIVE SUMMARY

The subject property is a residential property located at 3175 Lakeshore Road West, approximately 1.0 km west of Bronte Village. It is listed on the *Municipal Heritage Register* and contains the Cudmore House built in 1920 by William Henry Cudmore.

Historically, the property is associated with the Cudmore Garden Centre located next door, which was severed and sold in 1997. The Garden Centre closed in 2019 and the site is currently being re-zoned for residential redevelopment. The plan for redeveloping those lands includes minor changes to the lot boundary of the subject property that will reduce the side yards. A *Heritage Impact Assessment* was requested by heritage staff to determine if the proposed changes would have any negative impacts on the Cudmore House. A preliminary proposal was revised at the request of the heritage consultant to ensure that adequate side yards were maintained. It is the consultant's opinion that the revised proposal, with a minimum side yard setback on the west side of 6.42 m, and a minimum side yard setback of 9.20 m on the east side, provides ample room around the Cudmore House to maintain the character of its setting and to support ongoing residential use that will contribute to its long-term preservation.

## **1.0 BACKGROUND & METHODOLOGY**

This *Heritage Impact Assessment* was undertaken by heritage consultant Megan Hobson for the owners of 3175 Lakeshore Road West as a requirement for a planning application to make minor revisions to the lot boundaries. This report was prepared according to the Town of Oakville's *Terms of Reference for Heritage Impact Assessments* and provides recommendations that are consistent with municipal and provincial heritage policies and guidance. A site visit was undertaken on November 8th, 2019 to assess and document the property. Susan Schappert at the Town of Oakville provided background research and the consultant undertook additional research. Information regarding the proposed changes was provided by Ramsay Planning.

## **2.0 LOCATION & SITE DESCRIPTION**

### **See Appendix A: Site Photos**

The subject property is a residential property located on Lakeshore Road West approximately 1.0 km west of Bronte Harbour in the Town of Oakville. It has a large frontage on the north side of Lakeshore Road West and contains a 2.5-storey brick dwelling. It is adjacent to the Cudmore Garden Centre that closed in 2019 and is currently being re-zoned for residential development.<sup>1</sup>



3175 Lakeshore Road West: view from Lakeshore Road West, Cudmore House on left and Cudmore Garden Centre on right [Google Streetview]

### **Cudmore House**



Left: Cudmore House, view from the curved driveway



Right: Cudmore House, main hall

<sup>1</sup> The portion containing the Cudmore Garden Centre was severed in 1997.

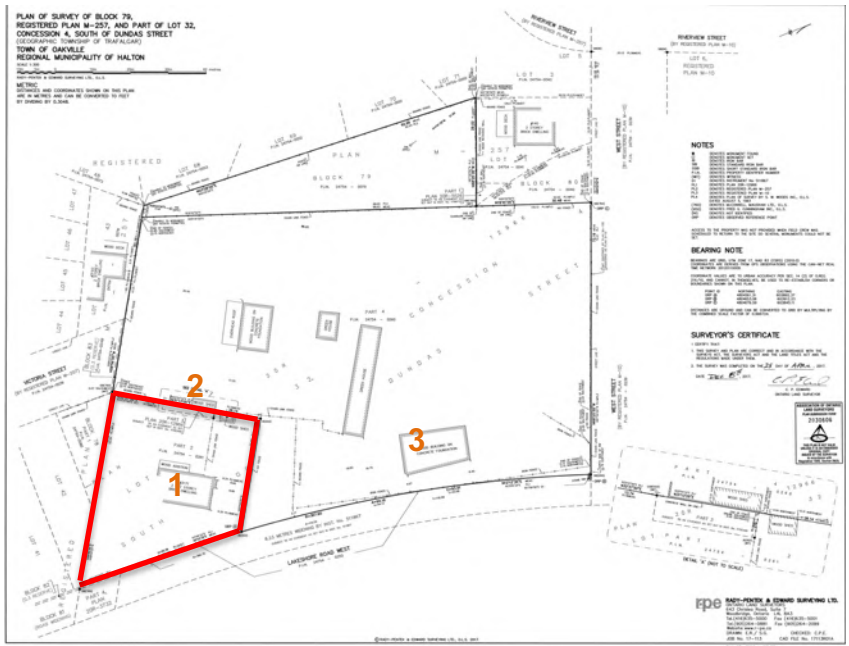
The property contains the Cudmore House, a 2.5-storey brick dwelling with a gambrel roof. It has a 2-storey porch on the front elevation and a 1-storey sunroom on the east side. The house is oriented towards Lakeshore Road West but is slightly skewed to the road. There is a semi-circular driveway in front of the house. The property is heavily screened from Lakeshore Road by mature plantings. The rear and east side yards are fairly shallow. In comparison, the front and west side yards are more generous. The rear yard is enclosed with a chain link fence.

**Cudmore Garden Centre**



Left: Cudmore Garden Centre – main building  
 Right: Cudmore Garden Centre – outbuilding and remnants of an earlier barn

The Cudmore Garden Centre is historically associated with Cudmore House and occupies a large L-shaped lot that extends behind the Cudmore House. There are remnants of a concrete block foundation of a barn associated with Cudmore House located on the Garden Centre property. They remnant foundation is located just outside the chain link fence that encloses the rear yard of the Cudmore House.



1. c. 1920s Cudmore House – red line indicates the existing lot boundaries
2. c. 1920s concrete block foundation from a barn that has been incorporated into a new structure
3. Cudmore Garden Centre (lands severed in 1997)

### 3.0 HERITAGE PLANNING CONTEXT

The subject property is listed on the Town of Oakville's *Register of Properties of Cultural Heritage Value or Interest* as a non-Designated property because it contains "Cudmore House, a c. 1919 brick house with gambrel roof."<sup>2</sup>



Left: Heritage mapping – one Designated heritage property in the vicinity called Bronte Cemetery  
Right: Cudmore Road

The Bronte Cemetery is located in the vicinity of the subject property at the end of West Street near the Lake. It is an early pioneer cemetery that was established approximately 100 years before the subject dwelling was constructed. It is *Designated* under *Part IV* of the *Ontario Heritage Act* because it is "one of the oldest cemeteries in Trafalgar Township, established in 1823." Bronte Cemetery does not have historic links with the Cudmore House.

The subject property is contextually and historically linked with Cudmore Road, a road that extends from the south side of Lakeshore Road to the shore of Lake Ontario. Cudmore Road does not have heritage status but is so named because the modern road corresponds to the Cudmore farm lane associated with an earlier Cudmore farmhouse that was located near the Lake. The Old Cudmore Farmhouse is no longer standing but many of the old trees that lined the farm lane are still standing. The entrance to Cudmore Road is located directly across from the subject property. The west side property line of the subject property is aligned with the axis of Cudmore Road.

---

<sup>2</sup> Town of Oakville, *Heritage Register, Section F: Listed Properties (NOT Designated)* January 31, 2020.

## 4.0 HISTORICAL BACKGROUND

See Appendix B: Land Records

### Sovereign Farmstead: 1822-1870

Historically the subject property is located on Lot 32 in Concession 4, south of Dundas Street in Trafalgar Township in the County of Halton. The east half of Lot 32 was on land reserved for the Mississaugas. The original patent holder for the 100 acres in the west half of Lot 32 was William Bates, a farmer in Saltfleet Township. His patent was registered in 1811. The west half of Lot 32 was triangular because the Government reserve for the Mississaugas cut diagonally across Lot 32. The reserve followed the line of 12-mile Creek (Bronte Creek) and not the Township grid. The reserved portion of Lot 32 would later be opened for development and the Village of Bronte was laid out here. The unusual settlement of Lot 32 would influence later lot lines as it was parceled into smaller pieces and explains why the subject dwelling is skewed in relation to the Township grid.



**1806 Wilmot survey of Trafalgar Township**, annotated in the Registry Office with names of the original patent holders. In 1809, 'William Bates' received a triangular 100-acre parcel in the west half of Lot 32. The east half of Lot 32 was initially reserved for the Mississaugas but later opened for development.

There is no evidence that Bates settled in Bronte, and in 1813 he sold his 100 acres in Lot 32 to James Mills, a farmer in Barton Township. In 1822 Mills sold the 100-acre triangular parcel to Philip Sovereign (1778-1833). Sovereign established a farmstead that he later passed on to his son Charles. Philip Sovereign set aside 1-acre in the corner of his property for a cemetery. The cemetery is known today as the Bronte Pioneer Cemetery and is located at the foot of West Street, not far from the subject dwelling. Philip and Charles Sovereign are both buried there along with members of their families and other prominent settler families. The Philip Sovereign House was relocated from Lot 32 to 7 West River Street in Bronte and is now the headquarters of the *Bronte Historical Society*.



Left: Sovereign House being relocated from Trafalgar Township to Bronte in 1984 [Halton Images]  
 Right: Bronte Pioneer Cemetery at the foot of West Street [Historic Places.ca]

In 1870, the 100-acre triangular parcel was sold to Oliver K. and John Edgar Horning. In 1876, the Horning brothers sold 47 acres (not including the 1-acre cemetery) to James Bowman. James Bowman's name appears on the 1877 *County Atlas* map. The map indicates him as a non-resident, so he must have had a tenant farmer, possibly one of the Horning brothers. The 1877 map shows a wedge-shaped lot with a large orchard in the north half and a farmhouse and smaller orchard located near the Lake. In 1876 James Bowman sold this 47-acre parcel to William Austin, who is identified in the land deed as a 'yeoman' in Trafalgar Township. In 1908 Austin sold the property to William Henry Cudmore.



1877 County Atlas – there is a large orchard in the north half of John Bowman's 47-acre farm in Lot 32



## Cudmore's Farm Market & Garden Centre: 1908-2019

William Henry Cudmore (1866-1944) purchased a 47-acre wedge-shaped parcel in Lot 32 from William Austin in 1908. William H. was a farmer in Palermo and is identified in the land deed as a 'market gardener'. He lived in Palermo and is buried in Palermo Cemetery with his wife Rebecca E. and other members of the Cudmore family.

In 1923 William H. took out a sizeable mortgage of \$11,000 on his Bronte property from Murgatroyd & Sons. In 1927, the mortgage holder registered a Foreclosure Notice on the property. The 1923 mortgage may have been related to the building of the subject dwelling. According to William ('Bill') Cudmore, his grandfather William H. Cudmore built the subject dwelling around 1920 and moved the family up from the original Cudmore farmhouse near the lake.<sup>3</sup>



Left: The Cudmore House built by Ernest Jackson Cudmore in 1923

Right: Artist's rendering of the 'Old Cudmore House' near the lakefront, undated [private collection]

Aerial photography from 1954 shows the rural context of the Cudmore farm. Aerial photo from 1962 shows the subject dwelling, a market building to the east of the house, and a small barn located behind the house. The market building and barn have since been demolished but remnants of the barn's concrete block foundation remain and are preserved on the Garden Centre property. In the later 20<sup>th</sup> century, the agricultural lands behind the house were sold and residential development followed. In 1980, the house passed to William (Bill) Cudmore. The produce market was replaced by a garden centre that was operated by the Cudmore family until its closure last year.

---

<sup>3</sup> Bill Cudmore, interview by the Bronte Historical Society, transcribed in *Bronte Boys (1920-30s); Oakville Memories*.



Left: William (Bill) Cudmore at work, 1960s

Right: Artist's rendering of the Cudmore Market Building, undated [private collection]



1954 Aerial Photo: Rural context of the Cudmore Farm located on the north side of Lakeshore Road. The large orchard indicated on the 1877 map has been removed and is now agricultural fields. The subject dwelling is located in the southwest corner of the farm.



1962 Aerial Photo of Cudmore Farm & Market: 1. Farmhouse 2. Barn 3. Market Building



1970s Photo of the Cudmore Barn [Property file, Town of Oakville]

## 5.0 STATEMENT OF CULTURAL HERITAGE VALUE

The subject property contains a dwelling that was built by William Henry Cudmore (1867-1944) around 1920 and has remained in the Cudmore family since that time. Cudmore House is a prominent 2.5 storey brick dwelling on Lakeshore Road West about 1.0 km west of Bronte Harbour. It is a good example of a Dutch Colonial Revival style house, a residential style that was popular in Ontario in the 1920s and 30s and has a distinctive gambrel roof clad in red tin. The house was built by a local builder, most likely using plans purchased from an American company that provided architectural drawings for custom-built homes. These plans followed standardized conventions and similar examples of this type of house can be found across North America.



Left: Cudmore House (1923) 3175 Lakeshore Road West, Bronte



Right: Design 123-22B for a Dutch Colonial style house (1923) C. L. Bowers Company, Chicago

The house includes a number of features that are common to this type of house including a symmetrical composition, gambrel roof with dormers, prominent end-wall chimneys, covered porch and projecting sunroom. The varied and colourful combination of materials on the exterior is also typical and reflects an Arts & Crafts aesthetic that influenced architecture and design in the 1920s & 30s. The Cudmore House combines buff brick, half timbering, painted wood shingles and a red tin roof. Also typical of this style is the Arts & Crafts style of woodwork on the interior.

The gambrel roof was briefly popular in the 1920s & 30s as an economical way of creating a third floor. The popularity of the gambrel roof is associated with the revival of Colonial styles in the 1920s and is inspired by Dutch Colonial architecture. In North America, the gambrel roof is primarily associated with barn architecture because it was widely employed for barn roofs in the late 19<sup>th</sup> and early 20<sup>th</sup> century.

William Henry Cudmore has local significance as a market gardener who operated a successful farm market on Lakeshore Road West from c. 1920-1944. The red tin roof of the Cudmore House was a distinctive feature on Lakeshore Road that served as a roadside advertisement for the farm and produce market. The Cudmore Market and later the Cudmore Garden Centre were operated by the Cudmore family until its closure in 2019.

5.1 EVALUATION ACCORDING TO ONT. REG 09/06

Ontario Regulation 9/06 establishes provincial criteria for determining cultural heritage value or interest. A property may be Designated under section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria:

Property: Cudmore House, 3175 Lakeshore Road West

CRITERIA	MEETS CRITERIA	RATIONALE
<b>1. Design of physical value:</b>		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	It is a representative example of a Dutch Colonial Revival style house, a style that was popular in North American in the 1920s and 30s.
ii) Displays a high degree of craftsmanship or artistic merit	NO	It displays a moderate degree of craftsmanship and artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a modest 2.5 storey brick dwelling.
<b>2. Historical or associative value</b>		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	YES	It has direct associations with William Henry Cudmore (1867-1944) who built the house around 1920 and operated a roadside market called Cudmore’s Farm Market. The house has remained in the Cudmore family.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	It is a private residence in a residential area.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	The design reflects popular house plans that could be purchased by homeowners and home builders in the 1920s and 1930s. The builder is unknown.
<b>3. Contextual Value</b>		
i) Is important in defining, maintaining, or supporting the character of an area	NO	The context has changed from a rural township to a suburban context.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It is historically linked to Lakeshore Road and roadside produce markets in Trafalgar Township.
iii) Is a landmark	NO	It is a private residence.

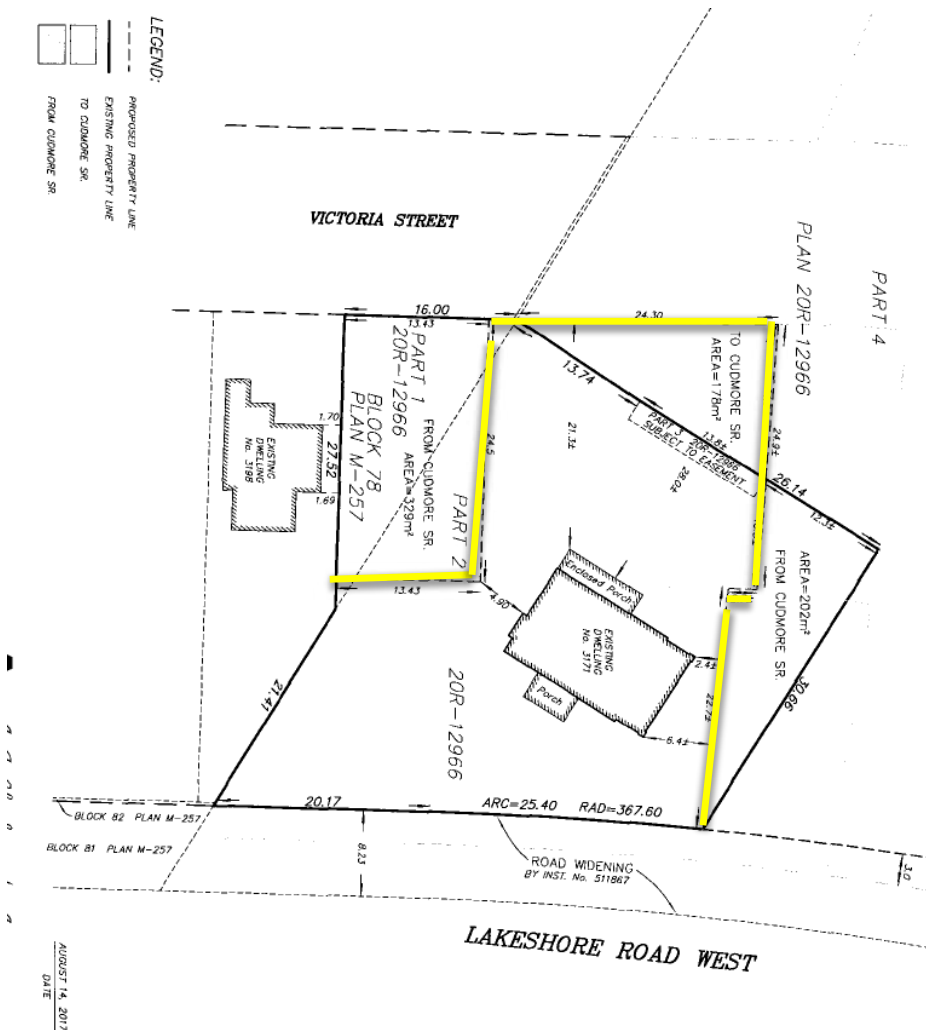
## 6.0 PROPOSED CHANGES

The Cudmore House was severed from the Cudmore Garden Centre in 1997 and currently sits on a lot that does not conform with the lot pattern of adjacent residential development because it predates the subdivision. The applicant proposes to make minor changes to the lot boundaries that will allow more efficient land use.

### Preliminary Proposal

The preliminary proposal included the following changes:

1. severance of a portion of the yard on the west side of the house
2. severance of a portion of the yard on the east side of the house
3. extension of the rear yard to align with a proposed extension of Victoria Street



PRELIMINARY PROPOSAL - proposed boundary changes highlighted in yellow.

## **7.0 IMPACT ASSESSMENT**

Heritage values associated with the subject property are primarily associated with the house and its relationship to Lakeshore Road West. The proposed changes will have no direct impact on the Cudmore House and there will be no change to the Lakeshore frontage.

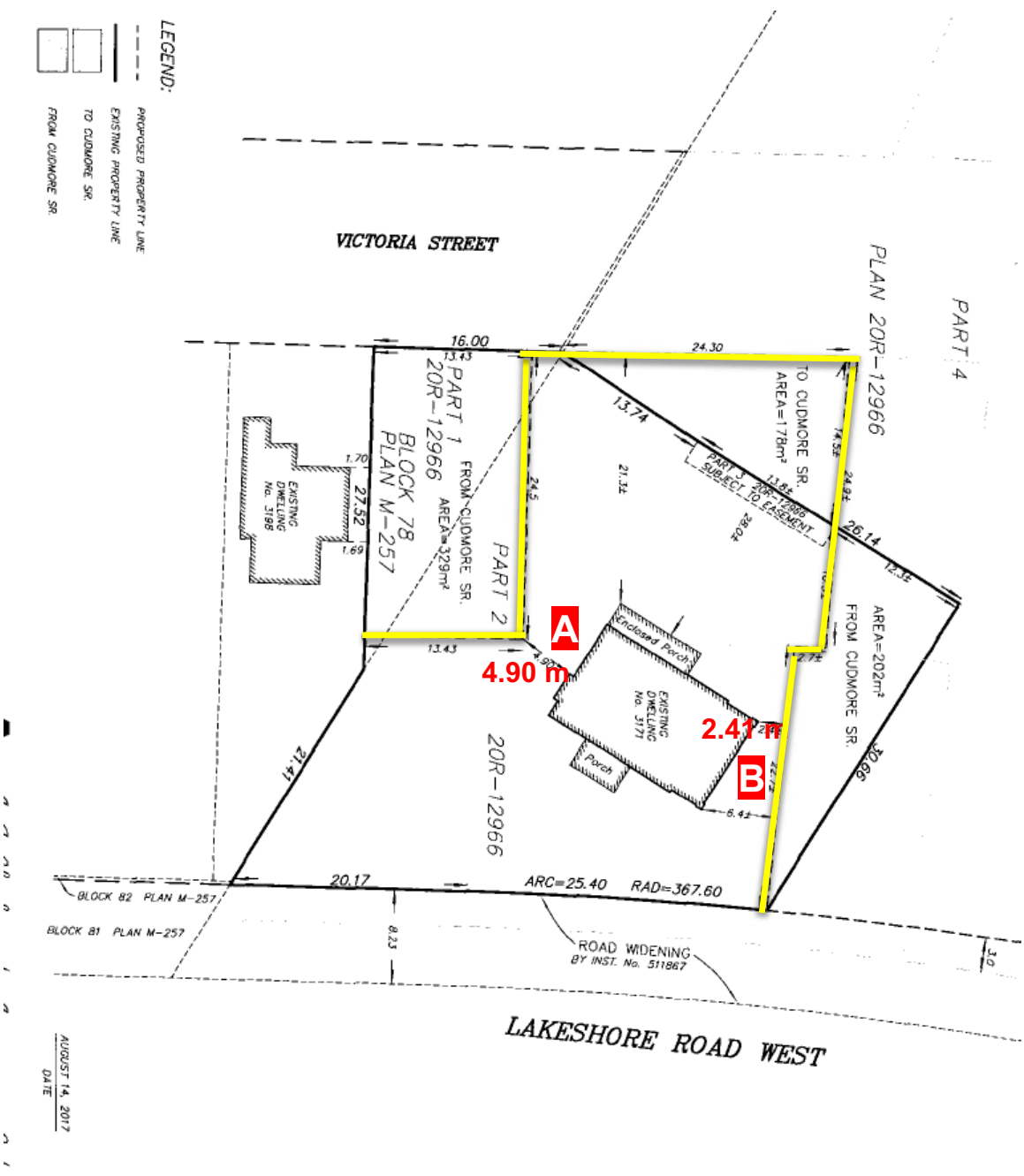
It was determined that the preliminary proposal would have adverse impacts as outlined below:

1. Because of the unusual shape of the lot and the skewed placement of the house, the side yard on the west side of the house would be reduced to a 4.9 m near the front corner of the house and the east side yard would be reduced to 2.4 m at the back corner of the house.
2. There are trees and shrubs along the east property line that would be impacted. These mature plantings provide screening from adjacent properties and should be retained if possible.
3. The extension of the rear yard could have a positive impact because it will increase the size of the rear yard, allow potential frontage on Victoria Street, and incorporate remnants of the Cudmore Barn foundation onto the property that are currently located on the Garden Centre lands.

Since it is important for the long-term preservation of the Cudmore House, that adequate side yards be maintained to provide amenity space for ongoing residential use and to provide buffering from new development on adjacent properties, an alternative option was requested by the consultant.



Mitigation in the form of an alternative option is recommended to maintain adequate side yards and reduce impacts to mature vegetation along the east side property line.



PRELIMINARY PROPOSAL – 2 negative impacts were identified:

- A      NEGATIVE IMPACT:      proposed west side yard is inadequate (4.90 m)
- B      NEGATIVE IMPACT:      proposed east side yard is inadequate (2.41 m)





## **9.0 CONCLUSIONS & RECOMMENDATIONS**

The context of the Cudmore House has changed dramatically since it was originally built around 1920, as Trafalgar Township transformed from a rural economy to a suburban neighbourhood. The Cudmore family has made productive use of their land in response to these changes as it evolved from a farmstead and roadside farm market to a commercial garden centre. As a result of the 1997 severance, followed by the closure of the garden centre in 2019, commercial activities associated with the Cudmore House have ended. The gambrel roof of the Cudmore House is the only visible reminder of its former rural context.

It has been determined that the revised proposal successfully mitigates the identified adverse impacts. It is the consultant's opinion that the revised proposal maintains the setting of the Cudmore House and will support ongoing residential and its long-term preservation. It therefore recommended that the revised proposal included as an Appendix to this report be supported.

## **10.0 QUALIFICATIONS OF THE AUTHOR**

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 9 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

## **11.0 SOURCES**

Blair, Ruth. *Remembering Trafalgar Township* (Oakville, 2006)

Blumenson, John. *Ontario Architecture; A Guide to Styles and Building Terms 1784 to the Present* (Fitzhenry & Whiteside, 1990)

Cudmore. Obituary, William Henry Cudmore, died 26 July 1944. *Oakville Record- Star*, 27 July 1944, p. 1

Cudmore. 'Conversation with William Bayley (Bill) Cudmore and Sandralee Cudmore', Nov 8, 2019.

Oakville Images, "The Cudmore Family" from Notable People in the Village of Bronte. Accessed online <http://images.oakville.halinet.on.ca/262/exhibit/5>

Ontario Ministry of Tourism & Culture, *Heritage Resources in the Land Use Planning Process, Ontario Heritage Tool Kit* (2006)

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada*, 2<sup>nd</sup> edition (2010)

Reiff, Daniel D. *Houses from Books, Treatises, Pattern Books, and catalogs in American Architecture, 1738-1950; A History and Guide* (Penn State, 2010)

Soil Engineers Ltd., *Phase I EA for Proposed Residential Development Lakeshore Road West* (December 20, 2016) Accessed online <https://www.oakville.ca/assets/2011%20planning/da-17320101-phase1.pdf>

Town of Oakville, *Register of Properties of Cultural Heritage Value or Interest (NOT Designated) January 31, 2020* <https://www.oakville.ca/assets/general%20-%20business/6%20-%20Section%20F.pdf>

Wark, Ross. "Bronte; Ever Growing, Ever Changing." *The Oakville Historical Society Newsletter* (March 2012; 4-6)

## APPENDIX A: SITE PHOTOS



3171 LAKESHORE ROAD W: View from Lakeshore Road West



3171 LAKESHORE ROAD W: View from driveway



3171 LAKESHORE ROAD W: Main elevation



3171 LAKESHORE ROAD W: Front porch





3171 LAKESHORE ROAD W: Front elevation – buff brick – 12 over 1 windows



3171 LAKESHORE ROAD W: East side elevation – 1-storey porch has been enclosed



3171 LAKESHORE ROAD W: West side elevation



3171 LAKESHORE ROAD W: buff brick – wood shingles





3171 LAKESHORE ROAD W: Front yard and semi-circular driveway – view looking east



3171 LAKESHORE ROAD W: Entrance to Garden centre along east property line



3171 LAKESHORE ROAD W: hedges and shrubs enclose the west side yard – view from driveway



3171 LAKESHORE ROAD W: West side yard



3171 LAKESHORE ROAD W: West side yard



3171 LAKESHORE ROAD W: West side yard



3171 LAKESHORE ROAD W: Rear yard -- looking north - Cudmore Garden Centre building in background



3171 LAKESHORE ROAD W: Rear yard -- looking east



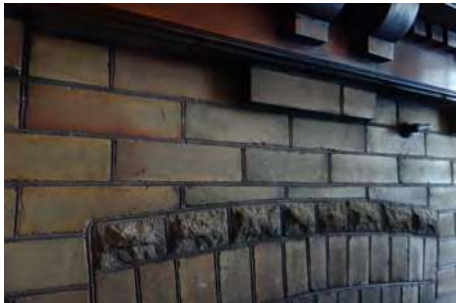
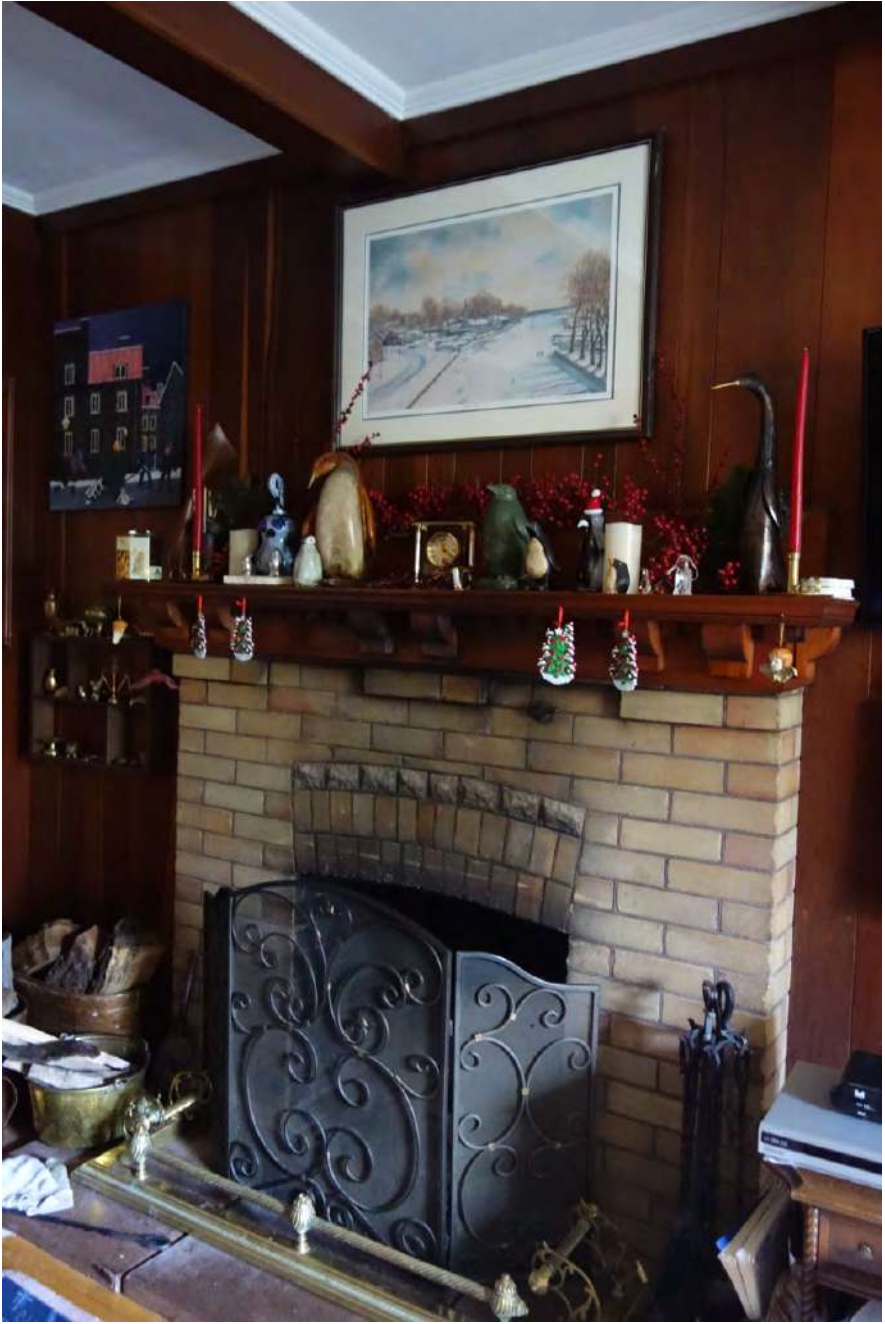
3171 LAKESHORE ROAD W: Main stairs



3171 LAKESHORE ROAD W: Main hall – entrances to living room dining room and bathroom



3171 LAKESHORE ROAD W: Living room and Library



3171 LAKESHORE ROAD W:

Living room fireplace

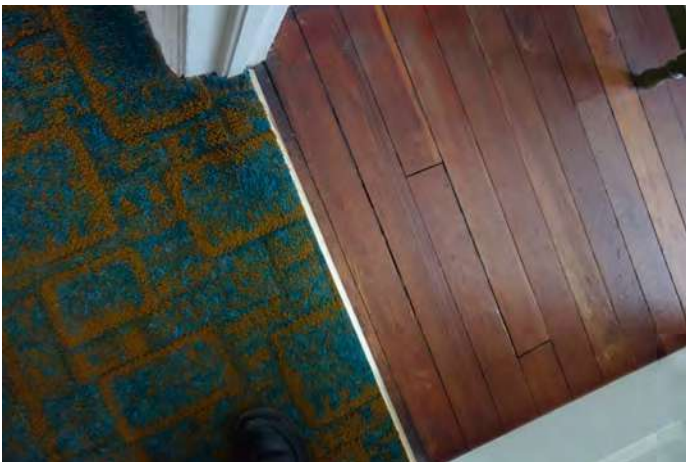




3171 LAKESHORE ROAD W:      Porch on the east side



3171 LAKESHORE ROAD W: Dining Room & Kitchen



3171 LAKESHORE ROAD W: 2<sup>nd</sup> floor Hall – wood staircase and wood flooring



3171 LAKESHORE ROAD W: 2<sup>nd</sup> floor Hall – entrance to bathroom and separate toilet



3171 LAKESHORE ROAD W: 2<sup>nd</sup> floor Hall – entrance to Sleeping Porch



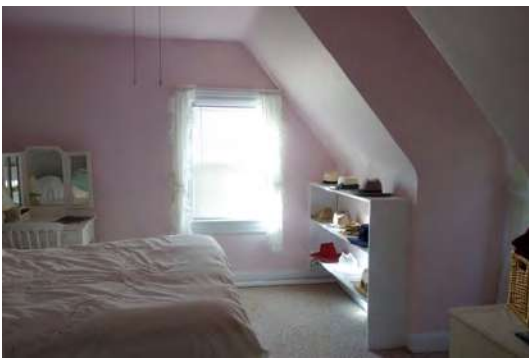
3171 LAKESHORE ROAD W: original bathroom and separate toilet



3171 LAKESHORE ROAD W: Modern bathroom in bedroom



3171 LAKESHORE ROAD W: 3rd floor Bedrooms – one has been converted to a study



3171 LAKESHORE ROAD W:      Stairs and 3<sup>rd</sup> floor Bedrooms



3171 LAKESHORE ROAD W: Basement – unfinished - concrete block foundation



**CHAIN OF TITLE RE PIN 24754-0261 – 3175 LAKESHORE  
RD. W., OAKVILLE:**

Patent: 15 May 1811 – Crown to Walter Bates;

2162 Bargain & Sale 20 Mar./13 ...Bates to James Mills;

804 B & S 14 May/22 ...Mills to Philip Sovereign;

331 B & S 2 Feb./70 ...Sovereign to Charles Sovereign;

478 B & S 15 Oct./70 ...Sovereign to Oliver K. Horning and John Edgar Horning;

1823 B & S 6 Dec./75 Oliver K. Horning to John Edgar Horning;

1824 B & S 6 Dec./75 John Edgar Horning to Oliver K. Horning;

1913 B & S 11 Apr./76 ...Horning to James Bowman;

2107 B & S 29 Dec./76 ...Bowman to William Austin;

9354 Order 15 Apr. 1908 to William Henry Cudmore;

14782 Mortgage 3 Nov./23 ...Cudmore to Robert Murgatroyd & Ellis Murgatroyd cob R. Murgatroyd & Sons;

16179 Final Order of Foreclosure 8 Oct./27 ...Murgatroyd vs. William Henry Cudmore;

20994 Grant 23 July/45 Estate of Rebecca E. Cudmore to Ernest Jackson Cudmore & Vera Bayley Cudmore;

175982 Grant 16 Nov./64 ...Cudmores to Ernest Jackson Cudmore & Vera Bayley Cudmore;

176306 Grant 23 Nov./64 ...Cudmores to William Bayley Cudmore; ...2

259661 Grant 18 Nov./68 Ernest Jackson Cudmore & Vera Bayley Cudmore & William Bayley Cudmore to William Bayley Cudmore;

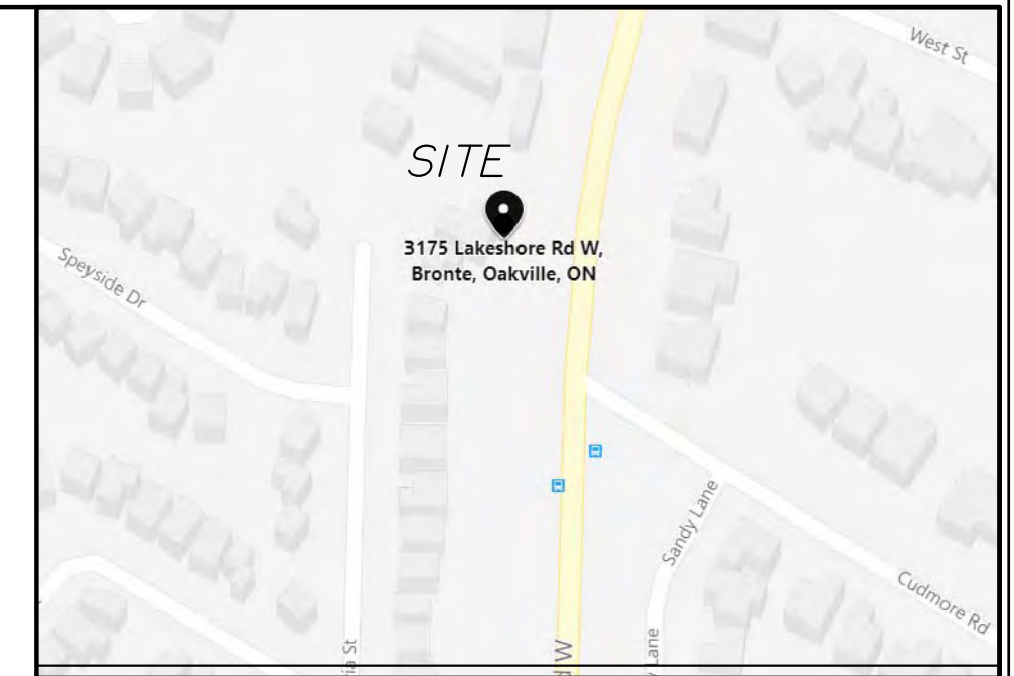
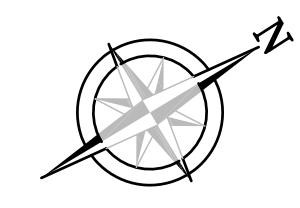
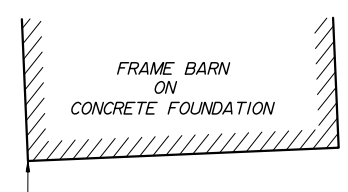
507507 Grant Ex. Deed 2 Aug./77 Estate of Ernest Jackson Cudmore to Vera Bayley Cudmore;

520388 Ex Deed 14 Apr./80 Estate of Vera Bayley Cudmore to William Bayley Cudmore;

750025 Deed 27 Aug./90 ...Cudmore to William Bayley Cudmore and Sandralee Cudmore;

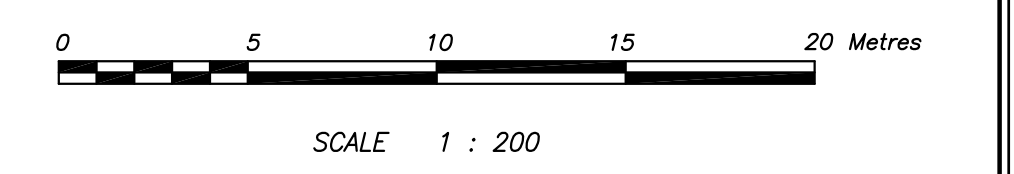
ZONE : RL3-0

PARCEL TO BE SEVERED	Frontage @ 7.50 m	AREA (m <sup>2</sup> )
PART 1	6.03	203.95
PARCEL TO BE RETAINED	Frontage @ 6.98 m	AREA (m <sup>2</sup> )
PART 2	45.62	1449.67



KEY MAP (NOT TO SCALE)

SEVERANCE SKETCH OF  
**PART OF LOT 32  
CONCESSION 4, SOUTH OF  
DUNDAS STREET**  
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)



**J.H. Gelbloom Surveying Limited**  
Ontario Land Surveyor  
2020

**METRIC**  
Distance shown on this plan are in metric and can be converted to feet by dividing by 0.3048.

- LEGEND**
- Survey Monument Found
  - Survey Monument Set
  - SIB Standard Iron Bar
  - IB Iron Bar
  - (WIT) Witness
  - (950) Fred G. Cunningham Inc., O.L.S.
  - (760) McConnell Maughan Ltd., O.L.S.
  - N Denotes North
  - S Denotes South
  - E Denotes East
  - W Denotes West
  - CLF Chain Link Fence
  - BF Board Fence
  - UP Utility Pole
  - SPC Specified Control Point

This Plan is based on Field work performed by J. H. Gelbloom Surveying Ltd., O.L.S., dated August 5, 2020.

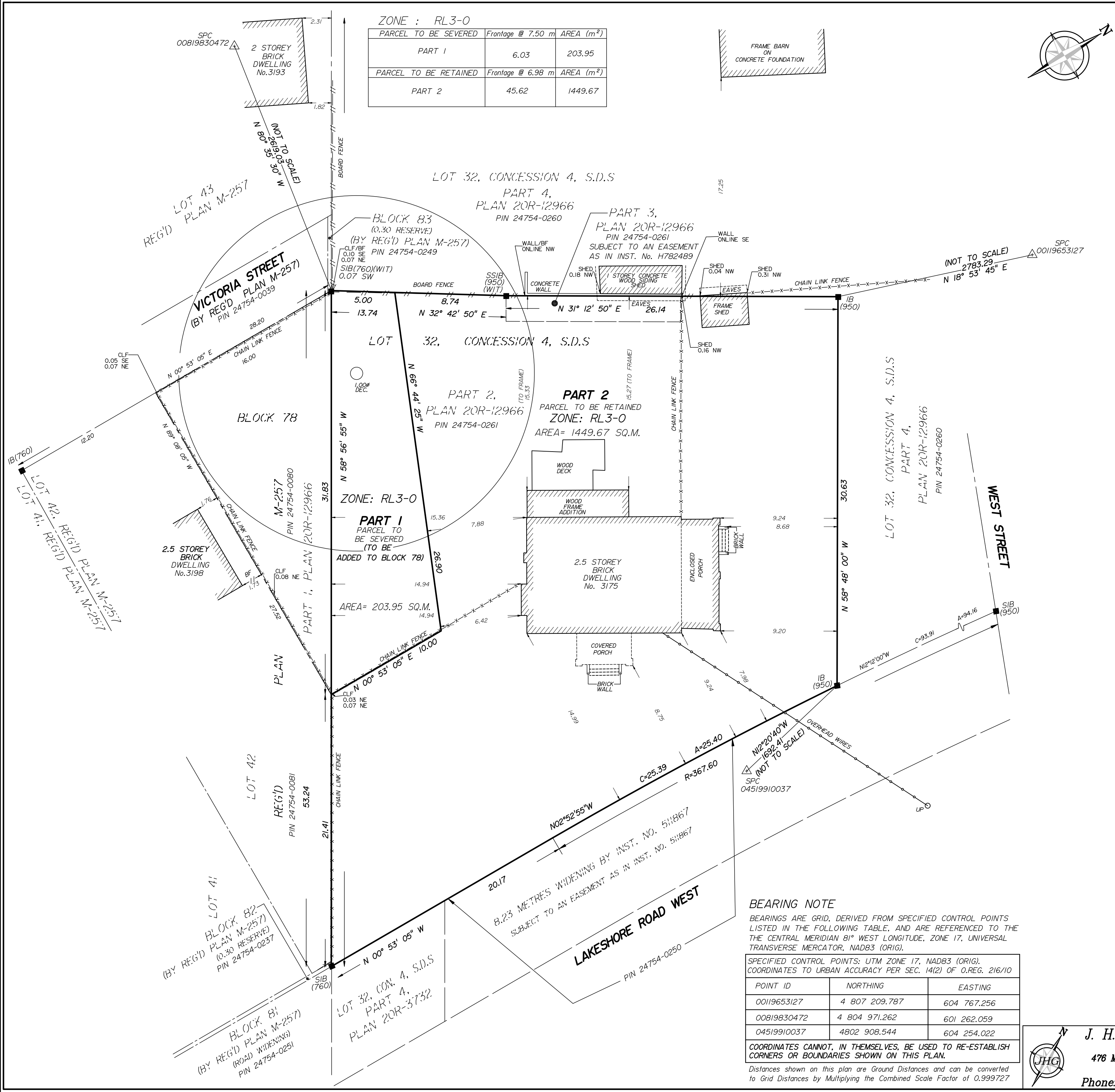
**BEARING NOTE**  
BEARINGS ARE GRID, DERIVED FROM SPECIFIED CONTROL POINTS LISTED IN THE FOLLOWING TABLE, AND ARE REFERENCED TO THE THE CENTRAL MERIDIAN 81° WEST LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR, NAD83 (ORIG).

SPECIFIED CONTROL POINTS: UTM ZONE 17, NAD83 (ORIG).  
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
00119653127	4 807 209.787	604 767.256
00819830472	4 804 971.262	601 262.059
04519910037	4802 908.544	604 254.022

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Distances shown on this plan are Ground Distances and can be converted to Grid Distances by Multiplying the Combined Scale Factor of 0.999727



Date: OCTOBER 21, 2020

<p><b>J. H. Gelbloom Surveying Limited</b> Ontario Land Surveyor 476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4 office@jhgsurveying.ca Phone:(905) 338-8210 Fax:(905) 338-9446</p>	Party Chief:	Project:
	D.L.	20-122
	Drawn By:	Checked By:
	M.A.	A.M.

## APPENDIX B

**Cultural Heritage Evaluation Report**  
**Cudmore House**  
3175 Lakeshore Road West, Oakville, Ontario



August 8, 2023. Source: *Town of Oakville Planning Services Staff*

Town of Oakville  
Heritage Planning  
Authors: Kristen McLaughlin, Susan Schappert  
September 2023

# 1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Significance and identification of heritage attributes.

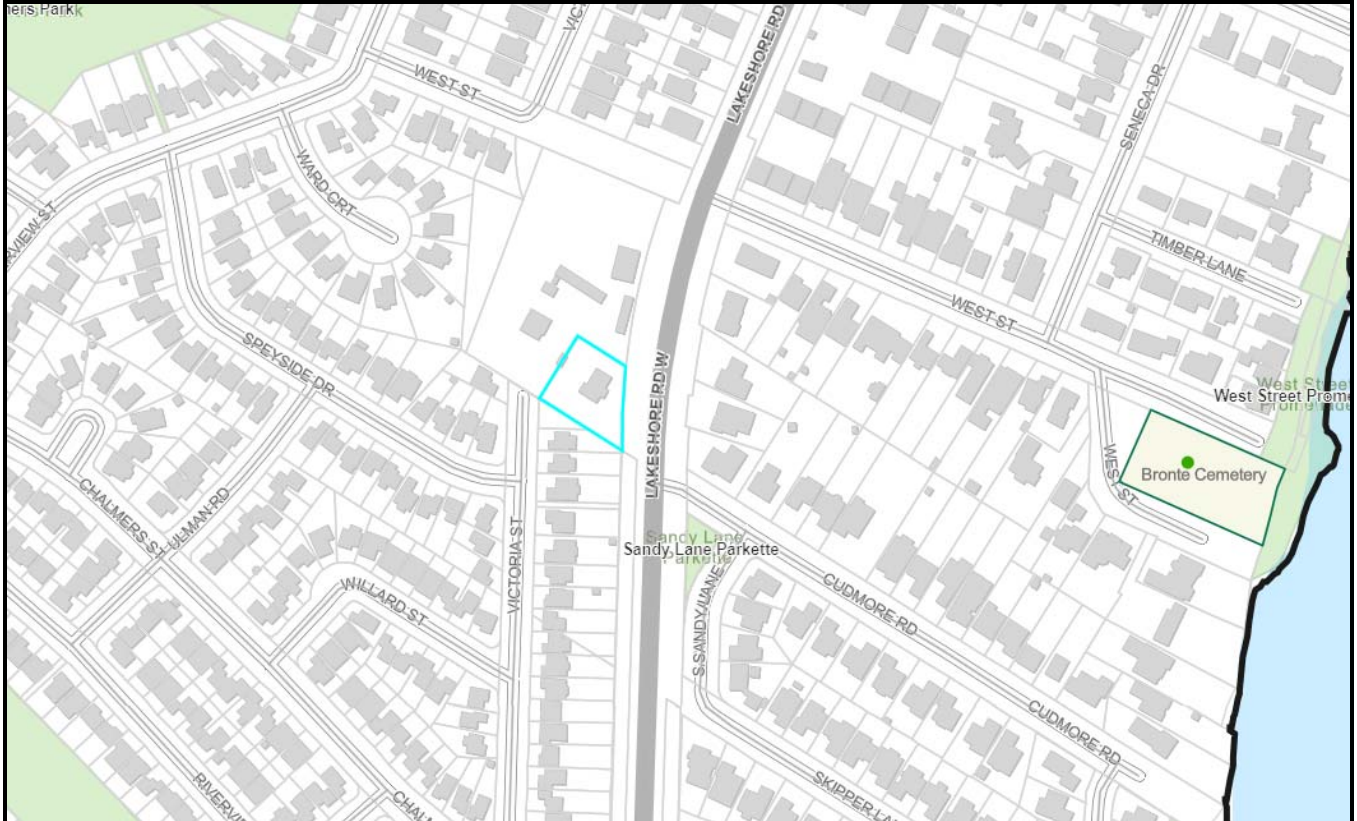
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The property at 3175 Lakeshore Road West is located on the north side of Lakeshore Road West between Chalmers Street and Strathcona Avenue. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2007 for its potential cultural heritage value for its "circa 1919 brick house with gambrel roof."

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that it meets three of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

## 2. Subject Property

The property at 3175 Lakeshore Road West is located on the north side of Lakeshore Road West between Chalmers Street and Strathcona Avenue. The property is located within the territory covered by Treaty 14 which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Fourth Concession South of Dundas, Lot 32. After being purchased by William Henry Cudmore in 1908, the subject property became the Cudmore family farm and market for over a century. The property contains a detached two-and-a-half-storey house, built 1920. The legal parcel also includes block 78. The address 3171 Lakeshore Road West, which is also historically connected to this subject property, was severed in 1998.<sup>1</sup>



Location map: Subject property is outlined blue. May 2023. Source: Town of Oakville GIS

**Legal description:** CON 4 SDS PT LOT 32 PLAN M257; BLK 78 RP 20R12966 PA, TOWN OF OAKVILLE

<sup>1</sup> Town of Oakville, Planning Department, 1998 survey map by Fred G. Cunningham, Inc.

### 3. Background Research

#### Design and Physical Value

The subject building at 3175 Lakeshore Road West is a two-and-a-half-storey house with brick cladding on the first and second storeys and stucco and half-timbering on the upper half storey. The home has architectural value as an example of a vernacular Dutch Colonial Revival home with Craftsman-inspired elements, which would have historically been built just outside the Village of Bronte.



View of the home from the street, depicting some of its heritage elements such as the gambrel roof, dormers, and half-timbering design, 2008. Source: *Town of Oakville Planning Services Staff*

#### *Dutch Colonial Revival Style (1880s-1940s)*

This style of architecture can be seen in many Dutch settlements in the Northeastern United States. Colonial North America was made of many different regionally based colonies that developed their own cultural and architectural traditions.<sup>2</sup> As colonial revivalism developed, Dutch Colonial Revival-style homes were appearing in Ontario even before the First World War.<sup>3</sup>

---

<sup>2</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 123

<sup>3</sup> *Ibid.*

One of the defining characteristics of the Dutch Colonial Revival style is the gambrel roof with dormers.<sup>4</sup> A gambrel roof is a curved roof with a steep double pitch, the lower pitch being steeper and sometimes with a flared eave that gives the impression of being rounded.<sup>5</sup> The house has other other colonial revival elements such as the use of columns and pillars, a centered porch, simple eave cornices, pediments, and dormers.<sup>6</sup>

It was also common for Dutch Colonial Revival homes to incorporate wings, such as sunrooms, off the side of the home from initial design.<sup>7</sup> There are known examples of house patterns (premade house plans that could be find sold by stores, such as Sears), that have Dutch Colonial Revival features, including a sunroom.

### *Craftsman Style (1890-1940)*

The Arts and Crafts movement, which inspired Craftsman architecture, began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.<sup>8</sup> The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.<sup>9</sup> Generally, the goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment.<sup>10</sup>

Characteristics of Arts and Crafts inspired residences can include: a combination of cladding materials ranging from brick, stone, stucco, shingles, and horizontal wood cladding; wide verandahs or porches sometimes created through an extension of the main roof; dormer windows and wall gables; small paned casement windows, recessed entrances typically under porches, exposed rafter tails or brackets, and asymmetrical façades.

---

<sup>4</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 124

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

<sup>7</sup> Old House Journal, "Dutch Colonial Revival", October 20, 2021, <https://www.oldhouseonline.com/house-tours/house-styles/dutch-colonial-revival/>

<sup>8</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 101

<sup>9</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

<sup>10</sup> Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18<sup>th</sup> and 19<sup>th</sup> century homes*, pg. 105





West elevation of the house. Source: *Town of Oakville Planning Services Staff*



North (rear) elevation of the house. Source: *Town of Oakville Planning Services Staff*



East elevation of the house. *Source: Town of Oakville Planning Services Staff*

### *Subject Property Design*

The property at 3175 Lakeshore Road West features many elements of a Dutch Colonial Revival house with Craftsman influences.

The roof is a side gambrel roof with cornice returns, with three shed dormers on the front façade and two shed dormers on the north (rear) elevation of the house. This style of roof is representative of Dutch Colonial-inspired houses. Stucco and false half-timbering have been applied in the side wall gables. The west elevation has a two storey slight projection with flat roof. The two storey front porch has a shed roof to match the dormers.



View of the front of the house showing the gambrel roof shape with the three shed dormers. The west elevation has a covered bump out, and the front patio's story has a shed roof to match the dormers. *Source: Town of Oakville Planning Services Staff*



Close up of the rear two shed dormers. *Source: Town of Oakville Planning Services Staff*

The Cudmore home is clad in buff brick, which is relatively unique in Oakville as it was more common to use locally produced red brick on structures. The stucco and half timbering, painted wood shingles, and a distinctive roof in warm colours are common elements of the Craftsman style in the 1920s and 30s.<sup>11</sup> It has two prominent end wall chimneys on the west and east elevations that runs the height of the house.



View of west elevation showing the half timbering and stucco with buff brick cladding. *Source: Town of Oakville Planning Services Staff*

The house has a symmetrical façade, with the same number and size of windows on either side of the centered front door. The entryway consists of a covered porch with six classical columns at the front, arranged in groups of three set on brick piers. The second storey of the porch has the same arrangement of columns, but instead of brick piers, the columns are set onto a low wall clad in red stained shingles, creating a visual connection to the red roof.

---

<sup>11</sup> Modern Bungalow, “The ultimate guide to Craftsman colour palettes”, July 17, 2018, <https://modernbungalow.com/blogs/historic-homes/the-ultimate-guide-to-craftsman-color-palettes>



View of the front porch, showing the shingled side and columns, with the front door visible. *Source: Town of Oakville Planning Services Staff*

The front entryway and stairs are tiled in terracotta. Both the front door and the door leading out to the second storey of the porch have multipaned side lights on either side of the door frame.



Different view of the front façade showing front porch details. The upper storey is open with wooden details. Also shows the wooden fascia of the dormers. *Source: Town of Oakville Planning Services Staff*



Photo of the south elevation, more clearly showing buff brick cladding, covered porch with second storey, and red metal roof with dormers, 2008. *Source: Town of Oakville/Oakville Heritage Planning*

The home has a projecting sunroom with flat roof on the northeast side, likely a later addition that filled in an earlier porch or terrace.



View of the east elevation with covered sun porch. It appears to also have brick cladding with brick piers on the steps. *Source: Town of Oakville Planning Services Staff*



View of the front (south) elevation with the sun porch in red. *Source: Town of Oakville Planning Services Staff*

The house has multipaned sash windows in varying arrangements such as 12/1, 6/1, 3/1, and more. In the brick portion of the structure, the windows are arched with a single row of brick voussoirs and cast sills. The windows have wooden trim and wooden storm windows. The front façade has matching windows on either side of the front entry, with a set of three windows on the ground floor on either side with narrow side windows.





Close up of windows on the east side of front elevation, showing wooden storms and design. *Source: Town of Oakville Planning Services Staff*

The historic rear elevation of the house is largely obscured by a later addition that may have incorporated an earlier/historic two storey projection. The addition has contemporary windows and horizontal white siding, and a separate cellar entrance next to the wooden deck area.



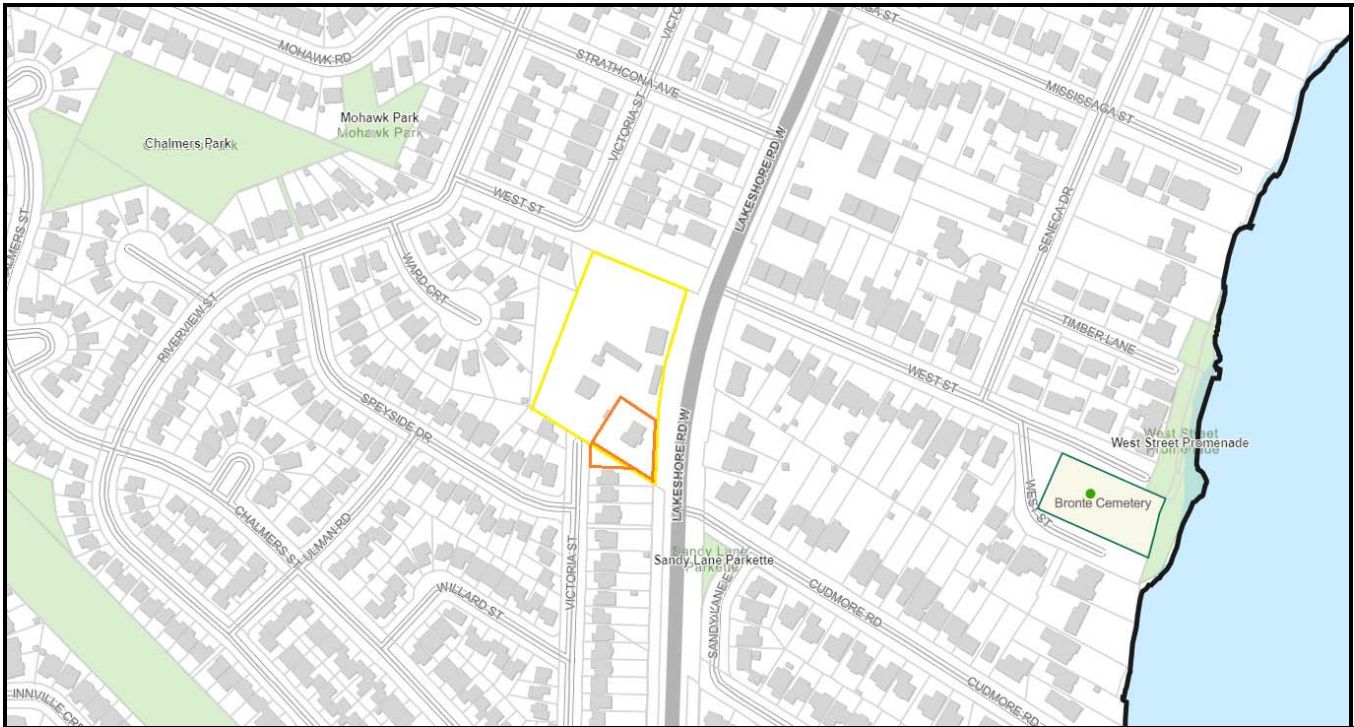
Rear view of the property with contemporary horizontal siding and newer windows. *Source: Town of Oakville Planning Services Staff*



Another view of the rear of the house with the cellar at bottom left. Source: *Town of Oakville Planning Services Staff*

## Lot and Property History

The home was built on Lot 32, Fourth Concession South of Dundas Street (Concession 4 SDS) around 1919-1920.<sup>12</sup> At this time, the Part Lot 32 was larger and consisted of about 34 acres of land.<sup>13</sup> After 1920, this area was further subdivided by the Cudmore family until the more recognizable Lot 32, consisting of street addresses 3175 and 3171 Lakeshore Road West, came to exist. This combined size was around 2.6 acres.



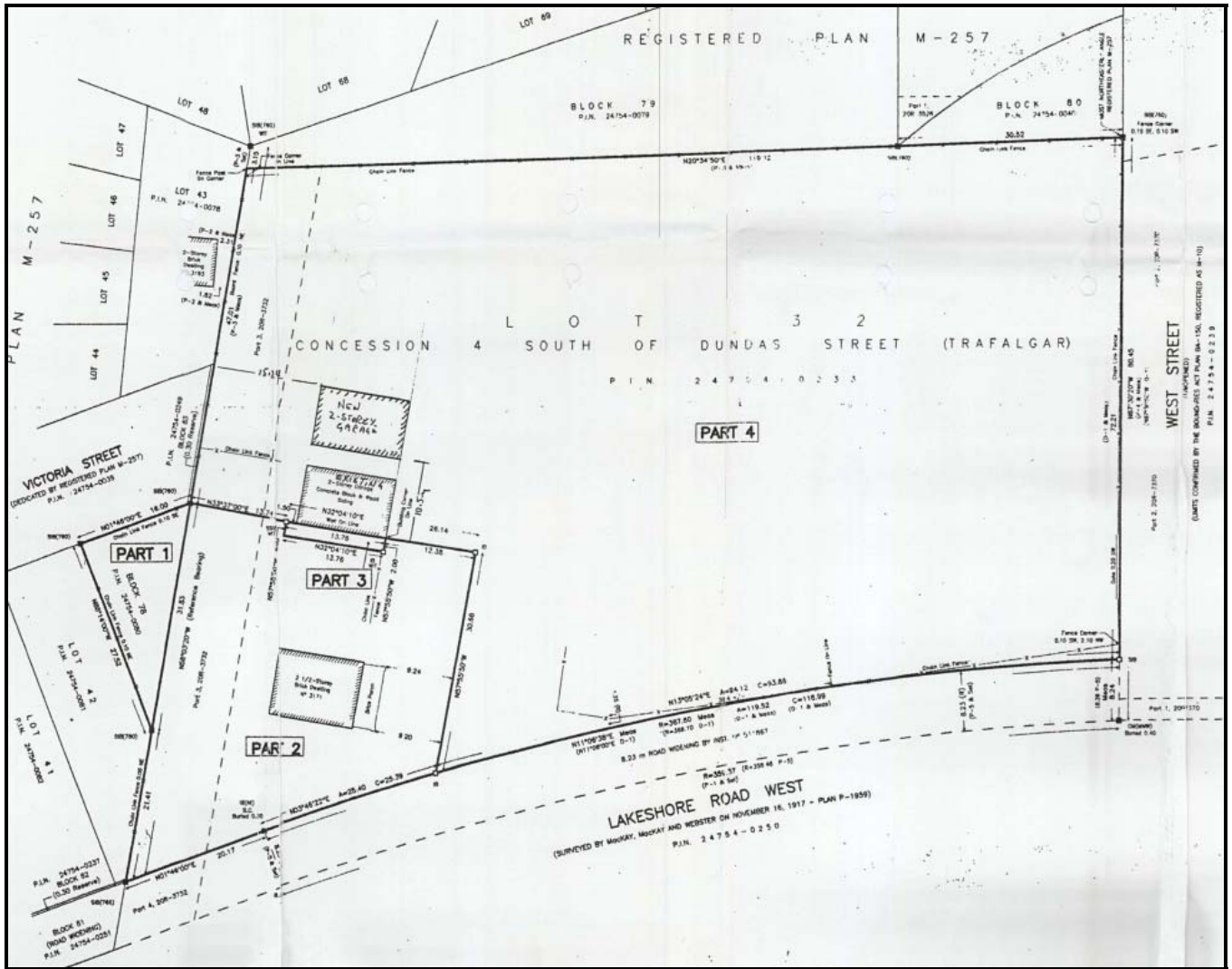
Map depicting combined Lot 32 (yellow) and Block 78 (orange). Lot 32 was severed in 1998 to the current subject property (orange) from the larger yellow one. However, both lots remained under the ownership of the Cudmore family, and Part Lot 32 (3171 Lakeshore Road West) was used for the Cudmore Garden Centre. *Source: Town of Oakville*

The subject property was severed in 1998 and the remaining land was used for the Cudmore Garden Centre business. The subject property also contained Block 78, a small triangle of land southwest of the home. The irregular shape of the lot is due to its sectioning off from the larger historic Lot 32, Concession 4 SDS, over the early- to mid-1900s.<sup>14</sup> In 2023, a consent to sever was conditionally approved to remove a portion of the property to create a usable lot fronting onto Victoria Street.

<sup>12</sup> Oakville Public Library, 1921 Township of Trafalgar Assessment Roll

<sup>13</sup> Oakville Public Library, 1920 Township of Trafalgar Assessment roll; it is not known where exactly the 34 acres extended from its original Lot 32 boundaries.

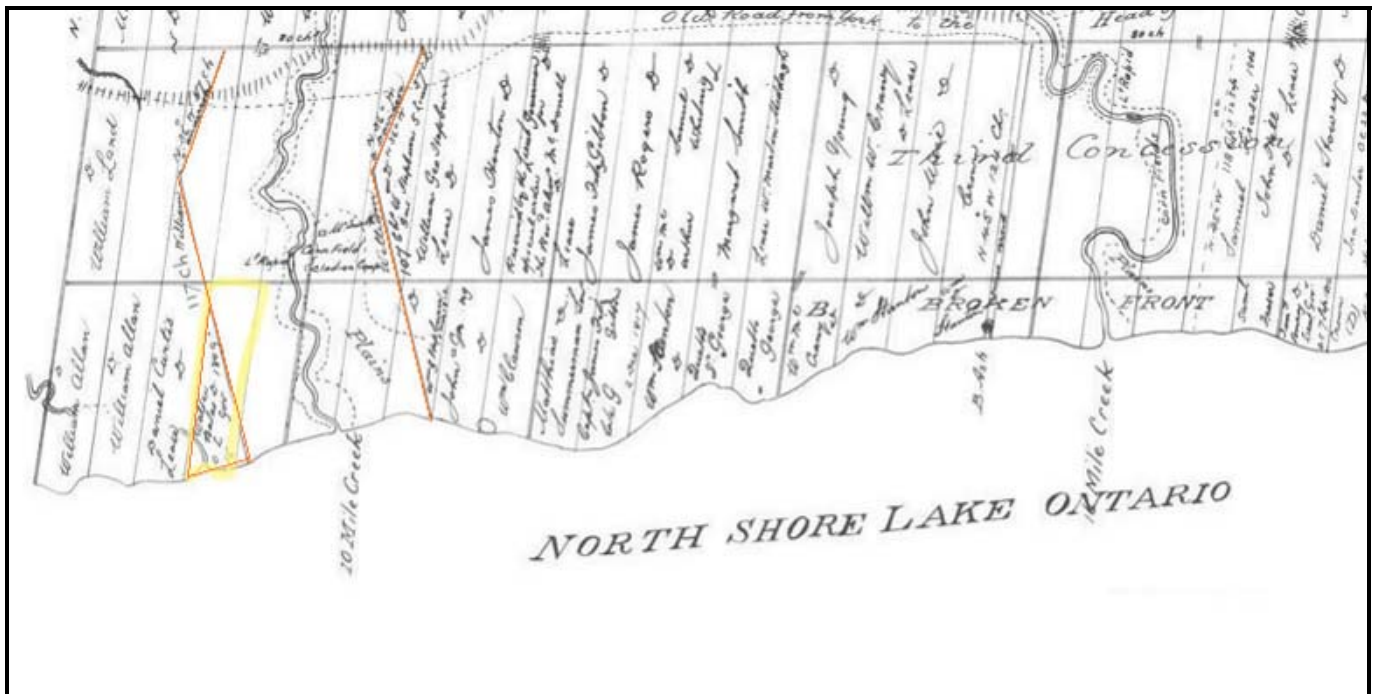
<sup>14</sup> 1858 Tremaine map; *Illustrated Historical Atlas of the County of Halton, Ontario, 1877*; various sales of land from W.H. Cudmore in the land registry documents between 1908 and the 1940s.



1998 survey showing the updated boundary line on the severed part of the lots. Source: Fred G. Cunningham, Inc., Town of Oakville Planning Department

## Historical and Associative Value

The subject property is located on Lot 32 in the Fourth Concession South of Dundas Street in Trafalgar Township in the County of Halton. The home at 3175 Lakeshore Road West is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek (Bronte Creek), Sixteen Mile Creek, and the Credit River, and a strip of land on the banks on either side of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.<sup>15</sup> This strip of land ran on an angle compared to the surveyed lots, so created the unique shape of Lot 32, as the reserve boundary followed the creek at an angle down to Lake Ontario.



Wilmot Survey of Trafalgar, 1806, depicts the Mississauga's Treaty 14 lands, outlined in orange, and the surveyed Lot 32 in yellow. The Lot 32 discussed in this report is shaped by the orange line intersecting the yellow lot boundaries. Note the small triangle of Lot 33 in the southeast corner. *Source: 1806 Wilmot Survey*

Before the signing of the later Treaty No. 22 in February of 1820, the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 20,000" acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve (Bronte) and Sixteen Mile Creeks, which included the orange outlined strip seen in the map above.<sup>16</sup> The Village of Bronte was developed in this area shortly after the sale of the land.

<sup>15</sup> Debwevin: The Oakville Truth Project, "Treaties 22 & 23, 1820", pg. 9

<sup>16</sup> Debwevin: The Oakville Truth Project, "Treaties 22 & 23, 1820", pg. 10



George Tremaine's "County of Halton" survey, 1858, with Part Lot 32, Concession 4 South of Dundas Street highlighted in yellow. Bronte was surveyed and built within the land that was previously part of the Mississauga territory tract, along the Twelve Mile Creek. The shape of Lot 32 still follows the boundary here. It was owned by Charles Sovereign at the time. Charles was the son of early settler Philip Sovereign. Source: 1858 Tremaine Map

The Village of Bronte began as a small fishing village in the 1830s at the mouth of the Twelve Mile Creek (Bronte Creek), after the sale of the Mississauga lands at auction.<sup>17</sup> The village was also one of the towns on Lake Ontario known for stonehooking, a job where boats went out to the lake to gather rocks from the lakebed, which were used for building foundations.<sup>18</sup> The climate and soil in the surrounding area were well-suited to growing fruit and produce, and there were many market gardeners and farmers living in the lots surrounding the Village of Bronte in the 1800s and 1900s, including Lot 32 and the subject property.<sup>19 20</sup>

Below is a partial summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

<sup>17</sup> Brimacombe, Philip, *The Story of Bronte Harbour*, p. 9. Oakville: Oakville Historical Society, 1976  
<sup>18</sup> Brimacombe, Philip, *The Story of Bronte Harbour*, p. 37. Oakville: Oakville Historical Society, 1976  
<sup>19</sup> Brimacombe, Philip, *The Story of Bronte Harbour*, p. 6. Oakville: Oakville Historical Society, 1976  
<sup>20</sup> According to Trafalgar Township tax assessment rolls

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	100 acres	1806-1811
Walter Bates	100 acres	1809/11-1811
James Mills	100 acres	1811-1814
Philip Sovereign	100 acres	1814-1850
Philip Sovereign	1 acre for cemetery	1830
Charles Sovereign	100 acres (minus cemetery)	1850-1870
Oliver K. Horning and John Edgar Horning	100 acres (minus cemetery)	1870-1876
Joseph Bowman	47 acres (minus cemetery)	1876
William Austin	47 acres (minus cemetery)	1876-1908
William Henry and Rebecca Cudmore	47 acres (minus cemetery)	Approximately 1908-1964
W.H., Ernest, and Vera Cudmore (joint owners)	18 acres	Approximately 1945-1968
Ernest, Vera, and William Bayley Cudmore (joint owners)	Unknown	Approximately 1964-80
William Bayley and Sandrelee Cudmore	Between 18 and 2.6 acres	1980-1998
William Bayley and Sandrelee Cudmore	Approximately 0.5 acres	1998-2022

In 1811, the Crown granted the western half of Part Lot 32 to Walter Bates.<sup>21</sup> That same year, Bates sold the 100-acre lot to James Mills,<sup>22</sup> who sold it to Philip Sovereign in 1814.<sup>23</sup>

Philip Sovereign was one of the earliest settlers in the Bronte region. Sovereign established a farmstead on the lot near the lake that he later passed on to his son Charles. Philip Sovereign set aside 1 acre in the corner of the lot property for a cemetery. The cemetery is known today as the Bronte Cemetery and is located at the foot of West Street, not far from the subject dwelling. Philip and Charles Sovereign are buried there along with members of their families and other early settler families.<sup>24</sup> <sup>25</sup> Philip's son, Charles, was an important community member of early Bronte. He built a schoolhouse on Lot 32 beside the cemetery in 1815.<sup>26</sup> Charles built a home for he and his wife, Elizabeth, on the lot, at the current address of 3206 Shoreline Road.<sup>27</sup> This home was designated and saved from demolition by being moved to its new location at 7 West River Street by the Town of Oakville and the Bronte Historical Society (BHS). It is now the headquarters for the BHS.<sup>28</sup>

<sup>21</sup> Ibid.

<sup>22</sup> LRO Instrument 2162, being a Bargain and Sale, between Walter Bates and James Mills

<sup>23</sup> LRO Instrument 804, being a Bargain and Sale, between James Mills and Philip Sovereign

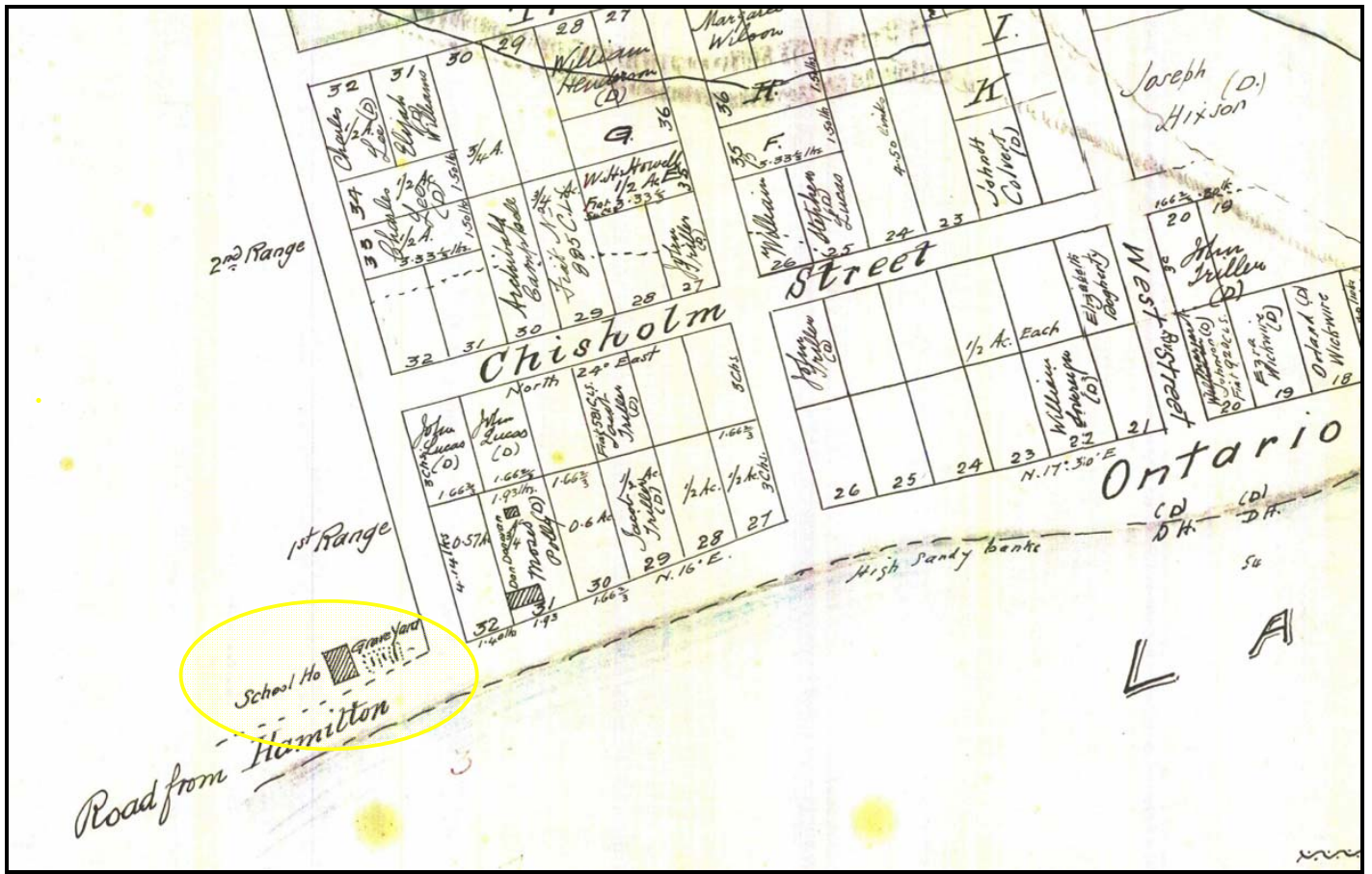
<sup>24</sup> Town of Oakville, "Cultural Heritage Landscape Strategy Implementation – Phase Two: Cultural Heritage Evaluation Report for Bronte Cemetery", February, 2022

<sup>25</sup> Bronte Historical Society, communication by the researcher

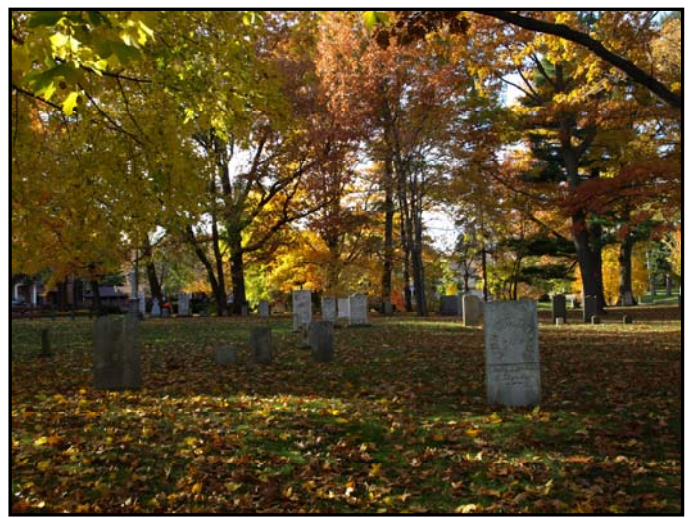
<sup>26</sup> Ibid.

<sup>27</sup> Ibid.

<sup>28</sup> Ibid.



1834 map of Bronte showing the Sovereign schoolhouse beside the cemetery, along Old Lake Road. Source: 1834 William Hawkins' Plan of Bronte



On left, Sovereign House, originally on Lot 32 and built by early Bronte settler Charles Sovereign. On right: Bronte Cemetery, where many early settler families are buried. Source: Town of Oakville Planning Services Staff

In 1870 the 100-acre wedge-shaped parcel of land was sold by Charles Sovereign to Oliver K. and John Edgar Horning.<sup>29</sup> In 1876, the brothers sold 47 acres (not including the cemetery) to Joseph Bowman.<sup>30</sup> J. Bowman

<sup>29</sup> LRO Instrument 478, being a Bargain and Sale between Charles Sovereign and Oliver K. and John E. Horning

<sup>30</sup> LRO Instrument 1913, being a Bargain and Sale, dated April 1, 1876, between Oliver K. Horning and wife and Joseph Bowman



appears as the land owner in the 1877 County Atlas map, which indicates him as a non-resident; he may have had a tenant farmer, as we can see an orchard drawn in the northern portion of his parcel, as well as down by the road near a building (black dot).



1877 map depicting Lot 32. An orchard can be seen in the northern section, and some plantings north of the road. The small black dot is the farmhouse, date unknown. It lists "J Bowman" as the owner and has "N.R.", or non-resident listed underneath his name. The cemetery is the small cross on the southeast corner. Source: 1877 Trafalgar Township map

The same year, Bowman sold this 47-acre parcel to William Austin, a farmer, who owned it for 32 years.<sup>31</sup>

William Henry Cudmore (1866-1944) purchased the 47-acre wedge from William Austin in 1908.<sup>32</sup> Cudmore was a farmer in Palermo and is identified in the deed as a 'market gardener'.<sup>33</sup> He was the son of John H. Cudmore, a market gardener who settled outside Toronto in 1870 and was one of the early pioneers of the North Toronto district.<sup>34 35</sup> His property in North Toronto was known as the Cudmore Farms and was sold for development in 1889.<sup>36 37</sup>

<sup>31</sup> LRO Instrument 2107, being a Bargain and Sale, dated December 26, 1876, between Joseph Bowman and William Austin; 1891 Canadian Census lists William Austin as a farmer

<sup>32</sup> LRO Instrument 9354, being a Release, dated July 1908, between Austin Estate and William Henry Cudmore

<sup>33</sup> LRO Instrument 9354

<sup>34</sup> *The Globe*, "Married half a century: Mr. and Mrs. Cudmore observe the event", December 17, 1910, pg. 9.

<sup>35</sup> *The Globe*, "Accident proved fatal to retired farmer", June 28, 1916, pg. 9. Note that he was also "engaged in farming in Halton County"

<sup>36</sup> *The Globe*, "Important to Market Gardeners and Others", ad, August 30, 1902, pg. 9, describes the land as the Cudmore Farms

<sup>37</sup> Toronto Regional Real Estate Board, "Bennington Heights History",

[https://trreb.ca/about\\_GTA/Neighbourhood/gta/neighbourhoods/east-york/bennington-heights/history/](https://trreb.ca/about_GTA/Neighbourhood/gta/neighbourhoods/east-york/bennington-heights/history/)



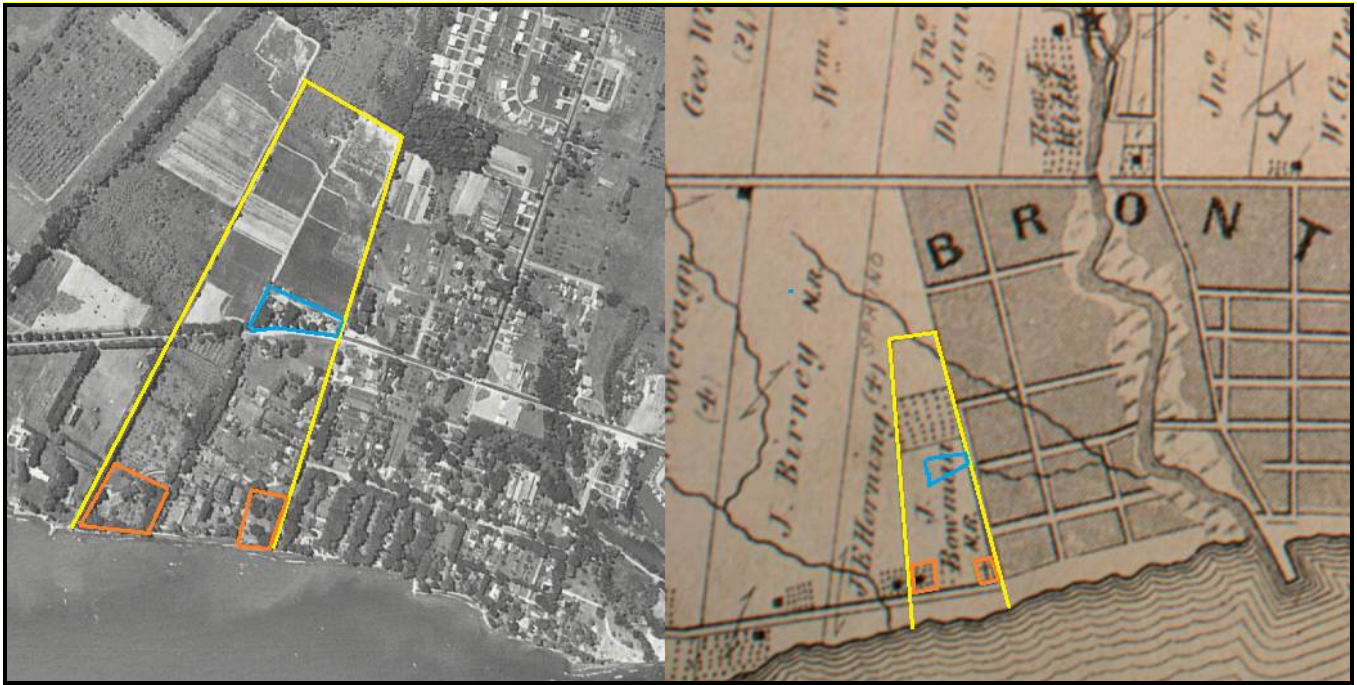
Cudmore family home in North Toronto, 1955 (not the subject residence). Located on the north end of Old Pottery Road, east of Bayview Heights Drive, looking east. The lot is now residential development but does have a nearby creek named "Cudmore Creek". *Source: Toronto Public Library, photographer James V. Salmon*

William H. Cudmore and his family initially lived in the house close to the Old Lakeshore Road. Around 1915, the Toronto-Hamilton Highway was constructed through the Bronte Cudmore property, north of the Old Lake Road. The old road had been eroding since the 1830s and was barely passable west of Ontario Street in Bronte.<sup>38</sup> This new highway may be the reason Cudmore built the subject house in its current location and their subsequent move into the building.<sup>39</sup>

---

<sup>38</sup> Turcotte, Dorothy, *Places and People on Bronte Creek*, pg. 85.

<sup>39</sup> In comparing historic maps that show the Old Lake Road running through the property, the new Toronto-Hamilton Highway was moved up by 1-2 blocks to today's location; perhaps why the old Cudmore home is referred to as being "south by the lake" as compared to the more familiar Lakeshore Road West of today.



Comparison of 47-acre plot of Lot 32, 1954 on the left and 1877 on the right, outlined in yellow. The orange shapes are the cemetery (southeast corner) and the old farmhouse's general location based on the 1877 map on the right. The blue shape is the location of the 1920 Cudmore home, built on the new Lakeshore Road West, and its approximate location on the 1877 map. Sources: *McMaster University Digital Archive (1954 aerial photograph), 1877 Tremaine map*

It appears likely that the subject home was built around 1920. According to William ('Bill') Cudmore, his grandfather William H. Cudmore built the subject dwelling around 1920 and moved the family up from the original Cudmore farmhouse near the lake, on the Old Lake Road where it was situated west of Bronte Cemetery.<sup>40</sup>

A local builder most likely built the house. Evidence suggest it could have been built by contractor C.D. Carson. W.H. Cudmore, the owner of the property at the time the home was built, appeared in Carson's ledger book in 1919 and 1920 and there were various costs associated with things such as "carpenter work" and "painting".<sup>41</sup> In the tax assessment rolls for the property, the building value on the property changed from \$400 in 1920 to \$1000 in 1921, which matched the timeline for Carson's potential work for Cudmore.<sup>42 43</sup> Several accounts he listed under the project were related to local tradespeople (e.g.: J McGregor, owner of a hardware store; W.J. Galley, a bricklayer; Aikenhead, hardware; and Barrett, a plumber). These people and companies could have worked on the home or sold supplies to Carson, and were then paid by Carson, who kept track of expenses and accounts in his ledger.

<sup>40</sup> Oakville Public Library, Oakville Images, "Notable People: The Village of Bronte, Preserving the Past", [Notable People: The Village of Bronte: Preserving the Past: Multicultural Ontario Collections \(vitacollections.ca\)](https://www.vitacollections.ca/multiculturalontario/exhibit.asp?id=117&PID=83). Further comparison of the historic maps to today's location shows that the home was originally in line with the cemetery, and it is now northwest of the cemetery from the Cudmore move.

<sup>41</sup> Oakville Historical Society, "Accounts Ledger for C.D. Carson – Builder and Contractor", 2018.3.1, Oakville Historical Society, pp. 51-54

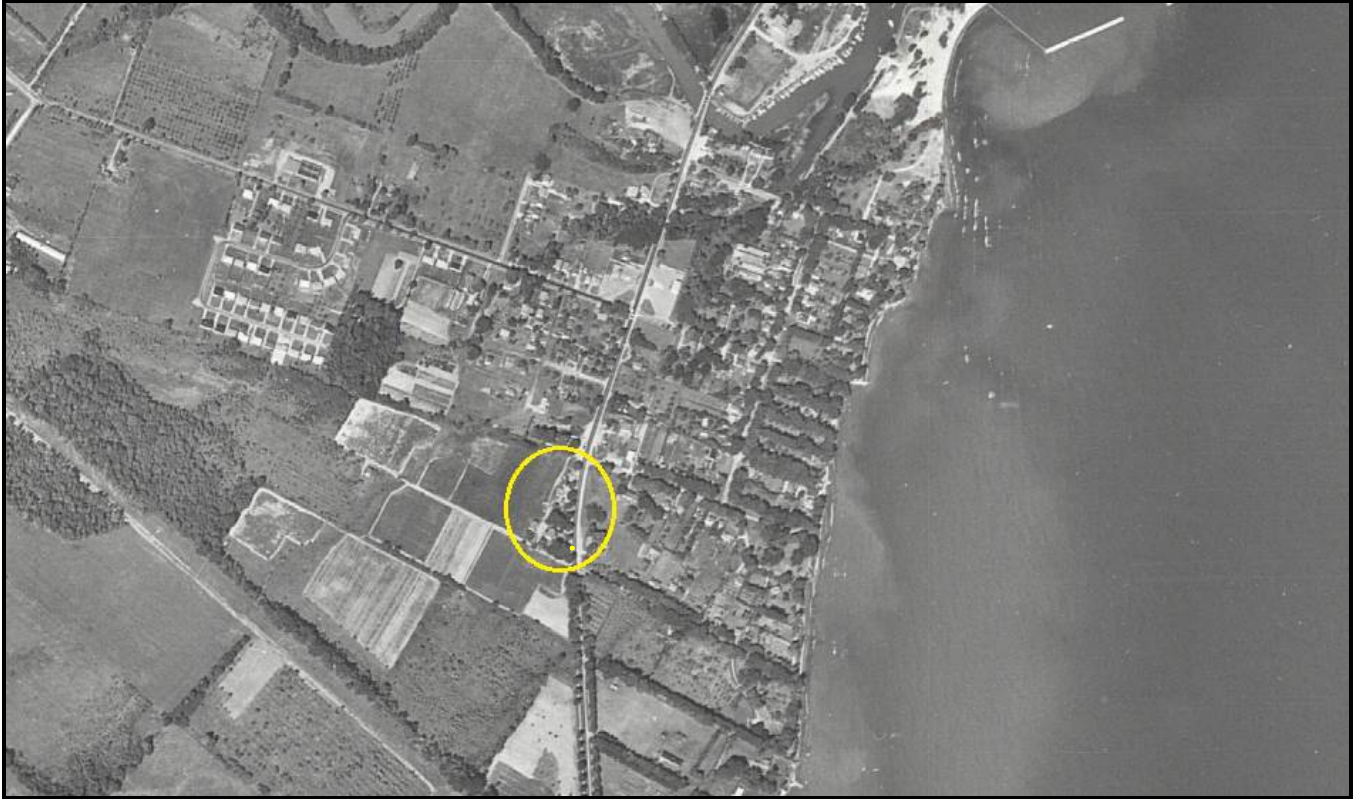
<sup>42</sup> Oakville Public Library, 1919, 1920, 1921 Township of Trafalgar tax assessment rolls. Note that the value of the buildings on the property remains at \$1000 into 1938. This indicates it is most likely the home that stands there today.

<sup>43</sup> In the 1921 Canadian Census for W.H. Cudmore, it states that he is living on this property and the home is brick. Under the column for 'number of rooms' it potentially says 14, although it is difficult to read, which are the number of rooms in the house today (: "Bronte Boys (1920-1950s)", *Memories of Oakville: Old and New*, <https://vitacollections.ca/multiculturalontario/exhibit.asp?id=117&PID=83>). All clues indicate that the house there today was most likely built in 1919/1920 by C.D. Carson.



Rebecca Cudmore passed away in 1935, leaving the property to be jointly owned by William H. and his son, Ernest, and his wife Vera. William H. passed away in 1944 and in 1964, the land became jointly owned between Ernest, his wife Vera, and their son, William Bayley Cudmore and then his wife, Sandralee Cudmore.

Aerial photography from 1954 shows the context of the Cudmore farm in the surrounding area.



Aerial photograph of the Cudmore property, with the subject property and area circled in yellow, 1954. The subject property is located on the new Lakeshore Road West. *Source: Government of Ontario, Department of Lands and Forests, McMaster University Digital Archive*

Aerial photography from 1962 shows the subject dwelling, a market building to the east of the house where produce was sold, and a small barn that was located behind the house.<sup>49</sup> It has since been demolished.

---

<sup>49</sup> Town of Oakville, Planning Department, 1998 survey map by Fred G. Cunningham, Inc.



Aerial photograph close-up of the Cudmore farm, 1962: 1. The subject property; 2. Barn; 3. Market garden.  
Source: *McMaster University Digital Archive*



Old Cudmore barn (number two in the above aerial photo), 1970s. Source: *Town of Oakville Planning Services Staff*

Later, the agricultural lands behind the house were sold and residential development followed.<sup>50</sup> In 1980, the house and property passed to William (Bill) Cudmore. The produce market, called Cudmore Market,<sup>51</sup> was replaced by a garden centre that was operated by the Cudmore family until its closure in 2020.

---

<sup>50</sup> The lands went from 18 acres in the early- to mid-1900s but the more modern Lot 32 (addresses 3175 and 3171 Lakeshore Road West is approximately 2.6 acres).

<sup>51</sup> *Oakville Daily Record Journal*, "Cudmore market damaged", December 23, 1966, pg. 1

## Contextual Value

The subject property has cultural heritage value because it is physically, functionally, and historically linked to its surroundings. It is one of the oldest buildings on Part Lot 32, which was once owned by one of Bronte's earliest settler families, the Sovereigns, who established one of the area's oldest cemeteries and earliest schools on the historic lot.<sup>52</sup> It is linked to both the Lakeshore Road built in 1915 and the Old Lake Road, which ran through the Cudmore property. It is historically connected to two centuries of produce farming on the lot and on surrounding farmland, and the history of roadside produce markets in Trafalgar Township. It has direct associations with the Cudmore family, a prominent family in the Bronte area, and specifically William Henry Cudmore (1867-1944), who had the house built. He and his family farmed the land and started the Cudmore Market, later the Cudmore Garden Centre, which operated for nearly a century.

This stretch of Lakeshore Road West was initially built in 1915 for the Toronto-Hamilton Highway; originally, this area would have been Cudmore farmland. The move of the Cudmore family from the old home on Old Lake Road to the 1920 home in its current location demonstrates the close ties between this home, the Cudmore family, and the nearly two centuries of farming history on this lot. We can trace how farmers worked and lived on this land for centuries through 1800s county maps to the maps of today, and many of them have left remnants of their presence, such as the Bronte Cemetery, Cudmore Road (which would have been near the old home), and the 1920s historical home.

This farming area grew into a residential neighbourhood of Bronte over time. The houses in this area range in age and architectural style, many dating from the mid to late-19<sup>th</sup> century due to later development of farmland. As one of the earliest buildings left in the neighbourhood, it is linked to the origins of the Village of Bronte and its development.<sup>53</sup> This newer residential landscape makes maintaining the heritage character of older buildings on the street, such as 3175 Lakeshore Road West, integral to the neighbourhood's character, architectural diversity, and history.

Below are images of the house and the surrounding streetscape along Lakeshore Road West.



2023, looking south on Lakeshore Road West, with property on the right side of image. *Source: Google Street View*

---

<sup>52</sup> Town of Oakville Planning and Heritage GIS map which indicates only 4 listed properties on the Part Lot 32 south of Rebecca Street, and two designated properties (one of which is the Bronte Cemetery)

<sup>53</sup> *Ibid.*





2022, looking north on Lakeshore Road West with property on the left of image. Source: Google Street View

## Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative, or early example of a style, type, expression, material or construction method;	The home is a representative example of a Dutch Colonial Revival style house, a style that was popular in North America in the 1920s and 30s. This style of home is relatively unique within the Oakville context.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property displays a moderate degree of craftsmanship and artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	The property has direct associations with William Henry Cudmore (1867-1944) who built the house around 1920 and operated a roadside market called Cudmore's Farm Market. The local business operated for nearly a century.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The builder is unknown.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The context has changed from a rural township to a suburban context.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	It is physically, functionally, and historically linked to Lakeshore Road, the produce farming history of the area, and roadside produce markets in Trafalgar Township.	Y
iii. is a landmark.	The property is not a landmark.	N

## 4. Statement of Cultural Heritage Value or Interest

### Description of Property

The property at 3175 Lakeshore Road West is on an irregular-shaped parcel located on the north side of Lakeshore Road West, between Chalmers Street and Strathcona Avenue near the historic Village of Bronte. The property contains a circa 1920 two-and-a-half-storey brick house.

### Design Value or Physical Value:

The subject house has design and physical value as a representative example of the Dutch Colonial Revival architectural style popular in Ontario in the early to mid-20<sup>th</sup> century, with its own unique elements influenced by Craftsman design. The building was constructed by 1920 with characteristics of a Dutch Colonial Revival design such as a symmetrical façade with a side-gabled gambrel roof with shed dormers, a brick first and second storey, and matching end-wall chimneys on the gable sides. The dormers have wooden siding with wooden fascia. The building's upper storey has a stucco and false half-timbering effect on both end walls, which was a common Craftsman feature. It has symmetrical front facade, and a centered door with covered porch supported by six columns arranged in groups of three on the first storey that are also used on the the second-storey porch as well to create the illusion of long singular columns. The fenestration of the home uses multi-pane divided light wood windows in varying configurations around the elevations.

### Historical Value or Associative Value:

The subject property has cultural heritage value for its direct associations with the Cudmore family, a significant family in the Bronte area, and specifically William Henry Cudmore (1867-1944), who built the house. He and his family farmed the land and started the Cudmore Market, later the Cudmore Garden Centre, which operated for nearly a century. They were prominent and active community members and business owners in Bronte Village. The house has remained in the Cudmore family for over a century.

### Contextual Value:

The subject property has cultural heritage value because it is physically, functionally, and historically linked to its surroundings and some of the area's earliest settlers. The Sovereign family owned the land and established one of the area's earliest cemeteries and schools nearby. The land was divided over time, but for many years, the Austin and Cudmore families generally kept the lot the same size and continued to farm it. The property is linked to both the Lakeshore Road built in 1915 and the Old Lake Road, the historic thoroughfare, to two centuries of produce farming on the lot and in the surrounding farmland, and the history of roadside produce markets in Trafalgar Township. It is a physical reminder of the long-standing farming history in the area, and as one of the earlier buildings in the neighbourhood, is connected to the origins of the Village of Bronte and its subsequent growth.

### Description of Heritage Attributes

Key heritage attributes of the property at 3175 Lakeshore Road West that exemplify its cultural heritage value, as they relate to the two-and-a-half-storey structure, include its:

- Symmetrical massing and form of the building, with side gambrel roof with cornice returns;
- Three shed dormers on the south elevation and two on the north elevation;
- Red metal gambrel roof;

- Two end-wall buff brick chimneys;
- Buff brick cladding with stucco and half timbering in the side wall gables;
- Covered two-storey porch with two sets of six columns in groupings of three set into buff brick piers on the first storey and wood shingle clad wall on the second storey;
- Front entrance, including wood door and sidelights;
- Second storey porch entrance, including door and flanking four pane windows; and
- Fenestration with multipaned sash windows, brick voussoirs and cement sills.

## 5. Conclusion

This property meets three of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

## 6. Sources

- Ancestry, <http://www.ancestry.ca>
- Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Toronto: Fitzhenry & Whiteside, 1990
- Bronte Business Improvement Area, “Bronte Village: Then and Now”, <https://bronte-village.ca/bronte-village-then-and-now/>
- Bronte Historical Society, researcher communication
- FamilySearch, *Trafalgar Township Volume A-B ca. 1808-1958*, [www.familysearch.org](http://www.familysearch.org)
- FamilySearch, 1851 Census, [www.familysearch.org](http://www.familysearch.org)
- Find A Grave, <https://www.findagrave.com/>
- Halton Historical Indexes: Oakville Images, Halton Images, Oakville Newspapers, <https://www.halinet.on.ca/>
- Hobson, Megan, “3175 Lakeshore Road West, Bronte, Final Report, Heritage Impact Assessment,” April 30, 2021
- Kyle Shannon, “Colonial Revival.” Ontario Architecture. <http://www.ontarioarchitecture.com/Colonial.htm>
- Library and Archives Canada, “1891 Census”, “1911 Census”, and “1921 Census”, www. <https://www.bac-lac.gc.ca/eng/census/Pages/census.aspx>
- Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953
- Mikel, Robert, *Ontario House Styles: The Distinctive Architecture of the Province’s 18<sup>th</sup> and 19<sup>th</sup> Century Homes*. Toronto: James Lorimer & Company, Ltd. 2004
- Mississaugas of the Credit First Nation, Department of Consultation & Accommodation (DOCA)
- Oakville Historical Society
- Oakville Public Library, Trafalgar Township Assessment Rolls from 198-1938
- Ontario Heritage Act, Reg. 9/06
- Ontario Ministry of Municipal Affairs and Housing, “A place to grow: growth plan for the greater golden horseshoe”, 2020
- Ontario Ministry of Municipal Affairs and Housing, “Provincial Policy Statement”, 2020
- ONLAND, Ontario Land Registry Access. Teranet Inc.
- Our Ontario, Images, <https://images.ourontario.ca/>
- Peacock, David and Suzanne. *Old Oakville: A Character Study of the Town’s Early Buildings and of the Men Who Built Them*. Toronto: Hounslow Press, 1979
- Region Municipality of Halton, “Halton Region Official Plan”, 2022
- Stelter, Emma. “Debwewin: The Oakville truth project, Treaties 22 & 23, 1820”, [Friendship-Peace-and-Respect-web.pdf \(theo.org\)](https://www.friendship-peace-and-respect-web.org/)
- Toronto Public Library, *Globe & Mail* historical archives
- Toronto Regional Real Estate Board, “Bennington Heights History”.
- Town of Oakville, “Liveable Oakville”, 2009
- Town of Oakville, “North Oakville East Secondary Plan”, 2023
- Town of Oakville, “North Oakville West Secondary Plan”, 2023
- Town of Oakville, various departmental files including the Town’s Heritage Register, policies, reports, imagery, and mapping
- Trafalgar Township Historical Society Digital Collections
- Turcotte, Dorothy, *Places and People on Bronte Creek*, Private Publisher, 1993
- Underwriters’ Survey Bureau. *Insurance Plans of the Town of Oakville*. Toronto: Underwriters’ Survey Bureau, 1932

**DRAFT NOTICE OF INTENTION TO DESIGNATE**

On **April 8, 2024** Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Cudmore House  
3175 Lakeshore Road West  
CON 4 SDS PT LOT 32 PLAN M257 BLK 78 RP 20R12966 PARTS 1 to 3

**Description of Property**

The property at 3175 Lakeshore Road West is on an irregular-shaped parcel located on the north side of Lakeshore Road West, between Chalmers Street and Strathcona Avenue near the historic Village of Bronte. The property contains a circa 1920 two-and-a-half-storey brick house.

**Design Value or Physical Value:**

The subject house has design and physical value as a representative example of the Dutch Colonial Revival architectural style popular in Ontario in the early to mid-20<sup>th</sup> century, with its own unique elements influenced by Craftsman design. The building was constructed by 1920 with characteristics of a Dutch Colonial Revival design such as a symmetrical façade with a side-gabled gambrel roof with shed dormers, a brick first and second storey, and matching end-wall chimneys on the gable sides. The dormers have wooden siding with wooden fascia. The building's upper storey has a stucco and false half-timbering effect on both end walls, which was a common Craftsman feature. It has symmetrical front facade, and a centered door with covered porch supported by six columns arranged in groups of three on the first storey that are also used on the second-storey porch as well to create the illusion of long singular columns. The fenestration of the home uses multi-pane divided light wood windows in varying configurations around the elevations.

**Historical Value or Associative Value:**

The subject property has cultural heritage value for its direct associations with the Cudmore family, a significant family in the Bronte area, and specifically William Henry Cudmore (1867-1944), who built the house. He and his family farmed the land and started the Cudmore Market, later the Cudmore Garden Centre, which operated for nearly a century. They were prominent and active community members and business owners in Bronte Village. The house has remained in the Cudmore family for over a century.

### Contextual Value:

The subject property has cultural heritage value because it is physically, functionally, and historically linked to its surroundings and some of the area's earliest settlers. The Sovereign family owned the land and established one of the area's earliest cemeteries and schools nearby. The land was divided over time, but for many years, the Austin and Cudmore families generally kept the lot the same size and continued to farm it. The property is linked to both the Lakeshore Road built in 1915 and the Old Lake Road, the historic thoroughfare, to two centuries of produce farming on the lot and in the surrounding farmland, and the history of roadside produce markets in Trafalgar Township. It is a physical reminder of the long-standing farming history in the area, and as one of the earlier buildings in the neighbourhood, is connected to the origins of the Village of Bronte and its subsequent growth.

### Description of Heritage Attributes

Key heritage attributes of the property at 3175 Lakeshore Road West that exemplify its cultural heritage value, as they relate to the two-and-a-half-storey structure, include its:

- Symmetrical massing and form of the building, with side gambrel roof with cornice returns;
- Three shed dormers on the south elevation and two on the north elevation;
- Red metal gambrel roof;
- Two end-wall buff brick chimneys;
- Buff brick cladding with stucco and half timbering in the side wall gables;
- Covered two-storey porch with two sets of six columns in groupings of three set into buff brick piers on the first storey and wood shingle clad wall on the second storey;
- Front entrance, including wood door and sidelights;
- Second storey porch entrance, including door and flanking four pane windows; and
- Fenestration with multipaned sash windows, brick voussoirs and cement sills.

Any objection to this designation must be filed no later than **May XX, 2024**. Objections must be directed to the Town Clerk, 1225 Trafalgar Road, Oakville, Ontario L6H 0H3.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Susan Schappert, Heritage Planner at 905-845-6601, ext.3870 (TTY 905-338-4200), or by email at [susan.schappert@oakville.ca](mailto:susan.schappert@oakville.ca)





## Heritage Oakville Advisory Committee

### MINUTES

**Date:** March 26, 2024

**Time:** 9:30 am

**Location:** Virtual Meeting

**Members:** Drew Bucknall, Chair  
Gerarda (Geri) Tino, Vice-Chair  
Councillor McNeice  
Kerry Colborne  
George Gordon (left at 9:35 a.m. returned at 10:26 a.m.)  
Susan Hobson  
Jason Judson  
Bob Laughlin  
Brenda Sweeney

**Regrets:** Councillor Gittings  
Russell Buckland

**Staff:** Dennis Perlin, Assistant Town Solicitor  
Gabe Charles, Director of Planning Services  
Kirk Biggar, Manager of Policy Planning and Heritage  
Susan Schappert, Heritage Planner  
Jill Marcovecchio, Council and Committee Coordinator  
Natasha Coric, Council and Committee Coordinator

**A meeting of the Heritage Oakville Advisory Committee was held on March 26, 2024, virtually commencing at 9:30 a.m.**

**These minutes will go forward to the Planning and Development Council meeting of April 8, 2024 for approval. Please view those minutes to note any changes Council may have made.**

---

#### 1. Regrets

Regrets are noted above.

**2. Declarations of Pecuniary Interest**

Councillor McNeice declared a pecuniary interest with respect to Item 4.3 - Heritage Grant Evaluation Working Group as he applied for the program, for his primary residence which has a heritage designation under Part IV of the *Ontario Heritage Act*.

**3. Confirmation of Minutes of Previous Meeting(s)**

**3.1 Minutes February 27, 2024**

Moved by Bob Laughlin

That the minutes of the Heritage Oakville Advisory Committee meeting of February 27, 2024 be approved.

CARRIED

**4. Discussion Item(s)**

**4.1 Heritage permit application HP008/24-42.20K 262 King Street – construction of a two storey addition**

The following delegates spoke on this item:

Clive and Hilary Maile

Moved by Brenda Sweeney

1. That Heritage Permit Application HP008/24-42.20K for the construction of a new two storey addition at 262 King Street, as attached in Appendix B to the report dated March 12, 2024 from Planning Services, be approved subject to the following:
  - a. That final details on the windows, doors, trim, cladding materials and paint colours be submitted to Heritage Planning staff for final approval;
2. That this heritage permit expire two years from the date of final approval by Council.

CARRIED

**4.2 Notice of Intention to Designate – 3175 Lakeshore Road West**

A separate staff report(s) will be forwarded to a future Planning and Development Council meeting for consideration.

Moved by Councillor McNeice

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for 3175 Lakeshore Road West.

CARRIED

#### **4.3 Heritage Grant Evaluation Working Group**

Moved by Kerry Colborne

That the 'Heritage Grant Evaluation Working Group' for 2024 be created and the membership consist of Drew Bucknall, Geri Tino, Councillor David Gittings, Bob Laughlin, George Gordon and alternate member Sue Hobson.

CARRIED

*Councillor McNeice having declared a pecuniary interest on this item, did not vote.*

### **5. Information Item(s)**

#### **5.1 Heritage Conservation District Update**

#### **5.2 Designation Project Update**

Moved by George Gordon

That the information item(s) be received.

CARRIED

### **6. Date and Time of Next Meeting**

Tuesday April 23, 2024 at 09:30 a.m.

### **7. Adjournment**

Moved by Susan Hobson

That this meeting be adjourned.

CARRIED

The meeting adjourned at 10:37 a.m.



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2024-062**

A by-law to confirm the proceedings of a meeting of Council.

**COUNCIL ENACTS AS FOLLOWS:**

1. Subject to Section 3 of this by-law, every decision of Council taken at the meeting at which this by-law is passed and every resolution passed at that meeting shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted.
2. The execution and delivery of all such documents as are required to give effect to the decisions taken at the meeting at which this by-law is passed and the resolutions passed at that meeting are hereby authorized.
3. Nothing in this by-law has the effect of giving to any decision or resolution the status of a by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied.

PASSED this 8<sup>th</sup> day of April, 2024

\_\_\_\_\_  
Rob Burton

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Andrea Holland

\_\_\_\_\_  
Acting Town Clerk