



OAKVILLE

**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2021-014**

A by-law to amend By-law 2011-033, being a by-law to designate the Bowbeer House at 3369 Sixth Line as a property of historical, architectural and/or contextual significance, for the property known as the Bowbeer House at 5 Bowbeer Road.

**WHEREAS** section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (OHA), authorizes the Council of a municipality to amend a by-law designating property made under section 29 of the OHA to: clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes; correct the legal description of the property; or otherwise revise the language of the by-law to make it consistent with the requirements of the OHA or the regulations;

**AND WHEREAS** the Council for the Town of Oakville on May 9, 2011 passed By-law 2011-033, being "A by-law to designate the Bowbeer House at 3369 Sixth Line as a property of historical, architectural and/or contextual significance";

**AND WHEREAS** the Council for the Town of Oakville on March 8, 2021, after consultation with the Heritage Oakville Advisory Committee, approved a proposal to amend By-law 2011-033 to clarify the statement explaining the property's cultural heritage value or interest and the description of the property's heritage attributes, to correct the legal description of the property and to revise the language of the by-law to make it consistent with the requirements of the OHA;

**AND WHEREAS** the Council for the Town of Oakville on March 8, 2021, pursuant to the requirements of subsection 30.1(4) of the OHA also authorized a Notice of Council's Intention to so amend By-law 2011-033 to be served on the owners of the lands and premises at 5 Bowbeer Road and upon the Ontario Heritage Trust with an explanation of the purpose and effect of the proposed amendment and an indication that the owner may, within 30 days of receiving the Notice (by April 19, 2021), file notice of objection to the amendment with the Town Clerk setting out the reasons for the objection and all relevant facts;

**AND WHEREAS** no notice of objection to the proposed amendment was filed with the Town Clerk of the Town of Oakville on or before April 19, 2021;

**AND WHEREAS** pursuant to subsection 30.1(7) of the OHA, the Council of the Town of Oakville may now pass the proposed amending bylaw;

**COUNCIL ENACTS AS FOLLOWS:**

1. That section 1 of By-law 2011-033 be deleted and replaced as follows:

“The following real property, more particularly described in Schedule “A”, is hereby designated as being of cultural heritage value or interest, for the reasons set out in Schedule B:

Bowbeer House  
5 Bowbeer Road  
Town of Oakville  
The Regional Municipality of Halton”

2. That Schedule “A” of By-law 2011-033 be deleted and replaced with Schedule “A” attached hereto; and
3. That Schedule “B” of By-law 2011-033 be deleted and replaced with Schedule “B” attached hereto.

PASSED this 7<sup>th</sup> day of June, 2021.

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MAYOR

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CLERK

SCHEDULE "A" TO  
BY-LAW 2021-014

In the Town of Oakville in the Regional Municipality of Halton, property description  
as follows:

Bowbeer House  
5 Bowbeer Road  
Lot 1, Plan 20M1214, Town of Oakville

SCHEDULE “B” TO  
BY-LAW 2021-014

STATEMENT OF SIGNIFICANCE

Description of Property – Bowbeer House, 5 Bowbeer Road

The property is located on the northeast corner of Sixth Line and Bowbeer Road. The property contains a 1 ½ storey brick farmhouse known as the Bowbeer House.

Statement of Cultural Heritage Value or Interest

*Design Value or Physical Value*

The property is considered to have design and physical value for its unique 1½ storey brick farmhouse known as the Bowbeer House. The original c.1858 brick house was dismantled in 2012 due to significant structural issues. Both exterior and interior historic materials were salvaged and used to construct the existing house in 2019-2020.

The dichromatic red and buff brickwork was laid in a combination of Flemish Bond and common bond with decorative brick ‘quoins’ at the corners of the building, ornamental horizontal bands of brick ‘roses’ and vertical brick headers above the windows and doors. The new 6/6 wood windows and wood panelled front door were designed to replicate what would have existed historically. On the interior, the historic mantelpiece has been reinstated and the original wood baseboards, trim and moulded panels have been replicated.

*Historical Value or Associative Value*

The Bowbeer House has cultural heritage value for its historical associations with the Bowbeer and Biggar families, both early settler families in Trafalgar Township. The property was originally owned as an investment property by D’Arcy Boulton, a prominent lawyer and politician and Auditor General of Upper Canada. William and Mevira Bowbeer purchased the property in 1824 and likely constructed the house around the 1850s. Their son William Somerset Biggar built the existing house at 1086 Burnhamthorpe Road East and the two homes are similar in age, design, material and architectural details.

The property was later owned by the Biggars, a Loyalist family who were among the first settlers in Trafalgar Township and contributed greatly to the early settlement and development of Trafalgar Township.

### *Contextual Value*

The property has contextual heritage value as a landmark along Sixth Line, a historic side road, and as one of the last remaining historic structures associated with Munn's Corners at Sixth Line and Dundas Street. This historic settlement was once home to taverns, a stagehouse, church, parsonage, cemetery, school and multiple residences. The Bowbeer House was reconstructed directly in front (to the west) of its original location and still faces Sixth Line as it always did. The building therefore retains its contextual association with the original farm property, Sixth Line, and Munn's Corners. The house continues to be a significant reminder of the former agricultural landscape of this area of Oakville.

The property also has contextual associations with the ancestors of the Mississaugas of the Credit who used the land prior to European settlement of this area. The property is contextually significant as a reminder of not only the development of the area by early settlers like the Bowbeer family, but also of the land's association with Indigenous peoples for centuries prior to European settlement.

### Description of Heritage Attributes

Key features of the property which embody the cultural heritage value of the Bowbeer House include the following attributes, as they relate to the two-storey brick portion of the structure:

- The orientation of the house to Sixth Line;
- The 1½ storey square form of the building with low pitched side gable roof with small front gable;
- The red and buff brick cladding, including the design and layout in a Flemish Bond pattern and the decorative brickwork features such as the 'roses', 'quoins', and headers above windows and doors;
- Fenestration of the original front door and window openings on the north, west and south elevations;
- The use of a wood panelled front door;
- The existing design of, and use of wood material for, the 6/6 windows;
- The existing design of, and use of wood material for, the soffit, fascia and cornice with cornice returns;
- Limestone cladding on foundation above grade;
- The two red brick chimneys on each gable end of the brick house; and
- The wood mantelpiece in the northwest room.

The 1 ½ storey rear frame wing with wood cladding was completed in 2020 and is not considered to be of heritage value.