

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-154

A by-law to designate the Bentley Family Farmhouse at 3444 Trafalgar Road as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the Bentley Family Farmhouse;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on September 11, 2023, has caused to be served on the owner of the lands and premises at 3444 Trafalgar Road, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Bentley Family Farmhouse at 3444 Trafalgar Road as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS a Notice of Objection to the proposed designation was served on the municipality by October 13, 2023, being the last date for filing an objection;

WHEREAS the Town Council considered the Notice of Intention to Designate and made the decision not to withdraw the Notice of Intention to Designate within the timeline set out in the *Ontario Heritage Act* and passed this Designation By-law 2023-129 for the Property;

AND WHEREAS the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.

2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" at the Land Registry Office.

PASSED this 13th day of November, 2023

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2023-154

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

Bentley Family Farmhouse
3444 Trafalgar Road
Pt Lt 13, Con 1 Trafalgar, North of Dundas Street, Pt 1, 20R20807; Town of Oakville

PIN: 24929-4507

SCHEDULE "B" TO BY-LAW 2023-154

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The subject property is located at 3444 Trafalgar Road on the west side of Trafalgar Road, south of Burnhamthorpe Road East. The property contains the Bentley Family Farmhouse, a c.1840 one-and-a-half storey stucco-clad stone structure built in the Gothic Revival style of architecture.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Bentley Family Farmhouse building has design and physical value as a representative and early example of a 19th century Ontario Gothic Revival style residential structure. Constructed circa 1840, the house is composed of multiple sections, including a rear section that may have been constructed earlier than the front of the house. The house has a unique construction, built of lake stone mixed with smaller rocks and mortar, and then clad in stucco. The house contains design elements reflective of the Gothic Revival style, including the two-storey, projecting bay frontispiece that contains the formal front entryway. This entryway is capped with a common and distinctive Gothic Revival feature: a steeply pitched centre gable with a pointed centre gable window. The building is modestly decorated but the front gable retains its decorative bargeboard and its tall, slender finial.

Historical and Associative Value

The Bentley Family Farmhouse has cultural heritage value for its historical associations with the Bentley family who owned the property for 106 years, farming the land and contributing to the agricultural development of Trafalgar Township. The building also has cultural heritage value for its associations with the theme of early agricultural development in Oakville and the former Trafalgar Township. The building remains an important physical reminder of Oakville's agricultural past and the contributions of early European settlers to the 19th and 20th century development of the area. Through the rear wing of the house, that may have been constructed prior to the front portion, the property also has the potential to yield information about early European settlement and the construction of early settler homes.

Contextual Value

The Bentley Family Farmhouse property has contextual value because it is physically, visually and historically linked to its surroundings. The house has cultural heritage value as a physical reminder of the agricultural and European settler history of

Oakville. As one of only a handful of remaining historic farmhouse structures in the local area, the Bentley Family Farmhouse is an important physical connection to the past and to the former use of this land. The property's location, set relatively close to the road, has meant that it is a familiar and noticeable site along Trafalgar Road and Burnhamthorpe Road East, acting as a signal to the area's past.

Description of Heritage Attributes

Key attributes of the Bentley Family Farmhouse that exemplify its cultural heritage value as an Ontario Gothic Revival style house, as they relate to the one-and-a-half storey front portion of the house, include the following:

- The massing and form of the one-and-a-half storey building with side gable roof and frontispiece with gable roof;
- Masonry walls made of lakestone, small stones and mortar and clad in stucco;
- Lakestone foundation above grade;
- Red brick chimney;
- The fenestration and shape of the window openings on the north, east and south elevations, excluding the small replacement window on the first storey of the north elevation;
- Wood cornice and soffits;
- Decorative vergeboard and finial on frontispiece; and
- Remaining historic wood windows, shutters and exterior doors.

Key attributes of the Bentley Family Farmhouse that exemplify its cultural heritage value for its potential to yield information on the construction of early settler homes, as they relate to the original one-and-a-half storey rear portion of the house, include the following:

- The massing and form of the one-and-a-half storey structure with side gable roof.