



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-153

**A by-law to designate the Rivaz Family Farmhouse at 3367 Dundas Street West 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 Rivaz Family Farmhouse;

**WHEREAS** the council of the Corporation of the Town of Oakville, by resolution passed on August 12, 2024, has caused to be served on the owner of the lands and premises at 3367 Dundas Street West, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Rivaz Family Farmhouse at 3367 Dundas Street West 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** no objection to the proposed designation was served on the municipality by September 13, 2024, being the last date for filing an objection;

**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 15<sup>th</sup> day of October, 2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

SCHEDULE "A" TO  
BY-LAW 2024-153

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

Rivaz Family Farmhouse  
3367 Dundas Street West  
PART LOT 34, CON 1 TRAFALGAR NORTH DUNDAS STREET, AS IN  
645159 EXCEPT PART 1 HR1836450 & PARTS 1,2 HR1999996; SUBJECT  
TO AN EASEMENT OVER PARTS 2,3,4 HR1836450 AS IN HR1836450;  
TOGETHER WITH AN EASEMENT AS IN 645159; TOWN OF OAKVILLE  
PIN: 24927-0231

SCHEDULE “B” TO  
BY-LAW 2024-153

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 3367 Dundas Street West is located on the north side of Dundas Street West, east of Tremaine Road in north Oakville. The property contains a two-and-half-storey brick house known as the Rivaz Family Farmhouse.

Statement of Cultural Heritage Value or Interest

*Design and Physical Value*

The Rivaz Family Farmhouse is a representative example of vernacular architecture with Edwardian Classical and Queen Anne Revival influences. The Edwardian era house, with its square form, horizontal lines and solid detailing, began to gain traction in the early 20<sup>th</sup> century. This particular house incorporates a number of architectural features of the Edwardian Classical style, including: the smooth, red-brick exterior; a relatively square footprint; a pyramidal hipped roof with a flat deck; wide, overhanging eaves; and an attic dormer. The house also includes details carried over from the more picturesque late Queen Anne Revival style, such as: the asymmetrical front façade with two-storey bay and pedimented gable; the protruding bay window on the east elevation; and the front porch with brick detailing.

*Historical and Associative Value*

The Rivaz Family Farmhouse property has historical value for its associations with the theme of agricultural development in early 20<sup>th</sup> century Trafalgar Township. The house remains as an important reminder of this agricultural period while the area transitions to suburban development. These historic farmsteads produced a substantial amount of produce that contributed significantly to the local economy. With the loss of these farmsteads across the town, the conservation of the Rivaz Family Farmhouse provides a visual link to this important part of Oakville’s past.

*Contextual Value*

The Rivaz Family Farmhouse property has contextual value because it is physically, visually and historically linked to its formerly rural surroundings, currently transitioning to suburban development. The house acts as an important remnant of this former rural landscape that contributed to the early development of Trafalgar Township and to Oakville.

### Description of Heritage Attributes

Key heritage attributes of the property at 3367 Dundas Street West that exemplify its cultural heritage value as a representative example of an early 20<sup>th</sup> century farmhouse with Edwardian Classical and Queen Anne Revival style influences, as they relate to the north, east, south and west elevations of the two-and-a-half-storey brick house, including its:

- Square massing and footprint with two-storey bay with pedimented gable on south elevation and protruding bay window on east elevation;
- Pyramidal hipped roof with attic dormer on east elevation;
- Smooth red brick cladding in Common bond with brick voussoirs above windows and doors;
- First storey front porch with its low brick wall and brick columns;
- The fenestration of windows and doors on the east, south and west elevations of the house, excluding the windows on the enclosed porch on the northeast corner;
- The presence of doors and one-over-one windows in the Edwardian era style;
- Stone sills; and
- The fieldstone foundation above grade.