



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2018-161

A by-law to designate the Van Sickle Farmhouse and Dairy Building at 3451 Tremaine 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;

AND WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on July 27, 2017, has caused to be served on the owners of the lands and premises at:

3451 Tremaine Road
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Van Sickle Farmhouse and Dairy Building at 3451 Tremaine Road as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published in the Oakville Beaver, being a newspaper of general circulation in the municipality;

AND WHEREAS a notice of objection to the proposed designation was served by the property owner on the municipality by August 24, 2018 and was referred to the Conservation Review Board;

AND WHEREAS the property owner withdrew their notice of objection to the proposed designation on October 22, 2018, providing notice to both the Town of Oakville and the Conservation Review Board;

AND WHEREAS pursuant to subsection 29(15) of the Ontario Heritage Act R.S.O. 1990, Chapter O.18 upon receipt of the notice of withdrawal, the Conservation Review Board did not hold a hearing and closed its file;

AND WHEREAS pursuant to subsection 29(6) of the Ontario Heritage Act R.S.O. 1990, Chapter O.18 the council of the Corporation of the Town of Oakville shall now

pass a by-law designating the property and cause a copy of the by-law to be served, registered and published or withdraw the notice of intention to designate;

AND WHEREAS Council wishes to proceed to pass a by-law designating the property for its cultural heritage value or interest;

COUNCIL ENACTS AS FOLLOWS:

1. That 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:

Van Sickle Farmhouse and Dairy Building
3451 Tremaine Road
Town of Oakville
The Regional Municipality of Halton

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 served on the property owner and Ontario Heritage Trust and to be registered against the property described in Schedule "A" at the Land Registry Office with the notice of by-law being published in a newspaper having general circulation in the municipality.

PASSED this 10th day of December, 2018.

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2018-161

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

Van Sickle Farmhouse and Dairy Building,
3451 Tremaine Road, Oakville, Ontario
Part of Lot 35, Concession 1 Trafalgar North of Dundas Street, as in 590720;
Oakville

SCHEDULE "B" TO
BY-LAW 2018-161

STATEMENT OF SIGNIFICANCE

Description of Property – Van Sickle Farmhouse and Dairy Building, 3451 Tremaine Road

3451 Tremaine Road is an approximately 17-acre parcel of land located on the east side of Tremaine Road, just north of Highway 407 along the municipal boundaries of the Town of Oakville and City of Burlington. The property is surrounded by agricultural fields to the north, east, and south. A large transmission station and quarry are located to the west of the property, on the opposite side of Tremaine Road. The historic structures on the property include a 2-1/2 storey red brick farmhouse and a stone dairy that accommodated butter production.

Statement of Cultural Heritage Value or Interest

The property located at 3451 Tremaine Road has cultural heritage value or interest due to its design value and physical value and historical value and associative value. The value is best expressed in the main residence (farmhouse) and the stone outbuilding.

It has physical/design value because the main building is a locally rare example of a farmhouse built c.1901. The 2-1/2 storey red brick farmhouse incorporates vernacular expressions of the Queen Anne Revival and earlier Italianate styles, as well as decorative detailing of the wood porches at the front and south side elevations common to residential structures of the late-19th and early-20th centuries.

The small stone outbuilding to the rear of the farmhouse conforms to the requirements of a dairy specifically constructed for farm-based production of butter, based on late-19th and early-20th century specifications for this type of building. This building type is very rare in Ontario.

The property has associative value as the rubble stone dairy building is a rare example of this building type. This building has the potential to yield or contribute an understanding of dairy production in both Trafalgar Township and Ontario.

Description of Heritage Attributes

Key heritage attributes associated with property include:

- The c. 1901 2-1/2 storey red brick farmhouse with its large setback from Tremaine Road;
 - Specific details of the farmhouse including:
 - the asymmetrical façade dominated by a 2-1/2 storey window bay topped by a pedimented gable with ornate wood;
 - the wood front porch with a variety of decorative patterns in the posts, brackets and spandrel spindles;
 - the variety of openings on the façade topped by basket-handle arches for the two principal windows, round-headed arch for the attic window, and segmental arches for the window above the porch and above the main entrance;
 - the segmental arch openings on the remaining elevations;
 - the wood eave brackets on the front and side elevations;
 - the simple brick voussoirs for all arches; and,
- The 1 storey rubble stone dairy building (with brick chimney) located to the southeast of the farmhouse.

Explanatory Note

Re: Heritage Designation By-law No. 2018-161

By-law No. 2018-161 has the following purpose and effect:

To designate the Van Sickle Farmhouse and Dairy Building located at 3451 Tremaine Road as a property of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O., 1990, Chapter O.18, Part IV, Section 29.