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August 14, 2024

VIA EMAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3
registrar@heritagetrust.on.ca

RECEIVED
2024/08/15
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Ontario Heritage Trust

**Subject: Heritage Designation
By-law 2024-121
Heeks Family Farmhouse
115 Third Line, Oakville, Ontario**

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2024-121 served upon you in accordance with Section 29(8) of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, as amended.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

cc: V. Tytaneck, Town Clerk
D. Perlin, Assistant Town Solicitor
K. Biggar, Manager - Policy Planning and Heritage
C. Van Sligtenhorst, Supervisor - Heritage Conservation

HERITAGE DESIGNATION BY-LAW

On August 12, 2024, Oakville Town Council resolved to pass By-law 2024-121 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:

Heeks Family Farmhouse
115 Third Line
PT LT 2, PL 1252, PART 2, 20R8962; S/T 161923 OAKVILLE

In accordance with Section 29(8) of the *Act*, any person who objects to the By-law may appeal to the Ontario Land Tribunal by forwarding to the Tribunal and the Town Clerk (at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca) within 30 days after the date of publication on the Town's website, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal. A copy of the appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>. The last date to appeal this By-law is September 13, 2024.

Further information regarding this 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.

Issued at the Town of Oakville on August 14, 2024.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-121

A by-law to designate the Heeks Family Farmhouse at 115 Third Line 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 Heeks Family Farmhouse;

WHEREAS the Council of the Corporation of the Town of Oakville, by resolution passed on May 21, 2024, has caused to be served on the owner of the lands and premises at 115 Third Line, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Heeks Family Farmhouse 115 Third Line 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 June 28, 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 12th day of August, 2024

Rob Burton

Mayor

Andrea Holland Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2024-121

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

Heeks Family Farmhouse
115 Third Line
PT LT 2, PL 1252, PART 2, 20R8962; S/T 161923 OAKVILLE
PIN: 24769-0013

SCHEDULE "B" TO
BY-LAW 2024-121

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 115 Third Line is located on the east side of Third Line, between Venetia Drive and Lakeshore Road West. The property contains a circa 1909 two-and-a-half-storey brick house known as the Heeks Family Farmhouse.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Heeks Family Farmhouse has design and physical value as a representative example of a vernacular home with Edwardian style influences. The home was built in 1909 and was likely designed by the farmer who had it built. Constructed during the Edwardian era, it has characteristics influenced by the Edwardian style, such as its: simple but formal composition and balanced facade; large, square and tall form; red brick cladding with minimal decoration; front porch that runs the width of the house, including brick piers and wood columns and railings; simple first-storey square bays; and unadorned deep wooden roof eaves. The house is unique because it was made specifically to suit the family for whom it was built, and there is no other house like it in Oakville.

Historical and Associative Value

The Heeks Family Farmhouse has cultural heritage value for its direct associations with the Heeks family, specifically with Alfred Heeks, a local farmer who built and lived in the house with his family. Heeks immigrated to Canada in 1885 and worked on John Wilson's neighbouring farm, Gilbrae, for 16 years. He purchased land from Wilson and built the subject house there in 1909. At the same time, he started a fruit farming business, which was later taken over by his sons, William and Walter. Walter maintained the orchard and farm until 1960 and continued to live in the subject house until 1988. The house remains as a physical reminder of the Heeks family and this farming heritage.

Contextual Value

The Heeks Family Farmhouse has cultural heritage value because it is physically and historically linked to its surroundings. The house is one of a few remaining historic farmhouse structures in the area. It was built by a local fruit grower and farmer in an area that used to be filled with large fruit farms and orchards. The house stands in its original location and is directly linked to farming families from the area and stands as a reminder of the agricultural history of Oakville and Bronte communities.

Description of Heritage Attributes

Key attributes of the property at 115 Third Line that exemplify its cultural heritage value as a vernacular house with Edwardian style influences, as they relate to the original two-and-a-half-storey house, include:

- The simple and large massing and form of the two-and-a-half-storey side gable-roofed building;
- Deep wooden eaves with wooden cornice returns;
- Third storey dormers;
- The red brick cladding in running bond pattern, including brick plinth along the foundation and brick voussoirs over windows and doors;
- Central red brick chimney;
- Fenestration of the windows and doors, particularly the symmetrical front façade;
- Front porch that runs the width of the house with the upper balcony above it, including the brick piers and the presence of wood columns, railings and skirting;
- The presence of one-over-one windows in the Edwardian style; and
- Concrete window and door sills.