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OAKVILLE

ONTARIO HERITAGE TRUST

JUL 27 2020

RECEIVED

July 9, 2020

VIA COURIER

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3

Dear Sirs/Madames:

**Subject: Notice of Heritage Designation**  
**1042 Sixth Line, Oakville, Ontario**

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Enclosed please find the Notice of Heritage Designation served upon you in accordance with subsection 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Sincerely,

Francesca Piazza  
Legislative Coordinator

Encls.

cc: Vicki Tytaneck Town Clerk  
Mark H. Simeoni, Director of Planning Services  
Doug Carr, Town Solicitor  
Dennis Perlin, Assistant Town Solicitor  
Diane Childs, Manager, Policy Planning, Planning Services  
Susan Schappert, Heritage Planner

To be the most livable town in Canada.

### NOTICE OF HERITAGE DESIGNATION

On May 25, 2020, Oakville Town Council resolved to pass By-law 2020-047 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:

Cultural Heritage Landscape  
1042 Sixth Line, Oakville, Ontario  
Part Lot 16, Concession 2 Trafalgar, South of Dundas Street (as in 763321)  
Town of Oakville, Regional Municipality of Halton

Further information regarding this designation is available from the Town of Oakville. Any inquiries may be directed to Susan Schappert, heritage planner at 905-845-6601, ext. 3870 (TTY 905-338-4200), or by email at [susan.schappert@oakville.ca](mailto:susan.schappert@oakville.ca).



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2020-047

A by-law to designate the cultural heritage landscape at 1042 Sixth 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;

**AND WHEREAS** the Council of the Corporation of the Town of Oakville, by resolution passed on October 1, 2018, has caused to be served on the owners of the lands and premises at:

1042 Sixth Line  
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the cultural heritage landscape at 1042 Sixth Line 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 November 2, 2018 and was referred to the Conservation Review Board;

**AND WHEREAS** the property owner withdrew their notice of objection to the proposed designation on March 9, 2020, 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 on March 12, 2020;

**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:

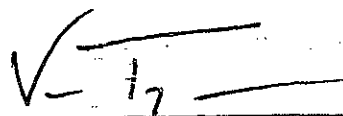
Cultural Heritage Landscape  
1042 Sixth Line  
Town of Oakville  
The Regional Municipality of Halton

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 25th day of May, 2020

  
Rob Burton MAYOR

  
Vicki Tytaneck CLERK

SCHEDULE "A" TO  
BY-LAW 2020-047

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

Cultural Heritage Landscape  
1042 Sixth Line, Oakville, Ontario  
Part Lot 16, Concession 2 Trafalgar, South of Dundas Street (as in 763321)

SCHEDULE "B" TO  
BY-LAW 2020-047

STATEMENT OF SIGNIFICANCE

Description of Property

The property known municipally as 1042 Sixth Line is approximately 5.13-acre, irregularly-shaped parcel of land located on the west side of Sixth Line, north of the Queen Elizabeth Way. The property is surrounded by residential properties to the north, east, and south. The Sixteen Mile Creek Valley crosses the property near its southwestern corner.

The Sixteen Mile Creek and surrounding valley is a major natural feature along the west and south of the property, and the majority of the property falls within the creek valley. The residence is situated along the edge of the steep drop in topography. A worn, rubble stone lined, footpath leads from the residence to a small plateau along the valley.

Rubble stone entrance gate posts and walls and the placement of specimen deciduous and coniferous trees adjacent to the house and in the open lawn also serve to form this cultural heritage landscape.

Statement of Cultural Heritage Value or Interest

The property at 1042 Sixth Line has cultural heritage value or interest due to its design value and physical value, historical/associative value, and contextual value. Furthermore, the property is a significant cultural heritage landscape and its cultural heritage value is best expressed through the individual components that comprise the landscape and their inter-relationships.

The property has physical/design value as a representative example of a designed landscape composed of both formal and informal planting schemes within a picturesque landscape plan reflective of the Arts and Crafts movement. The three-storey residence is constructed in an Arts and Crafts style. The location, orientation, and relationship of the residence with other key features of the landscape (i.e., the long, spruce-lined lane-way, formal circle, the Sixteen Mile Creek Valley, mature specimen plantings, and stone gate posts and walls) are characteristic of the movement, which embodied a respect for traditional building forms and design meant to be harmonious with the natural setting. Fenestration location, size, and orientation provides clear views to natural features, deliberate plantings and man-made landscape features.

The Sixteen Mile Creek has been identified as a natural feature of significance to the Mississaugas of the Credit First Nation, and the property has associative value for

this reason. The property also has associative value for its association with Stuart Brown, one of the founding members of the nearby Oakville Golf Club while residing at this rural estate and a contributor to the sporting history of Oakville. Given the proximity of the property to a number of identifiers of archaeological potential, in particular the Sixteen Mile Creek, this property may have the potential to yield information that contributes to an understanding of a community or culture.

#### Description of Heritage Attributes

Heritage attributes that express the cultural heritage value or interest for 1042 Sixth Line as a cultural heritage landscape include:

- The rubblestone entrance gateposts and walls;
- The formal entrance drive lined on both sides with mature spruce planted at short intervals forming a Y-shape as it opens to the formal circle at the main entrance;
- The landscape design of the house grounds, including:
  - The terrace of land along the river valley, accessed from the rear of the residence along an earthen footpath lined by a low, intermittent stone wall;
  - The placement of specimen deciduous and coniferous trees adjacent to the house (ginko biloba and magnolia), in the formal drive circle (beech) and in an "arboretum" east of the open lawn (oak, beech, birch, maple); and
- The orientation of the house closing the vista along the entrance drive and placement of windows to take advantage of that view and of views across the lawn to the south and over the creek valley to the west.

Heritage attributes that express the cultural heritage value of the c.1908-1912 frame residential building include:

- Its location, orientation, scale and massing and irregular plan;
- Its irregular roofline;
- Its ashlar stone foundation;
- Its frame construction and horizontal wood siding and wood shingle cladding; and,
- The composition and location of openings, and their frames and glazings.



### Explanatory Note

Re: Heritage Designation By-law No. 2020-047

By-law No. 2020-047 has the following purpose and effect:

To designate the cultural heritage landscape located at 1042 Sixth Line 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.