



November 23, 2022

VIA COURIER

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

Dear Sirs/Madams:

**Subject: Application to Register By-law 2022-119  
2477 Fourth Line, Oakville, Ontario**

---

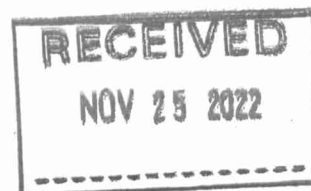
Enclosed please find a copy of the Application to Register By-law 2022-119 with respect to the property municipally known as 2477 Fourth Line within the municipality of the Town of Oakville.

Sincerely,

Francesco Piazza  
Legislative Coordinator

Encls.

cc: C. Van Sligtenhorst, Heritage Planner



**Properties**

*PIN*                    24924 - 0417    LT  
*Description*        PT LTS 22 & 23, CON 1 TRAFALGAR, SOUTH OF DUNDAS STREET , AS IN 549835,  
                              T/W 198455, IF ANY ; S/T THE INTEREST(S) IN 49377 ; OAKVILLE  
*Address*             OAKVILLE

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name*                    THE CORPORATION OF THE TOWN OF OAKVILLE  
*Address for Service*    1225 Trafalgar Road  
                              Oakville, Ontario  
                              L6H 0H3

This document is being authorized by a municipal corporation Rob Burton, Mayor, and Vicki Tytaneck, Town Clerk.  
This document is not authorized    under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

**Signed By**

Mary Linda Jessup	1225 Trafalgar Rd. Oakville L6H 0H3	acting for Applicant(s)	Signed	2022 11 23
-------------------	---	----------------------------	--------	------------

Tel            905-845-6601  
Fax            905-338-4184

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

THE CORPORATION OF THE TOWN OF OAKVILLE	1225 Trafalgar Rd. Oakville L6H 0H3	2022 11 23
---	---	------------

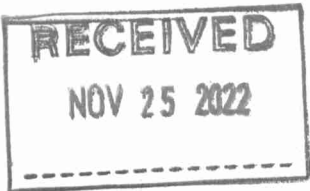
Tel            905-845-6601  
Fax            905-338-4184

**Fees/Taxes/Payment**

<i>Statutory Registration Fee</i>	\$69.00
<i>Total Paid</i>	\$69.00

**File Number**

*Applicant Client File Number :*                    BY-LAW 2022-119 - 2477 FOURTH LINE





OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-119

**A by-law to designate the Sixteen School at 2477 Fourth 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 council of the Corporation of the Town of Oakville, by resolution passed on February 10, 2020, has caused to be served on the owners of the lands and premises at 2477 Fourth Line, Oakville, Ontario and upon the Ontario Heritage Trust, notice of intention to designate the Sixteen School at 2477 Fourth 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;

**WHEREAS** notice of objection to the proposed designation was served on the municipality on March 30, 2020 by the property owner Beverly Rankin and was referred to the Ontario Land Tribunal and assigned the OLT Case Number OLT-021-001420 (CRB2016);

**WHEREAS** a resolution has been reached by the Town of Oakville and the property owner to make a minor revision to the Statement of Cultural Heritage Value or Interest;

**WHEREAS** the property owner withdrew their notice of objection to the proposed designation on October 13, 2022, providing notice to both the Town of Oakville and the Ontario Land Tribunal;

**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 Ontario Land Tribunal did not hold a hearing and closed its file on October 13, 2022;

**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;



**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:

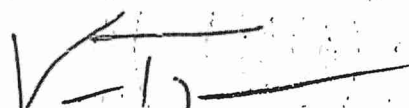
Sixteen School  
2477 Fourth Line  
Town of Oakville  
The Regional Municipality of Halton

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 registered against the property described in Schedule "A" at the Land Registry Office.

PASSED this 7<sup>th</sup> day of November, 2022

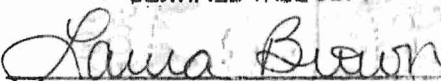
  
Rob Burton

Mayor

  
Vicki Tytaneck

Town Clerk

CERTIFIED TRUE COPY



Laura Michelle Brown  
By Delegated Authority



SCHEDULE "A" TO  
BY-LAW 2022-119

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

Sixteen School  
2477 Fourth Line

PT LTS 22 & 23, CON 1 TRAFALGAR, SOUTH OF DUNDAS STREET, AS IN  
549835, T/W 198455, IF ANY; S/T THE INTEREST(S) IN 49377; OAKVILLE



SCHEDULE "B" TO  
BY-LAW 2022-119

STATEMENT OF SIGNIFICANCE

Description of Property – Sixteen School, 2477 Fourth Line

The Sixteen School is an approximately two-acre parcel of land located on the south side of Dundas Street on the west bank of Sixteen Mile Creek. The property contains a former schoolhouse and detached garage.

Statement of Cultural Heritage Value or Interest

*Design Value or Physical Value*

The Sixteen School has cultural heritage value as a representative and early example of a 19<sup>th</sup> century brick one-room rural schoolhouse and as one of the few remaining examples of its kind in Oakville. The building has a typical one-room schoolhouse design with a front gable roof, brick walls on stone foundation, three windows on each side and a central front door, which was for many years accessed through a frame vestibule wing.

The schoolhouse today remains in its original form, excluding the front frame portico which was removed, possibly when the building became a residence. Despite 20<sup>th</sup> century alterations, the gable-roofed rectangular form of the building remains, including its red brick walls, stone foundation and original fenestration. The key elements that reinforce the building's role as a one-room schoolhouse have endured and continue to support the property's cultural heritage value.

*Historical Value or Associative Value*

The subject property has cultural heritage value for its associations with the former village of Sixteen Hollow, also known as Proudfoot Hollow. Starting in 1826, Scottish settler Colonel George Chalmers began to develop the area, building a dam to run a grist mill and sawmill. This industry brought settlers to the area and the village began to grow. Dozens of homes and numerous businesses sprang up, including a tannery, ashery, tavern, carding mill, stave and barrel factory, brewery, distillery and blacksmith shops. By the 1850s, the village began its decline but the area remained active as one of the main crossing points over Sixteen Mile Creek on one of the busiest and most significant roads in the county.



The Sixteen School property has significant cultural heritage value as one of the few remaining schoolhouses in Oakville and as a building that contributed greatly to the development of rural Trafalgar Township and to the education of its early residents. The schoolhouse provided greater accessibility to education for the children living in what was a fairly remote area at the time. The building provides a physical reminder of the larger movement of education in Upper Canada at the time, spurred on by the two Common Schools Acts of 1846 and 1850 which aimed to standardize the public education system and support the construction of more schools, especially in rural areas.

#### *Contextual Value*

The Sixteen School property has cultural heritage value for its setting along the Sixteen Mile Creek and Dundas Street, both of which have been significant transportation routes and features in the area for centuries. As a former rural schoolhouse, the building continues to define and support the natural character of its immediate surroundings which remain undeveloped and, in many ways, unchanged from their historic appearance.

The schoolhouse also has significant value as a remnant of the former Sixteen Hollow village and remains one of the few remaining structures of this former rural hamlet. The building was constructed at the main turn in the switchback road that led down to the valley, before the new Dundas Street bridge was constructed across the river in 1921. The building played a significant role in the local community as the village's only schoolhouse and remains physically and historically linked to its surroundings.

The local area also has contextual significance to the Mississaugas of the Credit First Nation whose ancestors occupied these lands and used the waterway for transportation and sustenance. The river and its embankment upon which the schoolhouse was built continues to be a sacred space for the Mississaugas.

#### Description of Heritage Attributes

Key attributes of the property which embody the cultural heritage value of the Sixteen School include the following attributes, as they relate to the exterior elevations of the one-storey brick former school building:

- The one-storey rectangular form of the schoolhouse, including the medium pitch gable roof;
- The red brick cladding in Common Brick Bond, including red brick headers;
- Fenestration of the original front door and the window openings on the side elevations;



- Wood window trim; and
- Lakestone cladding on foundation above grade.

The detached garage structure is not considered to be a heritage attribute.