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November 15, 2023

VIA EMAIL

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

**Subject: Heritage Designation  
By-law 2023-148  
307 Watson Avenue, Oakville, Ontario**

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**RECEIVED**  
2023/11/15  
(YYYY/MM/DD)  
Ontario Heritage Trust

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2023-148 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 November 13, 2023, Oakville Town Council resolved to pass By-law 2023-148 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:

Stock House  
307 Watson Avenue  
LOT 296, PLAN 113; TOWN OF 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](mailto: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 December 15, 2023.

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](mailto:carolyn.van@oakville.ca).



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2023-148

#### **A by-law to designate the Stock House at 307 Watson Avenue 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 Stock House;

**WHEREAS** the council of the Corporation of the Town of Oakville, by resolution passed on September 11, 2023, has caused to be served on the owner of the lands and premises at 307 Watson Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Stock House at 307 Watson Avenue 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 October 13, 2023, 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.

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PASSED this 13<sup>th</sup> day of November, 2023

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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SCHEDULE "A" TO  
BY-LAW 2023-148

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

Stock House  
307 Watson Avenue  
LOT 296, PLAN 113; TOWN OF OAKVILLE

PIN: 24809-0103

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## SCHEDULE "B" TO BY-LAW 2023-148

### STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

#### Description of Property

The property at 307 Watson Avenue is located on the east side of Watson Avenue, between Galt Avenue and Sheddon Avenue in the Brantwood neighbourhood. The property contains a 1918 one-and-a-half-storey Craftsman brick and frame house known as the Stock House.

#### Statement of Cultural Heritage Value or Interest

##### *Design and Physical Value*

The subject house has design and physical value as a representative example of Craftsman style house. The house was built in 1918 with Craftsman elements such as: high side gabled roof that extends over a large front verandah; asymmetrical façade; wooden shingle cladding on the upper storey and brick cladding on the lower storey; bay windows on the front façade and north elevation; and a large, deep front verandah with round wooden porch pillars on lake stone piers. The building has been well maintained with many of its original features intact, making it a good representative example of the Craftsman style.

##### *Historical and Associative Value*

The home has cultural heritage value for its direct associations with the theme of development of the local residential area known as 'Brantwood'. The property still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years and its presence contributes to the relatively intact Brantwood neighbourhood. Developed in the early 1900s, this subdivision was designed with large lots and mature trees, and was sold to city dwellers as a secluded, beautiful, and modern neighbourhood in which to construct their own cottage or stately home. The property is also associated with Sidney Frederick Wiffen, the home's builder who constructed homes in the Brantwood survey and contributed to the early house styles of the neighbourhood that have persisted through the decades. Many Oakville homes were not designed by well-known architects but rather were built by local builders and carpenters in vernacular styles. Sidney Frederick Wiffen is an important example of a rather prolific local builder by Oakville standards, who helped to create the architectural character of the neighbourhood.

##### *Contextual Value*

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighbourhood. It was one of the

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earliest buildings in the neighbourhood and is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood area's origins in a specific timeframe. The house is on a corner lot and its presence adds to the character of the streetscape. This makes its presence even more important for the protection of Brantwood's historic character.

#### Description of Heritage Attributes

Key heritage attributes of the property at 307 Watson Avenue that exemplify its cultural heritage value as an early 1900s Craftsman style house, as they relate to the historic one-and-a-half-storey house, include:

- The massing and form of the one-and-a-half-storey building with side gable roof and large central front and rear dormers, including the front dormer's balcony, large front verandah, and bay windows on the north and west elevations;
- Brick first storey cladding in a running bond pattern with brick voussoirs over doors and windows;
- Wooden shingle cladding on upper storey;
- Wooden soffits and fascia with decorative wooden brackets in dormers;
- Large front verandah with round, tapered wooden pillars on lake stone piers and low wooden railings with square pickets;
- Fenestration of the door and windows on the north, west, and south elevations;
- The presence of multipaned wooden windows in the Arts and Crafts style with wooden trim;
- Stone windowsills; and
- Symmetrical brick chimneys.