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NOTICE OF PASSING OF HERITAGE DESIGNATION BY-LAW 007-2024
– 337 OAK STREET

IN THE MATTER OF THE *ONTARIO HERITAGE ACT R.S.O. 1990, CHAPTER O.18* AND IN THE MATTER OF the lands in the Town of Milton known municipally as 337 Oak Street, Milton, ON L9T 1H8, Lot 13,14 Block 10 Teetzel Survey (Plan 9), Town of Milton, and Regional Municipality of Halton, in the Town of Milton.

TAKE NOTICE that the Council for the Town of Milton passed Designation By-law 007-2024 on February 12th, 2024, which designates the building known municipally as 337 Oak Street, under Part IV, Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.O.18*, as amended, as a property of cultural heritage value or interest.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT):

An appeal of the Designation Bylaw for the Property may be made by filing a notice of appeal with the Town Clerk, Town Clerk Office, Milton Town Hall, 150 Mary Street Milton, ON Canada L9T 6Z5; Email: <https://forms.milton.ca/ContactUs/Town-Clerks-Office> within thirty days of February 21st, 2024, which is March 22nd, 2024.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation bylaw and
- (2) set out the reasons in support of the objection to the designation bylaw.
- (3) be accompanied by the fee charged by the Ontario Land Tribunal (OLT).

If you wish to appeal to the OLT, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who can file an appeal?

Any persons who object to the designation bylaw may refer the matter to the Ontario Land Tribunal.

Getting more information:

A copy of the bylaw and background information about the application is available for public inspection by contacting Heritage Planning staff at <https://forms.milton.ca/ContactUs/Planning-and-Development> or reading the **Designation Bylaw**.

Received

FEB 23 2024

Ontario Heritage Trust

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 007-2024

BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 337 OAK STREET, MILTON, ON L9T 1H8, LOT 13,14 BLOCK 10 TEETZEL SURVEY (PLAN 9), TOWN OF MILTON, AND REGIONAL MUNICIPALITY OF HALTON, IN THE TOWN OF MILTON, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

WHEREAS Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, authorizes the Council of a municipality to enact by-law to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council or the Corporation of the Town of Milton has caused to be served on the owners of the lands and premises known as, 337 Oak Street in the Town of Milton and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in the Town website having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule 'B' attached hereto;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** there is designated as being of cultural heritage value or interest, the real property known as the building located at 337 Oak Street, Milton, ON L9T 1H8, Lot 13,14 Block 10 Teetzel Survey (Plan 9), Town of Milton, and Regional Municipality of Halton, more particularly described in Schedule A' attached hereto.
2. **THAT** the municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A', attached hereto, in the proper Land Registry Office;
3. **THAT** the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality.

PASSED IN OPEN COUNCIL ON FEBRUARY 12, 2024.

Gordon A. Krantz Mayor

Meaghen Reid

Town Clerk

SCHEDULE 'A' to BY-LAW NO. 007-2024

ALL AND SINGULAR that certain parcel or tract of land and premises situate at, 337 Oak Street, Milton, ON L9T 1H8, Lot 13,14 Block 10 Teetzel Survey (Plan 9), Town of Milton, and Regional Municipality of Halton.

SCHEDULE 'B' to BY-LAW NO. 007-2024

Legal Description

337 Oak Street, Milton, ON L9T 1H8, Lot 13,14 Block 10 Teetzel Survey (Plan 9), Town of Milton, and Regional Municipality of Halton

Description of Property

337 Oak Street, built by Alexander Murray in 1856, is a two-story Georgian-style stone cottage with an open porch. Alexander Murray was a merchant in the community. He chose this location for his new house as it was on higher ground above the surrounding land and not at risk from the flooding from Sixteen Mile Creek. This property was nominated in 2009 for a Heritage Award in the renovation category for an urban house.

Statement of Cultural Heritage Value and Interest

The subject property, 337 Oak, was built circa 1856. Its cultural heritage value lies in its architectural and design significance as a representative example of Ontario Style Stone Cottage. It also has contextual significance as it contributes to the historic neighbourhood of the Teetzel Survey, Plan 9 of 1854.

Design Value or Physical Value

337 Oak Street is an excellent example of a three-bay Ontario Georgian-style stone cottage with a stone foundation and two chimneys. The house has a medium gable roof with projecting eaves, plain fascia soffit and frieze. Windows openings are rectangular with stone lintels and lug sills. The one-story open porch has plain wood piers, open railings with plain trims and straight steps. It has a central single-leaf door with a single light transom with sidelights. Windows are two slash, one over. The doors and windows are not original.

The balanced plain form of this house is characteristic of the popular Georgian architecture. Most houses of this style include either a half or full second storey. Half-storeys included accommodation within the roof space and were popular as they were taxed lower than two-storey houses. This house is unusual as it has a full second storey but includes very small front-facing windows. These small window openings include cut stone lintels and stone lug sills. The front of this house is constructed in dressed cut stone laid in courses. Less finely cut stone is used on the sides with rubble stones between. Using the most expensive materials on the prominent facades of a building was a common practice. This house received a contemporary side addition with new front windows and an entrance door.

The current and original structure features an open veranda. The veranda features plain rectangular posts. The new veranda occupies both the original structure and the addition.

Historical or Associative Value

Alexander Murray, a merchant, purchased the land from Matthias Teetzel in 1856 when he built the cottage. He owned this house for 14 years. Murray also built a stone house on the corner of Charles & Main Street (now demolished), where Milton Council first met in 1857.

Contextual Value

This property has contextual value as one of the earliest houses built in the Teetzel Survey, Plan 9 of 1854. This house was one of the first to be built in this subdivision that was created even before Milton was incorporated as a Town in 1857. The Teetzel Survey is bounded by Main Street East to the North, Ontario Street to the east, Oak Street to the South and Charles Street to the West. This historic house helps define, maintain and support the historic character of this neighbourhood.

Character Defining Elements/Heritage Attributes

Key heritage attributes vital to the preservation of 337 Oak Street are the following character-defining elements/heritage attributes:

- Two storey three bay Ontario Georgian-style stone cottage with a stone foundation and two chimneys
- The original form, rooflines and massing of the two-storey stone house exterior (except for the addition).
- Medium gable roof with projecting eaves, plain fascia soffit and frieze.
- Rectangular window openings with stone lintels and lug sills.
- One-story open veranda with wood piers, open railings with plain trims and straight steps.
- Define, maintain and support the historic character of Teetzel Survey, Plan 9 neighbourhood of 1854.

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