



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

**Properties**

*PIN* 24754 - 0261 LT  
*Description* PT LT 32, CON 4 TRAF, SDS, PARTS 2 & 3, 20R12966; OAKVILLE. S/T EASE H782489  
OVER PT 3, 20R12966 IN FAV. OF PT 4, 20R12966.  
*Address* OAKVILLE

**RECEIVED**  
2025/03/12  
(YYYY/MM/DD)  
Ontario Heritage Trust

**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. acting for Signed 2024 07 24  
Oakville Applicant(s)  
L6H 0H3

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. 2024 07 24  
Oakville  
L6H 0H3

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

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$69.95  
*Total Paid* \$69.95

**File Number**

*Applicant Client File Number :* BY-LAW 2024-093 - 3175 LAKESHORE RD W



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-093

A by-law to designate the Cudmore house at 3175 Lakeshore Road West 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 Cudmore House;

**WHEREAS** the Council of the Corporation of the Town of Oakville, by resolution passed on April 8, 2024, has caused to be served on the owner of the lands and premises at 3175 Lakeshore Road West Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Cudmore House at 3175 Lakeshore Road West 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 May 10, 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:**

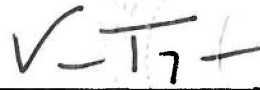
1. That the real property legally described in Schedule "A" to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.

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 10<sup>th</sup> day of June, 2024



Rob Burton Mayor



Vicki Tytaneck Town Clerk

CERTIFIED TRUE COPY



Andrea Holland  
By Delegated Authority

**SCHEDULE "A" TO  
BY-LAW 2024-093**

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

3175 Lakeshore Road West

Part of Lot 32, Concession 4 Trafalgar SDS, designated as Parts 2 and 3 on Plan 20R-12966, Oakville

PIN 24754-0261

SCHEDULE "B" TO  
BY-LAW 2024-093

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 3175 Lakeshore Road West is on an irregular-shaped parcel located on the north side of Lakeshore Road West, between Chalmers Street and Strathcona Avenue near the historic Village of Bronte. The property contains a circa 1920 two-and-a-half-storey brick 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 the Dutch Colonial Revival architectural style popular in Ontario in the early to mid-20th century, with its own unique elements influenced by Craftsman design. The building was constructed by 1920 with characteristics of a Dutch Colonial Revival design such as a symmetrical façade with a side-gabled gambrel roof with shed dormers, a brick first and second storey, and matching end-wall chimneys on the gable sides. The dormers have wooden siding with wooden fascia. The building's upper storey has a stucco and false half-timbering effect on both end walls, which was a common Craftsman feature. It has symmetrical front facade, and a centered door with covered porch supported by six columns arranged in groups of three on the first storey that are also used on the second-storey porch as well to create the illusion of long singular columns. The fenestration of the home uses multi-pane divided light wood windows in varying configurations around the elevations.

*Historical and Associative Value*

The subject property has cultural heritage value for its direct associations with the Cudmore family, a significant family in the Bronte area, and specifically William Henry Cudmore (1867-1944), who built the house. He and his family farmed the land and started the Cudmore Market, later the Cudmore Garden Centre, which operated for nearly a century. They were prominent and active community members and business owners in Bronte Village. The house has remained in the Cudmore family for over a century.

*Contextual Value*

The subject property has cultural heritage value because it is physically, functionally, and historically linked to its surroundings and some of the area's earliest settlers. The Sovereign family owned the land and established one of the area's earliest cemeteries and schools nearby. The land was divided over time, but for many years, the Austin and Cudmore families generally kept the lot the same size and continued to farm it.

The property is linked to both the Lakeshore Road built in 1915 and the Old Lake Road, the historic thoroughfare, to two centuries of produce farming on the lot and in the surrounding farmland, and the history of roadside produce markets in Trafalgar Township. It is a physical reminder of the long-standing farming history in the area, and as one of the earlier buildings in the neighbourhood, is connected to the origins of the Village of Bronte and its subsequent growth.

#### Description of Heritage Attributes

Key heritage attributes of the property at 3175 Lakeshore Road West that exemplify its cultural heritage value, as they relate to the two-and-a-half-storey structure, include its:

- Symmetrical massing and form of the building, with side gambrel roof with cornice returns;
- Three shed dormers on the south elevation and two on the north elevation;
- Red metal gambrel roof;
- Two end-wall buff brick chimneys;
- Buff brick cladding with stucco and half timbering in the side wall gables;
- Covered two-storey porch with two sets of six columns in groupings of three set into buff brick piers on the first storey and wood shingle clad wall on the second storey;
- Front entrance, including wood door and sidelights;
- Second storey porch entrance, including door and flanking four pane windows; and
- Fenestration with multipaned sash windows, brick voussoirs and cement sills.