



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 24760 - 0139 LT  
Description PCL 164-1, SEC M7 ; LT 164, PL M7 ; OAKVILLE  
Address 2370 SOVEREIGN STREET  
OAKVILLE

RECEIVED  
2025/03/10  
(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 Andrea Holland, Acting 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 2025 01 16  
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. 2025 01 16  
Oakville  
L6H 0H3

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

**Fees/Taxes/Payment**

Statutory Registration Fee \$70.90  
Total Paid \$70.90

**File Number**

Applicant Client File Number : BY-LAW 2024-176 - 2370 SOVEREIGN ST



OAKVILLE

**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2024-176**

A by-law to designate the Percy and Olive Joyce House at 2370 Sovereign Street 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 Percy and Olive Joyce House;

**WHEREAS** the council of the Corporation of the Town of Oakville, by resolution passed on September 24, 2024, has caused to be served on the owner of the lands and premises at 2370 Sovereign Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Percy and Olive Joyce House 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 28, 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 9<sup>th</sup> day of December, 2024

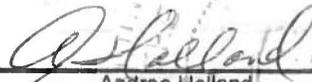


\_\_\_\_\_  
Rob Burton Mayor



\_\_\_\_\_  
Andrea Holland Acting Town Clerk

CERTIFIED TRUE COPY



\_\_\_\_\_  
Andrea Holland  
By Delegated Authority

SCHEDULE "A" TO  
BY-LAW 2024-176

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

Percy and Olive Joyce House  
2370 Sovereign Street  
PCL 164-1, SEC M7; LT 164, PL M7; OAKVILLE

SCHEDULE "B" TO  
BY-LAW 2024-176

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 2370 Sovereign Street is located on the south side of Sovereign Street, east of Jones Street and west of Nelson Street in Bronte. The property contains a one-and-a-half storey frame house known as the Percy and Olive Joyce House.

Statement of Cultural Heritage Value or Interest

*Design and Physical Value*

The Percy and Olive Joyce House has design and physical value as an early 20<sup>th</sup> century Oakville vernacular frame workers' cottage. The house may have been designed and built locally or could have been a kit house from a mail-order company. The house is one-and-a-half storeys with a hip roof and square footprint. The front elevation retains its historic design and layout with a central single front door flanked by two single windows. The house contains a mix of historic wood windows, including some two-over-two and one-over-one wood sash windows, finished with simple wood trim. While some windows and the cladding has been modernized over time, the house retains its historic form and overall fenestration.

*Historical and Associative Value*

The Percy and Olive Joyce House has cultural heritage value because of its direct associations with the theme of late 19<sup>th</sup> and early 20<sup>th</sup> century residential development for working-class residents in the Bronte village downtown area. Together with a few nearby houses on Sovereign Street, the subject house is one of the few remaining early 20<sup>th</sup> century homes in the area and is a physical reminder of this working-class history. The property is also historically associated with its former long-term owner, the Joyce family, who contributed to the local Bronte community in a variety of ways.

*Contextual Value*

The Percy and Olive Joyce House has cultural heritage value because it is physically, functionally, visually and historically linked to its surroundings, an early 20<sup>th</sup> century working class neighbourhood characterized by modest vernacular homes. Historically, the streetscape of Sovereign Street was defined by smaller homes on large lots, with small front yard setbacks. Several of these historic modest homes remain, including 2370 Sovereign Street. Together, these remaining buildings are important remnants of Bronte's late 19<sup>th</sup> and early 20<sup>th</sup> century residential

development, which was defined by modest vernacular homes built for Bronte's working class.

#### Description of Heritage Attributes

Key attributes of the Percy and Olive Joyce House that exemplify its value as an early 20<sup>th</sup> century vernacular frame cottage, as they relate to the west, north and east elevations of the original one-and-a-half storey house, include:

- The square form and low massing of the structure with its low-sloped hip roof;
- The fenestration of the front elevation with a central single door flanked by two single windows;
- The presence of one-over-one windows matching the style of the original windows; and
- The presence of horizontal siding.