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ONTARIO HERITAGE TRUST  
JUN 20 2011  
RECEIVED

June 17, 2011

VIA COURIER

Ontario Heritage Trust  
10 Adelaide street East  
Toronto, ON M5C 1J3

██████ and ██████  
3065 Seneca Drive  
Oakville, ON L6L 1 A8

Dear Sirs and/or Madames:

**Subject: Notice of Heritage Designation  
3065 Seneca Drive, Oakville, Ontario**

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Attached please find the Notice of Heritage Designation together with By-law 2011-028 with respect to the heritage designation of 3065 Seneca Drive, Oakville, Ontario which is served upon you in accordance with section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.18.

Sincerely,



Kelly-Anne Lanaus  
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk  
D. Anderson, Director of Planning Services  
N. Chandra, Assistant Town Solicitor  
S. Hannah, Senior Manager of Planning Services  
S. Schappert, Heritage Planner



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2011-028

A by-law to designate the Darlington Cottage at 3065 Seneca Drive as a property of historical, architectural and/or contextual significance.

**WHEREAS** pursuant to 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 municipal council of the Corporation of the Town of Oakville has caused to be served on the owners of the lands and premises at:

3065 Seneca Drive  
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Darlington Cottage at 3065 Seneca Drive and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the *Oakville Beaver*, being a newspaper of general circulation in the municipality;

**AND WHEREAS** no notice of objection to the proposed designation has been served on the municipality;

**AND WHEREAS** the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

**COUNCIL ENACTS AS FOLLOWS:**

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

Darlington Cottage  
3065 Seneca Drive  
Town of Oakville  
The Regional Municipality of Halton



2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 13<sup>th</sup> day of June, 2011

A handwritten signature in black ink, appearing to be "Rob Burton".

Rob Burton

MAYOR

A handwritten signature in black ink, appearing to be "Phil Bouillon".

Phil Bouillon

A/CLERK



**SCHEDULE "A" TO  
BY-LAW 2011-028**

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

Darlington Cottage  
PT LOT 41, PL M11, PART 1, 20R2867; OAKVILLE  
Town of Oakville, Regional Municipality of Halton

**SCHEDULE "B" TO  
BY-LAW 2011-028**

**STATEMENT OF SIGNIFICANCE**

Description of Property – Darlington Cottage, 3065 Seneca Drive

The Darlington Cottage is located at 3065 Seneca Drive, between West River Street and Mississauga Street, just a block away from Lake Ontario. The original one-storey cottage on the property has a sympathetic addition to the rear. The cottage is set on a deep lot surrounded by mature trees, such as a cherry tree and gardens.

Statement of Cultural Heritage Value

*Design Value or Physical Value*

The property at 3065 Seneca Drive has design and physical value as an example of an early twentieth century cottage designed for seasonal use in the Bronte lakefront area.

As a vernacular type of architecture, cottages were often constructed with locally available materials and influenced by local styles and trends. This small cottage is typical of the early summer homes that were popular in Bronte in the first half of the twentieth century. Few of these cottages remain in the area due to their small size and an increasing demand for properties close to the lake.

The original cottage is one storey with a simple rectangular plan. The foundation is built of concrete block and the exterior walls are clad in horizontal wood siding. The roof is a simple gable roof with asphalt shingles, broken by one shed dormer on the front facade. The wood casement windows appear to be original and most of the original wood trim remains.

*Historical Value or Associative Value*

The property at 3065 Seneca Drive is historically associated with the development of Bronte as a seasonal recreation area. Between the two world wars, as the local commercial fishing industry was winding down, Bronte enjoyed a period of popularity as a summer resort area. Small cottages were developed around the lakefront and some working class home owners even left for the summer months in order to rent their homes to vacationing Torontonians.



The original owners of the cottage, the Darlington family, were residents of Toronto who built their summer property sometime between 1920 and 1938. The cottage was winterized in 1960 and a substantial addition to the rear of the cottage was added in the 1990s. The interior of the cottage has retained its original fireplace, which was the original sole heating source of the cottage. The fireplace and its surround and mantle are of a simple but substantial design with egg and dart details.

#### *Contextual Value*

The property at 3065 Seneca Drive has contextual value in its contributions to the streetscape of Seneca Drive. Sections of this street are in transition and have modern developments, but at one time, this neighbourhood was characterized by its many small homes and cottages. The cottage at 3065 Seneca Drive maintains the original context of this streetscape, surrounded by mature trees and gardens, and is visually linked to several historic properties in the immediate vicinity.

#### Description of Heritage Attributes

The Reasons for Designation include the following heritage attributes. These attributes apply to the north, west and south elevations and the roof of the remaining portion of the house, including all three facades, entrances, windows and trim, together with construction materials of wood, stone, plaster parging and their related building techniques.

Key exterior attributes of the cottage that reflect the cultural heritage value of the property are:

- form of the 1 storey cottage
- concrete block foundation;
- low pitch gable roof with shed dormer
- brick chimney;
- paired 2/1 wood casement windows;
- wood 2/2 storm windows;
- 6 pane fixed wood attic windows;
- 3 pane fixed wood dormer window;
- exterior doors;
- wood window, door and roof trim;
- wood soffits and fascia;
- horizontal wood clad exterior walls
- enclosed front porch, including wood cladding and fenestration
- front porch entrance, including double leaf 10 pane doors, 2 pane sidelights, surround and hardware;



Key interior attributes of the cottage that reflect the cultural heritage value of the property are:

- original entrance to cottage (currently located inside front porch)
- original fireplace, mantle and surround

Key attributes of the landscape that reflect the cultural heritage value of the property are:

- Mature cherry tree to the west of the driveway
- Large rear yard
- Proximity of the cottage to the lake





### **Explanatory Note**

Re: Heritage Designation By-law No. 2011-028

By-law No. 2011-028 has the following purpose and effect:

To designate the Darlington Cottage located on the property at 3065 Seneca Drive as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.

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Sincerely,



Kelly-Anne Lanaus  
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk  
D. Anderson, Director of Planning Services  
N. Chandra, Assistant Town Solicitor  
S. Hannah, Senior Manager of Planning Services  
S. Schappert, Heritage Planner



## **NOTICE OF HERITAGE DESIGNATION**

**Darlington Cottage  
3065 Seneca Drive**

**TAKE NOTICE** that Oakville Town Council, on June 13, 2011, resolved to pass By-law 2011-028 to designate the property at 3065 Seneca Drive described as PT LOT 41, PL M11, PART 1, 20R2867; Oakville under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 18, as a property of cultural heritage value and interest.

### **Cultural Heritage Value and Interest:**

The property at 3065 Seneca Drive has design and physical value as an example of an early twentieth century cottage designed for seasonal use in the Bronte lakefront area.

As a vernacular type of architecture, cottages were often constructed with locally available materials and influenced by local styles and trends. This small cottage is typical of the early summer homes that were popular in Bronte in the first half of the twentieth century. Few of these cottages remain in the area due to their small size and an increasing demand for properties close to the lake.

The original cottage is one storey with a simple rectangular plan. The foundation is built of concrete block and the exterior walls are clad in horizontal wood siding. The roof is a simple gable roof with asphalt shingles, broken by one shed dormer on the front facade. The wood casement windows appear to be original and most of the original wood trim remains.

The property at 3065 Seneca Drive is historically associated with the development of Bronte as a seasonal recreation area. Between the two world wars, as the local commercial fishing industry was winding down, Bronte enjoyed a period of popularity as a summer resort area. Small cottages were developed around the lakefront and some working class home owners even left for the summer months in order to rent their homes to vacationing Torontonians.

The original owners of the cottage, the Darlington family, were residents of Toronto who built their summer property sometime between 1920 and 1938. The cottage was winterized in 1960 and a substantial addition to the rear of the cottage was added in the 1990s. The interior of the cottage has retained its original fireplace, which was the original sole heating source of the cottage. The fireplace and its surround and mantle are of a simple but substantial design with egg and dart details.

The property at 3065 Seneca Drive has contextual value in its contributions to the streetscape of Seneca Drive. Sections of this street are in transition and have modern developments, but at one time, this neighbourhood was characterized by its many small homes and cottages. The cottage at 3065 Seneca Drive maintains the original context of this streetscape and is visually linked to several historic properties in the immediate vicinity.

### **Description of Heritage Attributes:**

The Reasons for Designation include the following heritage attributes. These attributes apply to all elevations and the roof of the original brick portion of the house, together with construction materials of concrete and wood, and their related building techniques.

Key exterior attributes of the cottage that reflect the cultural heritage value of the property are:

- form of the 1 storey cottage
-

- concrete block foundation;
- low pitch gable roof with shed dormer
- brick chimney;
- paired 2/1 wood casement windows;
- wood 2/2 storm windows;
- 6 pane fixed wood attic windows;
- 3 pane fixed wood dormer window;
- exterior doors;
- wood window, door and roof trim;
- wood soffits and fascia;
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Key attributes of the landscape that reflect the cultural heritage value of the property are:

- Mature cherry tree to the west of the driveway
- Large rear yard
- Proximity of the cottage to the lake

**MORE INFORMATION:** Any inquiries may be directed to Susan Schappert, heritage planner at 905-845-6601, extension 3870 or by email at [sschappert@oakville.ca](mailto:sschappert@oakville.ca)

**Cathie Best, Town Clerk**