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THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2016-085

A by-law to designate the property known as
1459 Queen Street West, Alton (the "Property")
as being of cultural heritage value or interest

Received
Nov 7/2016

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Town of Caledon (the "Council") has consulted with the municipal heritage committee, Heritage Caledon, with respect to the designation of the Property as being of cultural heritage value or interest;

AND WHEREAS the Council has caused notice of its intention to designate the Property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Ontario Heritage Act*;

AND WHEREAS the statement of cultural heritage value or interest and description of the heritage attributes in respect of the Property are set out in Schedule "A" to this by-law;

AND WHEREAS no notice of objection to the proposed designation of the Property has been served on the Clerk for The Corporation of the Town of Caledon;

NOW THEREFORE the Council hereby enacts as follows:

1. The Property, more particularly described in Schedule "B", is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. A copy of this by-law to be registered against the Property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. A copy of this by-law to be served upon the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in The Corporation of the Town of Caledon as required by the *Ontario Heritage Act*.

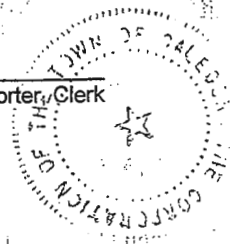
Enacted by the Town of Caledon Council this 25th day of October, 2016



Alan Thompson, Mayor



Carey deGorter, Clerk



SCHEDULE "A"

Statement of Cultural Heritage Value or Interest

The property known municipally as 1459 Queen Street West in the village of Alton contains the west unit of a two unit commercial block erected about 1887. The design, form, massing, materials, and finishing are typical of mainstreet commercial buildings erected in the mid to late 19th century in smaller urban centres throughout Ontario. This block is recalled by most area residents as the long standing location of a general store. It represents the tradition of this part of Queen Street West being an important component of Alton's commercial district. It is a community landmark and an important part of the historic Queen Street West streetscape.

Description of Heritage Attributes

The heritage attribute of this property is the c.1887 storefront unit on part of the west half of Lot 8, Block 8, Plan Cal-5. It is the west unit of the commercial block that spans the west and east halves of Lot 8. This does not include the rear (south) section of this west unit, which was built in 1997. The following exterior elements are important to the cultural heritage value or interest of this property:

- overall form, massing, and scale of the c.1887 commercial block, being two storeys in the flat roof, edge with a corbelled brick band and on the west with the remains of a raised cornice or parapet wall;
 - all half round and segmental window openings (but not the replacement sashes, frames, or sills);
 - the dichromatic brickwork with red/orange colour brick laid in stretcher bond and buff colour brick used as window heads or labels, central and corner quoins, and corbelling;
 - any remnants of the components of the original street level storefront, including the storefront base, window display areas, entranceway, and related features;
 - the original door and transom openings on the west façade, not including the replacement transom, door, or frame.
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SCHEDULE "B"

Legal Description

PIN: 14355-2197 (LT) - Part Lot 8, Block 4, Plan CAL5 (Caledon), as in RO1107028; Town of Caledon, in the Regional Municipality of Peel
