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BY-LAW NUMBER 3415-92
OF THE CORPORATION OF THE TOWN OF AURORA

BEING A BY-LAW to designate Willow Farm being Part of Lot 85, Conc. 1 W.Y.S. and known municipally as 15900 Yonge Street and in the Town of Aurora, Regional Municipality of York as being of architectural and/or historic value or interest.

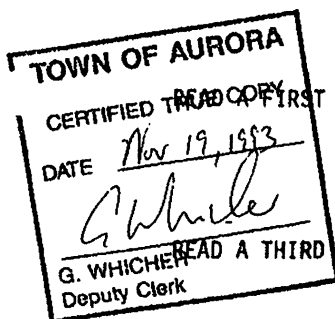
WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.0.18 (as amended), authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and/or historic value or interest; and

WHEREAS The Corporation of the Town of Aurora is the owner of the lands and premises known as Willow Farm situated at 15900 Yonge Street, being Part of Lot 85, Concession 1, W.Y.S., in the Town of Aurora, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto; and as The Corporation of the Town of Aurora has caused notice to be served of the intention to designate the aforesaid structure on the Ontario Heritage Foundation; and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

NOW THEREFORE the Council of the Corporation of the Town of Aurora enacts as follows:

1. There is designated as being of architectural and/or historic value or interest the building known as the Willow Farm, 15900 Yonge Street, Aurora, being Lot 85, Concession 1 W.Y.S., in the Town of Aurora, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto.
2. The reasons for designation are set out in Schedule "B" attached hereto.
3. 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, in the proper land registry office.
4. The Town 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 in which notice of intention to designate was published once for each of three consecutive weeks.
5. This By-Law shall come into full force and effect upon the day of final passage thereof.



READ A FIRST AND SECOND TIME THIS 29th DAY OF JULY, 1992.

READ A THIRD TIME AND FINALLY PASSED THIS 16th DAY OF SEPTEMBER, 1992.

J. WEST
J. WEST, MAYOR

L. ALLISON
L. ALLISON, MUNICIPAL CLERK

SCHEDULE "A"
to By-law 3415-92

The following lands be are hereby designated:

THAT certain parcel or tract of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York, more particularly described as follows:

Part Lot 85, Concession 1
West of Yonge Street
being all of Part 2
Reference Plan 65R-8734
Save and Except Parts 1,2 and 3
Reference Plan 65R-13168
Town of Aurora
Regional Municipality of York

BY-LAW NUMBER 3415-92

Schedule "B"

WILLOW FARM

Reasons for Designation

Willow Farm is an excellent example of late Georgian design embellished with decorative patterned brickwork typical of its mid-1860s construction date. It is historically significant as home to the pioneer Cosford family after whom Cosford's Corners, at Yonge Street and St. John's Sideroad, were named. It is contextually significant at the northern gateway to Aurora as a symbol of Aurora's early growth and prosperity.

Historical Background:

This house is located near the southwest corner of Yonge Street and St. John's Sideroad on what was originally a 210-acre Crown grant to William Hughes in 1803. In 1827, this land was acquired by Thomas Cosford (1795-1871), a blacksmith and carriage maker from England who also owned land on the east side of Yonge Street where "The Red House" stands. The 1851 census shows that Cosford operated a sawmill nearby. The area came to be known as Cosford's Corners.

The present brick house replaced what was referred to in the 1861 census as an old, two-storey frame house and probably was completed by the mid 1860s. It remained in the Cosford family until 1903.

The house has had several owners in the twentieth century, including Hugh McRae of Split Lake Gold Mines and [REDACTED] of the Elias Rogers Fuel Company. McRae owned the house from 1936 to 1940, while the [REDACTED] family were owners from 1940 to 1985. Both the McRaes and the [REDACTED] changed the landscaping and made alterations to the house, but in a manner consistent with their original design.

Architectural Description:

This 2½-storey brick farmhouse is an excellent example of late Georgian design embellished with patterned brickwork typical of its mid-1860s construction date. It has a balanced centre-hall plan with a 1½-storey wing offset at the back. Both the main body of the house and the wing have a gable roof with returned eaves at the ends. Its panelled front door features rectangular sidelights and a transom. Most of the house's original windows contain six-over-six sash flanked by louvered shutters, their size reduced in the second storey. The attic is lighted by two quarter-round windows at each gable end. Its red brickwork is enlivened by decorative quoins at the corners and on the attic windows, radiating voussoirs above the windows, and a decorative band and lozenge at each gable end, all in yellow brick. A wide verandah with decorative wooden trelliage (all probably rebuilt in the twentieth century) extends across the façade.

Alterations include dormer windows at the front and rear of the main roofline and on the 1½-storey wing at the rear, an exterior chimney on the south end, and auxiliary porches.

SCHEDULE "D"

Business Development Committee

- (a) A Business Development Committee (the "B.D.C."), comprised of two members of the Council and six citizen representatives to be appointed by the Council is hereby constituted to review, discuss and make recommendations to Council on matters related to business development within the municipality.
- (b) The B.D.C. shall generally meet on the second Wednesday of each month in accordance with the schedule of meetings prepared by the Municipal Clerk as adopted in Council.
- (c) B.D.C. meetings shall be held within the Aurora Town Hall or at such other location as may be approved by resolution of Council.
- (d) Council shall appoint one of its Members to Chair the B.D.C.
- (e) All meetings of the B.D.C. shall be open to the public.
- (f) The preparation of the agenda by the Municipal Clerk for pick up by the Members shall be considered adequate notice of regular meetings of the B.D.C.
- (g) Two Members of Council shall constitute a quorum of the B.D.C. provided the meeting is also attended by at least one citizen appointee. The Mayor and the Deputy Mayor when acting in the place and stead of the Mayor, shall sit ex-officio as a member of the B.D.C. and his/her attendance may be taken into consideration for the determination of a quorum. In circumstances where the attendance of the Mayor (or Deputy Mayor as the case may be) creates a quorum, he/she shall be entitled to vote on the proceedings. In other circumstances the Mayor may take part in the discussion but shall not be entitled to vote.
- (h) The B.D.C. Chair shall maintain order in the B.D.C. and shall conduct the meeting in accordance with the Rules of Procedure in Committee.
- (i) The Office of the Mayor shall be responsible for the provision of administrative services to the B.D.C. including preparation and circulation of agenda materials, recording of the proceedings, preparation of the Report of the meeting and all other associated follow up correspondence.
- (j) Correspondence from persons desiring to address the B.D.C. and communications designed to be considered by the B.D.C. shall be received in writing by the Office of the Mayor by 4:00 p.m. on the Friday preceding the Meeting of the Committee.
- (k) The Mayor and/or Chief Administrative Officer may, at their discretion refer a matter of urgent nature to the B.D.C. for discussion should the schedule of meetings preempt the normal process in which the matter would be considered.
- (l) The recommendations of the B.D.C. shall be submitted to Council for consideration and if appropriate, adoption, prior to the coming into effect of any such B.D.C. recommendation, direction or other action.