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NOTICE OF THE PASSING OF DESIGNATION BY-LAW 25-31 UNDER THE PROVISIONS OF SECTION 29 PART IV OF THE ONTARIO HERITAGE ACT, R.S.O. 1990 AS AMENDED

TAKE NOTICE that the Council of The Corporation of the Town of Erin passed Designation By-law 25-31 on the 10th day of April 2025, which designates lands, buildings and structures municipally known as 48 Main Street in the Town of Erin, Wellington County, under Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990 as a property of cultural heritage value or interest.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to all or part of this Designation By-law may be made by filing a notice of appeal with the Town Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting "Erin (Town)" as the Approval Authority or by mail to 5684 Trafalgar Road, Hillsburgh ON N0B 1Z0, no later than 4:30 p.m. on June 2, 2025.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerks@erin.ca.

ADDITIONAL INFORMATION relating to this Designation By-law is available to the public for inspection between the hours of 8:30 a.m. to 4:30 p.m., Monday to Friday (except for designated and statutory holidays) at the Town of Erin Municipal Office, 5684 Trafalgar Road, Hillsburgh, Ontario, N0B 1Z0, or by contacting the Planning Department by email to planning@erin.ca or calling 519-855-4407 ext. 227.

Dated at the Town of Erin
the 1st of May 2025

Nina Lecic, Town Clerk
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
T 519.855.4407
F 519.855.4821
nina.lecic@erin.ca

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Ontario Heritage Trust



THE CORPORATION OF THE TOWN OF ERIN

By-Law #25 – 31

Being a By-law to designate 48 Main Street under Part IV, Section 29 of the Ontario Heritage Act, as being of cultural heritage value or interest.

Whereas, Section 29 of the *Ontario Heritage Act, 1990* (the "Act") authorizes the council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest;

And Whereas, the Council of The Corporation of the Town of Erin (the "Council") has consulted with the Town of Erin Heritage Committee, 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 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 Town Clerk for The Corporation of the Town of Erin.

Now Therefore, the Council of The Corporation of the Town of Erin hereby enacts as follows:

1. That the property at 48 Main Street (the "Property"), more particularly described in Schedule "B" to this by-law, is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. That a copy of this by-law be registered against the Property described in Schedule "B" to this by-law in the property Land Registry Office.
3. That a copy of this by-law 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 the newspaper having general circulation to The Corporation of the Town of Erin as required by the *Ontario Heritage Act, 1990*.
4. And that this By-law shall come into force and take effect upon the day of its passing, subject to the applicable provisions of the *Ontario Heritage Act, 1990*.

Passed in open Council on April 10, 2025.

Mayor, Michael Dehn

Town Clerk, Nina Lecic

Schedule "A" to By-law 25-31

Description

This property consists of a two-storey Italianate building constructed circa 1895.

Statement of Cultural Heritage Value or Interest

48 Main Street is a representative example of a building constructed in the Italianate style. The two-storey red brick building follows a rectangular plan and has a flat roof with a decorative parapet consisting of an angled brick course topped by ornate sections of angled brick and headers with rhythmically placed square sections of regular brick framed and unadorned brick pilasters on corners which are features found on Italianate commercial buildings. 48 Main Street has rhythmically placed window openings of various sizes but predominantly rectangular openings with solid large rock faced lintels and sills. Typical of commercial buildings constructed in the Italianate architectural style, the north section of the façade has a formal recessed entrance with an asymmetrically placed rectangular door opening topped with large transom and sidelight beside the large storefront windows which are also topped with a transom and surrounded by wood panels. The decorative window and door surrounds and parapet detailing displayed on the façade is carried through to the south elevation where there is also a two-storey canted bay window with rockface lintels and sills.

48 Main Street is directly associated with the historic commercial core in the Village of Erin. The development of the commercial core in the mid-to-late 19th century played a significant role in the social and economic development and growth of the Village of Erin. The lot lines, layout, and built form of the historic core is consistent with typical 19th century rural commercial streetscape found throughout Ontario. An earlier frame building located on the site burned in 1894 and was replaced with the red brick building circa 1895 by Eliza and Frank Anderson.

The subject property was originally used for commercial purposes until 1920, when the building was converted into two separate residences. At this time the Leslie family lived in the south part of the building, and the Marshall Thompson family rented the north section. The building resumed its use for commercial activity beginning in the 1940s. 48 Main Street housed several important historic commercial businesses including A.J. Thompson's furniture and undertaker business, a hardware shop, a shoemaker shop, a tailor shop, Dr. Abbot's Dental Practice, Steel and Foster's General Store and as Nathan Dilman and Mr. Gorelik's General Store.

48 Main Street is important in supporting and maintaining the late 19th century and early 20th century character of the commercial core in the historic Village of Erin. The historic commercial core is distinguished by the uniformed setback of buildings which are predominantly constructed in the Italianate style. As the southernmost building on the west side of Main Street's commercial core, 48 Main Street helps define the historic streetwall associated with the commercial core. The streetscape is comprised of predominantly one- to two-and-a-half storey commercial buildings of primarily brick construction with narrow and uniformed setbacks along the street.

Furthermore, the stylistic similarities between several properties including red brick construction, flat rooflines, decorative brickwork, and formal and balanced entrances, strengthens their contribution to the historic character of the area. 48 Main Street contributes to the historic fabric of the area and exhibits setback, massing, and decorative details consistent with the historic commercial core and is part of the streetwall along Main Street between Charles Street and Church Boulevard.

Description of Heritage Attributes

48 Main Street is a representative example of the Italianate style. The property contains the following heritage attributes that reflect this value:

- The two-storey building constructed in an Italianate architecture style
- Red brick construction that follows a rectangular plan
- Flat roof with a decorative parapet framed and unadorned brick pilasters on corners
- Rhythmically placed window openings of various sizes but predominantly rectangular openings with solid large rock faced lintels and sills

- Rectangular door openings and transom with solid large rock faced lintels
- A formal recessed entrance with an asymmetrically placed rectangular door opening topped with large transom and sidelight beside
- Large storefront windows which are topped with a transom and surrounded by wood panels
- A two-storey canted bay window with rockface lintels and sills

48 Main Street is directly associated with the historic commercial core in the Village of Erin. The property contains the following heritage attributes that reflect this value:

- The two-storey building constructed in an Italianate architecture style
- A formal recessed entrance with an asymmetrically placed rectangular door opening topped with large transom and sidelight beside
- Rectangular door openings and transom with solid large rock faced lintels and sills
- Large storefront windows which are topped with a transom and surrounded by wood panels
- Part of the streetwall along Main Street between Charles Street and Church Boulevard
- 48 Main Street is important in supporting and maintaining the late 19th century and early 20th century character of the commercial core in the historic Village of Erin. The property contains the following heritage attributes that reflect this value:
- The two-storey building constructed in an Italianate architecture style
- Overall massing, setback, and decorative details
- Part of the streetwall along Main Street between Charles Street and Church Boulevard

Schedule "B" to By-law 25-31

Legal Description

PART LOT A SW/S MAIN STREET, UNREGISTERED PLAN 61 & 282, ERIN VILLAGE