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NOTICE OF THE PASSING OF DESIGNATION BY-LAW 25-33 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 25-33 on the 10th day of April 2025, which designates lands, buildings and structures municipally known as 76 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
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Ontario Heritage Trust



THE CORPORATION OF THE TOWN OF ERIN

By-Law #25 – 33

Being a By-law to designate 76 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 76 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 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 25-33

Description

The property consists of a two-storey Italianate building constructed between 1871-1895.

Statement of Cultural Heritage Value or Interest

76 Main Street is a representative example of the Italianate architecture style. The two-storey brick building follows a rectangular plan with flat roof and ornate brick parapet which showcases a decorative band which consists of slightly raised buff brick organized to create a cross pattern topped by several courses of corbelled brick which are common features of commercial building constructed in the Italianate architectural style. The Italianate style often includes the use of dichromatic brickwork which is also expressed in the raised quoin and the decorative voussoirs comprised of alternating courses of buff and red brick which create an ornate hood mould on the segmentally arched window openings on the upper storey of the façade. There is wood banding flanked by large wood bracket located above the modern storefront cladding and asymmetrical placed entryway with a single door which are common features of Italianate commercial buildings.

76 Main Street is associated with the commercial core in the historic Village of Erin, Thomas Carberry, and the Steen family. 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 streetscapes found throughout Ontario. 76 Main Street was built as a commercial property between 1871 and 1895 for general store proprietor Thomas Carberry, who lived further up on Main Street at 162 Main Street. Thomas Carberry was born on January 10, 1832, in Toronto. He was married to Jane Graham (1835-1921) in 1857, and they had at least six children. Thomas participated in both economic and civic matters in the Village of Erin. He was the town reeve in 1881 along with Dr. Henry Gear and J.J. Carroll and as the operator of a general store at the subject property. Carberry later rented 76 Main Street to other business owners before selling the building in 1922. The building was subdivided in the 1940s into two separate buildings at which time 76 Main Street was purchased by Fredrick Steen.

Frederick Waldie "Fred" Steen was born on August 15, 1912, in Toronto Township, Peel County, Ontario. Fred Steen was the founder of Steen's Dairy, which was one of the few privately owned dairies in southern Ontario and the only privately owned dairy in Wellington County. Fred Steen established Steen's Dairy in 1944 as a single man operation, delivering milk door-to-door in Erin, Hillsburgh, Belfountain, and Ballinafad.

The Steen's operated a dairy bar at 76 Main Street that sold milkshakes, ice cream, and other treats, and purchased Maple Leaf Dairy in 1960 in order to expand their operation. The Steen family remained the owners of the subject property, which continued to be operated as Steen's Dairy, until September 30, 2014. 76 Main Street housed several important historic commercial businesses including Thomas Carberry's General Store, Ritchie & Ramesbottom's General Store, George Cook's grocery and dry goods store, and Steen's Dairy.

76 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. 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. 76 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

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

- Two-storey building constructed in the Italianate architecture style
- Rectangular plan with flat roof
- Ornate brick parapet
- Dichromatic brickwork expressed in parapet, raised quoin and the decorative voussoirs
- Segmentally arched window opening on the upper storey of the façade
- Wood banding flanked by large wood bracket

76 Main Street is associated with the commercial core in the historic Village of Erin, Thomas Carberry and the Steen family. The property contains the following heritage attributes that reflect this value:

- Two-storey building constructed in the Italianate architecture style
- Overall massing, setback, and decorative details

76 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:

- Two-storey building constructed in the 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 25-33

Legal Description

PART LOT 9, UNREGISTERED PLAN 61 & 282, VILLAGE OF ERIN