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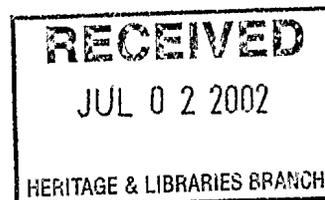
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CORPORATION OF THE CITY OF THOROLD

June 26, 2002

Ms. Rita Caldarone
Secretary, Heritage Policy and
Program Development
Heritage & Libraries Branch
Ministry of Culture
400 University Avenue, 4th Floor
Toronto, ON M7A 2R9



Dear Ms. Caldarone:

Re: Designation of The Welland Mills
Pine Street North, East Side
Under Ontario Heritage Act - By-law No. 34-2002

Please be advised that Thorold City Council, at its May 7, 2002 meeting, adopted By-Law No. 34-2002 which designates The Welland Mills, as being of architectural and historic value and interest pursuant to Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18. A Notice of the Passage of the By-Law is being published in the Thorold News May 18, 2002.

In accordance with Section 28(6)(a)(ii) of the Act, we have enclosed a certified copy of the registered By-Law being Instrument No. 775449 registered June 12, 2002 for your records.

We trust this is in order.

Yours very truly,

Adele Arbour, MCIP, RPP,
City Planner

AA:am
Attach.

cc: J.K. Bice, City Clerk
L. Mitchell, City Administrator
S. Ellis, City Solicitor

Handwritten notes:
✓ 4/26/02 - 11PD
Nov 17/02
off.

Document General

Form 4 — Land Registration Reform Act

D

FOR OFFICE USE ONLY

775449
CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
NIAGARA SOUTH/SUD(59)WELLAND
'02 06 12 11 44
M. Ellis
LAND REGISTRAR

(1) Registry Land Titles (2) Page 1 of _____ pages

(3) Property Identifier(s) Block _____ Property _____ Additional: See Schedule

(4) Nature of Document
By-law 34-2002

(5) Consideration
Dollars \$ _____

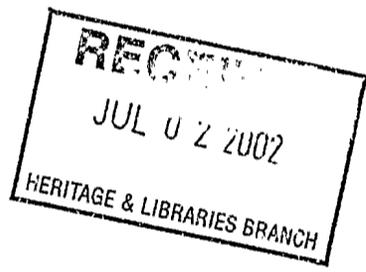
(6) Description
City of Thorold
Regional Municipality of Niagara
Being Lots 31A, 32, 33 and 91,
Part of Block "JJ" Plan 898 and
Part of Township Lot 17 (Thorold)
designated as Parts 1, 2, 3, 4 & 5
Reference Plan 59R-11673
Subject to easement over Part 1 59R-11673
as in 44788A and 50054A, Notice 767712.

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:



Continued on Schedule

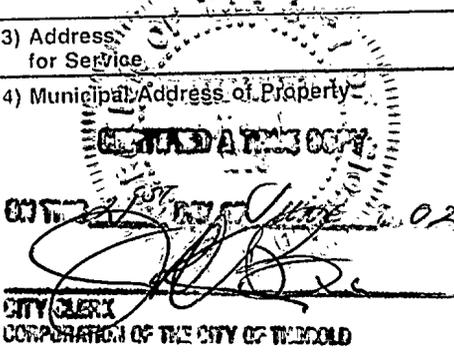
(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
Y M D
THE CORPORATION OF THE CITY OF THOROLD
by its solicitor
Stuart Ellis *Stuart Ellis* 2002 05 27

(11) Address for Service 8 Carleton Street South, P.O. Box 1044, Thorold, ON L2V 4A7

(12) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property

CITY CLERK
CORPORATION OF THE CITY OF THOROLD

(15) Document Prepared by:
LAMPARD, ELLIS & WALSH
51 Queen Street,
P.O. Box 338,
St. Catharines, ON
L2R 6V5

Fees and Tax	
Registration Fee	
Total	

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. 34-2002

A BY-LAW TO DESIGNATE THE WELAND MILLS, LOCATED ON THE EAST SIDE OF PINE STREET BETWEEN ST. DAVID'S ROAD WEST AND ALBERT STREET WEST AS BEING OF ARCHITECTURAL AND HISTORIC VALUE OR INTEREST

WHEREAS:

1. Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 authorizes the Council of a municipality to enact by-laws to designate a property within the municipality including all buildings and structures thereon to be of architectural or historic value or interest.
2. 2009104 Ontario Inc. owns the lands.
3. Council has served the Notice of Intention upon 2009104 Ontario Inc. and upon the Ontario Heritage Foundation providing Notice of Intention to designate The Welland Mills located on the Lands of historic and architectural value or interest and has caused Notice of Intention to be published in the Thorold News, a newspaper having general circulation in the municipality on the 23rd day of March, 2002.
4. No Notice of Objection to the proposed designation has been served upon the City.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF THOROLD ENACTS AS FOLLOWS:

1. In this by-law and its preambles:
 - (a) "Building" means any premises or structures on the Lands.
 - (b) "City" means the Corporation of the City of Thorold;
 - (c) "Council" means the Council of the City;
 - (d) "Designated" or "Designation" means the designating of the building known as The Welland Mills and the Lands upon which it is situated to be of historic and architectural value or interest pursuant to the relevant provisions in the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 as amended;
 - (e) "Lands" means lands and premises and buildings or improvements thereon described in Schedule "A" annexed hereto and made part of this By-law;
 - (f) "Notice of Intention" means the Notice set out in Schedule "B" annexed to and made part of this By-law.
2. The building known as The Welland Mills and the Lands upon which it is situated as such are described in Schedule "A" annexed to this By-law are designated as being of architectural and historic value and interest.

3. The Municipal Solicitor is hereby authorized to cause a copy of this by-law and a copy of the reasons for designation, as stated in Schedule "B" to this By-law, to be registered on the title to the lands at the Registry Office for the Registry Division of Niagara South at Welland.
4. The Clerk of the City is hereby authorized to cause a copy of this By-law to be served upon the Ontario Heritage Foundation and to cause Notice of the passing of this by-law to be published in a newspaper having general circulation in the City.
5. Amendments to Schedule "A" annexed to and made part of this By-law may be made by the Clerk of the City after passage of this By-law in order to register the By-law pursuant to Section 3 hereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL

THIS 7th DAY OF MAY, 2002.



Mayor

Robin Davidson



City Clerk

John K. Bice

SCHEDULE "A"

DESCRIPTION

City of Thorold, formerly Town of Thorold, in the Regional Municipality of
Niagara, formerly County of Welland
Being Lots 31A, 32, 33 and 91, Part of Block "JJ" Plan 898 and
Part of Township Lot 17 (Thorold)
Designated as Parts 1 to 5 inclusive, Reference Plan 59R-11673
Subject to an easement over Part 1 59R-11673
as in Nos. 44788A and 50054A
Notice of Claim Inst. No. 767712.

The lands described are located on the east side of Pine Street North, between
St. David's Street West and Albert Street.

SCHEDULE "B"

NOTICE OF INTENTION TO DESIGNATE

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18
AND IN THE MATTER OF THE LANDS AT THE FOLLOWING LOCATION IN THE
CITY OF THOROLD, IN THE PROVINCE OF ONTARIO.

TAKE NOTICE that the Council of the Corporation of the City of Thorold intends to designate The Welland Mills located on the east side of Pine Street North, located between St. David's Street West and Albert Street, municipally known as 67 Front Street North, as a property of architectural and historical value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990 Chapter O.18, Section 29.

REASONS FOR THE PROPOSED DESIGNATION:

The Welland Mills
East Side of Pine Street North
Between St. David's Street West and Albert Street West
Thorold, Ontario

The Welland Mills is located on the east side of Pine Street across from the Pine Plaza.

The researcher who completed the background report on the history of The Welland Mills stated that *this was the only heritage building researched in the Region with such a large number of people of major significance to the history of the province and the nation.* The building was plaqued by The Ontario Heritage Foundation in 1986 when it was recognized as one of Upper Canada's largest flour mills, solidly built and functional in design ... an excellent example of the province's early milling technology.

Historical Significance

The Welland Mills was built in 1846-47 by Jacob Keefer on the second Welland Canal. The Keefer name is well known in Thorold; the Keefers were entrepreneurs and considered Thorold's founding family. Maplehurst, one of our outstanding buildings in Thorold was built by Hugh Keefer and was the family home.

The Welland Mills was capable of manufacturing 300 barrels of flour per day and the store house was capable of containing 70,000 bu. of wheat and 5,000 barrels of flour. The cooper shop, when in full operation, employed 12 hands.

Thomas Rodman Merritt (son of Wm. Hamilton Merritt) owned a one-third interest in The Welland Mills in 1858. Names of note connected to the mill were Thomas C. Street, Oswald & Zimmerman, Richard Miller, Wm. Eccles, Hon. Sir Thomas Galt, Hon. Wm. Cayley, Sylvester Neelon, Wm. and John L. Spink. Throughout its history the mill has had a series of prominent owners including the well known Howland family, the Hedley Shaw Milling Co., and later the Maple Leaf Milling Company.

Architectural Significance

The Welland Mills with its symmetrical facade, is an exceptional example of an early industrial building in the neo-classical vernacular, of considerable intrinsic architectural merit and of historical significance for both local connections and the development of the provincial merchant milling industry. In form, proportion, material and design, it is an outstanding representative of the functional tradition.

The exterior is of bold coursed stonework, emphasized by tooled quoins, with stone sills and lintels to openings, and is surmounted by gable roofs of low pitch with simple cornices and sloped eaves. With three full floors, a basement and capacious roof space, the U-shaped complex still forms a dominant anchor to downtown Thorold.

The Welland Mills is a landmark; it contributes greatly to the City scene, and expresses, in its statuesque dignity, an industrial heritage tending to be forgotten, yet upon which the success of Canada so much depended. The Welland Mills is the most architectonic of industrial buildings in the Niagara Region from the first half of the 19th century, one of the most notable in Ontario and possibly of national significance. Its handsome proportions, simple bold detail, regularity and well executed masonry represent the best of its period. The building is notable for its neo-classic design and massive functional structure; it is a dominant anchor to the downtown.

Any person may object to the proposed designation within thirty (30) days after the date of the publication of the Notice of Intention by serving on the Clerk of the Corporation of the City of Thorold a notice of objection setting out the reason for the objection and all relevant facts. The last day for filing objections will be Monday, April 22, 2002. All objections received within the aforementioned time period will be referred to the Heritage Conservation Review Board for a hearing and report.

DATED at the City of Thorold this 23rd day of March, 2002.

J. K. Bice, City Clerk
Corporation of the City of Thorold
P.O. Box 1044, 8 Carleton Street South
Thorold, Ontario L2V 4A7