



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



CLERK'S OFFICE
John D. Leach
Director, Customer and
Legislative Services

905-727-3123 ext 4771
JLeach@e-aurora.ca

Town of Aurora
1 Municipal Drive,
Box 1000, Aurora, ON L4G 6J1



July 13, 2010

Ontario Heritage Trust
Heritage Programs and Operations Branch
10 Adelaide Street East, Suite 203
Toronto, Ontario
M5C 1J3

Att: Mr. Sean Fraser, Manager, Acquisitions and Conservation Services


Dear: Mr. Fraser

**RE: Notice of Passing of By-law to Designate a Property to be of Cultural
Heritage Value or Interest**

**15231 Yonge Street (The Bond's Grocery Store)
Lot 142, Plan 246, together with R212994
Town of Aurora, Regional Municipality of York**

Please find a copy of By-law 5230-10 which includes a statement explaining the cultural heritage value or interest and a description of the heritage attributes of the above-noted property.

Yours sincerely,



John D. Leach
Director, Customer and Legislative Services

c. Mai Al Nabhan, Manager of Heritage Planning and Urban Design



THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5230-10

**BEING A BY-LAW to designate a
property to be of cultural heritage
value or interest (Bond's Grocery
Store - 15231 Yonge Street)**

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, provides that the council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest;

AND WHEREAS on March 9, 2010, The Corporation of the Town of Aurora approved the recommendations of its Heritage Advisory Committee to designate the property municipally known as 15231 Yonge Street, Aurora (the "Property") to be of cultural heritage value or interest;

AND WHEREAS the Town Clerk of The Corporation of the Town of Aurora caused notice of the intention to designate the Property to be served on the owner of the Property and the Ontario Heritage Trust and published in a newspaper having general circulation in the municipality;

AND WHEREAS there were no objections to the proposed designation of the Property served on The Corporation of the Town of Aurora;

AND WHEREAS the Council of The Corporation of the Town of Aurora deems it necessary and expedient to enact a by-law to designate the Property to be of cultural heritage value or interest;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA ENACTS AS FOLLOWS:

1. THAT the Property described on Schedule "A" attached hereto and forming part of this By-law be and is hereby designated to be of cultural heritage value or interest.
2. THAT a statement explaining the cultural heritage value or interest of the Property and a description of the heritage attributes of the Property are set out on Schedule "B" attached hereto and forming part of this By-law.
3. THAT the Town Clerk of The Corporation of the Town of Aurora shall serve a copy of this By-law on the owner of the Property and the Ontario Heritage Trust and publish notice of this By-law in a newspaper having general circulation in the municipality.
4. THAT the Town Solicitor of The Corporation of the Town of Aurora shall register against the Property in the proper Land Registry Office, a copy of this By-law including an Affidavit of the Town Clerk respecting the giving of notice referenced herein to be attached to and forming part of this By-law.

READ A FIRST AND SECOND TIME THIS 22ND DAY OF JUNE, 2010.

READ A THIRD TIME AND FINALLY PASSED THIS 22ND DAY OF JUNE, 2010.

*Approved as to Form
by Legal Services*
Signature Walter Ma
Date June 18, 2010

Phyllis M. Morris
PHYLLIS M. MORRIS, MAYOR

John D. Leach
JOHN D. LEACH, TOWN CLERK

SCHEDULE "A"
BY-LAW 5230-10

Description of Property

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York, municipally known as 15231 Yonge Street, and being composed of Lot 142, Plan 246, together with R212994, including the Bond's Grocery Store and all other buildings and structures thereon.

SCHEDULE "B"
BY-LAW 5230-10

Statement of Cultural Heritage Value or Interest

The building previously known as the Bond's Grocery Store located at 15231 Yonge Street (the "Store") meets several criteria required for designation under Section 29 of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, as amended. The Store is significant because of its historical, architectural and contextual values.

Historical Value

The Store was built for the Bond family, who were general merchants in Aurora. The builder was George Browning, a prominent local builder and member of the Browning family who also built many homes and other structures in Aurora and elsewhere.

Design or Physical Value

The Store was built in 1903 replacing an older frame building of the early 1850s. The Store is a good example of Aurora's commercial architecture in the early 1900s with its flat roof, brick work, corbels, parapet, voussoirs, and show windows.

Contextual Value

The Store is one of the retail buildings in the former Stevenson Block. The Store is part of an intact strip of commercial buildings located on the east side of Yonge Street that were built between the 1850s and the 1950s. These buildings share similar characteristics that make a visual impact and noticeable contribution to Aurora's historical commercial core.

Description of Heritage Attributes

Important to the preservation of 15231 Yonge Street are the original key attributes that express its value, which include:

Exterior Elements

- commercial structure 2 storeys high;
- flat roof;
- original window openings on front elevation;
- original door opening on front elevation;
- all brick detailing on front elevation; and
- show windows on main floor front elevation.

Explanatory Note

Re: Heritage Designation By-law 5230-10

By-law Number 5230-10 to designate the property municipally known as 15231 Yonge Street, Aurora, as a property of cultural heritage value or interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.