

THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 84-2013

Being a By-Law to amend Schedule 'A' of By-law No. 3-89, being a by-law to designate the property known municipally as the Mossley General Store and Post Office as being of architectural and/or historical value or interest.

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

WHEREAS Section 30.1(1), of the *Ontario Heritage Act, R.S.O. 1990*, authorizes the council of a municipality to amend a by-law designating property made under Section 29 of the Act;

AND WHEREAS the Council of The Corporation of the Municipality of Thames Centre, at its regular meeting held on January 9, 1989, adopted By-law No. 3-89, being a by-law to designate the property known municipally as the Mossley General Store and Post Office as being of architectural and/or historical value or interest;

AND WHEREAS the Municipal Heritage Committee, reviewed the designation of the Mossley General Store and Post Office and at its meeting held on August 15, 2013, enacted a resolution to amend By-law No. 3-89;

AND WHEREAS after consulting with the Municipal Heritage Committee, the Council, at its meeting held on September 9, 2013, enacted a resolution concurring with the recommendation of the Municipal Heritage Committee to amend By-law No. 3-89 by replacing Schedule 'A' of such by-law;

AND WHEREAS notice of Council's intent to amend By-law No. 3-89 was served on the Property Owner and the Ontario Trust on September 11, 2013;

AND WHEREAS notice of Council's intent to amend By-law No. 3-89 was published in the local newspapers having general circulation in the Municipality on September 18, 2013;

AND WHEREAS no objections to amending By-law No. 3-89, or part of the by-law were received;

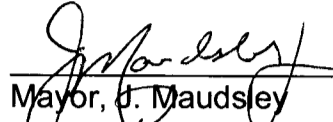
AND WHEREAS the Council of The Corporation of the Municipality of Thames Centre deems it necessary to replace Schedule 'A' of By-law No. 3-89 in its entirety;

NOW THEREFORE the Council of The Corporation of the Municipality of Thames Centre **HEREBY ENACTS AS FOLLOWS:**

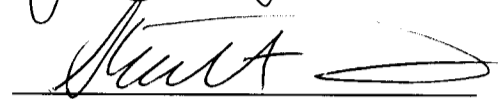
1. **THAT** Schedule 'A' to By-law No. 3-89 be replaced with Schedule 'A' attached hereto.
2. **THAT** a copy of this by-law be served on the owner of the property and on the Ontario Trust.
3. **THAT** notice of this by-law be published in a newspaper having general circulation in the Municipality.
4. **THAT** a copy of this by-law be registered against the property in the proper land registry office.
5. **THAT** this By-law shall come into force and take effect upon the final passing thereof.

READ a FIRST and SECOND time this 28th day of October, 2013.

READ a THIRD time and **FINALLY PASSED** this 28th day of October, 2013.



Mayor, J. Maudsley



Acting Deputy Clerk, S. Findlater

SCHEDULE 'A'
TO BY-LAW NO. 84-2013

Legal Description

Concession 3, South of the River Thames, North Part of Lot 1, 2 and Plan 134 in the former Township of North Dorchester, County of Middlesex.

Description of Property

The property known locally as the Mossley General Store and Post Office is a two-storey brick building located at 4006 Elgin Road, east side of Elgin Road, in the Village of Mossley.

Statement of Cultural Heritage Value or Interest

The Mossley General Store and Post Office property is of design and physical cultural heritage value as a good and rare example of a pre-Confederation Victorian commercial/residential building once typical in many rural communities. Its vernacular architecture is highlighted by the use of exterior yellow brick locally produced by the onetime W.J. Jervis Tile Yard and the distinctive horizontal brick banding, a trademark of the mason of that time. It was documented in 1978 to be the fourth oldest post office in Canada operating in its original premises.

The Mossley General Store and Post Office property is of historical cultural heritage value due to its original use as a Victorian apartment erected to provide living quarters for the merchant/postmaster and to function as a general store and post office for Mossley and district with a grant from Queen Victoria in 1865 to Canada West.

It is also of contextual cultural heritage value due to its crossroads location serving as a long standing landmark that is visually linked to the historical character of Mossley.

Description of Heritage Attributes

The key attributes of the Mossley General Store and Post Office property that support its cultural heritage value as a good and rare example of a pre-Confederation Victorian commercial/residential building and its historical importance as a general store and post office and link to the historical character of Mossley is reflected by its:

- exterior yellow brick
- distinctive horizontal brick banding on façade and all elevations
- four decorative columns on the front of each of two verandas
- location of exterior doorway of the living quarters with doors with beveled glass insert panels
- front façade location of two large windows with their transoms of leaded stained glass
- location of exterior doorway of store with their original double entry style doors, letter slot and brass hardware
- location of window bays on façade and all elevations
- decorative gable and circular window on front façade (west elevation)
- decorative gable and window on north elevation
- location at the southeast corner of Elgin Road and Mossley Drive