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January 26, 2023

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Re: Heritage Designation – 140 St. George Street, Sudbury - By-law 2023-07

On January 24, 2023, By-law 2023-07 (enclosed) was passed to Designate the Property Municipally known as 140 St. George Street as a Property of Cultural Heritage Value or Interest Under Section 29, Part IV of the *Ontario Heritage Act*.

Should you have any questions or concerns, please feel free to contact Planning Services at 705-674-4455 ext. 4298

Yours truly,



Brigitte Sobush  
Manager of Clerk's Services/Deputy City Clerk

cc: E. Labelle, City Solicitor and Clerk  
B. Chabot, Senior Planner, Strategic & Environmental Planning

**By-Law 2023-07**

**A By-law of the City of Greater Sudbury to Designate the Flour Mill Museum Located at 140 St. George Street, Sudbury as a Property of Cultural Heritage Value or Interest Under Section 29, Part IV of the *Ontario Heritage Act***

**Whereas** Section 29, Part IV of the *Ontario Heritage Act* authorizes the Council of a municipality to design a property within the municipality to be of cultural heritage value or interest on the terms set out therein;

**And Whereas** Council for a municipality may only designate a property under Section 29 Part IV of the *Ontario Heritage Act*, if the property meets one or more of the criteria as prescribed under O.Reg 9/06;

**And Whereas** the Flour Mill Museum was evaluated against the criteria in O.Reg 9/06, and Council for the City of Greater Sudbury determined that the property has cultural heritage value or interest;

**And Whereas** notice of intent to designate the Flour Mill Museum as being of cultural heritage value or interest was published in a newspaper having general circulation in the municipality on November 12, 2022 and was also served on the owner and on the Ontario Heritage Trust on December 21, 2022, in accordance with the requirements of section 29 of the *Ontario Heritage Act*,

**And Whereas** no notice of the objection to the proposed designation has been served on the Clerk of the City of Greater Sudbury, and the time for filing such objections has passed;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

**1.-(1)** Pursuant to the authority granted under section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18 as amended, Council for the City of Greater Sudbury hereby designates, as being of cultural heritage value and interest, the property is:

- (a) municipally known as 140 St. George Street, Sudbury (the Flour Mill Museum);
- (b) legally described as PIN 02131-0080(LT) being Lots 256 to 271 and 301 to 312, Plan 18S, and part of Kehoe Avenue, Plan 18S closed by By-law 56-57 as in S40604, Part of Lot 5, Concession 4, Township of McKim; and
- (c) owned by the City of Greater Sudbury.

(2) The descriptive statement of cultural values for the property described in subsection 1 (1) is found in Schedule "A" attached to and forming part of this By-law.

### Registration

2. The City Solicitor is hereby authorized and directed to register a copy of this Designating By-law to be registered on title to the property affected in the land titles office for the Land Registry Division of Sudbury (No. 53).

### Notice

3. The City Clerk is hereby authorized and directed to cause:
- (a) a copy of this By-law to be served on the owner of the land described in section 1 of this By-law, and on the Ontario Heritage Trust;
  - (b) notice of the passing of this By-law to be published in a newspaper of general circulation within the City of Greater Sudbury, and,
  - (c) the property to be entered into the municipal register of property in accordance with section 27 of the *Ontario Heritage Act*.

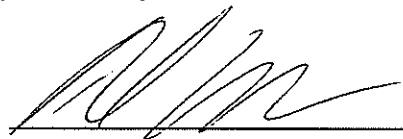
### Plaque

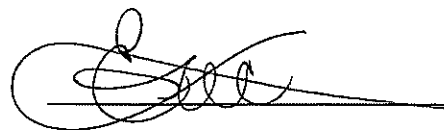
4. The General Manager of Growth and Infrastructure is authorized to install a plaque or interpretive panel reflecting the designation of the building as of cultural heritage value or interest, on the Flour Mill Museum building at 140 St. George Street, Sudbury of a type and in a location to be determined by the General Manager of Growth and Infrastructure.

### Effective Date

5. This By-law shall come into full force and effect upon passage.

**Read and Passed in Open Council this 24<sup>th</sup> day of January, 2023**

 Mayor

 Clerk

**Schedule "A"**  
to By-law 2023-07 of the City of Greater Sudbury

**Description and Statement of Cultural Heritage Value or Interest: Flour Mill Museum, 140 St. George Street**

Property Identification Number: 02131-0080

Municipal Address: 140 St. George Street, Sudbury

Legal Description: PIN 02131-0080(LT) being Lots 256 to 271 and 301 to 312, Plan 18S, and part of Kehoe Avenue, Plan 18S closed by By-law 56-57 as in S40604, Part of Lot 5, Concession 4, Township of McKim

**Description of Property**

The Flour Mill Museum is an early 20th century residential building located in O'Connor Park near the northwest corner of the parcel on part of Lot 5 Concession 4 in the Flour Mill neighbourhood in the City of Greater Sudbury. The two-storey wood frame building has a footprint of approximately 11.3 metres by 11.7 metres.

**Statement of Cultural Heritage Value or Interest**

The Flower Mill has cultural heritage value or interest for its physical/design values, its historical/associative values, and its contextual values.

The building has physical/design value as a representative example of an early workers' house associated with the flour mill for which the neighbourhood takes its name.

It has historical and associative value because it has direct associations with the Francophone community of Sudbury, the Franco-Ontarian community, and the theme of Franco-Ontarian culture. The Flour Mill Museum was constructed between 1902 and 1906 by Francois Valeur, a francophone and former employee of Evans Lumber Company, and was sold to the Manitoba and Ontario Flour Mill Company for the establishment of their mill in 1910. This building served as the residence of the flour mill's foreman when it was in operation between 1910 and 1920 and was originally part of a row of workers' houses on the Flour Mill complex. The neighbourhood surrounding the flour mill was established by the Francophone community and adopted the name of Moulin-à-Fleur or Flour Mill.

It has contextual value because it is historically linked to its surroundings. It is historically linked to its surroundings through its connection with the Flour Mill Silos on Notre Dame Avenue, which are visible in the distance from the front of the building.

**Heritage Attributes**

Heritage attributes (illustrated on Schedule "B") that illustrate the cultural heritage value or interest of the Flour Mill Museum building include:

- Its overall form, scale, and massing (O. Reg. 9/06 criteria 1i);
- Rectangular footprint (O. Reg. 9/06 criteria 1i);
- Steep pitch, front-facing gable roof with wood finial at the top of the front gable (O. Reg. 9/06 criteria 1i);
- Projecting eaves with wood soffit (O. Reg. 9/06 criteria 1i);

**Schedule "A"**  
to By-law 2023-07 of the City of Greater Sudbury

- Wood clapboard siding (O. Reg. 9/06 criteria 1i);
- Symmetrical arrangement of window and door openings (O. Reg. 9/06 criteria 1i);
- Two-over-two wood sash windows with wood shutters and plain wood trim (O. Reg. 9/06 criteria 1i);
- Single door entrances with plain wood trim (O. Reg. 9/06 criteria 1i);
- The view from the front door of the flour mill museum towards the flour mill silos to the limits of the Property (O. Reg. 9/06 criteria 3ii); and,
- Elements of the interior (O. Reg. 9/06 criteria 1i) including:
  - Wood wainscotting;
  - Wood floors;
  - Kitchen cabinets and sink; and,
  - Plain wood trim around window and door openings.

**Schedule "B"**  
to By-law 2023-07 of the City of Greater Sudbury

