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JUL 29 2015

July 24, 2015

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON
M5C 1J3

To Whom It May Concern

**Re: Notice of Passing of By-laws
Municipality of Chatham-Kent**

Council of the Municipality of Chatham-Kent at its meeting on Monday, July 13, 2015, approved the passing of by-laws to designate the properties referenced in the table below, under Part IV of the *Ontario Heritage Act*, for its cultural heritage value or interest, as defined by one or more of the Criteria under *Ontario Regulation 9/06*.

Municipal Address	By-law Number	Registration Number
86 Main Street East	91-2015	CK109147
22026 A.D. Shadd Road	92-2015	CK109146

Copies of the By-laws are enclosed for your records.

Should you have any questions, please feel free to contact me at (519) 352-8401 Ext. 3049.

Sincerely,



Ryan Jacques, Planner
Planning Services

Attachments: By-law 91-2015
By-law 92-2015

In the Matter of the Ontario Heritage Act

Notice of Passing of By-law

TAKE NOTICE that The *Ontario Heritage Act*, R.S.O., 1990, Chapter 0.18 as amended, provides that the Municipal Council may pass a by-law designating property within the boundaries of the municipality to be of cultural heritage value or interest.

AND TAKE NOTICE that Council of the Municipality of Chatham-Kent at its meeting on Monday, July 13, 2015 passed by-law 92-2015 to designate the property known 22026 A.D. Shadd Road, Community of North Buxton, under Part IV of the Ontario Heritage Act, for its cultural heritage value or interest, as defined by one or more of the Criteria under Ontario Regulation 9/06.

The complete By-law is available for inspection in the Clerk's Office, Civic Centre, 2nd Floor, 315 King Street West, Chatham, ON during regular business hours.

Dated at the Municipality of Chatham-Kent on July 15, 2015.

Properties

PIN 00872 - 0074 LT
Description LT 10, PLAN 177 RALEIGH
Address 22026 AD SHADD ROAD
NORTH BUXTON

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT
Address for Service 315 King Street West
P.O. Box 640
Chatham, ON N7M 5K8

This document is being authorized by a municipal corporation Judy Smith - Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 92-2015 to designate the property as being of cultural heritage value or interest dated 2015/07/13.

Schedule: See Schedules

Signed By

Hillary Ruth Alyssa Poole 315 King St. W. acting for Signed 2015 07 24
Chatham Applicant(s)
N7M 5K8
Tel 519-360-1998
Fax 519-436-3237

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MUNICIPALITY OF CHATHAM KENT 315 King St. W. 2015 07 24
Chatham
N7M 5K8
Tel 519-360-1998
Fax 519-436-3237

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

BY-LAW NUMBER 92- 2015
OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at 22026 A.D. Shadd Road, Community of North Buxton, as being of cultural heritage value or interest.

PASSED the 13th day of July, 2015

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 as amended, provides that the Council of the Municipality of Chatham-Kent may designate a property within the boundaries of the Municipality to be of cultural heritage value or interest;

AND WHEREAS Council of the Corporation of the Municipality of Chatham-Kent has appointed the Municipal Heritage Committee and the said committee has recommended that the Municipality designate the hereinafter described property pursuant to The Ontario Heritage Act;

AND WHEREAS Council of the Corporation of the Municipality of Chatham-Kent has given Notice of Intention to Designate the hereinafter described property to be of cultural heritage value or interest pursuant to The Ontario Heritage Act;

AND WHEREAS no Notice of Objection to the proposed designation has been received by the Corporation of the Municipality of Chatham-Kent;

AND WHEREAS the reasons for designation are set out in Schedule "A" annexed hereto;

NOW THEREFORE the Municipality of Chatham-Kent enacts as follows:

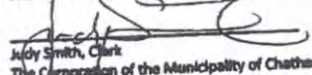
1. That the property municipally known as 22026 A.D. Shadd Road, Community of North Buxton and more particularly described as Plan 177 Lot 10 be designated to be of cultural heritage value or interest pursuant to The Ontario Heritage Act.
2. The Clerk be authorized to register the by-law against the property described as Plan 177 Lot 10 in the proper Land Registry Office.
3. The Clerk be directed to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and cause notice of the passing of this by-law to be posted on the Municipality's Ontario Heritage Act Notices webpage.

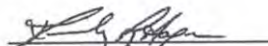
THIS By-law shall come into full force and effect upon the final passing thereof.


READ A FIRST, SECOND AND THIRD TIME this 13th day of July, 2015.

I hereby certify this to be a true copy of By-law Number 92-2015
passed by the Municipality of Chatham-Kent at its meeting held on

July 13, 2015
And the same is now in full force and effect.


Judy Smith, Clerk
The Corporation of the Municipality of Chatham-Kent


Mayor --Randy R. Hope


Clerk - Judy Smith

Designation Report

The North Buxton Train Station

Preamble:

The North Buxton train station was originally constructed in the 1870s on the north side of the Canada Southern tracks near the A.D. Shadd Road. In the 1950s, the station was sold to the Farmer's Club and removed to a location about 500 meters away on the south side of the tracks where it was used for the storage of grain and fertilizer. The station spent many years vacant and, although still solid and original, fell into disrepair.

After building a new facility for its business next door to the station, Bradonna Woodwork purchased the building (1994) and moved it to the front/east side of its new workshop (1996) with the intent of restoring it and using it as a showroom/office for their business. The map below shows the three different locations of the train station:

- 1) 1870s to 1950s
- 2) 1950s to 1996
- 3) 1996 to present

The second location was behind another building, largely concealing the station from site. The new location fronts the main road in the village, returning the station to a highly visible state.



Since 1996, Bradonna has undertaken a careful restoration of the building. The Station has a new foundation and is connected to the workshop via a breezeway. Stained glass windows have been restored, interior woodwork preserved and re-painted in original colours, and necessary alterations have been kept to a minimum and are mostly easily reversible. In recognition of the best-practice restoration work that has been carried out on the station, Bradonna was awarded the Chatham-Kent Mayor's Heritage Preservation Award in 2010.

Designation Report

The North Buxton Train Station

Description of Property

The North Buxton Train Station property is located at A.D. Shadd Road in the village of North Buxton, Raleigh Township, Chatham-Kent, legally described as Plan 177 Lot 10. The property consists of a restored c. 1870 frame train station attached by a breezeway to a large modern commercial woodworking shop.

Statement of Cultural Heritage Value or Interest

Historical/Associative (OHA Reg. 9/06):

The train station on the property was originally built as a station along the Canada Southern Railroad (later the Michigan Central in 1883, then the New York Central in 1929, and later the Penn Central and Conrail) that was a piece of defining transportation infrastructure that changed the settlement patterns of Essex, Kent, and Elgin Counties. The new railroad was built from St. Thomas running along the southern part of Elgin and Kent Counties but north of the previously established settlements closer to Lake Erie along the Talbot Trail. As a result, many new towns developed along its route including, in Kent County, communities such as Highgate, Muirkirk, Ridgetown, Charing Cross, Tilbury, and North Buxton. Although the North Buxton train station has been moved twice, it is still within a few hundred meters of its original location and is still adjacent to the original Canada Southern property. It is one of very few intact stations from the Canada Southern period that remain in Southwestern Ontario.

The station also has important historical association to the Elgin Settlement. The original "centre" of this important settlement, established by Rev. William King in ... For fugitives of slavery, was in South Buxton, located along the Middle Road in Raleigh Township. Following the building of the Canada Southern Railroad, commercial development shifted to North Buxton. The railroad provided direct employment opportunities for many Elgin Settlement men. Local men helped build the rail line and, after completion, many were employed as station men to maintain the tracks and the railway bed. Local men also gained employment as porters on the passenger trains that ran on these tracks. Indirectly, the rail line resulted in the construction of a hotel, lumber mills, and other industrial enterprises that took advantage of the transportation opportunities. It created an ease of transportation that facilitated travel between the Buxton Settlement and Detroit, the ties of which are still strongly evident in the community today. The North Buxton community is largely the result of the railroad which this train station is directly and iconically associated with.

The North Buxton Train Station is also associated with two train derailments that happened close by, one on June 14, 1913, and the other on May 14, 1914. Fortunately nobody was hurt in either instance but the events were still locally notable (the latter event tore up over ½ mile of track).

Design/Physical (OHA Reg. 9/06):

The North Buxton Train Station is an excellent and rare surviving example of a third quarter 19th century rural way station. The rectangular frame structure with centre bay window retains its original board and batten exterior, interior room layout, flooring, panelled walls, ceilings, wainscot, doors, and trim.

Contextual (OHA Reg. 9/06):

Although relocated, the North Buxton Train Station is within a few hundred meters of its original site and remains in direct proximity to the railroad corridor that it once served, preserving this original contextual association. It remains in a highly visible location within this important Black Heritage community, being situated on the main street of the village (A.D. Shadd Road) and is an important local landmark.

Description of Heritage Attributes/Character Defining Elements:

Exterior, Train Station Block:

- Roof line
- Front dormer
- Decorative bargeboard in north, south gable ends and dormer
- Decorative brackets under soffits
- Board and batten cladding
- Window placement
- Window casements and trim
- Door placement
- Door casements and trim
- Large sliding tongue and groove loading door, casement, trim, and sill
- Window sash including stained glass windows and glazing patterns
- Front and rear five panel entrance doors, casements, trim, and sills

Interior, Train Station Block:

- Room layout – original walls, train station
- Rough cedar wide plank flooring in loading bay (north end)
- Cast iron rail and trollies for sliding door
- Maple tongue and groove flooring throughout rest of station
- Interior five raised panel doors throughout station
- Vertical tongue and groove wainscot
- Moulded chair rail surmounting wainscot
- Baseboard mouldings
- Horizontal tongue and groove wall panelling
- Tongue and groove ceiling panelling
- Cove shaped ceiling moulding at walls
- Reeded door and window trim with medallion corner blocks throughout
- Interior ticket wicket with bracketed shelf, etched glass (replacement), reeded trim and corner medallions
- Moulded picture rail in waiting room (southern room)
- Pressed tin and wood moulding stove pipe pass-through surrounds
- Cast iron embossed door hinges
- Tongue and groove chimney cupboard with door and period latch

Contextual:

Key elements of the North Buxton Train Station that support its contextual significance are:

- Proximity to the former rail line
- Location on a corner lot
- High level of visibility along the major village road

Sources:

- Arlie C. Robbins, *Legacy To Buxton* North Buxton ON., 1983
- John Rhodes, *Rails To The Heartland*, Chatham ON., 1991

PHOTOS:



