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ONTARIO HERITAGE TRUST

APR 15 2019

RECEIVED

April 9, 2019

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

RE: Canadian National Railways Station (CNR Station), Comber, Ontario
FOOT OF WALLACE AVENUE (See Attached Key Map)
0 CAN SOUTHERN RDWY, 0 RAILWAY PROPERTY
Part of Lot 7, Concession North of Middle Road, Geographic Township of Tilbury West
Now in the Town of Lakeshore, County of Essex, Ontario

Please be advised that the Council of the Corporation of the Town of Lakeshore passed By-law 39-2019 to designate the Comber Railway Station under Part IV of the Ontario Heritage Act, R.S.O. 1990, c.0.18 on April 9, 2019. The reason for the designation is to recognize the cultural heritage value or interest of the Comber railway station building. The recognition is confined to the railway building itself. Details pertaining to the designation are outlined in the attached By-law.

Please do not hesitate to contact our office should you have any questions or require further information.

Yours truly,

Kristen Newman
Director of Legislative and Legal Services – Clerk

Encl.



LAKESHORE.CA

Town of Lakeshore

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THE CORPORATION OF THE TOWN OF LAKESHORE

BY-LAW NUMBER 39-2019

Being a By-law to Designate the Comber Railway Station to be of Cultural Heritage Value and Interest pursuant to Part IV of the Ontario Heritage Act

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a Municipality to enact a by-law to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Lakeshore (the "Town") has caused to be served on the owners of the lands described in Schedule "A" (the "Heritage Property") and upon the Ontario Heritage Trust, a Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in a newspaper having general circulation in the Town;

AND WHEREAS the Statement of Cultural Heritage Value or interest and the Description of Heritage Attributes of the Heritage Property are set out in Schedule 'B' attached hereto;

AND WHEREAS the Heritage Property meets the prescribed criteria contained in Ontario Regulation 9/06 for designation under the *Ontario Heritage Act*.

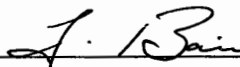
AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the Town;

AND WHEREAS this By-law is to be registered in the proper Land Registry Office with respect to the property described in Schedule "A" attached hereto;


NOW THEREFORE the Council of the Corporation of the Town of Lakeshore enacts as follows:

1. That the property legally described in Schedule "A", attached to and forming part of this by-law, is hereby designated as being of cultural heritage value and interest.
2. That the Clerk is hereby authorized 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 to cause notice of passing of this By-law to be published in newspaper(s) having general circulation in the Town.
3. That this By-law shall come into full force and effect on the final date of passage hereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY ENACTED THIS 9th DAY OF APRIL, 2019.



Tom Bain, Mayor

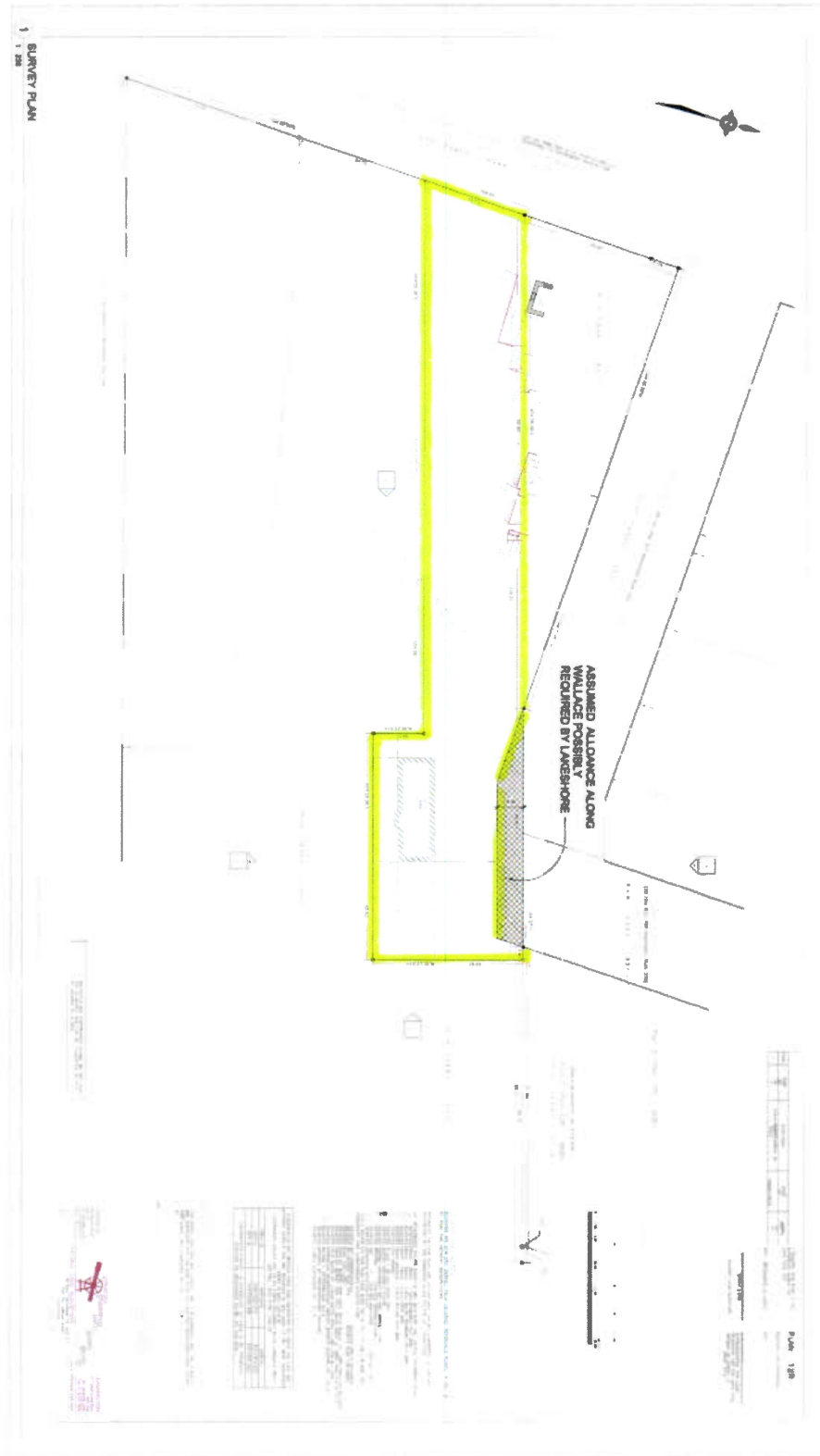


Kristen Newman
Director of Legislative and Legal
Services/ Clerk

Schedule "A" to By-law 39-2019

Legal Description

That Part of Lot 7, Concession North of Middle Road, Geographic Township of Tilbury West, Now in the Town of Lakeshore, County of Essex, outlined in yellow on the draft reference plan below.



Schedule "B" to By-law 39-2019

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The Canadian National Railways Station at Comber is a one-storey, wood-frame railway station, built in 1872-73. The Canadian National Railways (CNR) Station at Comber reflects the key role of the Canadian Southern Railway (CSR) during a period of intense railway competition. The CSR was an engine of settlement and economic growth in southwestern Ontario, supporting the heavy timber and agricultural industries. The railway was essential to the growth of Comber. The Comber station is one of the few surviving, early railway stations built by the CSR. Its design is typical of the first generation stations built by railway companies in Ontario. It is one of perhaps three wooden stations in Ontario dating from the 1870s.

DESCRIPTION OF HERITAGE ATTRIBUTES

The protected heritage attributes of the Canadian National Railways Station at Comber include:

- its simple rectangular plan;
- its wood frame construction and board-and-batten sheathing;
- its domestic form and scale, consisting of a one-storey block with a medium-pitch, gable roof;
- the projecting operator's bay on the south side;
- Classical revival design principles, expressed in: the medium-pitch, gable roof; and the tall window openings with bracketed entablatures and chamfered casings (still legible within infilled areas);
- the influence of the simplified Carpenter Gothic style, evident in: the vertical, board-and-batten siding; plain frieze and base boards; and machine-made wood trim throughout;
- the influence of the Italianate style, evident in the wide, overhanging eaves consisting of a plain boxed cornice with bed mould, fascia board and beaded soffits, supported on triangulated eave brackets;
- original exterior window and door trim elements; and
- original interior finishes, including: beaded boarding on the ceiling; a moulded wood cornice; horizontal beaded boarding on the walls; a picture moulding; window trim consisting of drilled corner blocks and chamfered trim; and a wood floor