THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW NO. 2001-085

Being a Bylaw to designate the property located in Part of North Half of Lot 16, Concession 6, former Flos, now in the Township of Springwater, in the County of Simcoe, known municipally as 2678 Crossland Road and being Property Roll No. 43 41 030 007 004 00 0000, as a property of historical and architectural value and interest under Part IV of the *Ontario Heritage Act.*

(HERITAGE PROPERTY DESIGNATION - CROSSLAND GENERAL STORE)

WHEREAS Part IV of the *Ontario Heritage Act*, R.S.O., as amended, provides that bylaws may be passed by council designating properties of historic or architectural value;

AND WHEREAS the building known as the Crossland General Store located in Part of North Half of Lot 16, Concession 6, former Flos, now in the Township of Springwater, in the County of Simcoe, has been identified by the Township of Springwater Heritage Committee (LACAC) as being eligible for designation under Part IV of the *Ontario Heritage Act*;

AND WHEREAS Notice of Intention to pass a Designation Bylaw was given in accordance with Section 29 of the *Ontario Heritage Act* in the manner as set out in Schedule "C" of this Bylaw on or before the 24th day of May, 2001;

AND WHEREAS no person has filed any objection to the Designation Bylaw;

AND WHEREAS the Council of The Corporation of the Township of Springwater deems it desirable to designate the lands with the building known as the Crossland General Store located in Part of North Half of Lot 16, Concession 6, former Flos, now in the Township of Springwater, County of Simcoe as a property of historical and architectural value and interest under Part IV of the *Ontario Heritage Act*;

NOW THEREFORE the Council of The Corporation of the Township of Springwater enacts as follows:

1. THAT the property with a building known as the Crossland General Store located in Part of North Half of Lot 16, Concession 6, former Flos, now in the Township of Springwater in the County of Simcoe, and having the legal description set out in Schedule "A," attached hereto and forming part of this Bylaw, is designated as a property of historic and architectural value and interest.

2. THAT the Reasons for Designation set out in Schedule "B," attached hereto and forming part of this Bylaw, are hereby adopted.

3. THAT the Clerk shall cause a copy of this Bylaw, together with its Schedules to be registered against the property in the Land Registrar's Office for Simcoe County and shall serve, by Registered Mail, a copy of the By-law together with its Schedules upon the property owner and the Ontario Heritage Foundation.

4. THAT the Bylaw shall take force and effect upon final passage hereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 9TH DAY OF JULY, 2001

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

[redacted]

Mayor Helen E. Coutts

[redacted]

Clerk Eleanor J. Rath

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW NO. 2001-085

SCHEDULE "A"

LEGAL DESCRIPTION

Part of the North Half Lot 16, Concession 6 (formerly Township of Flos) now in the Township of Springwater as in Instrument No. RO01085151, being all of the PIN

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW NO. 2001-085

SCHEDULE "B"

REASONS FOR DESIGNATION

Historical Background

The Crossland General Store is located on the southwest corner of Crossland Road (Simcoe County Road 29) and Flos Road Seven West. Its prominent location encroaching onto the crossroads is typical of the many general stores which were once a common feature of the rural Ontario landscape.

Built in 1874, the General Store was originally constructed on the northeast corner, being the North Part of Lot 15, Concession 6. This "A" frame wood structure was erected by Henry Crossland for his wife Martha Webster and their family. The hamlet of Crossland bears the name of Henry Crossland even though he only remained in the community for a dozen years or so. In 1904, Mr. T. Martin moved the building to the southwest corner for the new owner Mr. W.E. Graham. That same year a house was added immediately to the south west of the store together with a large framed garage.

The Crossland General Store acted as the centre of the community for many years. In addition to the usual assortment of dry goods, the store also served as the local post office, gas station and gathering place for local news and information. As well, the store also served as a stopping off point for travelers heading to the beaches of Georgian Bay. Next door to the store was Dow's and later Allen's blacksmith shop. With one stop to the southwest corner, travelers could do their shopping, barter any goods they might have, pick up their mail, fill their tank with gas, get their horses shod and their wagon's fixed and catch up on neighbourhood information with a good dose of political debate as well.

The original house tragically burned in 1914 and was replaced with a large 3 story structure which remained attached to the general store. Undamaged material salvaged from the first house was incorporated into the interior of the store. The store was added on to and bricked during the 1930's.

Postmasters and Owners

Being a postmaster in rural Ontario in the 1800's and early 1900's was a position of distinction. What follows is a list of owners and operators of the Crossland General Store and Post Office - "The People's Store" .

William Henry Crossland (October 1874 - April 1887) First postmaster in the community that still bears his name. Built the building originally on the south east corner of Concession Road 7 (Flos) and then sideroad 15 (now Crossland Road - County Road 29). The building was a 2 storey wood frame structure and Crossland's descendants claim he lived on the second floor.

Jeremiah Mahony (June 1887 - Dec. 1893) There is evidence Mahony lived in the first farm south of the crossroads later lived in for many years by Joe and Viola Strath. One daughter named Praxedes attend the Crossland School.

Patrick Ryther (Feb. 1984 - Dec. 1897)

James Dow (June 1899 - Nov. 1903) Opened a store, office and implement shed. Also was known to have done some blacksmithing out of the implement shed.

W. E. Graham (March 1904 - Feb. 1906) Moved the store and buildings from the south east corner of Concession Road 7 to the south west corner with the assistance of Mr. T. Martin.

Silas Locke Anderson (Oct. 1907 - July 1910) Bought the building from W.E. Graham soon after Graham had married Silas' sister Minnie. Anderson, unmarried at the time, ran the store with his sister Kate and gave it the name "The Peoples Store". After marrying

Isabelle Paterson in 1909, Anderson sold the store to George E. Roe and moved to Toronto to open a general store at Runneymede and Dundas in Toronto's west end.

George E. Roe (July 1910 - Dec. 1911)

George W. Martin (Jan. 1912 - Dec. 1912)

Silas Locke Anderson (April 1913 - July 1961) Anderson returned to Crossland in 1913 and met with immediate tragedy. After giving birth to a stillborn child, Isabelle and Silas gave birth to George Grenville Anderson. They lived in a house immediately behind and attached to the store. In 1914, the house burned, severely injuring Isabelle and baby George. Baby George died within 3 days and Isabelle was left terribly scarred for the rest of her life.

Crossland Post Office closed in 1961 and Anderson continued to operate "The Peoples Store" until 1974 when a closing out auction sale was held in March of that year. The Simcoe County Museum secured the contests of the store and re-created it as part of their Main Street display. Silas Anderson passed away in February of 1975.

The current owner, Greig Stewart, acquired the property in November of 1989. For a brief time in the 1970's and 1980's, the store functioned as an antique store.

The Crossland General Store is one of only a few remaining in both Springwater and the County of Simcoe.

Architectural Features

The important characteristics and features worthy of designation and protection are:

1. Location and elevation of the building

2. Original room layout and building perimeter plan

3. Location, size and design of front veranda (reconstructed in 1995), double doors (circa 1900) and two display windows with angled sills to allow for rain run-off (circa 1900).

4. Exterior brick facade

5. Interior tongue and groove wood floors, walls and ceilings

6. Unobstructed views of the east, south and north sides of the building

It is recognized that minor future changes to the room layout may be required and allowed to provide for plumbing and heating facilities.

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW NO. 2001-085

SCHEDULE "C"

AFFIDAVIT

I, Eleanor J. Rath, Clerk of The Corporation of the Township of Springwater hereby swear or affirm that Notice of Intention to pass a by-law under Part IV of The Ontario Heritage Act was given in accordance with Subsection 29(3) of the Act, as follows:

1. Notice of Intention to pass a designation by-law for the "Crossland Store" located in Part of the North Half of Lot 16, Concession 6, former Flos was published in the May 24, 2001 edition of The Springwater Source in the Springwater News; and

2. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules, was given by Personal Delivery on the 15th day of May, 2001 and a Correction Notice was given by Personal Delivery on the 30th day of May, 2001 to:

   (i) County of Simcoe c/o Clerk as an adjacent road authority; and

3. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules, were sent by Registered Mail on the 15th day of May, 2001 and a Correction Notice was sent by Registered Mail on May 31, 2001 to:

   (i) Greig Stewart, property owner

   (ii) the Ontario Heritage Foundation

   (iii) Ministry of Tourism, Culture and Recreation

   (iv) Gary French of the East Georgian Bay Historical Foundation

4. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules were copied on the 15th day of May, 2001 and the Correction Notice on May 30, 2001 to the following

   (i) Su Murdoch of the East Georgian Bay Foundation by e-mail
   (ii) Michael Reed, Township Solicitor by fax

5. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules, were posted on or before the 24th day of May, 2001 and the Correction Notice on May 30, 2001 at the following locations:

   (i) Township Offices, Midhurst, and
   (ii) Springwater Township Library, Elmvale Branch
   (iii) Township Website

6. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules, were provided in the Agenda package for the May 16, 2001 and the Correction Notice in the June 20th agenda of the Springwater Heritage Committee. (LACAC)

7. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules, were provided in the Springwater Township Council Agenda package for the May 22nd meeting and the Correction Notice in the June 4th agenda

SWORN OR AFFIRM before me
at Midhurst, Ontario in the Township of Springwater,
in the County of Simcoe
this 9th day of July, 2001

[redacted]

COMMISSIONER OF OATHS

Barbara Fralick, a Commissioner while Treasurer, The Corporation of the Township of Springwater.

[redacted]

Eleanor J. Rath, Clerk