

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 136-2024

A By-law to designate 9520 Jane Street, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

WHEREAS Pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, the council of a municipality is authorized to enact a by-law to designate real property within the municipality, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS section 29(1.1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires the Council of a municipality to cause notice of intention to designate a property to be given by the Clerk of the municipality;

AND WHEREAS the property described in Schedule "A" to this By-Law, municipally known as 9520 Jane Street is deemed to contain cultural heritage value or interest;

AND WHEREAS section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires a notice of intent to designate to be served on the Property Owner, on the Ontario Heritage Trust, and to be published in a newspaper;

AND WHEREAS, on March 26, 2024 the Council of the Corporation of the City of Vaughan caused notice of intention to designate 9520 Jane Street as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 9520 Jane Street;

AND WHEREAS section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 requires a municipality to adopt and maintain policies with respect to the specific form and manner of the provision of notices;

AND WHEREAS sections 26(4) and 39.1(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 permit a municipality to publish notices in accordance with a policy adopted by the municipality under section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25;

AND WHEREAS the City of Vaughan enacted By-law 021-2024 on January 30, 2024 pursuant to section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 which allows for

notice to be provided by way of the City's website;

AND WHEREAS on April 16, 2024, the City of Vaughan published a notice of intention to designate 9520 Jane Street on the City of Vaughan's website in accordance with By-law 021-2024;

AND WHEREAS no notice of objection to the proposed designation was served within the thirty-day timeline prescribed by section 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, on the Clerk of the City of Vaughan;

NOW THEREFORE the Council of the City of Vaughan ENACTS AS FOLLOWS:

1. That pursuant to Section 29 of the *Ontario Heritage Act*, the property located at 9520 Jane Street (the "Property"), in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, being more particularly described in Schedule "A" attached hereto and forming part of this By-law, shall be and is hereby designated as a property of cultural heritage value or interest.
2. That the Statement of Cultural Heritage Value or Interest for the Property explaining the reasons the Property is of cultural heritage value or interest is attached hereto in Schedule "B" and forms a part of this By-law.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law and its Schedules to be registered against the title to the Property in the proper land registry office.
4. That the City Clerk is hereby authorized to cause a copy of this By-law and its Schedules to be served on the Property Owner and on the Ontario Heritage Trust.
5. That the City Clerk is hereby authorized to publish notice of this By-law on the City of Vaughan's municipal website.

Voted in favour by City of Vaughan Council this 25th day of June, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 13 of Report No. 7 of the Committee of the Whole.
Adopted by Vaughan City Council on March 26, 2024.
City Council voted in favour of this by-law on June 25, 2024.

SCHEDULE "A" TO BY-LAW NUMBER 136-2024

Description of Lands

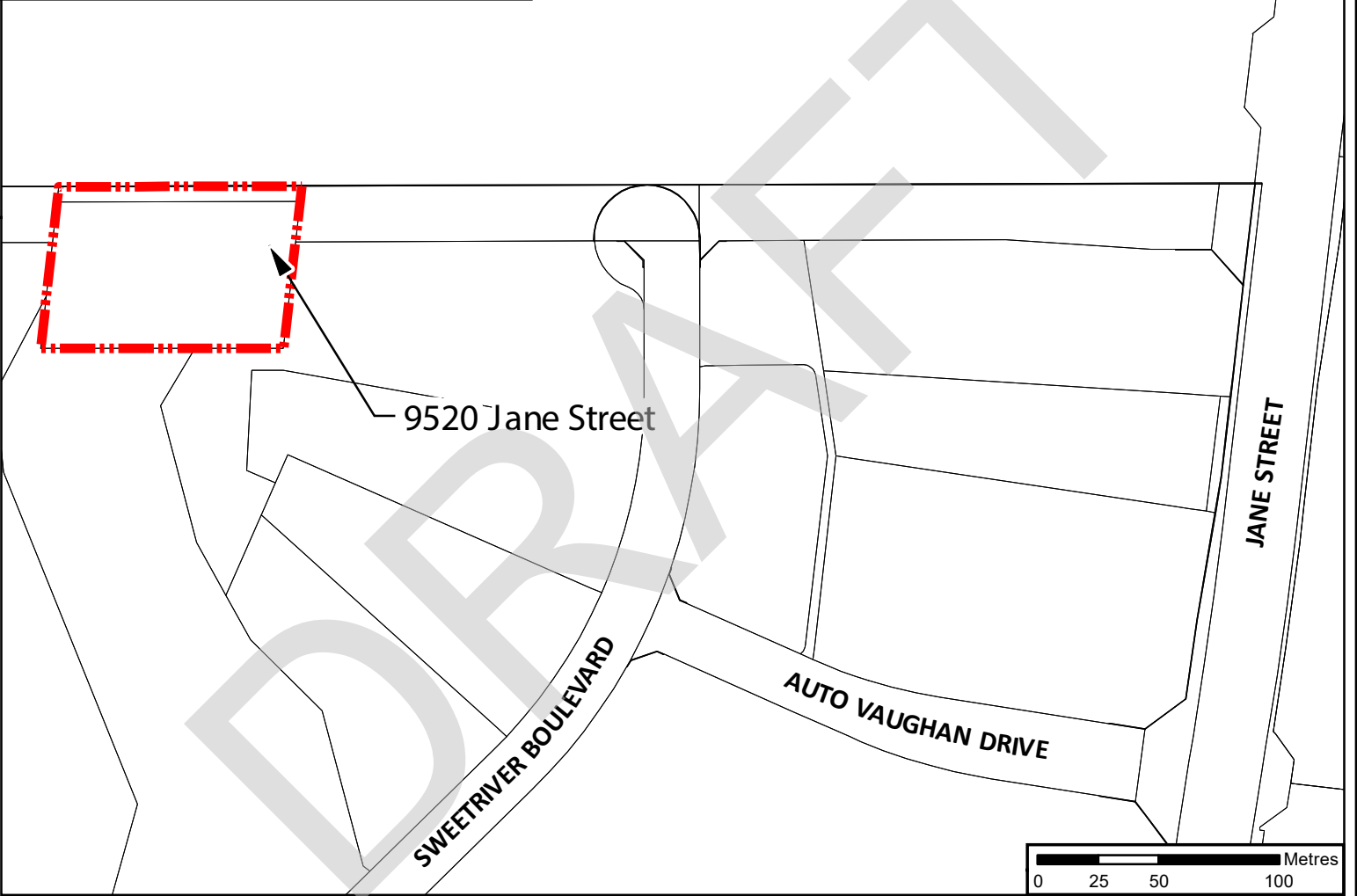
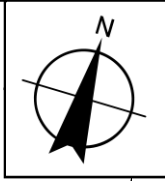
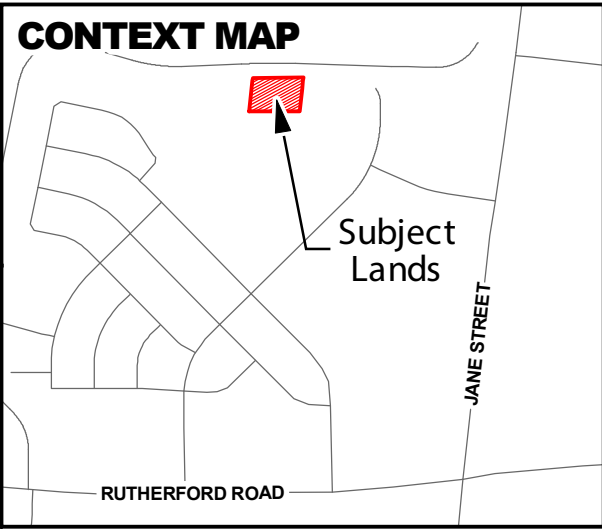
PIN: 03329-0031

Legal Address:

Part of the north half of Lot 17, Concession 5 Vaughan as in R656896; together with R656896;
City of Vaughan

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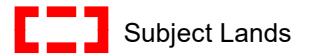
CONTEXT MAP



Location Map To By-law 136-2024

Legal Address: 9520 Jane Street

Legal Description: Part of the north half of Lot 17,
Concession 5 Vaughan as in R656896; together with R656896;
City of Vaughan



SCHEDULE "B" TO BY-LAW NUMBER 136-2024

STATEMENT OF CULTURAL HERITAGE VALUE

BRIEF DESCRIPTION

ADDRESS: 9520 Jane Street

LEGAL DESCRIPTION:

Part of the north half of Lot 17, Concession 5 Vaughan as in R656896; together with R656896;
City of Vaughan

OVERVIEW

The cultural heritage value of the property known as 9520 Jane Street meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Name: John Snider House

Date Built: circa 1850's

Location: west side of Jane Street, directly south of Canada's Wonderland

Condition: good

ARCHITECTURAL DESCRIPTION

Built circa 1850's, the Snider-Jarrett House is a 2 storey bi-colour Georgian brick house. It stands as a statement of the financial success and stability of the Snider family of the time. It is far from the typical farmhouse, given the choice of materials and expressive details. Even if the house had been built directly after the installation of the railway in 1854, the cost of bringing the bricks from Maple to the farm, and the level of detail and craftsmanship in its construction highlight the Snider financial status.

The house is supported on a stone foundation with mortar, and features a 2-storey 3 bay red brick symmetrical construction, highlighted by buff coloured bricks at the corners and along the northern and southern eaves of the house. The eaves also feature eaves returns, a feature very popular in Georgian/Neo-Classic houses at that time.

The roof height and construction are also typical of the low hipped Georgian style, as is the remaining chimney. In the oldest aerial view of the house (1954), it has a small addition that incorporates an additional eave to the west, suggesting a 2-storey addition that expanded the rear of the house.

The existing windows also retain cultural heritage value: featuring wooden frames with 6 over 6 panes, with a brick straight arch (aka a jack arch) over the tops and the existing stone lintels. Along the north and south side elevations are also functional shutters which would have provided storm protection at the time. The north elevation does have a wider, more modern window installed.

Although the builder responsible for the construction of the house is unknown, or if it was John Snider himself, the construction does provide a fine example of representative pre-Confederation brick Georgian house in Vaughan township. An addition built prior to 1950's may have been added to the house, as the early aerial photographs do indicate there is a roofline jutting out to the west in the photo.

Since the 1954 aerial photos, there were significant additions to the house in the 1980's– the covered front porch, the rear (west) addition and the 2-storey attached gazebo have been added but have not relied on the removal of the exterior walls to do so, meaning that the original 1850's construction is still largely in place.

The current owners of the property are completing interior repairs, renovations, and stabilization of the property. No exterior alterations have been proposed.

HISTORICAL / ASSOCIATIVE VALUE

Archaeological

The subject property has associative value due to high archaeological potential. This potential was confirmed in the 1990's and early 2000's during the property's development into commercial properties to the south and east. To the south of the property is the Jarrett-Lahmer Village site, an indigenous pre-contact settlement area. This area has been sealed off into passive parkland and is in the City's ownership.

The remaining property area that is to be designated still holds both indigenous and settler archaeological potential and should be included as part of the total cultural heritage value of the property. Should further expansion of the existing structures be proposed, archaeological review shall be required.

Snider Family History

The Snider family arrived in Vaughan Township from Somerset, Pennsylvania by 1806, with the earliest family farms located around Concession 4-5, Lots 6 & 7. The two brothers did very well and quickly the Snider men (Samuel and John) purchased other lots.

Ontario Land Title records reveal that in 1830, the north half of Lot 17 was purchased by a John Snider from John Crossman. However, the family history from the "History of York to 1885" reveals that the property was in fact settled by his son Jacob Snider (born en route to Canada in 1800), his wife Fanny (nee Musselman) and their children, the oldest of whom was another John Snider (born in 1821). The family initially built a wood frame house from the first trees cut on the property, the fate of which is unknown. Unusually from what is seen, Lot 17 was divided into north and south instead of east and west, and so Lot 17 stretched west to what is now Weston Road.

By the 1840's, the Snider family owned lots 16, 17 and 18 on Concession 5 and John Snider (Jr) was farming and living on Lot 17. It appears that very early on Jacob Snider branched out from farming to offer his services as a surgeon, as apparently he was very skilled in the area. Back on the farm, his son John took over its management and settled there permanently with his wife Mary Stump in 1852. His father and mother may have lived in Kleinburg during the 1840's and 50's, apart from the younger family.

It was the junior John Snider who donated the land on west side of the Lot for the Township Hall in the 1840's and then later the land for the schoolhouse beside the Town Hall (both buildings now known as Vellore Hall and Schoolhouse). And it is likely John Snider who built the existing Georgian brick house in the 1850's.

The Snider family, in addition to providing land for the Township Hall and the School house, also helped found the earliest Mennonite meeting house in Edgely, now on display at Black Creek Pioneer Village (moved in 1976) and are to be found in the Mennonite Burying Ground on Jane. Later Snider members appear to have converted to Lutheranism in later half of the 19th Century and John Snider and his family can be found at the Zion Lutheran Cemetery in Sherwood.

The farm itself stayed in the family until 1946 when "Duke" (aka Marmaduke) Jarrett, the son of Susannah Snider and Richard Jarrett retired and the family sold off the farm in advance of the coming Highway 400. This split the lot in to the East Half and West Half, with the house remaining in situ on the land.

For a few decades after, the agricultural function of the farm continued as a dairy cattle farm under the care of Olive (nee Moore) and John Greenwood. It was later the home of Elsie Dunseith and Dr. Ralph Jones, and later to Elsie's niece Audrey Aspey and her husband. During the Aspey's ownership in the 1980's is when front porch, attached 2 storey gazebo and rear addition are thought to have been added, in keeping with the City's property records on the property and aerial photography. The modern additions also appear to have been attached without the removal of existing outer brick walls meaning that the house underneath is still largely intact.

After the late 1990's and early 2000's development of the property in the form of the commercial development to the east and south, the property was sold in 2019 and is now the property of St. John the Evangelist Romanian Orthodox Church.

The property of 9520 Jane Street has associative connections to the very earliest establishment of Vaughan Township, history of Vaughan Township unfolded in part because of the Snider family and their activities in settlement of the area including the land for Vellore Town Hall and Vellore Schoolhouse, in addition to establishment of local churches and schools. After being divided by the 400 Highway, the property continued as an agricultural property and later evolved into a quiet, country property that remains today.

CONTEXTUAL VALUE

The contextual value of the subject property relates to the building's historical link and physical location – it is related directly to the early European settlement of Vaughan, and to Vaughan agricultural history. It's relative set back from Jane Street is indicative of a time when the land stretched west to Weston Road and the house would have been easily accessible through either road.

The trees and vistas from the house, particularly to the south over the passive parkland provide a glimpse into the pre-contact and historical land features and domestic gardening.

SUMMARY OF CULTURAL HERITAGE VALUE

Physical/Design Value

Contributing

- Pre-Confederation construction
- Georgian bi-colour brick, 2 storey house
- Low hipped roof, with existing chimney
- Eave returns
- Stone laid foundation with mortar
- Buff brick used to provide quoining detail at the corners of the house
- Buff brick used along the eaves as a decorative element – hourglass shape along the eaves, with a diamond shape atop in the south and north dormers
- 6 over 6 windows in upper and lower floors
- Window opening with straight (jack) brick arches
- Wooden window frames and surrounds

Historical/Associative Value

- the property is connected to significant archaeological resources
- the property is connected to the historic Snider family who are responsible for the location of Vellore Town Hall and School House, as they donated the land to the community
- the property continued to have an agricultural function for some decades after it was sold in 1946 for the Highway 400, and evolved into a quiet country home

Contextual Value

- the subject property is linked to the site and the surrounding naturalized area to the south
- the subject property reflects the success of Snider family within the community

- the setback of the house from Jane Street is reflective of its initial setting and construction of a successful 19th century Ontario farm

BIBLIOGRAPHY AND SOURCES

City of Vaughan Archives

City of Vaughan Property Records and Files

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The Toronto Star, 2019

https://www.thestar.com/life/home-and-garden/living-large-near-wonderland-home-of-the-week/article_1487bb9f-3965-50cb-abc3-22d6a02f620a.html

Ontario Land Titles, Historic Books

<https://www.onland.ca/ui/lro/books/search>

York Herald Newspaper
The Liberal Newspaper

www.ourontario.org

Photos of current property

www.rew.ca