

## Heritage Sub Committee Meeting Agenda

**Date:** Friday, August 8, 2025  
**Time:** 4:00 pm  
**Location:** Committee Room 3-City Hall  
66 Charlotte Street, Port Colborne, Ontario, L3K 3C8

### Pages

1. Call to Order
2. Adoption of the Agenda
3. Disclosures of Interest
4. Approval of Minutes
  - 4.1 July 21, 2025, Heritage Meeting Minutes 1
5. Staff Updates
6. Order of Business
  - 6.1 Humberstone Hall Daycare Centre  
Conceptual plans for the proposed design of the daycare center in the old Humberstone Township Hall will be presented at this meeting.
  - 6.2 63 Welland Street - Notice of Intention to Demolish 5
7. New Business
8. Adjournment

## **Heritage Sub Committee Meeting**

**Date:** Monday, July 21, 2025  
**Time:** 6:00 pm  
**Location:** L.R. Wilson Heritage Research Archives  
286 King St, Port Colborne, ON L3K 4H2

**Members Present:** Cheryl MacMillan  
Jeffrey Piniak  
Gary Hoyle  
Joseph (Luke) Brazeau  
Bonnie Schneider  
Mike Hili, Museum Board

**Others Present:** Mark Bagu, Councillor  
Mickey Main, resident  
Cathy Tally, resident

**Staff Present:** Diana Vasu, Planner  
Michelle Vosburgh, Archivist  
Erik Acs, Chief Planner

### **1. Call to Order**

The Chair called the meeting to order at approximately 5:59 p.m.

### **2. Adoption of the Agenda**

**Moved By** Gary Hoyle

**Seconded By** Bonnie Schneider

That the Heritage Subcommittee agenda dated July 21, 2025, be approved as amended.

**Carried**

### **3. Disclosures of Interest**

#### **3.1 Eric Beauregard - 293 King Street (Shickluna Garage) Heritage Permit Review**

I, Eric Beauregard, declare an indirect pecuniary interest as my employer is an agent of the Applicant.

#### **4. Approval of Minutes**

##### **4.1 June 16, 2025, Meeting Minutes**

**Moved By** Jeffrey Piniak

**Seconded By** Cheryl MacMillan

That the June 16, 2025, Heritage Subcommittee minutes be approved as presented.

**Carried**

#### **5. Staff Updates**

##### **5.1 73 Main Street East (Dairy Queen)**

The Planner stated that, after staff direction was provided at the June 16, 2025, Heritage meeting for staff to reach out to the property owner to discuss heritage designation, Planning staff tried to contact the property owner via email but heard no response.

Member Hili added that he had recently spoken to the owner about the benefits of heritage designation and encouraged them to speak with Planning staff to learn more.

##### **5.2 August Meeting Schedule**

The Planner stated that a Special Heritage Meeting has been scheduled for Friday, August 8, 2025, from 4:00-5:00 p.m., in Committee Room 3 at City Hall; that this will be the only Heritage Meeting in August; and that the regular Heritage Meeting schedule will resume in September.

#### **6. Order of Business**

##### **6.1 293 King Street (Shickluna Garage) Heritage Permit Review**

Eric Beauregard declared a conflict on this item. (I, Eric Beauregard, declare an indirect pecuniary interest as my employer is an agent of the Applicant.)

The Chair provided a brief summary of the discussion on this Heritage Permit application at the June 16, 2025, Heritage meeting.

The Archivist provided a presentation on the history of the Shickluna Garage at 293 King Street.

The Chair asked what changes had already occurred to the building.

The Chief Planner stated that the original roof has been removed and that it is unlikely any interior features are still intact, but that a qualified Heritage Professional was circulated on the application materials and approved of the proposed solution.

The Chair noted that he hoped the Committee would have more input ahead of time for future Heritage Permit applications.

## **6.2 76 Main Street West (Former Humberstone Township Hall) Daycare Centre - Preliminary Discussion**

The Archivist provided a presentation on the history of the old Humberstone Township Hall.

The Chair asked what heritage features remain.

The Archivist noted that the cedar shake roofing might still be under the existing roofing.

The Chair asked if the addition would be at the back of the property, which the Chief Planner confirmed was the plan as of that meeting.

The Archivist stated that the existing addition was designed to compliment the main part of the building.

Member Schneider asked if the existing addition would be removed.

The Planner stated it was possible as no drawings were prepared yet, but if the Committee was interested in preserving the addition, this was the time to identify that.

Member Hili compared the 1974 addition that was demolished with the existing addition, noting that he preferred the design of the addition that still stands, then requested that the windows and stonework on the exterior of the proposed addition be designed to compliment the windows and stonework on the original building and the existing addition.

The Chair asked that the roofing be designed to match the original building and existing addition.

The Archivist suggested the door on the southwestern wall of the addition should be a transitional doorway to connect the existing building to the proposed addition.

Member Hoyle noted he would like to see old materials be salvaged or reused; for example, if the back door of the addition needs to be widened to accommodate the proposed addition, he would like the stones on the exterior to be reused.

Member Schneider expressed concern about the safety of the parking/drop-off area since the new addition is proposed to be built towards the parking lot, noting that she would appreciate seeing safety measures (i.e. proposed crosswalks, signage, etc.) shown on the drawings.

The Chief Planner stated that he is curious where the outside play area is proposed and how the landscaping will look.

The Planner highlighted that all the comments made as part of this discussion would be forwarded to the team leading the design for their consideration.

## **7. New Business**

### **7.1 Sugarloaf Street Historical Research Presentation**

Mickey Main provided a presentation on her research into the neighbourhood around Sugarloaf Street.

The Chief Planner encouraged the presenter to provide their comments on the new Official Plan when public engagement sessions are announced.

**Moved By** Cheryl MacMillan

**Seconded By** Gary Hoyle

That the presentation on the history of Sugarloaf Street be received for information.

**Carried**

## **8. Adjournment**

The Chair adjourned the meeting at approximately 7:34 p.m.


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Chair

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Staff Liaison

Ardiana Muderizi & Viron Cipi  
63 Welland Street  
Port Colborne, ON L3K 1V1



Date: July 23, 2025

To:  
Mayor and Members of Council  
City of Port Colborne  
66 Charlotte Street  
Port Colborne, ON L3K 3C8

Subject: Request for Approval to Demolish 63 Welland Street (Listed on Heritage Register)

Dear Mayor and Members of Council,

We are writing to formally request Council's approval to demolish the property located at 63 Welland Street, which is currently listed on the City of Port Colborne's Heritage Register.

The building has been vacant for over a decade and is in a state of serious disrepair. The foundation is in very poor condition, making the structure unsafe and uninhabitable. Furthermore, there are no architectural or heritage features of significance remaining, and the exterior is finished in vinyl siding, which further reduces any potential heritage value.

We intend to redevelop the site and understand that Council's approval is required before demolition can proceed, as part of the building permit application process.

We respectfully request that this item be included on the August 8th Heritage Committee meeting agenda, and if supported by the Committee, be brought forward to Council for consideration at the August 26th meeting.

Please let us know if any further information or supporting documentation is needed. We appreciate your time and consideration.

Sincerely,  
Ardiana Muderizi & Viron Cipi



## Heritage Research Report - 63 Welland St.

PW [Public Works] Survey 5, NP 843, Lot 5, East Side of Welland St.

Prepared by Wilson Archives staff for the Port Colborne Heritage Sub-Committee

31 July 2025

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### Architectural Features:

The dwelling which stands at 63 Welland St. was likely built between 1901 and 1903 for Albert Beck and his family. It is a simple two-storey frame structure with clapboard siding and irregularly placed windows. On the 1914 Fire Insurance Plan—the earliest which included that portion of the village—the house is shown as a one-and-a-half-storey structure, but by 1925 it is shown as two-storey. (See Appendix #4) This may be due to a discrepancy between insurance risk surveyors. However, it is also possible that the house was expanded to create a full second storey sometime during the intervening years between the two plans. The window placement on the second storey of the front and north façades is lower than in the gable end on the south façade, which may indicate that the roof was raised at some point to provide a full second storey. Without access to the framing and structure, it is impossible to know. The original footprint formed an L-shape, which was common in mid-late Victorian period, but at some time after the 1960s, a small, one-storey addition was built on the south side at the back, giving the house a rectangular footprint. (See Appendix #4 and Appendix #5)

### History:

PW [Public Works] 5, or Plan 843, the survey plan which had subdivided this area into small ( $\frac{1}{4}$  acre) lots was carried out by the County of Welland after it acquired the land in 1854. On May 1<sup>st</sup>, 1863, William Manley purchased Lot 5 east side of Welland St., noted as a “Cottage Lot,” from the Corporation of the County of Welland for \$360. (See Appendix #1) “Cottage” in this instance is used in the British sense, in which it refers to a small house or labourer’s house, rather than a recreational or holiday house. By referring to it as a cottage lot, the County was acknowledging the lot’s relatively small size, and the intention that this lot, and others in the survey plan be used for working-class housing; it does not mean there was a dwelling on it in 1863. The County held the mortgage for Manley, also for \$360. Manley appears to have defaulted on the mortgage and in 1874 the County sold the property under power of sale to Jacob Richards for \$150. Two years later, in 1876, Richards sold the property to Robert McClelland (listed on the 1881 census as a farmer) for \$600, together with Lot 5, west side of Fares St. (See paragraph below.) There is a discrepancy between the abstracts and the 1879 village of Port Colborne

Assessment Roll, which indicates that Hugh [?]Kanada<sup>1</sup> was the property owner. (See Appendix #2) This discrepancy on the assessment roll for 1879 was likely because the assessor mistakenly identified Hugh [?]Kanada as the owner, instead of as a tenant.

The history of the lot on which 63 Welland St. stands was connected for about 30 years with that of the lot directly east of it. During the period from 1874 to 1903, Lot 5 east side of Welland St. was owned together with Lot 5 west side of Fares St. creating a piece of property which totalled a half acre in size and extended from Welland St. through to Fares St.<sup>2</sup> (See Appendix #3) This would provide space for livestock such as a cow, pig, and/ or poultry, and a vegetable garden, all immensely important to meeting the needs of a working-class family, and, indeed, the 1879 Assessment shows 2 hogs being raised on the lots. The extant Assessment Rolls from 1879 and 1897 both indicate the lot on Fares St. was worth considerably more than the lot on Welland St. For example, in 1879, Lot 5, west side of Fares was assessed at \$350, compared to Lot 5, east side of Welland St. which was valued at \$100. (See Appendix #2) This would suggest that a dwelling was located on the Fares St. lot, and fronting on to Fares St., not on the Welland St. lot.<sup>3</sup> This arrangement makes sense, since, as shown on the 1876 Page's Atlas map of the village of Port Colborne, while the lots had been surveyed along the east side of what will become Welland St., the roadway itself was not yet a regular street, and would not be until later in the century. (See Appendix #3)

According to the property abstracts, Robert McClelland sold both lots to Jacob Beck for \$400 in 1901, though the 1897 Assessment Roll already lists Beck as being the owner.<sup>4</sup> The Beck family had probably already been living on the lots for at least twenty years in the house on Fares St. as tenants, as suggested by the evidence in the 1881 census. In 1903, Jacob Beck sold Lot 5,

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<sup>1</sup> Don Anger, in his book, *A-Z Documentary History of Port Colborne*, has transcribed "Kanada" as Kennedy, but gives no explanation for this interpretation of the handwriting on the Assessment Roll. The Assessment Roll is the only source for Kanada being on the lot.

<sup>2</sup> According to the property abstract for Lot 5, west side of Fares St., Jacob Richards acquired Lot 5, west side of Fares St. in 1871 for \$150.00, and then acquired Lot 5, east side of Welland St. in 1874. Richards then sold both Lot 5, east side of Welland St. and Lot 5, west side of Fares St. for \$600 to McClelland on 30 Sept 1876.

<sup>3</sup> It is likely that either the home at 118 or 120 Fares St. was the original house on the shared lots, and probably dates to the 1870s.

<sup>4</sup> Given the apparent reduction in the value of the lots from 1876 to 1901, from \$600 to \$400, along with Beck's appearance on the 1897 Assessment Roll as owner, it is quite plausible that McClelland and Beck had an arrangement whereby Beck was paying for the lots in instalments, as well as paying the property taxes, and by the time the sale was registered in 1901, the remaining payment owing to McClelland was just \$400. This means of purchasing property was not uncommon as private agreements between individuals, moreover, these sorts of agreements were not always registered on the property, often to avoid paying the registration fees.



east side of Welland St., to Albert Beck, his second-eldest son, for \$100. It is likely the house at 63 Welland St. was built around that time for Albert Beck and his family.

The Beck family had immigrated to Canada from the United States about 1878-9. Jacob Beck was listed as a teamster in the 1881 census, but by the time of the 1891 census, Jacob Beck was employed as a brewer, probably working at the Cronmiller and White brewery just a short walk away from the property. In the 1901 census, Jacob was still employed as a brewer and his son, Albert Beck, worked as a labourer. The Beck family retained ownership of the house at 63 Welland St. until 1956.

### **Architectural and Historical Significance:**

This building is a good example of the simple houses constructed to provide homes for the working class. It has a simple plan and façade, and the irregular placement of the windows is typical of designs which prioritised practicality and affordability. The windows and exterior doors have been replaced, although most of the windows, with the exception of a “picture window” on the front façade and a small window on the north side of the second floor, appear to be their original size and in their original locations. The house, while not architecturally impressive, nonetheless represents a crucial part of Port Colborne’s history as an industrial centre, shaped by the canal and the industries which it supported. The location of the home, and its place in PW [Public Works] Plan 5, now Plan 843, further adds to its significance in early local planning by government. In creating the “cottage lots” in Plan 843, the local county government in the mid-nineteenth century clearly recognized that provision for affordable, working-class housing was an important part of Port Colborne’s future long before urban planning was a regular part of municipal government in Ontario. The thousands of workers and working-class families who lived and worked in Port Colborne over the last two centuries represent a crucial part of the history of the community, one which is often overlooked.

## Appendix #1:

## Property Abstracts for Lot 5 East Side Welland St.

NOW KNOWN AS PLAN 843									
507 Book A. PORT COLBORNE, LOT No. 5 on the West-side of Welland Street, South TOWNSHIP LOT No. 21 in First Concession, Township of Humberstone.									
No. of Abstract	No. of Instrument	INSTRUMENT	IN DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
1.	1831	Indent 22 <sup>nd</sup> March 1831			Gracie	Welland Canal Company	Lot 27 1/10 Acres		
Duplicate Certificate									
2. D	2154 251	18 <sup>th</sup> June 1831	21 <sup>st</sup> Nov 1831		Welland Canal Company	Thos. & M <sup>rs</sup> Denon	Lot 27 1/10 Acres		
Township Register									
3.	1855 75	18 <sup>th</sup> June 1831	21 <sup>st</sup> Nov 1831		Welland Canal Company	Thos. & M <sup>rs</sup> Denon	Lot 27 1/10 Acres		
Old Series									
4.	11953 109	12 <sup>th</sup> July 1831	8 <sup>th</sup> May 1835		M <sup>rs</sup> H. Mowbray	Thos. & M <sup>rs</sup> Denon	Lot 27 1/10 Acres		
5.	11927 101	12 <sup>th</sup> July 1831	21 <sup>st</sup> Nov 1831		Thos. & M <sup>rs</sup> Denon	Welland Canal Company	Lot 27 1/10 Acres		
Port Colborne Registry									
6.	2075 20	16 <sup>th</sup> Aug 1831	16 <sup>th</sup> Aug 1831		The Queen	The Provisional Municipal Council of the County of Humberstone	Same as before		
7.	2078 25	16 <sup>th</sup> Aug 1831	16 <sup>th</sup> Aug 1831		The Queen	The Provisional Municipal Council of the County of Humberstone	Same as before		
8.		11 <sup>th</sup> Dec 1831	10 <sup>th</sup> Dec 1831		Of part of the Village of Port Colborne in the Township of Humberstone	The Provisional Municipal Council of the County of Humberstone			
9.	11729 231	1 <sup>st</sup> May 1863	1 <sup>st</sup> Oct 1863		The Corporation of the County of Humberstone	William Hanley	Suburban Village Lot 5	\$360	
10.	11720 310	1 <sup>st</sup> May 1863	1 <sup>st</sup> Oct 1863		William Hanley	The Corporation of the County of Humberstone	Same as before	\$360	
11.	406 174	20 <sup>th</sup> Oct 1874	17 <sup>th</sup> May 1875		Corp. Commrs of Welland	Jacob B. Richards	Lot 5	\$150	
12.	549 1876	30 Sept 1876	30 Sept 1876		Jacob B. Richards	Robert W. Collins	Lot 5	\$600	
12.	836 1878	20 Dec 1878	7 Feb 1879		The Queen	Co. Welland	of Mortgage 2076		
9 1 Tr. B. 6. 13 1									

Back  
 NOW KNOWN AS PLAN 843  
 131  
 PORT COLBORNE, Lot No. 5 on the East side of Sticoud Street,  
 Township Lot No. 27 in 4th Concession, Township of Humberstone,  
 From Book 4, p. 537

No. of Plan	No. of Lot	Instrument	ITS DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
13	4	2170	1901	1901	John Beck	His Wife's Building	1/32	1/32	
14	4	2173	1901	1901	Robert McEwen	John Beck	1/32	1/32	
15	4	2174	1901	1901	John Beck	His Wife's Building	1/32	1/32	
16	4	2178	1903	1903	John Beck	Albert Beck	1/32	1/32	
17	4	2179	1903	1903	John Beck	His Wife's Building	1/32	1/32	
18	4	2180	1903	1903	John Beck	His Wife's Building	1/32	1/32	
19	4	2181	1903	1903	John Beck	His Wife's Building	1/32	1/32	
20	4	2182	1903	1903	John Beck	His Wife's Building	1/32	1/32	
21	4	2183	1903	1903	John Beck	His Wife's Building	1/32	1/32	
22	4	2184	1903	1903	John Beck	His Wife's Building	1/32	1/32	
23	4	2185	1903	1903	John Beck	His Wife's Building	1/32	1/32	
24	4	2186	1903	1903	John Beck	His Wife's Building	1/32	1/32	
25	4	2187	1903	1903	John Beck	His Wife's Building	1/32	1/32	
26	4	2188	1903	1903	John Beck	His Wife's Building	1/32	1/32	
27	4	2189	1903	1903	John Beck	His Wife's Building	1/32	1/32	
28	4	2190	1903	1903	John Beck	His Wife's Building	1/32	1/32	
29	4	2191	1903	1903	John Beck	His Wife's Building	1/32	1/32	
30	4	2192	1903	1903	John Beck	His Wife's Building	1/32	1/32	
31	4	2193	1903	1903	John Beck	His Wife's Building	1/32	1/32	
32	4	2194	1903	1903	John Beck	His Wife's Building	1/32	1/32	
33	4	2195	1903	1903	John Beck	His Wife's Building	1/32	1/32	
34	4	2196	1903	1903	John Beck	His Wife's Building	1/32	1/32	
35	4	2197	1903	1903	John Beck	His Wife's Building	1/32	1/32	
36	4	2198	1903	1903	John Beck	His Wife's Building	1/32	1/32	
37	4	2199	1903	1903	John Beck	His Wife's Building	1/32	1/32	
38	4	2200	1903	1903	John Beck	His Wife's Building	1/32	1/32	
39	4	2201	1903	1903	John Beck	His Wife's Building	1/32	1/32	
40	4	2202	1903	1903	John Beck	His Wife's Building	1/32	1/32	
41	4	2203	1903	1903	John Beck	His Wife's Building	1/32	1/32	
42	4	2204	1903	1903	John Beck	His Wife's Building	1/32	1/32	
43	4	2205	1903	1903	John Beck	His Wife's Building	1/32	1/32	
44	4	2206	1903	1903	John Beck	His Wife's Building	1/32	1/32	
45	4	2207	1903	1903	John Beck	His Wife's Building	1/32	1/32	
46	4	2208	1903	1903	John Beck	His Wife's Building	1/32	1/32	
47	4	2209	1903	1903	John Beck	His Wife's Building	1/32	1/32	
48	4	2210	1903	1903	John Beck	His Wife's Building	1/32	1/32	
49	4	2211	1903	1903	John Beck	His Wife's Building	1/32	1/32	
50	4	2212	1903	1903	John Beck	His Wife's Building	1/32	1/32	
51	4	2213	1903	1903	John Beck	His Wife's Building	1/32	1/32	
52	4	2214	1903	1903	John Beck	His Wife's Building	1/32	1/32	
53	4	2215	1903	1903	John Beck	His Wife's Building	1/32	1/32	
54	4	2216	1903	1903	John Beck	His Wife's Building	1/32	1/32	
55	4	2217	1903	1903	John Beck	His Wife's Building	1/32	1/32	
56	4	2218	1903	1903	John Beck	His Wife's Building	1/32	1/32	
57	4	2219	1903	1903	John Beck	His Wife's Building	1/32	1/32	
58	4	2220	1903	1903	John Beck	His Wife's Building	1/32	1/32	
59	4	2221	1903	1903	John Beck	His Wife's Building	1/32	1/32	
60	4	2222	1903	1903	John Beck	His Wife's Building	1/32	1/32	
61	4	2223	1903	1903	John Beck	His Wife's Building	1/32	1/32	
62	4	2224	1903	1903	John Beck	His Wife's Building	1/32	1/32	
63	4	2225	1903	1903	John Beck	His Wife's Building	1/32	1/32	
64	4	2226	1903	1903	John Beck	His Wife's Building	1/32	1/32	
65	4	2227	1903	1903	John Beck	His Wife's Building	1/32	1/32	
66	4	2228	1903	1903	John Beck	His Wife's Building	1/32	1/32	
67	4	2229	1903	1903	John Beck	His Wife's Building	1/32	1/32	
68	4	2230	1903	1903	John Beck	His Wife's Building	1/32	1/32	
69	4	2231	1903	1903	John Beck	His Wife's Building	1/32	1/32	
70	4	2232	1903	1903	John Beck	His Wife's Building	1/32	1/32	
71	4	2233	1903	1903	John Beck	His Wife's Building	1/32	1/32	
72	4	2234	1903	1903	John Beck	His Wife's Building	1/32	1/32	
73	4	2235	1903	1903	John Beck	His Wife's Building	1/32	1/32	
74	4	2236	1903	1903	John Beck	His Wife's Building	1/32	1/32	
75	4	2237	1903	1903	John Beck	His Wife's Building	1/32	1/32	
76	4	2238	1903	1903	John Beck	His Wife's Building	1/32	1/32	
77	4	2239	1903	1903	John Beck	His Wife's Building	1/32	1/32	
78	4	2240	1903	1903	John Beck	His Wife's Building	1/32	1/32	
79	4	2241	1903	1903	John Beck	His Wife's Building	1/32	1/32	
80	4	2242	1903	1903	John Beck	His Wife's Building	1/32	1/32	
81	4	2243	1903	1903	John Beck	His Wife's Building	1/32	1/32	
82	4	2244	1903	1903	John Beck	His Wife's Building	1/32	1/32	
83	4	2245	1903	1903	John Beck	His Wife's Building	1/32	1/32	
84	4	2246	1903	1903	John Beck	His Wife's Building	1/32	1/32	
85	4	2247	1903	1903	John Beck	His Wife's Building	1/32	1/32	
86	4	2248	1903	1903	John Beck	His Wife's Building	1/32	1/32	
87	4	2249	1903	1903	John Beck	His Wife's Building	1/32	1/32	
88	4	2250	1903	1903	John Beck	His Wife's Building	1/32	1/32	
89	4	2251	1903	1903	John Beck	His Wife's Building	1/32	1/32	
90	4	2252	1903	1903	John Beck	His Wife's Building	1/32	1/32	
91	4	2253	1903	1903	John Beck	His Wife's Building	1/32	1/32	
92	4	2254	1903	1903	John Beck	His Wife's Building	1/32	1/32	
93	4	2255	1903	1903	John Beck	His Wife's Building	1/32	1/32	
94	4	2256	1903	1903	John Beck	His Wife's Building	1/32	1/32	
95	4	2257	1903	1903	John Beck	His Wife's Building	1/32	1/32	
96	4	2258	1903	1903	John Beck	His Wife's Building	1/32	1/32	
97	4	2259	1903	1903	John Beck	His Wife's Building	1/32	1/32	
98	4	2260	1903	1903	John Beck	His Wife's Building	1/32	1/32	
99	4	2261	1903	1903	John Beck	His Wife's Building	1/32	1/32	
100	4	2262	1903	1903	John Beck	His Wife's Building	1/32	1/32	

843

## County Plan

LOT NO. 5 on the East side of Allendale St.

BEING A SUBDIVISION OF

[illegible]

[illegible]

LOT 5 Welland Street East Side 843  
 County Plan ~~LOT~~ NOW KNOWN AS PLAN  
 Port Colborne CONT'D FROM PAGE 67 BK. IV Port Colborne

PAGE NO. 1

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
230440	Grant	17 Mar 1975	24 Mar 1975	Antoinette R. Morin	Bruno Morin Debbie Morin joint tenants	\$1.00	Lot 5
230441	Mtg	18 Mar 1975	24 Mar 1975	Bruno Morin Debbie Morin joint tenants	Re: Louis Republi Mortg. J. de Bouchard (Port Colborne) Ltd	\$9,500	Lot 5
257745	Grant	20 Apr 1976	26 Apr 1976	Bruno Morin Debbie Morin joint tenants	James H. Hoyle Lucille M. Hoyle joint tenants	\$1.00	Lot 5
257746	Mtg	20 Apr 1976	26 Apr 1976	James H. Hoyle Lucille M. Hoyle joint tenants	Re: Louis Republi Mortg. J. de Bouchard (Port Colborne) Ltd	\$6,500	Lot 5
415853	Construction Lien		09 09 83	HOYLE, James H. HOYLE, Lucille	Anden Holdings Ltd. c/o Anden Vinyl Products London	\$775.00	Lot 5
116658	Mort		23 09 83	HOYLE, James H. HOYLE, Lucille Pa.	Canadian Imperial Bank of Commerce	\$10,000.00	Lot 5
418012	Release		17 14 83	ANDEN HOLDINGS LIMITED C.O.B. ANDEN VINYL PRODUCTS - LONDON	HOYLE James H. HOYLE Lucille		Lien # 415853
510468	Charge		30 09 87	HOYLE, James H.	Canadian Imperial Bank of Commerce	\$14,000.00	All.
593351	Charge		90 09 24	HOYLE, James H.	Avco Financial Services Realty Limited	\$36,165.90	

CONTINUED ON PAGE 2

Abstract Index  
Répertoire par lot

East Side of Welland St. Lot 5 Plan/ 843 Page 2

Registration Number Numéro d'inscripture	Instrument Type Type d'acte	Registration Date Date d'inscripture YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
729394	Charge	97 07 16	HOYLE, James H.	CANADIAN IMPERIAL BANK OF COMMERCE	\$41,000.00	
734552	Discharge	97 10 10	AVCO FINANCIAL SERVICES REALTY LIMITED			Mort 593351
745778	Notice of Lease	98 05 14	THE CONSUMERS' GAS COMPANY LTD.	HOYLE, James H. HOYLE, Lucille M.	\$2,999.	
<p><b>NOTICE</b> As of the date indicated below the land in this parish/parce is recorded in the automated parcel register/registre foncier in Subsection 141a(5) of the LAND TITLES ACT.</p> <p>1999-04-19</p> <p><b>AVIS</b> A la date indiquée le bien-fonds mentionné dans ce répertoire/registre foncier est inscrit dans le registre foncier/registre foncier en sous-section 141a(5) de la Loi sur l'enregistrement des droits immobiliers.</p>						

10311 (88) FORM 1 Continued on/à la page 2



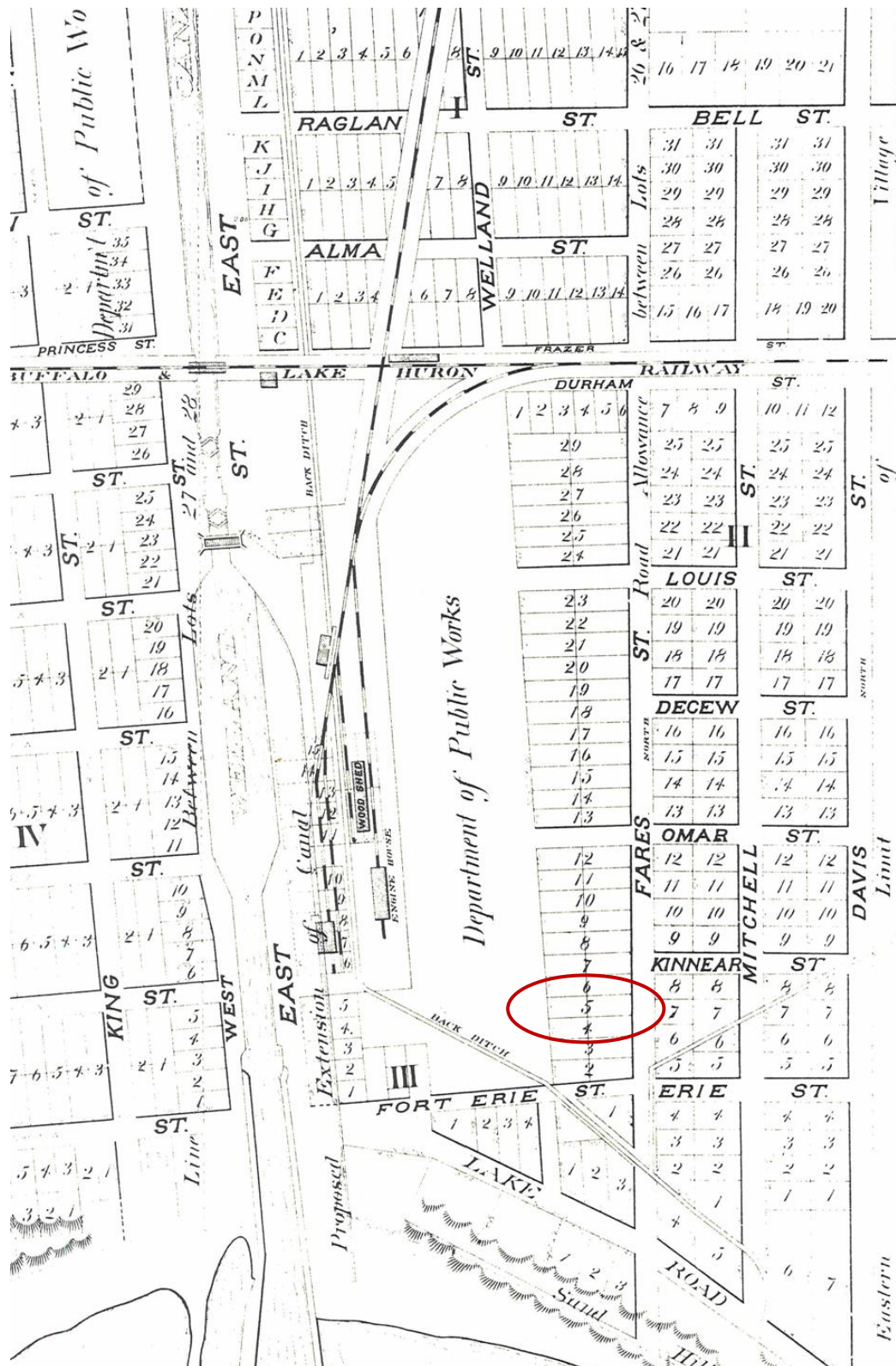
## 1879 Assessment Roll for Village of Port Colborne

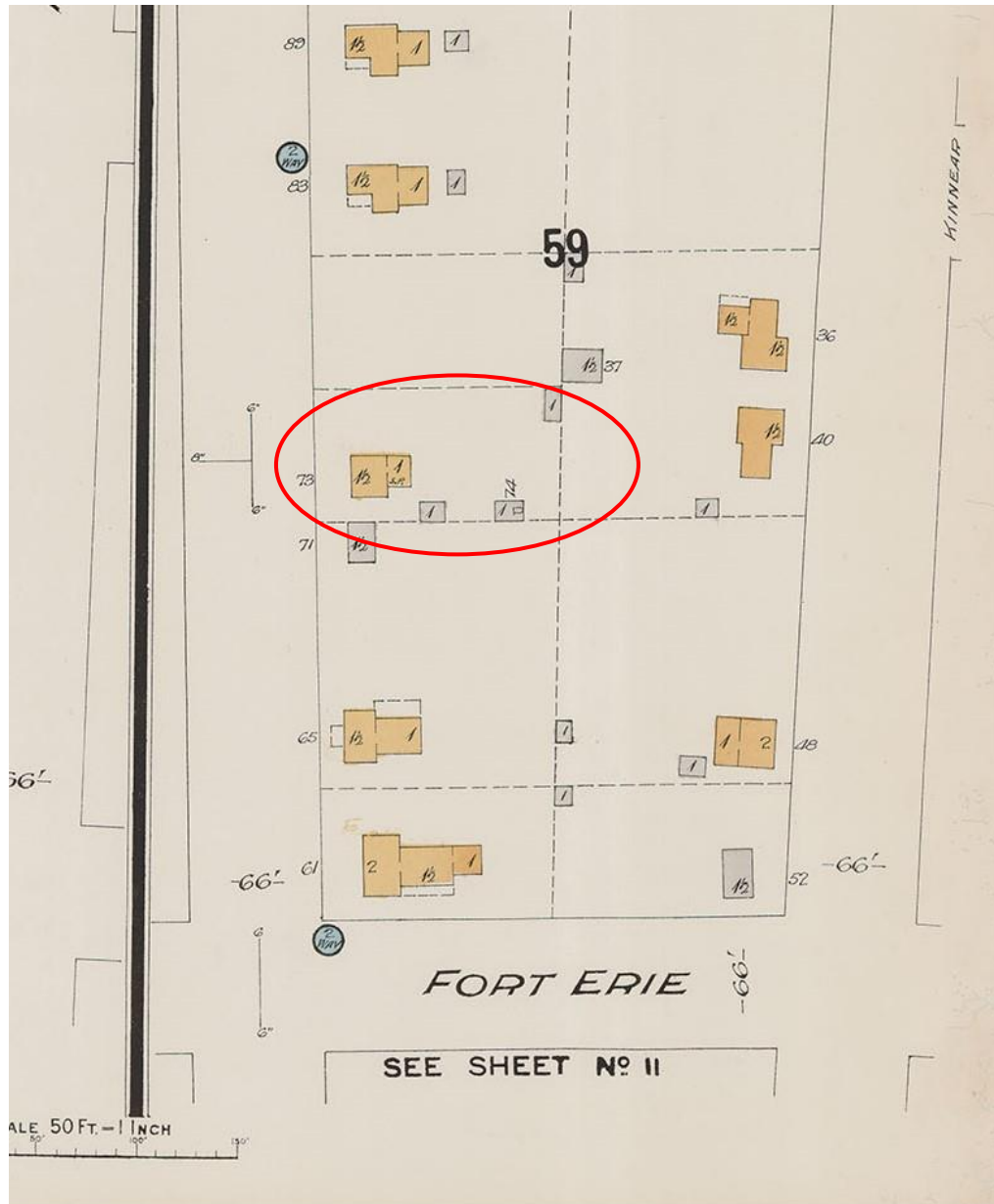
ASSESSMENT ROLL FOR THE MUNICIPALITY OF										FOR 1917													
NAMES AND DESCRIPTIONS OF PERSONS ASSESSED.						DESCRIPTIONS AND VALUE				OF REAL PROPERTY.				PERSONAL PROPERTY AND INDEMN.				STATISTICAL DATA.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
NAME OF TAXPAYER OR OTHER TRUSTED PARTY.	OCCUPATION.	RESIDENCE.	OWNED AND ADDRESS.	Acres.	No. of Contaminated Houses, Streets, or other Improvements.	No. of Houses, etc.	No. of Houses, etc.	Value of Real Estate.	Value of Real Estate.	Value of Real Estate.	Value of Real Estate.	Value of Real Estate.	Value of Personal Property, etc.	Amount of Bonds, etc.	Amount of Bonds, etc.	Amount of Bonds, etc.	Amount of Bonds, etc.	Amount of Bonds, etc.	Amount of Bonds, etc.	Amount of Bonds, etc.	Amount of Bonds, etc.	Amount of Bonds, etc.	Amount of Bonds, etc.
J. Malcom William	Laborer	T 40	Spicer Green	1/8				275															
J. Green Frank	Laborer	T 31	Paterson White	1/4				300															
J. Brown John	Laborer	T 45	Paterson White	1/2				250															
J. Green George	Laborer	F 32		1/4				275															
J. Webb Walter	Laborer	F 36		1/4				300															
J. Randall Ralph	Miner	F 27		1/4				350															
J. Byrnes Brother	Laborer	F 29		1/4				250															
J. O'Neale Patrick	Laborer	F 57		1/4				450															
J. O'Neale James	Shower	OC 25		1/4				150															
J. O'Neale Thomas	Laborer	OC 22		1/4				300															
J. O'Neale David	Shower	T 24		1/4				350															
J. O'Neale James	Laborer	F 56		1/4				450															
J. O'Neale Thomas	Laborer	T 23		1/4				150															
J. O'Neale James	Laborer	F 56		1/4				450															
J. O'Neale Thomas	Laborer	T 23		1/4				150															
J. O'Neale James	Laborer	F 56		1/4				450															
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J. O'Neale Thomas	Laborer	T 23		1/4				150															
J. O'Neale James	Laborer	F 56		1/4				450															



## Appendix #3

## Excerpt from 1876 Page's Atlas map of village of Port Colborne



**Appendix #4:****Fire Insurance Plans****1914**





## **Appendix #5: Air Photos**

1960s



2020s

