Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

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CERTIFICATE / REGISTRATION WELLINGTON (61) GUELPH

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(1) Registry ☒ Land Titles ☐ (2) Page 1 of 1 pages

(3) Property Identifier(s) Block Property Additional: See Schedule ☐

(4) Nature of Document: BY-LAW NUMBER (1994)-14755

(5) Consideration

Dollars $

(6) Description: City of GUELPH, County of Wellington, Part Park Lot Number 53, Canada Company Survey Plan 8, further described in the attached Schedule "A".

New Property Identifiers Additional: See Schedule ☐

Executions Additional: See Schedule ☐

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

Designation under Part IV of The Ontario Heritage Act, R.S.O. 1990, c.O.18., of portions of the building on property known as 134 Dublin Street North as an item of architectural and historical significance.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D
THE CORPORATION OF THE CITY OF GUELPH	Joe Young JOE YOUNG-MAYOR	1994	12	19
	LOIS GILES-CITY CLERK	1994	12	19

(11) Address for Service: 59 Carden Street, GUELPH, Ontario N1H 3A1

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D

(13) Address for Service

(14) Municipal Address of Property: 134 Dublin Street North, GUELPH, Ontario

(15) Document Prepared by: LOIS A. GILES, City Clerk, City of Guelph, 59 Carden Street, GUELPH, Ontario, N1H 3A1

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Fees and Tax	
Registration Fee	50-
Total	50-

FORM 15

REGISTRY ACT

DECLARATION UNDER SECTION 25

OF THE ACT

I, LOIS E. PAYNE,

of the City of Guelph, in the County of Wellington,

DO SOLEMNLY DECLARE that I am the Solicitor for The Corporation of the City of Guelph, and the City is a party to

By-law Number 1994-14755 which affects the following lands:

City of Guelph, County of Wellington,
Part Park Lot 53, Canada Company Survey Plan 8,
as further described in the attached Schedule "A".

AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Guelph,)
in the County of Wellington,) Lois E. Payne
this 29th day of December, 1994) LOIS E. PAYNE

Donna M. Palmer
A Commissioner, etc.

DONNA MARIE PALMER
a Commissioner etc., County of Wellington, for
The Corporation of the City of Guelph
Expires May 18, 1996

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1994) - 14755

A by-law to designate portions of the building on property known as 134 Dublin Street North as an item of architectural and historical significance.

The Council of the Corporation of the City of Guelph, **ENACTS AS FOLLOWS:**

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereon, to be of historical or architectural value or interest; and

WHEREAS the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known as 134 Dublin Street North notice of intention to designate portions of the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

WHEREAS no notice of objection to the said property designation has been served upon the clerk of the municipality;

THEREFORE, the Council of the Corporation of the City of Guelph **ENACTS AS FOLLOWS:**

1. There is designated as being of architectural and historical value and interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, portions of the building on property known as 134 Dublin Street North to the extent more particularly described in Schedule "C" to this By-law.

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" to this By-law in the proper land registry office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

PASSED on this nineteenth day of December, 1994.

Joe Young
JOE YOUNG - MAYOR

LOIS GILES - CITY CLERK

I hereby certify the above copy to be a true copy of

By-law Number (1994)-14755

of the City of Guelph.
IN TESTIMONY WHEREOF are hereunto set the seal of The Corporation of the City of Guelph and the hand of the City Clerk of the said Corporation this 22nd day of December, 1994

City Clerk

SCHEDULE "A"

By-law Number (1994) - 14755

"ROSE BANK"

134 Dublin Street North

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Guelph, in the County of Wellington and Province of Ontario and being composed of Part of Park Lot Number 53, in the Canada Company's Survey Plan 8, more particularly described as follows;

COMMENCING at the angle formed by the West side of Dublin Street and the North side of Oxford Street;

THENCE in a northwesterly direction along the said West side of Dublin Street fifty-six and seven hundred and fifty-five one-thousandths (56.755) feet, more or less to a point which forms the easterly angle of lands described in Instrument 1159-C1.

THENCE in a southwesterly direction along the southeasterly limit of lands described in said registered Instrument 1159, one hundred and two and thirty-six one-thousandths (102.036) feet to a point, which is also the southerly angle of lands described in said Instrument Number 1159.

THENCE in a southeasterly direction parallel to the West side of Dublin Street fifty-six and seven hundred and fifty-five one-thousandths (56.755) feet, more or less, to the North side of Oxford Street;

THENCE along the said North side of Oxford Street in a northeasterly direction one hundred and two and thirty-six one-thousandths (102.036) feet, more of less, to the place of beginning.

Previously described in instrument number 701728.

SCHEDULE "B"

By-law Number (1994) - 14755

STATEMENT OF REASONS FOR DESIGNATION

"ROSE BANK"

134 Dublin Street North

This two storey limestone dwelling was constructed circa 1872 by local builder Alexander Bruce as his residence. A native of Scotland, Bruce came to Canada in 1836 with his father, George Bruce Senior, and brother, Captain George Bruce Junior, who, as partners, operated their carpentry and contracting business from their nearby shop on Oxford Street (later converted into the two unit dwelling known as 39-41 Oxford Street). Upon the retirement of their father, Alexander and George entered into partnership and carried on the business until about 1880, when the partnership was dissolved and Alexander's son George R. Bruce, a well-known architect/builder, joined his father in the firm. The Bruce family have been identified with the erection of many important public buildings in Guelph, including the First Baptist, Knox and Chalmers Churches, as well as many fine private residences.

The house features a second floor Gothic window and two bay windows on the first floor. The main entrance is highlighted by a transom and sidelights of red, etched glass denoting the dwelling's original name, "Rose Bank". Later additions include the front porch and balcony and the rear, two storey stone section, both likely constructed in the early 1900s.

Alexander Bruce retained ownership of the property until his death in 1894, followed by son George R. and family until 1903. Other owners included banker/real estate agent John M. Duff (1915 to 1920) and dentist Garnet B. Tovell (1922 to 1967), followed by former U.S. diplomat John F. Melby, first Chair of the University of Guelph's Political Studies Department, and his wife Roxana. The owners in 1994, Peter Mikichak and Lynne Cooper, are working towards restoring many of the interior and exterior features of the house.

The designation covers all exterior stone walls, all window and exterior door openings and the roofline, including the chimneys, but with certain exceptions as more particularly described on Schedule "C" of the designating by-law. All original windows and window frames on the front and south facing side of the building, the two bay windows and Gothic window at the front and the transom and sidelights at the main front entrance, are designated. Also included in the designation is the front porch and second floor balcony, allowing for existing elements of the porch to be returned to a more original, documented design. Inside, the complete wooden staircase and original wood mouldings on the first floor are designated.

SCHEDULE "C"

By-law Number (1994) - 14755

ELEMENTS OF PROPERTY BEING DESIGNATED

"ROSE BANK"

134 Dublin Street North

The designation includes:

1. All exterior stone walls of the building, with the exception of the one storey rear addition;

2. The roofline over the entire two storey stone building, including the chimneys, but excluding the roofline over the one storey rear addition and allowing for a future skylight on the west slope of the roof over the upstairs hall;

3. All window and exterior door openings on the designated walls of the building;

4. All original double-hung windows and window frames on the front and south-facing side of the building, the two bay windows on the first floor and the Gothic window on the second floor of the building;

5. The transom and sidelights of red, etched glass at the main front entrance;

6. The front porch and second floor balcony including all wood elements and the roofline, but allowing for existing elements of the porch and balcony to be returned to earlier or original documented designs;

7. The complete staircase inside and all original wood mouldings on the first floor of the building.

It is intended that non-original features may be returned to documented earlier designs or to their documented original form without requiring City Council permission for an alteration to the designation. It is also understood that the designated original double-hung windows may be replaced in the future with new wood windows which match the appearance of the original windows, and that clear glass storm windows may be installed over the transom and sidelights at the main entrance.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1994) - 14755
A by-law to designate portions of
the building on property known as
134 Dublin Street North as an item
of architectural and historical significance.

Read a first and second time at: 8:22
o'clock p.m., Dec. 19th, 1994.

Read and passed in Committee at: 8:23
o'clock p.m., Dec. 19th, 1994.

Read a third time and passed at: 8:24
o'clock p.m., Dec. 19th, 1994.
