Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

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CERTIFICATE OF REGISTRATION
WELLINGTON (61) GUELPH

'95 OCT 11 AM 11 39

Land Registrar for the Registration Division of Wellington (61)

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 6 pages

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

(4) Nature of Document

BY-LAW NUMBER (1995)-14960

(5) Consideration

Dollars $

(6) Description

City of GUELPH, County of Wellington,
Part Lot 56, Registered Plan 35, designated as Part 2, Reference Plan 61R-2862.

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 16 Edwin Street 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	1995	10	04
	V. Charlene Lavigne V. CHARLENE LAVIGNE-DEPUTY CLERK	1995	10	04

(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

16 Edwin Street
GUELPH, Ontario

(15) Document Prepared by:

V. CHARLENE LAVIGNE
Deputy Clerk
City of Guelph
59 Carden Street
GUELPH, Ontario
N1H 3A1

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Fees and Tax	
Registration Fee	50.00
Total	50.00

Newsome and Gilbert, Limited
Form LF1333 (1/85)

April, 1985

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 (1995)-14960 which affects the following lands:

City of Guelph, County of Wellington,
Part Lot 56, Registered Plan 35, designated as Part 2, on Reference Plan 61R-2862.

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
LOIS E. PAYNE

this 10th day of October, 1995)

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 (1995) - 14960

A by-law to designate portions of the building on property known as 16 Edwin Street as a building of architectural and historical significance.

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 therein, or portions therein, to be of historical or architectural value or interest; and

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 16 Edwin Street 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

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

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

NOW THEREFORE 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 16 Edwin Street 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 this SECOND day of OCTOBER, 1995.

Joe Young

JOE YOUNG - MAYOR

V. Charlene Lavigne

V. CHARLENE LAVIGNE-DEPUTY CLERK

SCHEDULE "A"
Page 2
of By-law Number (1995) -14960
16 Edwin Street

City of Guelph, in the County of Wellington Part of Lot 56, Plan 35 designated as Part 2 on Reference Plan 61R-2862.

TOGETHER WITH the right to have the eaves of the stone cottage situate on the said lands and any other projections overhang and project on the lands as described in #244041, immediately adjoining to the Northeast of the Northeasterly limit of the above described lands and to maintain them in their present position.

PREVIOUSLY DESCRIBED IN INSTRUMENT NUMBER 720741

SCHEDULE "B"
Page 3
of By-Law (1995) - 14960

STATEMENT OF REASONS FOR DESIGNATION

16 Edwin Street

This limestone cottage was built in 1873 by local masonry contractor Thomas Dobbie. Dobbie, along with partner Walter Grierson, was responsible for the stonework on a number of major downtown buildings including the original Provincial Winter Fair Building and the Post Office/Customs House in St. George's Square. The lot occupied by this cottage was first purchased by the Dobbie family in 1862, and after its construction the dwelling was leased to a number of tenants including Henry H. Swinford, the town's Inspector of Weights and Measures. Thomas Dobbie retained ownership of the property until 1886. In 1891, hotel clerk John Kelly purchased the building which remained in the Kelly family to 1973. The owners at the time of designation, Peter and Anne MacDougall, have continued to make improvements to the dwelling which were initiated by former owner Bridget O'Brien in the early 1990s.

The designation includes the entire stone exterior of the building, including all door and window openings, the roofline and the board and batten addition to the rear of the dwelling, but excluding the modern windows and doors. Inside, the designation covers the original pine floors.

SCHEDULE "C"
Page 4
of By-law Number (1995) -14960

ELEMENTS OF PROPERTY BEING DESIGNATED

16 Edwin Street

The designation includes:

1. All of the exterior limestone walls of the dwelling;

2. The roofline over the entire building;

3. The board and batten addition at the rear of the dwelling, but excluding the modern doors and windows;

4. All door and window openings on the designated stone walls;

5. Inside, the designation covers the original pine floors.

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.

I hereby certify the above copy to be a true copy of
BY-LAW (1995) - 14960
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 Deputy Clerk of the said Corporation this 6th day of OCTOBER, 1995

J. Charlene Laugher
Deputy Clerk