Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

688970

NUMBER
CERTIFICATE OF REGISTRATION

1993 MAR 10 A 10: 05

WELLINGTON NO. 61 GUELPH

LAND REGISTRAR

FOR OFFICE USE ONLY

(1) Registry [X] Land Titles [ ] (2) Page 1 of 7 pages

(3) Property Identifier(s) Block Property Additional: See Schedule [ ]

(4) Nature of Document

BY-LAW NUMBER (1991)-13889

(5) Consideration

Dollars $

(6) Description

CITY OF GUELPH, COUNTY OF WELLINGTON
Part Lot 6, Concession 4, Division "G",
formerly Township of Guelph ~~as previously described in Instrument Number M-58580.~~ as set out on the attached Schedule.

New Property Identifiers Additional: See Schedule [ ]

Executions Additional: See Schedule [ ]

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

(8) This Document provides as follows:

Designation of the described lands as an item of architectural and historical significance under The Ontario Heritage Act, R.S.O. 1980.

Continued on Schedule [ ]

(9) This Document relates to instrument number(s) M-58580.

(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	John Counsell, Mayor	1993	02	24
	V. Charlene Lavigne, Acting City Clerk	1993	02	24

(11) Address for Service City Hall, 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

204 College Avenue W.,
Guelph, Ontario.

(15) Document Prepared by:

V. Charlene Lavigne,
Acting City Clerk,
City Hall, 59 Carden St.,
Guelph, Ontario.
N1H 3A1

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	27.00
Total	

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 1991-13889 which affects the following lands known as Part Lot 6, Concession 4, Division "G", (formerly Township of Guelph), City of Guelph, County of Wellington.

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 4TH day of ~~February~~ MARCH , 1993) 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 15, 1993

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1991)-13889

A by-law to designate the property known as 204 College Avenue West 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, 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereof, 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 204 College Avenue West 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. Chapter 337, the property known as 204 College Avenue West 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 SECOND day of JULY, 1991.

MAYOR

CLERK

SCHEDULE "A"

BY-LAW NUMBER (1991)-13889

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; being composed of Part of Lot Six (6) in Concession 4, Division G, formerly in the Township of Guelph and now within the limits of the said City, and which said parcel or tract of land and premises is more particularly described as follows:

PREMISING that the southeasterly limit of College Avenue has a bearing of North 44 degrees 42 minutes East, and referring all bearings used herein thereto;

COMMENCING at the end of the following courses and distances:

BEGINNING at the northerly angle of the 10 foot strip dedicated for widening College Avenue as shown on Registered Plan 459;

THENCE South 44 degrees 42 minutes West along the original southeasterly limit of College Avenue, being also along the northwesterly limit of said Lot 6, a distance of 967.21 feet to the northerly angle of the 17 foot strip for widening College Avenue as described in the Firstly Parcel in By-law (1966)-6216 registered as Instrument M-55452;

THENCE South 45 degrees 28 minutes East along the northeasterly limit of the said 17 foot strip a distance of 17 feet to an iron bar at the northerly angle and point of commencement of the lands to be described herein and intended to be conveyed hereby;

THENCE South 44 degrees 42 minutes West along the southeasterly limit of the said 17 foot strip a distance of 112 feet to an iron bar in the northeasterly limit of lands conveyed to The Director, The Veterans' Land Act by Registered Instrument 13110;

THENCE South 45 degrees 28 minutes East along the said last mentioned limit 120 feet to an iron bar;

THENCE North 44 degrees 42 minutes East, parallel with the said southeasterly limit of College Avenue, 112 feet to an iron bar;

THENCE North 45 degrees 28 minutes West, parallel with the northeasterly limit of lands conveyed by said Registered Instrument 13110, a distance of 120 feet to the point of commencement.

As previously described in Instrument Number M-58580.

SCHEDULE "B"

BY-LAW NUMBER (1991)-13889

STATEMENT OF REASONS FOR DESIGNATION

204 COLLEGE AVENUE WEST

Built circa 1870, this two-storey limestone dwelling survives as a reminder of the well-built stone farmhouses which were once part of the rural lands outside of the City's original boundaries. A fine example of the stone craftsmanship of the period, the house was likely built for Simon Smith, a well-known stone cutter and much respected resident of Guelph Township who owned the 20 acre parcel of land containing this building from 1860 to 1881. The land remained in the Smith family until 1889. It is thought that the house was originally built as a one-and-a-half storey dwelling which was later upgraded to two storeys circa 1900 when the land was under the ownership of John Crane. The building has been well maintained over the years, and the owner in 1991, Elspeth Newton, had the entire stone exterior repointed in 1990.

The designation includes the entire stone exterior of the building, all door and window openings, the existing roof line and all pine floors inside. The designation also covers the entire grounds of the property, including all major trees, but does not prevent such surface uses as gardens, patios, driveways, fences or walks or the planting of new landscaping material. Schedule "C" to By-law Number (1991)-13889 describes, in more detail, the elements of the property being designated.

SCHEDULE "C"

BY-LAW NUMBER (1991)-13889

ELEMENTS OF PROPERTY AND BUILDING BEING DESIGNATED

The designation includes:

1) the entire stone exterior of the building,

2) all door and window openings,

3) the existing roof line of the building,

4) all interior pine floors, and

5) the entire grounds of the property, including all major trees.

The wooden addition located on the south side of the building, the front porch located on the north side of the building and the existing detached garage are not included in the designation.

The designation also does not prevent such surface uses as gardens, patios, driveways, fences or walks, the planting of new landscaping material or the removal of dead or diseased trees.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1991)-13889

A by-law to designate property known as 204 College Avenue West as an item of architectural significance.

Read a first and second time at 8:21 o'clock p.m., July 2nd, 1991.

Read and passed in Committee at 8:22 o'clock p.m., July 2nd, 1991.

Read a third time and passed at 8:23 o'clock p.m., July 2nd, 1991.

I hereby certify the above copy to be a true copy of By-law # (1991)-13889 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 24th day of July, 1991.

Acting City Clerk