Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

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FOR OFFICE USE ONLY

NUMBER 681539

DATE OF REGISTRATION

1992 NOV -3 P 3:01

WELLINGTON NO.61 GUELPH

LAND REGISTRAR

681539

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐

(2) Page 1 of 7 pages

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

(4) Nature of Document

By-law Number (1992)- 14224

(5) Consideration

Dollars $

(6) Description

City of GUELPH, County of Wellington
West Part Lot 5, South side of Ontario Street,
John A. MacDonald's Survey, Registered Plan
113.
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXX~~

As described in attached 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., on portions of the exterior of the building on the property known as 157 Ontario Street as an item of architectural and historical significance.

THE DESCRIPTION OF THE LAND IN THIS INSTRUMENT DOES NOT COMPLY WITH THE REGULATIONS UNDER THE REGISTRY ACT. A REVISED DESCRIPTION MAY BE REQUIRED IN SUBSEQUENT INSTRUMENTS.

Act. Dep. Land REGISTRAR

Continued on Schedule ☐

(9) This Document relates to instrument number(s) 578723

(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	1992	10	19
	V. Charlene Lavigne-Clerk	1992	10	19

(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

157 Ontario Street
GUELPH, Ontario

(15) Document Prepared by:

Lois A. Giles
City Clerk
City Hall
59 Carden Street
GUELPH, Ontario
N1H 3A1

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Fees and Tax	
Registration Fee	27 —
Total	27 —

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 (1992)-14224 which affects the following lands known as

City of GUELPH, County of Wellington
West Part Lot 5, on the South Side of Ontario Street, in John A. MacDonald's Survey, Registered Plan 113
as further described in ~~Instrument Number 578723~~ attached schedule.

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 day of , 1992) LOIS E. PAYNE

V. Charlene Lavigne
A Commissioner, etc.

"V. CHARLENE LAVIGNE, a Commissioner while Deputy City Clerk of the City of Guelph."

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1992) - 14224

A by-law to designate portions of the exterior of the building on property known as 157 Ontario Street 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 157 Ontario 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

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 exterior of the building on property known as 157 Ontario 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 on this nineteenth day of October 1992.

JOHN COUNSELL - MAYOR

V. Charlene Lavigne

LOIS ~~XXXXXXXXXXXXXXXX~~ CLERK

V. CHARLENE LAVIGNE-DEPUTY CLERK

SCHEDULE "A"

By-law Number (1992) - 14224

157 ONTARIO STREET

The westerly part of Lot 5 on the South side of Ontario Street, in John A. MacDonald's Survey, according to Registered Plan 113, City of Guelph, County of Wellington, and which may be better known and described as follows:

COMMENCING at the northwesterly angle of said Lot on the southerly limit of Ontario Street;

THENCE in an easterly direction along the said southerly limit of Ontario Street, a distance of Thirty-five feet and Six inches (35', 6") to the northwesterly angle of the lands in Instrument No. 18669 C. 23 for the said City of Guelph;

THENCE at right angles in a southerly direction along the westerly limit of said Lot 5;

THENCE in a southwesterly direction along the rear limit of said Lot 5 to the southwesterly angle of said Lot;

THENCE in a northwesterly direction along the westerly limit of said Lot 5 to the place of beginning~~, as shown on attached Plan of Survey.~~

As previously described in Instrument No. 578723.

SCHEDULE "B"

By-law Number (1992) - 14224

STATEMENT OF REASONS FOR DESIGNATION

157 ONTARIO STREET

Built circa 1883 for local teamster James Chambers, this one-and-a-half storey stone dwelling is one of the earliest houses built in the Sir John A. MacDonald Survey, which was registered by Canada's first Prime Minister in 1856. The dwelling is characterized by fine stone masonry work, the main facade being finished with randomly coursed local limestone accentuated by stone quoins, and the side and rear walls being constructed of cut granite fieldstone. Of particular significance are the double-arched windows embellished with limestone surrounds and carved stone arched lintels with keystones. The main front entrance is similarly decorated with limestone surrounds and an arched lintel highlighted by a central, finely carved head of a bearded man.

The house was occupied by James Chambers and his family to 1887, when it was purchased by Charles Berberich, a local carriage and wagon manufacturer with the firm Berberich and O'Donnell on Gordon Street. The property remained in the Berberich family until 1965. The 1992 owners, Valerie and David Pauloff, are responsible for restoring many of the original interior and exterior details of the house.

Elements of the building being designated include all exterior stone walls of the dwelling, including all carved and cut stone ornamentation on the Ontario Street facade. Also included in the designation are all window and door openings located on the stone exterior, including the original window frames and original main entrance door frame and transom. The existing wooden door at the main front entrance is also designated excluding the door's stained glass which is a more recent replacement. The existing roof line over the one-and-a-half storey stone building is also designated, including the stone chimney and wood finial. The front concrete stoop and rear frame addition are not included in the designation.

SCHEDULE "C"

By-law Number (1992) - 14224

ELEMENTS OF PROPERTY AND BUILDING BEING DESIGNATED

157 ONTARIO STREET

The designation includes:

1. All exterior stone walls of the building including the limestone facade and all granite fieldstone walls;

2. All carved and cut stone ornamentation on the Ontario Street facade;

3. All door and window openings located on all designated stone exterior walls;

4. All original window frames and original main entrance door frame and transom, excluding the glass;

5. The roof line over the original stone building including the stone chimney and wood finial;

6. The existing wood door at the main front entrance, excluding the more modern stained glass:

The designation excludes the front concrete stoop and the rear frame addition.

It is intended that any 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.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1992) - 14224
A by-law to designate portions of the exterior of the building on property known as 157 Ontario Street as an item of architectural and historical significance.

Read a first and second time at: 9:10 o'clock p.m., October 19th 1992.

Read and passed in Committee at: 9:11 o'clock p.m., October 19th 1992.

Read a third time and passed at: 9:12 o'clock p.m., October 19th 1992.

I hereby certify the above copy to be a true copy of By-law Number (1992)-14224 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 26th day of October, 19 92

M. Christine Tayne
Deputy Clerk