Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

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738245

CERTIFICATE OF REGISTRATION
WELLINGTON (60) GUELPH

'95 SEP 14 AM 11 55

LAND REGISTRAR FOR WELLINGTON (60)

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 (1995)-14936

(5) Consideration

Dollars $

(6) Description

City of GUELPH, County of Wellington,
Part Lot 969, Registered Plan 8, Canada Company Survey, as further described in the 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., of portions of the building on property known as 24 Cambridge Street 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	1995	09	06
	JOE YOUNG-MAYOR			
		1995	09	06
	LOIS A. GILES- CITY CLERK			

(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

24 Cambridge Street,
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 (1995)-14936 which affects the following lands:

City of Guelph, County of Wellington,
Part Lot 969, Registered Plan 8, Canada Company Survey,
as further described in the attached Schedule.

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 13TH day of September, 1995) 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 (1995) - 14936

A by-law to designate portions of the building on property known as 24 Cambridge Street as a building 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 24 Cambridge 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 building on property known as 24 Cambridge 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 fifth day of September, 1995.

Joe Young
JOE YOUNG - MAYOR

LOIS GILES - CITY CLERK

I hereby certify the above copy to be a true copy of By-law Number (1995)-14936 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 7th day of September, 19 95

Charlene Lavigne

SCHEDULE "A"

By-law Number (1995) -14936

24 Cambridge Street

City of Guelph, in the County of Wellington and Province of Ontario, and being composed of part of Lot Number Nine Hundred and Sixty-nine (969) in the Canada Company's Survey, Plan 8, which may be better known and described as follows;

COMMENCING at the northerly angle of said Lot;

THENCE southwesterly along the southeasterly limit of Cambridge Street, 31 feet 9 inches;

THENCE southeasterly parallel with the northeasterly limit of said Lot 105 feet more or less to the rear limit thereof;

THENCE northeasterly along said rear limit 31 feet 9 inches to the easterly angle of said Lot;

THENCE in a northwesterly direction along the northeasterly limit thereof one hundred and five (105) feet more or less to the place of beginning;

SUBJECT to the use by others entitled thereto of the land 8 feet in width along the southwesterly limit of the land hereby conveyed.;

Previously described in Instrument Number 236759.

SCHEDULE "B"

By-law Number (1995) -14936

STATEMENT OF REASONS FOR DESIGNATION

This attractive two storey yellow brick dwelling was built circa 1884 by masonry contractor David McClockin to the design of local architect John Day. The dwelling features elaborate woodwork around the first floor bay window and second storey window on the front facade. A decorative yellow brick chimney is also a highlight.

The dwelling is one of two on Lot 969 owned by McClockin in the 1880s on the south side of Cambridge Street. McClockin and his family resided in the adjacent yellow brick dwelling to the west, leasing 24 Cambridge Street to a number of occupants including Kenneth McLean, a local barrister, for several years. The entire lot was sold in 1890 to gas fitter George Feek, who divided the lot into three parcels. Later owners included George McVicar, an auditor with the Grand Trunk Railway. The owners at the time of designation, Richard and Cheryl Yuill, are responsible for restoring many of the exterior and interior features of the house, and received the Guelph Arts Council's Bronze Plaque in 1995.

All of the exterior brick walls of the dwelling are covered by the designation, including all door and window openings. The roofline over the entire dwelling as well as the brick chimney are also covered by the designation. On the front facade, the designation includes all original woodwork. Interior elements covered by the designation include the original wood floors, the complete, main wood staircase, and all original woodwork including the pocket doors.

SCHEDULE "C"

By-law Number (1995) -14936

ELEMENTS OF PROPERTY BEING DESIGNATED

24 Cambridge Street

The designation includes:

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

2. The roofline over the entire building, including the brick chimney;

3. All original woodwork on the front facade (this would include the decorative woodwork around the upper and lower floor double windows, but does not include the new decorative woodwork surrounding the door or the new wood bargeboard);

4. All door and window openings;

5. Inside
   a) the original wood floors;
   b) the complete, main wood staircase;
   c) all original woodwork including the pocketdoors;

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.

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THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1995) -14936
A by-law to designate portions
of the building on property known
as 24 Cambridge Street as an item
of architectural and historical significance.

Read a first and second time at: 9:15
o'clock p.m., September 5th, 1995.

Read and passed in Committee at: 9:16
o'clock p.m., September 5th, 1995.

Read a third time and passed at: 9:17
o'clock p.m., September 5th, 1995.
