THE CORPORATION OF THE TOWN OF FLAMBOROUGH

BY-LAW NO. 2000 -105 - H

Being a By-Law to designate the Abrey-Zimmerman House located on Part of Lot 10, Concession 9, formerly in the Township of East Flamborough, now in the Town of Flamborough, under the Ontario Heritage Act.

WHEREAS, Section 28 of The Ontario Heritage Act, RSO 1990, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest, and;

WHEREAS the Council of the Corporation of the Town of Flamborough has caused to be served on the owners of the lands and premises known as the Abrey-Zimmerman House, Part of Lot 10, Concession 9, formerly in the Township of East Flamborough, now in the Town of Flamborough and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid building and property and has caused such notice of intention to be published in the same 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 "A" attached hereto, and;

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF FLAMBOROUGH ENACTS AS FOLLOWS:

1. The Abrey-Zimmerman House more particularly described in Schedule "A" attached hereto, is designated as being of architectural and historical significance.

2. The Municipal Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" attached hereto in the proper land registry office.

3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the Municipality once for each of three consecutive weeks.

READ AND PASSED IN COUNCIL THIS 23 **DAY OF** October **, 2000.**

CLERK **MAYOR**

Schedule "A"

By-Law No. 2000- 105 - H

REASONS FOR DESIGNATION: The Abrey-Zimmerman House
159 Carlisle Road
Carlisle, Ontario.

The Abrey-Zimmerman House is recommended for Heritage Designation for both its historical and architectural importance.

Historical Significance

The house was constructed in 1847 by George Abrey, who had arrived in Canada from England in the 1830's. While Lot 10, Concession 9, originally 200 acres in extent, had originally been surveyed in 1797, there was no permanent settlement in the Carlisle area until 1828, with the arrival of the John Eaton family. George Abrey purchased the subject property in 1838 and became the first settler on the property. In the next 25 years, he continued to buy and sell property in the Carlisle area, as well as in neighbouring Nassagaweya Township in Halton County. By 1853, two years after Carlisle received its name and was awarded a post office, George Abrey became Postmaster. During the next decade, he advertised and sold lots to the English and Irish settlers who were moving into the area, as well as becoming involved in land speculation in Halton County and in the USA.

When the Abrey family moved to Halton County in 1864, the house and property were sold to Adam L. Agro, and thereafter to Nicholas Zimmerman in 1886. The Zimmerman family retained the property until 1912. At that time, the property was divided, and the sections were owned by the Bayfield and Skidmore families, until the Skidmores were able to return it to its original size, in 1928.

When the property was sold to Samuel Radcliffe Weaver in 1937, it had been in mixed farming for many years. During the ownership of the Weaver family, the property gradually changed to a summer camping ground and finally to a trailer park. In the late 1990's, the property was finally assumed by the Town of Flamborough and is under development as a community park.

Architectural Significance

The massive, simple and rather stark two storey rubble stone house, in the vernacular Georgian Style, was built in 1847. It is an excellent example of early domestic architecture in Flamborough and predates the fine examples of stone houses and buildings in Waterdown.

The house is reputed to be built on solid rock, with the excavated limestone from the cellar being used as the building material in the construction of the exterior house walls. The house presents a symmetrical facade of three bays, the central entrance being emphasized with a transom and sidelights. The original double-hung windows of six-panes-over-six-panes are symmetrically placed. All the windows contain original bubbled glass panes.

The shutters appear to be late 20th century additions. Massive quoins highlight the corners, and above and below the windows are stone sills and voussoirs.

Designated Features

The exterior features to be designated at 159 Carlisle Road are the exterior walls, the entrance with its transom and sidelights and the double-hung windows, with original bubbled glass panes. The stone quoins, and the stone window sills and voussoirs are also part of the designated features.

Schedule B

LEGAL DESCRIPTION

Part Lot 10, Concession 9, Town of Flamborough, Regional Municipality of Hamilton-Wentworth and being composed of the north east half of the south half and the southwest half of the south half of Lot 10 in the Ninth Concession of the said Town of Flamborough, the said two parcels containing by admeasurement one hundred acres more or less, known municipally as 159 -165 Carlisle Road, Town of Flamborough, former Township of East Flamborough, as in 253842 A.B.

DYE & DURHAM CO. INC.—Form No. 985
Amended NOV. 1992

Province of Ontario

Document General

Form 4 — Land Registration Reform Act

D

FOR OFFICE USE ONLY

Number/Numéro WE 9123
Certificate of Receipt
Certificat de récépissé
9.50 DEC 27 2000
Land Registrar / Registrateur
WENTWORTH NO. 62 HAMILTON

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

(3) Property Identifier(s) Block Property
PIN 17523-0221 (LT)
Additional: See Schedule ☐

(4) Nature of Document
By-Law

(5) Consideration
Not Applicable
Dollars $

(6) Description
Part Lot 10, Con. 9, East Flamborough, as in AB253842, Except Parts 1 & 2, 62R-9076, CD286983 S/T HL21431; S/T AB180781, AB184349, VM12792, VM203432, VM203433, VM203434, VM203435, VM204352, VM209200 Flamborough

Being all of PIN 17523-0221 (LT)

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:

See attached Schedule for By-Law No. 2000-105-H

The Corporation of the Town of Flamborough hereby applies for Notice of By-Law to be registered on the above parcel.

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 TOWN OF FLAMBOROUGH	by its solicitor, Lee A. Pinelli	2000 12 22

(11) Address for Service 163 Dundas Street East, P.O. Box 50, Flamborough, Ontario L0R 2H0

(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
159 Carlisle Road
Carlisle, Ontario

(15) Document Prepared by:
Lee A. Pinelli
Barristers & Solicitors
1403-1 King St. West
Hamilton, Ontario L8P 1A4

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Fees and Tax	
Registration Fee	
Total	