THE CORPORATION OF THE TOWN OF ANCASTER

BY-LAW NO. 77-54

To Designate the Lands and Building Municipally known as 375 Wilson Street East, in the Town of Ancaster, as Lands and Building of Historic Value, Architectural Value and Interest

WHEREAS this Council is empowered under sub-section (6) of Section 29 of The Ontario Heritage Act to enact By-Laws to designate real property, including buildings and structures thereon, as described in Schedule "A" attached hereto to be of historic or architectural value or interest, and

WHEREAS this Council has caused to be served upon the owners of the lands and premises known municipally as 375 Wilson Street East, in the Town of Ancaster, and upon the Ontario Heritage Foundation notice of intention to so designate the described property and has caused such notice of intention to be published in a newspaper having a general circulation in this Municipality once for each of three consecutive weeks, and

WHEREAS no notice of objection to the proposed designation of the described property has been served on the Clerk of this Municipality within the time prescribed by the said Statute, and

WHEREAS this Council's reasons for the proposed designation are as set forth in Schedule "B" attached hereto.

NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF ANCASTER ENACTS AS FOLLOWS:

1. In this By-Law the word "property" means real property and includes all buildings and structures thereon.

2. There is hereby designated as being of historic value, architectural value and interest the property known municipally as 375 Wilson Street East, in the Town of Ancaster, and more particularly described in Schedule "A" attached hereto.

3. YATES and YATES are hereby authorized and directed to cause a copy of this By-Law to be registered against the property described in Schedule "A" attached hereto in the Land Registry Office for the Registry Division of Wentworth.

4. The Clerk is hereby authorized and directed to cause a copy of this By-Law to be served upon the owner of the 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 Town of Ancaster.

ENACTED AND PASSED THIS 13th DAY OF JUNE 1977.

Mayor

Clerk

SCHEDULE "A"

Description of Lands

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Ancaster in the Regional Municipality of Hamilton-Wentworth (formerly in the Township of Ancaster, in the County of Wentworth) in the Province of Ontario, being composed of part of Lot 45, Concession 2, in the said Township of Ancaster and which may be more particularly described as follows; that is to say--

COMMENCING at a point in the North-westerly limit of the Hamilton and Brantford Provincial Highway (otherwise known as Wilson Street) at a distance of Six Hundred and Seventy-four feet Eight inches (674' 8") measured Northerly along the north-westerly limit of said highway from the intersection of the said North-westerly limit of said highway with the northerly limit of the West Flamboro Road, leading from the Village of Ancaster;

THENCE North Sixty-eight degrees (68°) West, and along an old fence line Two Hundred and Sixty-five feet no inches (265' 0") more or less to a fence corner;

THENCE South Twenty-two degrees (22°) West, and along an existing fence One Hundred and Sixty-five feet four inches (165' 4") to a fence corner;

THENCE South Sixty-eight degrees (68°) East and along an existing fence, One Hundred and Sixty-five feet no inches (165' 0") more or less, to a stake;

THENCE Northerly and parallel to the said North-westerly limit of the said Highway, fifty feet (50') to a stake;

THENCE South sixty-eight degrees (68°) East, One Hundred feet no inches (100' 0") to a stake on the north-westerly limit of said highway;

THENCE North twenty-two degrees (22°) East along the north-westerly limit of said Highway, One Hundred and Fifteen feet eight inches (115' 8") to the place of beginning.

SUBJECT to a right of way in favour of the owner or owners of the lands adjoining on the south, and the heirs and assigns of the said owner or owners and his, her or their tenants with his, her or their horses or vehicles, over, along and upon a strip of land fifteen feet (15') in width by a depth of one hundred feet (100') from the westerly margin of Wilson Street and being the southerly fifteen feet (15') fronting on Wilson Street of the lands hereby conveyed.

SCHEDULE "B"

REASONS FOR DESIGNATION OF
375 WILSON STREET EAST, IN
THE TOWN OF ANCASTER

The Building known municipally as 375 Wilson Street East, in the Town of Ancaster, as being of historic and architectural value and interest, was built by George Brock Rousseau in the year 1848 and is an impressive, beautifully proportioned building having been constructed of well preserved Georgian stone with the exterior and significant interior features of the described premises being in their original condition which of course offers a splendid example of a substantial village house of the mid-nineteenth century. Without restricting the generality of the foregoing the reasons for this Council designating the described premises include the intention that the following features of the described premises should be preserved, that is,

(a) the east, north and south facades of the premises, and

(b) the roof, eaves and brackets, and

(c) the chimneys on the front exterior of the premises, and

(d) all wooden architectural elements both interior and exterior of the premises, including the fenestration, and

(e) the front door of the premises including all doors in the interior of the premises, and

(f) the fireplaces and their immediate surroundings located in the interior of the premises, and

(g) the front stairs and bannisters located in the interior of the premises, but

this Council has no intention that any alteration, maintenance, repair, replacement or improvement of elements of the premises requires the prior written consent of this Council unless such affect the reasons for the designation of the premises as described in paragraphs (a) to (g) herein.