DYE & DURHAM CO. LIMITED
Form No. 985

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

NUMBER 331459 CD

CERTIFICATE OF REGISTRATION

1:42 P.M. OCT 28 1985

WENTWORTH
NO. 62
HAMILTON

V. Mattiuzzi
LAND REGISTRAR

(1) Registry [X] Land Titles [ ]

(2) Page 1 of 6 pages 47

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

(4) Nature of Document

BY-LAW NO. 85-90

(5) Consideration

Dollars $

(6) Description

Part of Lot 45, in the Third Concession, in the Town of Ancaster, in the Regional Municipality of Hamilton-Wentworth.

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:

See Schedule attached.

Continued on Schedule [ ]

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

(10) Party(les) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D
THE CORPORATION OF THE TOWN OF ANCASTER				
(By its Solicitor, George Yates)	George Yates	1985	09	27

(11) Address for Service 300 Wilson Street East, Ancaster, Ontario, L9G 2B9

(12) Party(les) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D

(13) Address for Service

(14) Municipal Address of Property

243 Hwy. #53 East
Ancaster, Ontario

(15) Document Prepared by:

The Corporation of the
Town of Ancaster
300 Wilson Street East
Ancaster, Ontario
L9G 2B9

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Fees and Tax	
Registration Fee	16.00
ENTRY	2.00
47	
Total	18.00

(1) 45-3 Ancaster Twp

10174 (12/84)

THE CORPORATION OF THE TOWN OF ANCASTER

BY-LAW NO. 85-90

To Designate the Lands and Building Municipally known as 243 Highway #53 East, in the Town of Ancaster, as Lands and Building of Historic Value, Architectural Value and Interest

WHEREAS this Council is empowered under subsection (6) of Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, 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 owner of the lands and premises municipally known as 243 Highway #53 East, in the Town of Ancaster, and upon the Ontario Heritage Foundation notice of intention to so designate 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 municipally known as 243 Highway #53 West, 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 22nd DAY OF JULY 1985.

Mayor

Deputy Clerk

CLERK'S CERTIFICATE

I, Lloyd V. Hayden, Clerk of the Corporation of the Town of Ancaster, in the Regional Municipality of Hamilton-Wentworth, do hereby certify that this is a true and correct copy of By-law No. 85-90 passed in Council the 22nd day of July, 1985.

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 the Township of Ancaster, in the County of Wentworth), in the Province of Ontario, being composed of part of Lot Number 45 in the Third Concession of the said Township of Ancaster, and which may be more particularly described as follows, that is to say;

COMMENCING at an iron pipe planted in the northern limit of King's Highway Number 53, distant one thousand two hundred and seventeen and sixty-four one-hundredths feet (1,217.64') on a course of North seventy-seven degrees twenty-two minutes and ten seconds east (N. 77° 22' 10" E.) and three hundred and fifty-two feet and ten and one-half inches (352' 10-1/2") on a course of North seventy-eight degrees twenty-eight minutes and fifteen seconds east (N. 78° 28' 15" E.) all measured along the northern limit of the said highway from the western limit of Lot Number 44 aforesaid, the said point of commencement being also distant three thousand, eight hundred and twenty-eight feet and nine inches (3,828' 9") measured westerly along the northern limit of the said highway from the western limit of the road known as the Garner Corner Side Road;

THENCE North seventy-eight degrees twenty-eight minutes and fifteen seconds east (N. 78° 28' 15" E.) along the northern limit of the aforesaid highway, seventy-four feet and eight and one-half inches (74' 8-1/2") to a concrete monument planted at an angle in the said limit;

THENCE North seventy-seven degrees one minute and forty seconds east (N. 77° 01' 40" E.) and continuing along the northern limit of the aforesaid highway, one hundred and fifty-six feet and ten inches (156' 10") to an iron pipe planted;

THENCE North fourteen degrees and five minutes west (N. 14° 05' W.) eight hundred and sixty-two feet and five and one-half inches (862' 5-1/2") to an iron pipe planted;

THENCE South seventy-six degrees and eighteen minutes west (S. 76° 18' W.) two hundred and sixty-six feet and seven and three-quarter inches (266' 7-3/4") to an iron pipe planted;

THENCE South sixteen degrees forty-two minutes and forty seconds east (S. 16° 42' 40" E.) eight hundred and fifty-eight feet and

SCHEDULE "A"

DESCRIPTION OF LANDS

seven and one-half inches (858' 7-1/2") more or less to the place of beginning.

The said parcel of land is shown outlined in yellow on the plan annexed to Instrument No. 24545 for the Township of Ancaster.

SCHEDULE "B"

REASONS FOR DESIGNATION OF RICHARDSON-HYSLOP-FREBOLD HOUSE, 243 HIGHWAY #53 EAST, IN THE TOWN OF ANCASTER

This building known as 243 Highway #53 East in the Town of Ancaster has historical and architectural value and interest. This home is one of the best remaining Gothic-Revival style houses in Ancaster and a monument to the early Scottish masons, with the pointed arch windows and front bay extended slightly forward and the picturesque facade completed with the recessed front door, side lights, transom and flanking 6/6 windows. The date of construction is between 1858-1867 erected by John Richardson who lived here until 1883 and then his daughter Jennet and husband David A. Hyslop until 1925 who operated a canning factory in this area.

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) all exposed stone and stone facades of walls and foundations, and

(b) cornices, soffits, fascias, and

(c) all exterior windows including sash, frames and sills, and

(d) all exterior wooden architectural fenestrations such as the side porch, roof structure and the side doors with jambs & sills, and

(e) the front door and back door including side lights and fanlight and all the related woodwork and sill; both of inner and outer doors; the finial above central gable

(f) the exterior chimneys as presently in place, but

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

NOTE - Delete the words "side porch" and "side" in front of the word "doors" in paragraph (d) above, so that it reads as follows:

"(d) all exterior wooden architectural fenestrations such as the roof structure and the doors with jambs & sills, and"

DATE: JULY 22, 1985

BY-LAW NO. 85-90

Re: Designation of 243 Highway #53 East, Ancaster, as Lands and Building of Historic Value, Architectural Value and Interest under the Ontario Heritage Act, R.S.O. 1980 (Richardson-Hyslop-Frebold House)

Town of Ancaster,
300 Wilson Street East,
Ancaster, Ontario.
L9G 2B9