THE CORPORATION OF THE TOWN OF ANCASTER

BY-LAW NO. 85-91

To Designate the Lands and Building Municipally known as 1028 Highway #53 West, 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 owners of the lands and premises municipally known as 1028 Highway #53 West, 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 1028 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

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

Form No. 985

D

NUMBER 331460 CD

CERTIFICATE OF REGISTRATION

1143 P. M. OCT 28 1985

WENTWORTH NO. 62 HAMILTON

V. Mattiuzzo

LAND REGISTRAR

(1) Registry [X] Land Titles [ ]

(2) Page 1 of 6 pages

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

(4) Nature of Document

BY-LAW NO. 85-91

(5) Consideration

Dollars $

(6) Description

Part of Lot 36, in the Fourth 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]

This Document provides as follows:

See Schedule attached.

Continued on Schedule [ ]

This Document relates to instrument number(s)

Party(ies) (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

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

Party(ies) (Set out Status or Interest)

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

Address for Service

Municipal Address of Property

1028 Hwy. #53 West
Ancaster, Ontario

(15) Document Prepared by:

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

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	16.00
ENTRY	2.00
Total	18.00

82/64)

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 and being composed of part of Lot 36 in the Fourth Concession of the said Township.

PREMISING that the bearings stated herein are Astronomic and are referred to the King's Highway No. 53 shown on Deposited Plan No. 152 Miscellaneous as North Seventy-Six degrees and Four Minutes and Twenty-Five Seconds East (N 76° 04' 25" E) and which may be more particularly described as follows, that is to say:

COMMENCING at a Standard Iron Bar planted in the Northern limit of the said lot, being also the southern limit of the Road Allowance between Concessions 3 and 4, and known as The King's Highway No. 53; the said Iron bar being distant two hundred feet and no inches (200' 0") measured on a course of South seventy-six degrees and four minutes and twenty-five seconds West (S 76° 04' 25" W) along the said limit of the said lot from an Iron Bar found at the northeastern angle of the said lot;

THENCE South Seventy-six degrees and four minutes and twenty-five seconds West (S 76° 04' 25" W) along the said northern limit of the said lot, being also the said limit of the King's Highway No. 53, one hundred and sixty-seven feet and no inches (167' 00") to an Iron Bar planted;

THENCE South thirteen degrees and four minutes and five seconds East (S 13° 04' 5" E) in a straight line, three hundred and twenty feet and no inches (320' 00") to an iron bar planted;

THENCE North seventy-six degrees and four minutes and twenty-five seconds East (N 76° 04' 25" E) and parallel with the northern limit of the said lot one hundred and sixty-seven feet and no inches (167' 00") to an Iron Bar planted;

THENCE North thirteen degrees and four minutes and five seconds West (N 13° 4' 5" W) in a straight line, three hundred and twenty feet and no inches (320' 00") to the place of commencement.

The above-described parcel of land containing by admeasurement one and twenty-three hundredths Acres (1.23 Acres) be the same more or less and shown on a Plan of Survey by Sidney W. Woods, Ontario

SCHEDULE "A"

DESCRIPTION OF LANDS

Land Surveyor and dated August 18th, 1971 at Hamilton, Ontario.

On the above described parcel of land is situate dwelling known as Municipal number 1028 Number 53 Highway, Ancaster, Ontario.

SCHEDULE "B"

REASONS FOR DESIGNATION OF THE
SHAVER STONE HOUSE
1028 HIGHWAY #53 WEST, IN THE
TOWN OF ANCASTER

This building known as 1028 Highway #53 West in the Town of Ancaster has historical and architectural value and interest. As it is situated on land which formed the original "Shaver Settlement" bought by William Shaver in 1816 and was constructed by Philip Shaver the grandson of John, who was William's heir, as a retirement home, followed by Jacob, son of Philip, until 1921 and Albert, grandson of Philip until 1953 and Edgar, son of Albert until 1971. This cut stone Gothic-Revival style shows a narrow pointed arch window and a high pointed gable, the front facade has added interest with its Victorian door, and clear glass transom. The date of construction is 1863 as shown on the round stone.

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 the walls and foundations, and

(b) the cornices, soffits, fascias and decorated barge board, and

(c) all exterior wooden architectural fenestrations such as all windows and shutters (in stone house), and

(d) the front door including transom and all the related woodwork and sill, and

(e) all exterior chimneys on the stone structure as presently in place, but

this Council has no intention that any alterations, 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 (e) herein.