Reg # 380296 C.D
Sept 24/86

THE CORPORATION OF

THE TOWN OF FLAMBOROUGH

BY-LAW NO. 86-88-H

Being a By-Law to designate the properties municipally known as:

1. The residence of Mr. & Mrs. Allan Bozyk, 184 Highway #8, being in Pt. Lt. 5; Con. 2 formerly West Flamborough, now in the Town of Flamborough.

2. The residence of Mr. and Mrs. D. A. Trollope, 428 Orkney Road, being in Pt. Lt. 25; Con. 2 formerly Beverly, now in the Town of Flamborough.

3. The residence of Mr. & Mrs. Craig J. Cooper 259 8th Concession Road East, being in Pt. Lt. 8; Con. 8, formerly East Flamborough, now in the Town of Flamborough,

as being of Architectural and/or Historical value or interest.

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings or structures thereon, as described in Schedule "A" attached hereto, to be of architectural and 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 municipally as:

1. 184 Highway #8, the residence of Mr. and Mrs. Allan Bozyk - Pt. Lot 5; Con. 2 (WF) Town of Flamborough;

2. 428 Orkney Road, the residence of Mr. and Mrs. D. A. Trollope - Pt. Lot 25; Con. 2 (B) Town of Flamborough;

3. 259 8th Concession Road East, the residence of Mr. and Mrs. Craig J. Cooper - Pt. Lot 8; Con. 8 (EF) Town of Flamborough.

and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property, and has caused such Notice of Intention to be published in a newspaper having general circulation in the Municipality;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the Municipality within the prescribed time;

AND WHEREAS the reasons for the proposed designation are set forth in Schedule "B" attached hereto;

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

1. There are designated as being of architectural and historical value or interest, the real properties known as:

   (a) Number 184 Highway #8, the residence of Mr. and Mrs. Allan Bozyk.

   (b) Number 428 Orkney Road, the residence of Mr. and Mrs. D. A. Trollope.

   (c) Number 259 8th Concession Road East, the residence of Mr. and Mrs. Craig J. Cooper,

BY-LAW NO. 86- 88 -H

and more particularly described in Schedule "A" attached hereto.

2. The Township's Solicitor is hereby authorized and directed to cause a copy of this By-Law to be registered against the properties described in Schedule "A" attached hereto, in the Land Registry Office for the Registry Division of Wentworth.

3. The Clerk is hereby authorized to cause a copy of this By-Law to be served on the owners of the properties and on the Ontario Heritage Foundation, and to cause Notice of the Passing of this By-Law to be published in a newspaper having general circulation in the Town of Flamborough, once for each of three consecutive weeks.

4. The Clerk is also authorized to place a description of this By-law in the local Register for designating properties.

READ A FIRST, SECOND, AND THIRD TIME, AND PASSED IN COUNCIL, THIS 3rd DAY OF SEPTEMBER, 1986

DEPUTY-CLERK

MAYOR

SCHEDULE "A" TO

BY-LAW NO. 86- 88 - H

1. **184 Highway #8**, the residence of Mr. & Mrs. Allan Bozyk being in Part Lot 5; Conc. 2, formerly West Flamborough, Now in the Town of Flamborough.

2. **428 Orkney Road,** the residence of Mr. & Mrs. D. A. Trollope, being in Part Lot 25; Conc. 2, formerly Beverly, Now in the Town of Flamborough.

3. **259 8th Concession Road East,** the residence of Mr. & Mrs. Craig J. Cooper, being in Part of Lot 8; Conc. 8, formerly East Flamborough; now in the Town of Flamborough.

SCHEDULE "B" TO

BY-LAW NO. 86-88-H

REASONS FOR DESIGNATION:

1. The Bozyk brick house is historically important, as it is located on land originally forming part of the extensive holdings of James Crooks, who initiated the industrial development in what became Crook's Hollow.

   The house was built by John Weir Jr., a Reeve of West Flamborough, and Warden of Wentworth County.

   Architecturally, the house is an excellent example of the large and rather grand mansions, built in the 1880's for prominent people of the community. Among the special features, are the wrought iron ornamentation; the decorative chimneys; the plaster ceiling mouldings and the handsome oak stairway.

2. The Trollope brick house is rather more conventional than the house described in (1) above.

   The window surrounds and the gable decorations are simpler and more elegant than in many houses of the same general design. The fine stairway, the two original marble fireplaces, and the original very wide board flooring are noteworthy features of the interior.

3. The 1½ storey clapboard house of the Cooper's also has important historical connections, being built on part of the original 400 acres acquired in 1827 by John Eaton, one of the original settlers in the Carlisle area.

   The front portion of the house, built in 1844-45 shows the influence of neo-classical style seen in many houses of the period 1800 - 1850.

   The rear portion, built on the foundation of an earlier log house, was added around 1875, with the large 6 on 6 windows and the perfectly matched pine clapboard siding, common to both parts of the house.

   Noteworthy features of the house are the unusually wide soffit and deep frieze, and the elegantly designed front doorway.

   The garage and breezeway were designed by the late Arthur Wallace, a well-know Restoration Architect.

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

C.D.

380296

NUMBER
CERTIFICATE OF REGISTRATION

1986 SEP 24 P 1:15

WENTWORTH
NO. 62
HAMILTON

LAND REGISTRAR

FOR OFFICE USE ONLY

(1) Registry [X] Land Titles [ ]

(2) Page 1 of 8 pages

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

(4) Nature of Document
By-law 86-88-H

(5) Consideration
not applicable Dollars $

(6) Description
Part Lot 5, and part Lot 6, Concession 2,
former Township of West Flamborough;
Part Lot 25, Concession 2,
former Township of Beverly;
Part Lot 8, Concession 8,
former Township of East Flamborough,
now Town of Flamborough,
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 [ ] Additional Parties [ ] Other [X]

(8) This Document provides as follows:

Schedule attached

Continued on Schedule [ ]

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

(10) Party(ies) (Set out Status or Interest)
Name(s)
THE CORPORATION OF THE
T N OF FLAMBOROUGH
by its solicitor

Signature(s)
Hugh McKerracher

Date of Signature Y 1986 M 09 D 24

(11) Address for Service P.O. Box 50, Waterdown, Ontario, LOR 2HO

(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
not available

(15) Document Prepared by:
Robinson, McCallum,
McKerracher, Dingwall,
20 Hughson Street South,
Hamilton, Ontario.
L8N 2A1

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	16 00
Total	16 00

April,

Newsome and Gilbert, Limited

HE JUDICIAL DISTRICT) IN THE MATTER OF BY-LAW NO. ~~85-117-H~~ 56-55-H
) made by The Corporation of the Town
HAMILTON-WENTWORTH) of Flamborough
)
) AND IN THE MATTER OF Section 22 of
) The Registry Act, R.S.O. 1980,
) Chapter 445.

I, HUGH McKERRACHER, of the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth, Solicitor, Do Solemnly Declare that:

1. I am the Solicitor for the Corporation of the Town of Flamborough.

2. That a By-law affecting land does not contain a local description, to wit: By-law ~~85-117-H~~ 56-55-H made by The Corporation of the Town of Flamborough.

3. FIRSTLY: ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Flamborough, in the Regional Municipality of Hamilton-Wentworth, formerly in the Township of West Flamborough, in the County of entworth, being composed of Part of Lot Number Five (5) and part of Lot Number Six (6) in the Second Concession of the Township of West Flamborough, and which parcel or tract of land may be more particularly described as follows, that is to say:

PREMISING that the bearings used herein are assumed and are referred to the northern limit of The King's Highway Number Eight (8), on a course of North seventy-six degrees eighteen minutes East (N 76° 18' E).

COMMENCING at an iron bar planted in the northerly limit of The King's Highway Number eight (8) (allowance for road between Concessions One (1) and Two (2), Township of West Flamborough), where it is intersected by the easterly limit of Crook's Hollow Road and which said above is distant nine hundred and ninety-one feet (991' 0") measured on a course of North seventy-six degrees ghteen minutes East (N 76° 18' E) from the southwestern corner of the said Lot Number Five (5);

THENCE North seventy-six degrees eighteen minutes East (N 76 18' E) in the northerly limit of said King's Highway Number Eight (8) a distance of two hundred and four feet (204' 0");

THENCE continuing in the said northerly limit of said King's Highway Number Eight (8), North seventy-five degrees ten minutes East (N 75° 10' E) forty-seven feet six inches (47' 6") to a point;

THENCE North fourteen degrees fifty-five minutes West (N 14 55' W) a distance of two hundred (200') feet to an iron bar;

THENCE North seventy-five degrees ten minutes East (N 75° 10' E) a distance of eighty feet (80') to an iron bar;

THENCE North fourteen degrees fifty-five minutes West (N 14 55' a distance of two hundred and twenty-eight feet and six inches (228' 6");

THENCE South seventy-six degrees eighteen minutes West (S 76° 18' W) a distance of three hundred and seventeen feet and nine inches (317' 9" to an iron bar;

THENCE South thirteen degrees East (S 13° 00' E) a distance of

r hundred and thirty-one feet (431' 0") to an iron bar;
ENCE South thirteen degrees East (S 13° 00' E) a distance of
our hundred and thirty-one feet (431' 0") to the place of
beginning. as described 249613CA

TOGETHER with a perpetual right-of-way for ingress, egress and regress over the lands of the owners immediately on the north of lot 5 of the lands hereby conveyed (at present Steve Bozyk) leading to the Springs which now supply water to the lands hereinbefore described and also the right and privilege of maintaining, repairing or replacing the present pipe line leading to and from the said Springs and to and from the catch basin and electric pump and also the said catch basin and said electric pump now situated on the said lands to the north which said catch basin, electric pump and pump house are hereby declared to be the property of the Grantee.

SECONDLY: ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being part of Lot 25, Concession 2, in the Town of Flamborough, in the Regional Municipality of Hamilton-Wentworth (formerly in the Township of Beverly, in the County of Wentworth) and Province of Ontario, more particularly described as follows:

PREMISING that bearings are referred to the King's Highway Number Five as shown on Deposited Plan Number 430 Miscellaneous, as being North 78 degrees, 0 minutes, 30 seconds East, and relating all bearings herein thereto;

COMMENCING at an iron bar on the westerly limit of the said Lot, being the Easterly limit of the road allowance between Lots 24 and 25, commonly known as the Orkney Road, distant 1809.17 feet measured south 12 degrees and 32 minutes and 30 seconds East along the said westerly limit from the northwest corner of the said lot;

THENCE North 78 degrees, 0 minutes and 30 seconds East 165 fe[illegible] o an iron bar;

THENCE South 12 degrees, 32 minutes and 30 seconds East parallel to the said westerly limit 235 feet to an iron bar;

THENCE South 78 degrees, 0 minutes and 30 seconds West 165 feet to an iron bar in the said westerly limit;

THENCE North 12 degrees, 32 minutes and 30 seconds West along the said westerly limit of the said lot, 235 feet to the point of commencement. as described in 15281 7CA

THIRDLY: ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Flamborough, in the Regional Municipality of Hamilton-Wentworth (formerly in the Township of East Flamborough, in the County of Wentworth) in the Province of Ontario, and being that part of Lot 8 in Concession 8 of the said Township, more particularly escribed as follows:

COMMENCING at the southerly, sometimes called the south-westerly, angle of said Lot 8;

THENCE in a north-easterly direction along the north-westerly limit of the Concession line between the aforesaid Concession 8 and the Concession immediately to the south-east thereof, 1518

8
4

t, more or less, to the south-westerly boundary of the Centre ad, leading to Carlisle and being the easterly, sometimes the outh-easterly, angle of said Lot 8;

THENCE in a north-westerly direction along the said south-westerly boundary of the Centre Road, 594 feet to a point;

THENCE South 45 degrees West and parallel to the first mentioned boundary, 1518 feet, more or less, to the dividing line between said Lot 8 and the lot immediately to the south-west thereof, being Lot 9;

THENCE in a south-easterly direction along the said dividing Lot line, 594 feet, more or less, to the place of beginning and containing by admeasurement 20 acres be the same more or less. as in 81973 .tes

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 Hamilton, in the Regional)
Municipality of Hamilton-Wentworth)
this 24 day of September, 1986.)

Michael A. Dingwall
A Commissioner, etc.

THE CORPORATION OF

THE TOWN OF FLAMBOROUGH

BY-LAW NO. 86-88-H

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and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property, and has caused such Notice of Intention to be published in a newspaper having general circulation in the Municipality;

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BY-LAW NO. 86- 88 -H

and more particularly described in Schedule "A" attached hereto.

2. The Township's Solicitor is hereby authorized and directed to cause a copy of this By-Law to be registered against the properties described in Schedule "A" attached hereto, in the Land Registry Office for the Registry Division of Wentworth.

3. The Clerk is hereby authorized to cause a copy of this By-Law to be served on the owners of the properties and on the Ontario Heritage Foundation, and to cause Notice of the Passing of this By-Law to be published in a newspaper having general circulation in the Town of Flamborough, once for each of three consecutive weeks.

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READ A FIRST, SECOND, AND THIRD TIME, AND PASSED IN COUNCIL, THIS 3rd DAY OF SEPTEMBER, 1986

DEPUTY-CLERK

MAYOR

Certified a true copy of By-Law No. 86-88-H, passed by the Council of the Corporation of the Town of Flamborough, at a meeting held on September 3rd, 1986.

Clerk

SCHEDULE "A" TO

BY-LAW NO. 86-88 - H

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