THE CORPORATION OF THE TOWN OF ANCASTER

BY-LAW NO. 90-1

To designate the Ancaster Old Mill building on a portion of the lands municipally known as 548 Old Dundas Road, in the Town of Ancaster, as a 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 548 Old Dundas Road, 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 only the Ancaster Old Mill building.

2. There is hereby designated as being of historic value, architectural value and interest the Ancaster Old Mill building on a portion of property municipally known as 548 Old Dundas Road, in the Town of Ancaster, and more particularly described in Schedule "A" attached hereto.

3. Town Solicitor Lee A. Pinelli, of the legal firm of Evans, Philp is 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 8th DAY OF JANUARY 1990.

Mayor

Clerk

SCHEDULE A

Description

FIRSTLY:
Part of Lot 46, Concession 2, designated at Part 1 and Part 2 on Reference Plan 62R-7147, in the Town of Ancaster, in the Regional Municipality of Hamilton-Wentworth RESERVING unto the transferor an easement over, along and upon the lands designated as Part 1 on Reference Plan 62R-8298 for the purposes of the construction and maintenance of a culvert in the millstream.

SECONDLY:
In the Town of Ancaster, in the Regional Municipality of Hamilton-Wentworth, formerly in the Township of Ancaster, in the County of Wentworth, and being composed of Part of Lot Number Forty Six (46) in the Second Concession, of the said Township of Ancaster, and more particularly described as follows:

COMMENCING at a stake planted in the easterly limit of the old road leading from the village of the Town of Ancaster, to the Town of Dundas, where it is intersected by the production easterly on a course of north 79 degrees and 6 minutes east of the northerly limit of Ontario Street as shown on Plan of Survey made for Eyri Thuresson registered in the Registry Office for the Registry Division of Wentworth as Plan Number 326, said stake being distant 350 feet measured on the said course of north 79 degrees and 6 minutes east along the said northerly limit of Ontario Street and the production thereof easterly from the division line between Township Lot 45 and 46.

THENCE northerly and northeasterly and following the easterly and the southerly limits of the said road leading to the Village of Ancaster, from the Town of Dundas, in the following course and distances, namely:

North 8 degrees and 57 minutes west 97 feet and 3 inches to a stake planted;

North 20 degrees and 29 minutes east 88 feet and 1 inch to a stake planted;

North 30 degrees and 16 minutes east 104 feet and 8 inches to a stake planted;

North 39 degrees and 41 minutes east 134 feet and 7 inches to a stake planted and north 26 degrees and 48 minutes east 106 feet and 1 inch more or less to an iron bar planted;

THENCE south 37 degrees and 35 minutes east 200 feet and 5 inches to an iron bar planted;

THENCE south 32 degrees and 40 minutes west 172 feet to a stake planted in the production northerly of the westerly limit of Hamilton and London Provincial Highway;

THENCE south 11 degrees and 42 minutes west to and along the said westerly limit of the said Provincial Highway, 474 feet and 5 inches more or less to a stake planted in the northerly limit of the lands now or formerly owned by one E.J. Sharpe;
THENCE north 78 degrees and 29 minutes west along the northerly limit of the lands of the said E.J. Sharpe, 143 feet more or less to a stake planted in the aforesaid easterly limit of the said road leading from the Village of Ancaster to the Town of Dundas;
THENCE north 5 degrees and 3 minutes east along the said easterly limit of the said road, 160 feet and 3 inches to a stake planted;
THENCE north 3 degrees and 33 minutes west continuing along the said easterly limit of the said road 113 feet and 9 inches more or less to the place of beginning.
The above described parcel of land containing by admeasurement, 3 acres be the same more or less and being shown outlined in Yellow on the Plan annexed to Deed Number 19124, Ancaster and all references to the Hamilton and London Highway in the above description are to the Highway as it existed at the date of the said Plan attached to the said Deed.
SAVE AND EXCEPT that part of the lands along the easterly boundary thereof expropriated by the Province of Ontario for Highway purposes as shown on Highway Plans duly registerd.

THIRDLY:
~~XXXXXXXXX~~ In the Town of Ancaster, in the Regional Municipality of Hamilton-Wentworth, in the Province of Ontario, and being composed of Part of Lot Number Forty-Six (46) in the Second Concession, of the Township of Ancaster, 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 division line between Lots Forty-Five (45) and Forty-Six (46) on a course of north thirteen degrees no minutes west (N.13° 00' W.);
COMMENCING at a point in the division line between Lots Forty-Five (45) and Forty-Six (46) in the Second Concession of the Township of Ancaster, distant two hundred and eighty-five feet (285') measured thereon on a course of south thirteen degrees no minutes east (S. 13° 00' E.) from an iron bar planted in the northern limit of Ontario Street according to a plan of subdivision registered in the Land Registry Office for the Registry Division of Wentworth as Number 326, the said point of commencement being also distance two thousand, nine hundred and forty-five (2945') more or less measured southerly along the said division line from the northwestern corner of the said Lot Number Forty-Six (46);

THENCE north seventy-seven degrees, fifty-four minutes twenty seconds east (N. 77° 54" 2Ø" E.), two hundred and thirty-two and twenty-six one-hundredths feet (232.26') more or less to an iron bar planted in the western limit of a travelled road commonly known as the Ancaster-Dundas Road.

THENCE north four degrees seventeen degrees twenty seconds east (N. 4° 17' 2Ø" E.) along the last mentioned limit one hundred and forty-two and thirty-one, one-hundredths feet (142.31') more or less to an iron bar planted, distant one hundred and thirty-two and sixty-two one-hundredths feet (132.62') measured along the western limit of the said travelled road on a course of south four degrees, seventeen minutes, twenty seconds west (S. 4° 17' 2Ø" W.) from the southern limit of the aforesaid Ontario Street.

THENCE south eighty-seven degrees, forty-nine minutes, fifty seconds west (S. 87° 49' 5Ø" W.), two hundred and seventy-nine and forty-six one-hundredths feet (279.46') more or less to a point in the aforesaid division line between Lots Forty-Five (45) and Forty-Six (46);

THENCE south thirteen degrees no minutes east (S. 13° ØØ' E.) along the aforesaid division line one hundred and eighty-four and eighty one-hundredths (184.8Ø') more or less to the point of commencement.

The above described parcel of land contains by admeasurement, nine hundred and forty-six one-thousandths acres (Ø.946 Acres) be the same more or less.

SCHEDULE "B"

REASONS FOR DESIGNATION OF THE ANCASTER OLD MILL BUILDING, ON A PORTION OF THE LANDS MUNICIPALLY KNOWN AS 548 OLD DUNDAS ROAD, IN THE TOWN OF ANCASTER

The Ancaster Old Mill building, on a portion of the lands municipally known as 548 Old Dundas Road, in the Town of Ancaster, is one of few remaining operating grist mills in Ontario or Canada.

Simple, massive and solid, the Ancaster Old Mill building sits imposing and visually prominent on the narrow road that winds its way between Ancaster and Dundas. The original grist mill, built between 1788 and 1794, adjacent to the Ancaster Creek and nestled in against the side of a hill, was destroyed by fire. It was replaced by the present mill building in 1863 and was the centre of nineteenth century life in many ways. Early Ancaster, known as Wilson's Mills, grew up around the mill which was the cornerstone of the community. From the south, the mill reveals an attractive and almost cozy two-storey facade facing a courtyard created by the former Miller's house and stables which stand opposite and facing the mill. The Ancaster Creek and its steep embankment, which is now the location of the Old Mill Restaurant, close off the view to the east creating an inviting three-sided courtyard. When approached from the north, the mill forms an imposing three-storey stone block wall. The stone walls, four feet thick at the base and tapering to three feet thick at the top, were constructed for utilitarian purposes to withstand the constant vibrations of the mill machinery. Today, however, its solid, simple and enduring stone walls have come to symbolize for all of Ancaster, Ontario and Canada, our common heritage; the legacy of our early settlers and their strength, fortitude and moral character upon which our community and nation are built.

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) gable roof;

(b) projecting eaves and verges;

(c) gabled dormers;

(d) double-hung windows and frames;

(e) wooden slipsills and stone lintels;

(f) stone chimneys;

(g) overhanging porch; and

(h) north, south and west stone masonry walls,

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 designation as described in paragraphs (a) to (h) herein.

Province of Ontario

# Document General

Form 4 — Land Registration Reform Act, 1984

**D**

FOR OFFICE USE ONLY

NUMBER 35177 CERTIFICATE OF REGISTRATION

1990 FEB -2 P 3:48

WENTWORTH No. 62 HAMILTON LAND REGISTRAR

(1) Registry [X] Land Titles [ ]

(2) Page 1 of 7 pages

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

(4) Nature of Document

By-law

(5) Consideration

Dollars $

(6) Description

Part of Lot 46, Concession 2, in the Town of Ancaster, in the Regional Municipality of Hamilton-Wentworth, more particularly described firstly, secondly and thirdly in the schedule attached hereto.

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:

See Schedule attached being By-law 90-1.

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 ANCASTER | | | | |
| By its Solcitor, Lee A. Pinelli | | 1990 | 01 | 30 |

(11) Address for Service One King Street West, 16th Floor, HAMILTON, Ontario L8P 1A4

(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

(15) Document Prepared by:
Lee A. Pinelli
EVANS, PHILP
One King Street West
16th Floor, Commerce Place
HAMILTON, Ontario
L8P 1A4

FOR OFFICE USE ONLY

| Fees and Tax | |
|---|---|
| Registration Fee | |
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| Total | |