Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

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CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
WENTWORTH (62) HAMILTON

'91 03 1 14 53

LAND REGISTRAR/REGISTRATEUR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property — Additional: See Schedule ☐

(4) Nature of Document

By-law

(5) Consideration

Dollars $

(6) Description

~~See Schedule A attached for description.~~

Part lot 41, 42, 43, Con 1, Part unopened road allowance between lots 42 & 43, Con 1, being parts 1, 2, 3, 4, 5, 7, 8, Plan 62R-276, former Township of Ancaster, now Town of Ancaster, Regional Municipality of Hamilton-Wentworth.

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

See Schedule attached for By-law No. 90-91.

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 Solicitor, Lee A. Pinelli		1990	08	08

(11) Address for Service One King Street West, 16th Floor, P.O. Box 930, Station A, HAMILTON, Ontario L8N 3P9

(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
13th FLOOR
MAIL:
P.O. BOX 930 STATION A
HAMILTON, CANADA
L8N 3P9

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Fees and Tax	
Registration Fee	25.00
Total	

THE CORPORATION OF THE TOWN OF ANCASTER

BY-LAW NO. 90-91

To designate the "Hermitage Ruins and Gatehouse" on lands municipally known as 621 Sulphur Springs Road, in the Town of Ancaster, as Lands and Buildings 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 621 Sulphur Springs 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 all buildings and structures thereon.

2. There is hereby designated as being of historic value, architectural value and interest the property municipally known as 621 Sulphur Springs 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 30th DAY OF JULY 1990.

Mayor

Deputy Clerk

DEPUTY CLERK'S CERTIFICATE

I, Gail-Ann Folland, Deputy 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. 90-91 passed in Council the 30th day of July, 1990.

Deputy Clerk

SCHEDULE "A"

Description

Hermitage Ruins

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), being parts of Lots 41, 42 and 43 in the 1st Concession, and part of the unopened road allowance between said Lots 42 and 43 in the said 1st Concession, and being described in Plan 62R-276 deposited in the Registry Office for the Registry Division of Wentworth on the 9th day of March, 1971 as Part 1, Part 2, Part 3, Part 4, which said Part 4 is subject to the right in favour of the Grantors their heirs, executors, administrators, successors and assigns to maintain and keepin in repair telephone lines together with all necessary poles, guy wires, anchors and braces in or over the said Part 4; Part 5, which said Part 5 is subject to the right in favour of the Grantors their heirs, executors, administrators successors and assigns to maintain and keep in repair telephone lines for telephone communication together with all necessary poles, guy wires, anchors and braces in or over the said Part 4, and which said Part 5 is also subject to a right-of-way for pedestrians, automobiles, horses and other animals, carts, carriages and other vehicles in favour of the Grantors and their heirs, executors, administrators, successors and assigns and their servants, agents and visitors and all other persons authorized by the Grantors for ingress, egress and regress over the said Part 5 to and from Sulphur Springs Road to Part 6 shown on said Plan 62R-276; Part 7, which said Part 7 is subject to the right in favour of the Grantors their heirs, executors, administrators, successors and assigns to maintain and keep in repair hydro lines for transmission of electric power, together with all necessary poles, guy wires, anchors and braces in and over the said Part 7; and Part 8, which said Part 8 is subject to a life interest in favour of Alfred Walter Hutchison and Mary Penelope Hutchison, his wife, including the cottage erected thereon, so long as the said Alfred Walter Hutchison and Mary Penelope Hutchison or the survivor of them shall reside on the said lands and premises and pay realty taxes and other charges assessed there against.

Gatehouse

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) and being part of Lot 41 in the First Concession, and described as part eight on Plan 62R-276 deposited in the Registry Office for the Registry Division of Wentworth on the 9th day of March, 1971.

SCHEDULE "B"

REASONS FOR DESIGNATION OF THE HERMITAGE RUINS AND GATEHOUSE, 621 SULPHUR SPRINGS ROAD, IN THE TOWN OF ANCASTER

The reasons for the proposed designation are that the ruins of the mansion and outbuildings of the estate known as the "Hermitage" are of considerable historical and architectural value and interest. Situated on Mineral Springs Road in the Town of Ancaster, the buildings were constructed circa 1855 for George Gordon Brown Leith, who came to Ancaster from Scotland. Members of the Leith family lived in the mansion until 1934, when it caught fire, and was reduced to a state of ruin.

Originally set in a beautifully-landscaped park, the Hermitage was an imposing sight. The front facade and side walls of the main house were constructed of hammered limestone; the remainder of the house and the outbuildings, which included a carriage-house, hen-house, laundry-room, and gatehouse, were constructed of random coursed rubble. The mansion was marked by many different architectural features. When it was first constructed in 1855, the mansion was very Georgian in its squareness and symmetry. Its interior was likewise Georgian insofar as it was oriented to a central hall. Originally the roof was flat and railed, but within ten years this was replaced with a hipped gabled roof showing the influence of the early Victorian Gothic style. A veranda was also added at this time, typical of the Regency cottage, as were the treillage and the French windows giving access to the veranda. On the second floor there were Italianate windows above the French windows below. The front facade had four large corbels, one on each side of the French and Italianate windows, and parts of the east and west walls display these corbels too.

Today, the ruins retain many of the most notable architectural features, and are situated within the splendor of the Dundas Valley Conservation Area. The estate's gatehouse is the sole structure which remains intact, and is an interpretive museum for the estate's rich history.