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BY-LAW NUMBER 94-91 OF THE CORPORATION OF THE CITY OF STRATFORD

BEING a by-law to designate the real property known municipally as 245 Downie Street, Stratford as being of architectural and historical value or interest.

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereon, to be of architectural and historical value or interest;

AND WHEREAS the Municipal Council of The Corporation of the City of Stratford has consulted with its Local Architectural Conservation Advisory Committee;

AND WHEREAS the Council of The Corporation of the City of Stratford has caused to be served upon The Ontario Heritage Foundation and the owners of the property known as 245 Downie Street, Stratford, notice of its intention to so designate the aforesaid real property and has caused general circulation in the City of Stratford by publication of the notice of intention in a newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;


THEREFORE the Council of the Corporation of the City of Stratford ENACTS as follows:

1. There is designated as being of architectural and historical value or interest the real property known as 245 Downie Street, in the City of Stratford for the reasons described in Schedule "A" attached hereto.
2. The Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office which property is legally described in Schedule "B" attached hereto.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on The Ontario Heritage Foundation and the owner of the property and to cause notice of the passing of this by-law to be published in the Stratford Beacon Herald being a paper having general circulation in the municipality once for each of three consecutive weeks.

READ a FIRST, SECOND and THIRD TIME AND

FINALLY PASSED this 10th day of June, A.D. 1991.


MAYOR - Dave Hunt


CITY CLERK - R. Schulthies

ONTARIO HERITAGE TRUST
APR 05 2019
RECEIVED

SCHEDULE "A"

Reasons for the Designation:

This early Edwardian building with late Victorian features on the west or Downie Street wall was built in 1903 for the Mooney Biscuit and Candy Company and was the original part of the building. This part was demolished in 1934. The Mooney Biscuit and Candy Company employed over 200 people and even had their own railroad cars to deliver their products. Evidence of the track is located on Falstaff Street.

The original building, or what is there today, will be in the designation. This includes the exterior of the building; the original windows; the original doorway on Downie Street, and the original masonry. The landing on the south wall is not included.

4

SCHEDULE "B"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Stratford in the County of Perth and being composed of all of Lots Numbers 45, 44, 41 and part of Lot Number 40 according to registered Plan Number 75, that part of said Lot Number 40 being described as follows:

COMMENCING at the north-west angle of Lot 40;

THENCE south along the west limit thereof a distance of 122.10 feet more or less to the south-west angle thereof;

THENCE easterly along the southerly limit a distance of 60 feet more or less to a point, said point being distant 6 feet measured westerly therealong from the south-east angle of said Lot;

THENCE north and parallel to the east limit of said Lot a distance of 28.10 feet more or less to a point, which said point is distant 94 feet south from the north limit of said Lot and measured perpendicular thereto;

THENCE east parallel to the north limit of said Lot a distance of 6 feet to a point in the east limit of said Lot;

THENCE north along the east limit of said Lot a distance of 94 feet to the north-east angle thereof;

THENCE west along the north limit of said Lot a distance of 66 feet more or less to the place of beginning;

SUBJECT TO A RIGHT-OF-WAY over along and upon the east 6 feet of Lot Number 40 running south of uniform width a distance of 94 feet from the north limit of Lot 40;

AND TOGETHER WITH A RIGHT-OF-WAY over along and upon the west 6 feet of Lot Number 37 according to Plan Number 75 running south of uniform width a distance of 94 feet from the north limit of said Lot Number 37. All as described in Instrument Number 174150.

TYPED	JK
COMPARED	MLO
APPROVED	

<p style="text-align: center; font-size: 1.2em;">317631</p> <p>Number CERTIFICATE OF REGISTRATION REGISTERED 1991 06. 14. at <u>11:46</u> Land Registry Office No. 44 <i>J. Williams</i> Land Registrar</p> <p>New Property Identifiers</p> <p>Executions</p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></p>	<p>(2) Page 1 of 4 pages</p>
	<p>(3) Property Identifier(s) Block Property</p>	<p>Additional: See Schedule <input type="checkbox"/></p>
	<p>(4) Nature of Document BY-LAW NO. 94-91</p>	
	<p>(5) Consideration Dollars \$</p>	
	<p>(6) Description All of Lots 45,44,41, and Part of Lot 40 Plan 75, City of Stratford, County of Perth SUBJECT TO AND TOGETHER WITH a right-of-way As in instrument No. 174150</p>	
<p>Additional: See Schedule <input type="checkbox"/></p>	<p>(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p>	<p>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/></p>

(8) This Document provides as follows:

See By-Law No. 94-91 attached hereto

Continued on Schedule ☐

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

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature Y M D
Name(s) THE CORPORATION OF THE CITY OF STRATFORD by its solicitor herein	 KENNY, W. Stirling	1991 06 13

(11) Address for Service c/o City Hall, Stratford, Ontario

(12) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature Y M D
Name(s)		

(13) Address for Service

<p>(14) Municipal Address of Property</p> <p>245 Downie Street Stratford, Ontario</p>	<p>(15) Document Prepared by:</p> <p>BYERS, KENNY, PARLEE & THORN Barristers and Solicitors 25 William Street Stratford, Ontario N5A 6V6</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td style="width: 50%;">Registration Fee</td> <td style="width: 50%;">25 -</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td>25 -</td> </tr> </table>	Fees and Tax		Registration Fee	25 -					Total	25 -
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