



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

BY-LAW NUMBER 148-92 OF THE CORPORATION OF THE CITY OF STRATFORD

BEING a by-law to designate the real property known municipally as 55 Daly Avenue, 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 55 Daly Avenue, 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 55 Daly Avenue, 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 referred to in Section 1 hereof, and being more particularly described in Schedule "B" 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 23RD day of November, A.D. 1992.

ONTARIO HERITAGE TRUST
APR 05 2019
RECEIVED


MAYOR - Dave Hunt


CITY CLERK - R. Schulthies

SCHEDULE "A"

Reasons for the Designation:

This house was built in 1874 by Joseph Rankin. The property was purchased from prominent resident John Corrie Wilson Daly, who was the first Canada Company agent, the first Mayor of Stratford, and the first magistrate of the London region. These were just a few of his many accomplishments. From 1878-1900, banker William Mowat resided at this property. Mowat later became an editor of The Beacon, the first Stratford newspaper, as well as a Justice of the Peace for Perth County. He was also involved with the Perth Mutual Fire Insurance Company.

L.A.C.A.C. has recognized Daly Avenue as an important architectural heritage area. This is one of the reasons for this property designation.

The building itself is of the Gothic Revival style. A 1975 addition was constructed at the back. Of special interest are the original windows and frames; the three coloured glass windows with hand painted birds; the door in the gable, now missing; the front door; its surrounding wood and the sympathetic sidelights and transom windows; and the original cedar shingle roof based on documented evidence. The building was originally clapboard, but has been stuccoed.

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 Province of Ontario and being composed part of Lot 24 in Daly's Survey of Park Lot 444 in the Canada Company's Survey of the City of Stratford, now known as Plan 74, save and except thereout the Easterly 28 feet in perpendicular width of the said lot, and subject to a right-of-way over the Easterly 2 feet in perpendicular width of the said lot, such right-of-way extending Southerly from the Northerly limit of said lot a distance of 65 feet, all as being described in a deed dated the 21st day of January, 1974, registered in the Perth County Registry Office on the 15th day of March, 1974 as Instrument Number 175083.

**Document General**
Form 4 — Land Registration Reform Act**D**

| <div style="text-align: center;">332213 Number CERTIFICATE OF REGISTRATION REGISTERED 1992 12 04 at 15:45 Land Registry Office No. 44 <i>J. W. Stirling</i> Land Registrar</div> <div style="margin-top: 20px;">New Property Identifiers</div> <div style="margin-top: 10px;">Additional: See Schedule <input type="checkbox"/></div> <div style="margin-top: 10px;">Executions</div> <div style="margin-top: 10px;">Additional: See Schedule <input type="checkbox"/></div> | <div style="display: flex; justify-content: space-between;"><div>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></div><div>(2) Page 1 of 4 pages</div></div> | | | | | | | | | | | | | | | | |
|--|--|--|--------------|--------------|-------------------|-----|--|-------|------------------------|----------------------|------------|-------------------|--------------------|------------|-------------------------|--|--|
| | <div style="display: flex; justify-content: space-between;"><div>(3) Property Identifier(s)</div><div>Block</div><div>Property</div></div> <div style="text-align: right;">Additional: See Schedule <input type="checkbox"/></div> | | | | | | | | | | | | | | | | |
| | (4) Nature of Document BY-LAW NO. 148-92 | | | | | | | | | | | | | | | | |
| | (5) Consideration Dollars \$ | | | | | | | | | | | | | | | | |
| | (6) Description Part of Lot 24, Plan 74, SAVE AND EXCEPT thereout the Easterly 28 feet in perpendicular width of the said lot, and subject to a right-of-way over the Easterly 2 feet in perpendicular width of the said lot as in Instrument No. 175083. | | | | | | | | | | | | | | | | |
| <div style="display: flex; justify-content: space-between;"><div>(7) This Document Contains:</div><div>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></div><div>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/></div></div> | | | | | | | | | | | | | | | | | |
| (8) This Document provides as follows: See By-Law No. 148-92 attached hereto. <div style="text-align: right;">Continued on Schedule <input type="checkbox"/></div> | | | | | | | | | | | | | | | | | |
| (9) This Document relates to instrument number(s) | | | | | | | | | | | | | | | | | |
| (10) Party(ies) (Set out Status or Interest) <table style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 45%;">Name(s)</th><th style="width: 30%;">Signature(s)</th><th style="width: 25%;">Date of Signature</th></tr><tr><th></th><th></th><th>Y M D</th></tr></thead><tbody><tr><td>THE CORPORATION OF THE</td><td>X <i>W. Stirling</i></td><td>1992 12 04</td></tr><tr><td>CITY OF STRATFORD</td><td>KENNY, W. Stirling</td><td></td></tr><tr><td>by its solicitor herein</td><td></td><td></td></tr></tbody></table> | | | Name(s) | Signature(s) | Date of Signature | | | Y M D | THE CORPORATION OF THE | X <i>W. Stirling</i> | 1992 12 04 | CITY OF STRATFORD | KENNY, W. Stirling | | by its solicitor herein | | |
| Name(s) | Signature(s) | Date of Signature | | | | | | | | | | | | | | | |
| | | Y M D | | | | | | | | | | | | | | | |
| THE CORPORATION OF THE | X <i>W. Stirling</i> | 1992 12 04 | | | | | | | | | | | | | | | |
| CITY OF STRATFORD | KENNY, W. Stirling | | | | | | | | | | | | | | | | |
| by its solicitor herein | | | | | | | | | | | | | | | | | |
| (11) Address for Service c/o City Hall, Stratford, Ontario N5A 6W1 | | | | | | | | | | | | | | | | | |
| (12) Party(ies) (Set out Status or Interest) <table style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 45%;">Name(s)</th><th style="width: 30%;">Signature(s)</th><th style="width: 25%;">Date of Signature</th></tr><tr><th></th><th></th><th>Y M D</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table> | | | Name(s) | Signature(s) | Date of Signature | | | Y M D | | | | | | | | | |
| Name(s) | Signature(s) | Date of Signature | | | | | | | | | | | | | | | |
| | | Y M D | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| (13) Address for Service | | | | | | | | | | | | | | | | | |
| (14) Municipal Address of Property 55 Daly Avenue Stratford, Ontario | (15) Document Prepared by: W. Stirling Kenny BYERS, KENNY, PARLEE & THORN 25 William Street Stratford, Ontario N5A 6V6 | <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th colspan="2">Fees and Tax</th></tr></thead><tbody><tr><td style="width: 60%;">Registration Fee</td><td style="width: 40%;">27-</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td>Total</td><td>27-</td></tr></tbody></table> | Fees and Tax | | Registration Fee | 27- | | | | | | | Total | 27- | | | |
| Fees and Tax | | | | | | | | | | | | | | | | | |
| Registration Fee | 27- | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| Total | 27- | | | | | | | | | | | | | | | | |