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FOR OFFICE USE ONLY	<div>348632</div> <div>CERTIFICATE OF REGISTRATION</div> <div>94 SEP 27 P 4: 23</div> <div>PERTH NO. 44 STRATFORD</div> <div><i>J. Williams</i></div> <div>LAND REGISTRAR</div>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 5 pages		
		(3) Property Identifier(s)	Block	Property	Additional: See Schedule <input type="checkbox"/>
		(4) Nature of Document			
		By-Law Number 105-94			
		(5) Consideration			
		Dollars \$			
		(6) Description			
Part of Lots 140, 141 and 142, Plan 52, City of Stratford, County of Perth					
New Property Identifiers		Additional: See Schedule <input type="checkbox"/>			
Executions		Additional: See Schedule <input type="checkbox"/>			
(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>		

(8) This Document provides as follows:

See By-Law Number 105-94 attached hereto

ONTARIO HERITAGE TRUST
2015
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Continued on Schedule ☐

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

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D
THE CORPORATION OF THE CITY OF STRATFORD, by its Solicitors herein	X <i>W. Stirling Kenny</i> W. STIRLING KENNY	1994 09

(11) Address for Service c/o City Hall, Stratford, Ontario. N5A 6W1

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

(13) Address for Service

(14) Municipal Address of Property	(15) Document Prepared by:	Fees and Tax	
14 Caledonia Street, Stratford, Ontario. N5A 5W5	BYERS, KENNY, PARLEE & THORN Barristers and Solicitors, 25 William Street, STRATFORD, Ontario. N5A 6V6	Registration Fee	
		Total	

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BY-LAW NUMBER 105-94 OF THE CORPORATION OF THE CITY OF STRATFORD

BEING a by-law to designate the real property known municipally as 14 Caledonia 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 14 Caledonia 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 14 Caledonia 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 "B" 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 12th day of September, A.D. 1994.


MAYOR - Dave Hunt


Deputy Clerk - Paul Hunt

SCHEDULE "A"

Reasons for the Proposed Designation of 14 Caledonia Street, Stratford, Ontario:

Harry J. Peter had this house built in 1905 for his bride. H.J. Peter was a highly respected businessman as a partner in "Peter and Sylvester", a local plumbing and electrical business. He was a valued citizen who played a prominent role as an elder for Knox Presbyterian Church and as a member of the Stratford Rotary Club. The Peter's two sons and two daughters were born in the house and it remained in the Peter's family until 1992.

LACAC has recognized the McKenzies survey as an important architectural heritage area.

This property is an example of Queen Anne Revival style architecture with Neo-classical features including the porch. This porch is unique as one-third of it is two storied with a turret attached. The turret window is oval. Other original windows in the house are leaded and stained-glass. The green wood shingles and soffits and the exterior red brick are well preserved. The interior features of significance, because of H.J. Peter's profession as a plumber, are the 16 original hot water radiators, the bathroom marble vanity and the tin walls and ceiling in the bathroom. Other interior features to be designated are the natural woodwork throughout and pocket doors in the dining room.

There is no other house of this style and quality available for designation in Stratford.

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 of Part of Lots 140, 141 and 142 Registered Plan 52 in the said City of Stratford, and which said parcel or tract of land may be more particularly described as follows:

PREMISING that all bearings herein are astronomic and are referred to the northerly limit of Caledonia Street having a bearing of North 58 degrees 15 minutes 40 seconds West as shown on Plan 44R-1795.

COMMENCING at an iron bar in the southerly limit of the said Lot 140 distant 12.00 feet measured North 58 degrees 15 minutes 40 seconds West therealong from the southeast corner thereof (being also the southwest corner of the said Lot 141);

THENCE South 58 degrees 15 minutes 40 seconds East along the southerly limit of Lots 140, 141 and 142, being also the northerly limit of Caledonia Street, 62.00 feet to an iron bar distant 8.25 feet measured South 58 degrees 15 minutes 40 seconds East along the said southerly limit of Lot 142 from the southwest corner thereof;

THENCE North 31 degrees 24 minutes 50 seconds East 42.00 feet to an iron bar;

THENCE North 58 degrees 15 minutes 40 seconds West 5.00 feet to a point;

THENCE North 31 degrees 24 minutes 50 seconds East 58.00 feet to an iron bar;

THENCE North 58 degrees 15 minutes 40 seconds West 45.00 feet to an iron bar in the division line between the said Lots 140 and 141;

THENCE North 31 degrees 24 minutes 50 seconds East therealong 26.95 feet to an iron bar;

THENCE North 58 degrees 15 minutes 40 seconds West 12.00 feet to an iron bar;

THENCE South 31 degrees 24 minutes 50 seconds West 126.95 feet to the Point of Commencement.

THE LANDS herein described are all the lands conveyed to the Grantor by Instrument No. 132882 save and except Instrument No. 136814.

THIS DESCRIPTION is the same as the description illustrated on the attached Plan of Survey by Donald W. J. McNeil Limited dated April 9, 1992.

CHECKED BY
Desc. <i>Sup</i>
Inst.
PERTH (No. 44)

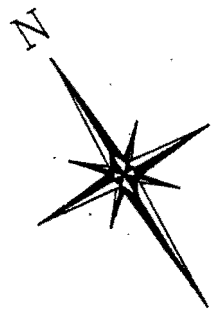
92/04/24

April 23, 1992.

File No. 92-4413

Donald W. J. McNeil Limited

Per *Donald W. J. McNeil* O.L.S.
Donald W. J. McNeil



SURVEYOR'S REPORT
PART 1
PLAN OF SURVEY
ON PART OF LOTS 140, 141 & 142
REGISTERED PLAN No. 52
IN THE CITY OF STRATFORD
COUNTY OF PERTH

SCALE 1" = 20'

DONALD W.J. McNEIL LIMITED
ONTARIO LAND SURVEYOR

1992

NOTES

1. Building ties shown hereon are to the extremities of the brick or frame buildings unless otherwise noted.
2. Bearings are referred to the northerly limit of Caledonia Street having an astronomic bearing of N 58°15'40" W as shown on Plan No. 44R-1795.

LEGEND

- -found monument
- -planted monument
- IB -iron bar
- IBØ -round iron bar
- SIB -standard iron bar
- SSIB -short standard iron bar
- CM -concrete monument
- CC -cut cross
- WT -witness monument
- N.T.S. -not to scale
- 1245 -by Donald W.J. McNeil O.L.S.
- 674 -by F.J.S. Pearce O.L.S.
- AGM -by Archibald, Gray, & McKay O.L.S.
- OU -Origin Unknown
- RP -denotes Registered Plan
- PS -denotes Previous Survey by D. McNeil O.L.S. (File No. 85-2033)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

The field survey represented on this plan was completed on the 6th day of April, 1992.

April 9, 1992. per *Donald W.J. McNeil* O.L.S.
DONALD W.J. McNEIL, ONTARIO LAND SURVEYOR

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED APRIL 9, 1992.
THIS REPORT WAS PREPARED FOR MR. & MRS. BIGGODD AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

DONALD W.J. McNEIL LIMITED
ONTARIO LAND SURVEYOR
(519) 271-7952
FAX No. (519) 271-3545
160 ERIE STREET, STRATFORD

