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FOR OFFICE USE ONLY

Number 281659
CERTIFICATE OF REGISTRATION
11:05
AUG 28 1987

PERTH
No. 44
STRATFORD

McSmith
LAND REGISTRAR

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 5 pages	
(3) Property Identifier(s)		Block	Property
(4) Nature of Document By-law No. 157/87			
(5) Consideration Nil DOLLARS			
(6) Description Part of Lot 242, Plan 20, City of Stratford County of Perth, SUBJECT to Rights-of Way over Lots 240, 241 and 243, See Schedule "B" Attached hereto. As in Instrument No. 250515			
(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 Attached

ONTARIO HERITAGE TRUST

1987 15 28

RECEIVED

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
CITY OF STRATFORD, by
its solicitor

W. STIRLING KENNY

1987 08 27

(11) Address
for Service

City Hall, Stratford, Ontario N5A 2L1

(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
53 Downie Street
Stratford, Ontario

(15) Document Prepared by:

BYERS, KENNY & PARLEE
Barristers & Solicitors
25 William Street
P. O. Box 722
Stratford, Ontario N5A 6V6

Fees and Tax	
Registration Fee	16.00
Total	16.00

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BY-LAW NUMBER 157-87 OF THE CORPORATION OF THE CITY OF STRATFORD

BEING a by-law to designate the real property known municipally as 53 Downie Street 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 53 Downie Street 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:

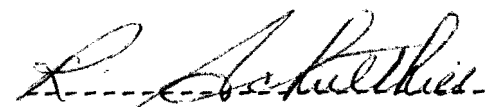
1. There is designated as being of architectural and historical value or interest the real property known as 53 Downie Street in the City of Stratford for the reasons described in Schedule "A" attached hereto.
2. The Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered 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 17th day of August, A.D. 1987.



TED LOWE MAYOR



RON SCHULTIES CITY CLERK

SCHEDULE 'A'

Reasons for the Proposed Designation:

This late Victorian building is all that survives of a three bay business block, important to the Downie Street Streetscape. It is a good example of High Victorian design, complete with bichromal details. Over the years, 53 Downie Street housed several shoe stores. The first was owned by J. D. McCrimmon, known for his involvement with sports and community groups. Later, John Agnew purchased the building and changed the facade by removing the second storey windows to accommodate a larger signboard.

As well as the existing facade, the designation will include the following features as found in a picture of the building, taken before major alterations; side pilasters capped with brackets; cornice with Italianate brackets; bichromatic brick details (now painted); second storey segmental arched windows with bichromal common-pointed arched lintels (now missing); sign frieze board (now missing). Interior features included under this designation are the tin ceiling and the oak staircase.

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SCHEDULE "B"

Part of Lot 242, Plan 20, City of Stratford, County of Perth, more particularly described as follows;

COMMENCING at a point being 94.33 feet measured southerly along the westerly limit of said Lot, from the northwest angle of the said lot;

THENCE southerly along the westerly limit of said Lot, 19 feet to the southwest angle of the said Lot;

THENCE east at right angles to the westerly limit of said Lot, 3 feet to a point on the southerly limit of said Lot;

THENCE east along the southerly limit of said Lot 56 feet to a point 12 feet west of the southeast angle of the said Lot;

THENCE northerly and parallel to the easterly boundary of the said Lot 16.58 feet to a point;

THENCE west and parallel to the northerly limit of the said lot 67 feet to the point of commencement;

TOGETHER WITH the following rights-of-way for the purpose of ingress and egress in common with others;

1) Right-of-way over part of said Lot 242, lying east of the lands above-described which said right-of-way is more particularly described as follows;

COMMENCING at the southeast angle of said Lot 242;

THENCE west along the southerly boundary of said Lot 242, 12 feet to a point;

THENCE northerly and parallel to the easterly limit of said Lot 242, 16.58 feet to a point, which point is located at the northeast angle of the lands above-described;

THENCE east 12 feet to the east limit of said Lot 242;

THENCE southerly along the east limit of said Lot 242, 16.58 feet to the point of commencement;

2) Right-of-way over the southerly 12 feet in perpendicular width of Lots 240 and 241, Plan 20, City of Stratford, County of Perth;

3) Right-of-way over the easterly 12 feet in perpendicular width of Lot 240, Plan 20, City of Stratford, County of Perth

4) Right-of-way over part of Lot 243, Plan 20, which right-of-way is more particularly described as follows;

COMMENCING at a point on the southerly limit of said Lot 243, a distance of 19.92 feet westerly from the southeast angle of said Lot 243;

THENCE westerly along the southerly limit of said Lot 243, a distance of 12 feet;

THENCE northerly parallel to the easterly limit of said Lot 243, a distance of 105 feet to the northerly limit of said Lot 243;

THENCE easterly along the northerly limit of said Lot 243, a distance of 12 feet;

THENCE southerly parallel to the easterly limit of said Lot 243, a distance of 105 feet to the point of commencement;