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265 BRIDGE STREET
P.O. BOX 128
FERGUS, ONTARIO
N1M 2W7

June 20, 1991

Ministry of Culture & Communications
Heritage Branch
Architectural Conservation Unit
77 Bloor Street West
Toronto, Ontario
M7A 2R9

Dear Sirs:

Re: 781118 Ontario Limited and 785025 Ontario Inc.
Re: Designation under the Ontario Heritage Act

We wish to advise that we have now registered The Corporation of the Town of Fergus By-law Number 3038, being a By-law to designate the former House of Brougham property to be of historic or architectural value or interest. We enclose a photocopy of the duplicate registered By-law for your records.

We trust you find the enclosed to be in order.

Yours truly,

WILSON, JACK & GRANT

C. B. Acheson

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PLANNING
HERITAGE BRANCH

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FOR OFFICE USE ONLY	<div>644020</div> <div>NUMBER</div> <div>CERTIFICATE OF REGISTRATION</div> <div>1991 JUN -7 P 1:45</div> <div>WELLINGTON SOUTH NO. 61 GUELPH</div> <div></div> <div>LAND REGISTRAR</div>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 41 pages		
		(3) Property Identifier(s)	Block	Property	Additional: See Schedule <input type="checkbox"/>
		(4) Nature of Document			
		By - law (3038)			
		(5) Consideration			
Nil		Dollars \$			
(6) Description		Parcel 1			
Part of Lots 1 and 2, southeast of St. Andrew Street, northeast of St. David Street, Registered Plan No. 55, Town of Fergus, County of Wellington, particularly described in schedule attached.					
Parcel 2					
Part of Lots 1 and 2, southeast of St. Andrew Street, northeast of St. David Street, Registered Plan No. 55, Town of Fergus, County of Wellington, particularly described in schedule attached. Being those lands described in instrument no. 577397.					
New Property Identifiers	Additional: See Schedule <input type="checkbox"/>	(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>		
Executions	Additional: See Schedule <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:

The Corporation of the Town of Fergus
By-law attached hereto

Continued on Schedule ☐

(9) This Document relates to instrument number(s)
577937 and 583614

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D
The Corporation of the Town of Fergus		1991 05 02
by their solicitors	per:	
Wilson, Jack & Grant	Cavan. B. Acheson	

(11) Address for Service 198 St. Andrew Street, West Fergus, Ontario N1M 1N7

(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	
140 St. David Street, South Fergus, Ontario N1M 2L3	WILSON, JACK & GRANT (ACHESON)	Registration Fee	25-
160-170 St. David Street, South Fergus, Ontario N1M 2L3	Barristers & Solicitors		
	Box 128		
	265 Bridge Street		
	Fergus, Ontario		
	N1M 2W7	Total	25-

THE CORPORATION OF THE TOWN OF FERGUS

BY-LAW NUMBER 3038

Being a By-law to designate the former House of Brougham property to be of historic or architectural value or interest.

WHEREAS on the advice of the Local Architectural Advisory Committee, Council has been advised to designate the lands attached hereto to be of historic or architectural value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1980, c. 337;

AND WHEREAS the provisions of Section 29, Subsections (1), (2), (4) have been complied with and no notice of objection has been received by the Municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF FERGUS ENACTS AS FOLLOWS:

1. The lands and premises described in Schedules "A" and "B" attached hereto are hereby designated to be lands and buildings of historic or architectural value or interest.
2. The reasons for the designations are as follows:

140 St. David Street South: This two-storey house was built by Thomas Watson, proprietor of Watson's Steam Tannery, between 1851 and 1881, probably during the earlier part of that period, as a workman's residence. After the acquisition of the tannery property by Dr. Abraham Groves in 1882, the building was converted to a stable, and it remained so until the early 1930's when it was reconverted to its original use. Its historical value derives from its age and its association with Watson's tannery.

160 St. David Street South: Though in appearance a unified whole, this large two-storey limestone building was built in three widely-separated stages. The westerly part was built in 1851 or 1852 by Thomas Watson, and operated by him as Watson's Steam Tannery until 1882, when it was acquired by Dr. Abraham Groves and converted to a grist and flour mill. A one-storey addition, a present feature of the river-side view, was built by Dr. Groves in the 1890's, concurrently with his installation of a steam-driven generator to supply electricity for street lighting in Fergus and Elora. In the early 1940's the building was almost doubled in size by an addition built by Mr. J.G. Tweddle to accommodate the Tweddle Chick Hatcheries.

The historical value of this building lies in its having been the site of an important early industry, the source of the first electric power in Fergus, and the headquarters of Tweddle Chick Hatcheries, in its time the largest producer of baby chicks in Canada. It is one of only two surviving examples of the extensive array of river-side industrial buildings that characterized the downtown core of Fergus a century ago.

170 St. David St. South: This two-storey limestone building was built in 1851 or 1852 by Thomas Watson, proprietor of Watson's Steam Tannery, as a residence, business office, and sales room/warehouse. Its architectural style is highly evocative of Scottish country buildings of that time, and is perhaps the best example of that tradition extant in Fergus. Most of its original exterior features have survived intact.

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Its noteworthy features include three cut-limestone chimneys, a combined cornice and rain gutter of cut-limestone, and, at the rear, a distinctive wooden verandah. This building has both historical and architectural value.

3. This By-law shall be registered against the title of the lands described in Schedules "A" and "B".

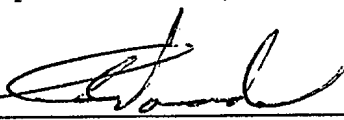
4. Pursuant to the provisions of Section 37 of the Ontario Heritage Act, the Corporation of the Town of Fergus shall obtain easements from each of the owners of the lands described in Schedules "A" and "B" in substantially the same form as those attached to this By-law as Schedules "C" and "D" respectively.

5. This By-law shall come into force and effect upon its final passing.

READ A FIRST AND SECOND TIME this 22nd day of April, 1991.




Mayor



Clerk

READ A THIRD TIME AND FINALLY PASSED this 22nd day of April, 1991.



Mayor



Clerk

mun\fergus\brougham.by

SCHEDULE "A"

to By-law No. 3038

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Fergus, in the County of Wellington and in the Province of Ontario and being composed of part of Lots 1 and 2, southeast of St. Andrew Street and northeast of St. David Street, according to Registered Plan 55 in the said Town of Fergus and which said parcel of land is more particularly described as follows:

PREMISING that the northeast limit of St. David Street has bearings of N 60 degrees 30 minutes 00 seconds West and relating all bearings herein thereto;

COMMENCING at a point in the interior of Lot 1 which is located as follows:

BEGINNING at the most westerly angle of Lot 1;

THENCE South 60 degrees 30 minutes 00 seconds East along the northeast limit of St. David Street, a distance of 102.75 feet to a point therein;

THENCE North 29 degrees 28 minutes 30 seconds East parallel to St. Andrew Street, a distance of 33.00 feet to a point, being the point of commencement and the most southerly angle of the lands herein described;

THENCE North 29 degrees 28 minutes 30 seconds East, parallel to the southeast limit St. Andrew Street, a distance of 151.00 feet to a point;

THENCE North 61 degrees 28 minutes 20 seconds East a distance of 18.17 feet, more or less to a point marking the intersection of the northwest limit of lands described by Registered Instrument No. M-130780 with southeasterly production of a line drawn along the southwest face of the southwest wall of a concrete block garage now standing on Lot 2;

THENCE North 45 degrees 44 minutes 40 seconds West to and along the Southwest face of the southwest wall of the said concrete block garage, a distance of 29.21 feet to a point marking the most northerly of part 3, Deposited Plan 61R-1329;

THENCE South 45 degrees 06 minutes 30 seconds West a distance of 12.95 feet to the most westerly angle of part 3, Deposited Plan 61R-1329;

THENCE South 40 degrees 34 minutes 30 seconds West, a distance of 10.58 feet to a point;

THENCE South 28 degrees 57 minutes 30 seconds West, a distance of 13.64 feet to a point in the limit between Lots 1 and 2;

THENCE South 28 degrees 57 minutes 30 seconds West along the northwest face of the northwest wall of a two storey stone building now standing on said Lot 1, a distance of 39.74 feet to a point marking the most westerly corner of said stone building;

THENCE South 61 degrees 02 minutes 30 seconds East along the southwest face of the southwest wall of said stone building, a distance of 2.01 feet to a point;

THENCE South 29 degrees 28 minutes 30 seconds West, parallel to the southeast limit St. Andrew Street, a distance of 65.91 feet to a point marking the most southerly angle of lands intended to be described by Registered Instrument Number M-65349;

THENCE South 60 degrees 35 minutes 50 seconds East along the northeast limit of lands intended to be described by Registered Instrument S14-9098, a distance of 0.70 feet to a point marking the most easterly angle of lands intended to be described by said Registered Instrument S14-9098;

SCHEDULE "B"

to By-law No. 3038

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Fergus, in the County of Wellington and in the Province of Ontario and being composed of part of Lots 1 and 2, southeast of St. Andrews Street, northeast of St. David Street, according to Registered Plan No. 55, in the said Town of Fergus and which said parcel of land is more particularly as follows:

PREMISING that the northeasterly limit of St. David Street has a bearing of North 60 degrees 30 minutes 00 seconds West and relating all bearings herein thereto;

COMMENCING at a point in the northeasterly limit of St. David Street, distant 123.00 feet measured southeasterly therein from the most westerly angle of said Lot 1;

THENCE North 29 degrees 28 minutes 30 seconds East parallel to St. Andrews Street, a distance of 63.00 feet to a point;

THENCE North 60 degrees 30 minutes 00 seconds West parallel to St. David Street, a distance of 20.25 feet to a point;

THENCE North 29 degrees 28 minutes 30 seconds East parallel to St. Andrews Street, a distance of 102.00 feet to a point in the limit between Lots 1 and 2;

THENCE North 45 degrees 06 minutes 30 seconds East parallel to St. Andrews Street, a distance of 115.35 feet to a point in the northeasterly limit of said Lot 2;

THENCE South 44 degrees 53 minutes 30 seconds East along the last described limit to the intersection with the top of the bank along with northwest side of the Grand River;

THENCE downstream in a general southwesterly direction following the said top of bank to its intersection with the northeasterly limit of St. David Street;

THENCE North 60 degrees 30 minutes 00 seconds West along the last described limit to the point of commencement'

TOGETHER WITH a right-of-way with others entitled thereto, over, along and upon a strip of land which may be more particularly described as follows:

COMMENCING at a point in the northeasterly limit of St. David Street, distant 123.00 feet measured southeasterly therein from the most westerly angle of said Lot 1;

THENCE North 29 degrees 28 minutes 30 seconds East parallel to St. Andrews Street, a distance of 63.00 feet to a point;

THENCE North 60 degrees 30 minutes 00 seconds West parallel to St. David Street, a distance of 20.25 feet to a point;

THENCE South 29 degrees 28 minutes 30 seconds West parallel to St. Andrews Street, a distance of 63.00 feet to a point in the northeasterly limit of St. David Street;

THENCE South 60 degrees 30 minutes 00 seconds East along the last described limit, a distance of 20.25 feet to the point of commencement.

Being those lands described in instrument no. 577397.

THENCE South 29 degrees 28 minutes 30 seconds West parallel to the southeast limit of St. Andrew, a distance of 26.35 feet to a point marking the most northerly angle of lands described by Instrument 272675;

THENCE South 60 degrees 30 minutes 00 seconds East parallel to the northeast limit of St. David Street, a distance of 22.00 feet to the point of commencement;

TOGETHER WITH a right-of-way over said Lot 1 in common with all other persons entitled thereto, and which said right-of-way is more particularly described as follows:

COMMENCING at a point in the northeast limit of St. David Street, distant 102.75 feet measured southeasterly therein from the most westerly angle of said Lot 1;

THENCE North 29 degrees 28 minutes 30 seconds East parallel to the southeast limit of St. Andrew Street, a distance of 33.00 feet to a point;

THENCE North 60 degrees 30 minutes 00 seconds West parallel to the northeast limit of St. David Street, a distance of 7.95 feet, more or less, to a point marking the intersection with the northeasterly production of a line drawn along the southeast face of the southeast wall of the stone building now standing on said Lot 1;

THENCE South 29 degrees 25 minutes West to and along the southeast face of the southeast wall of said stone building, a distance of 33.00 feet to a point in the northeast limit of St. David Street;

THENCE South 60 degrees 30 minutes 00 seconds East along the last described limit, a distance of 7.92 feet, more or less, to the point of commencement.

SUBJECT TO a right-of-way in common with other persons entitled thereto, and which said right-of-way is more particularly described as follows;

COMMENCING at a point in the interior of Lot 1 which is located as follows:

BEGINNING at the most westerly angle of Lot 1;

THENCE South 60 degrees 30 minutes 00 seconds East along the northeast limit of St. David Street, a distance of 102.75 feet to a point therein;

THENCE North 29 degrees 28 minutes 30 seconds East parallel to the southeast limit of St. Andrew Street, a distance of 33.00 feet to the point of commencement;

THENCE North 29 degrees 28 minutes 30 seconds East parallel to the southeast limit of St. Andrew, a distance of 10.00 feet to a point;

THENCE North 60 degrees 30 minutes 00 seconds West parallel to the northeast limit St. David Street, a distance of 22.00 feet to a point;

THENCE South 29 degrees 28 minutes 30 seconds West parallel to the southeast limit of St. Andrew Street, a distance of 10.00 feet to a point.

THENCE South 60 degrees 30 minutes 00 seconds East, parallel to the northeast limit St. David Street, a distance of 22.00 feet to the point of commencement as described in instrument number 583614.