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# THE CORPORATION OF THE TOWN OF SIMCOE

## Governor Simcoe Square

P.O. Box 545 50 Colborne Street South, Simcoe, Ontario N3Y 4N5 (519) 426-5870

File No. \_\_\_\_\_

May 29, 1985

Ontario Heritage Foundation  
77 Bloor Street, West  
Toronto, Ontario  
M7A 2R9

Dear Sir:

Pursuant to Section 29(6)(a)(ii) of the Ontario Heritage Act, R.S.O., 1980, I am pleased to enclose a certified copy of By-Law No. 85-42 passed by Council of the Town of Simcoe for the designation of the property known municipally as 162 Norfolk Street, South, Simcoe.

Yours truly,

(Mrs.) L. Heinbuch  
A.M.C.T., C.M.C., C.M.O.  
Town Clerk

LH:hkh

Encls.

By-Law No. 85 - 42

CORPORATION OF THE TOWN OF SIMCOE

A BY-LAW TO DESIGNATE THE VAREY/MOFFAT RESIDENCE INCLUDING LANDS AND BUILDINGS BEING LOT 26 AND PART OF LOT 28, BLOCK 114, PLAN 182, 162 NORFOLK STREET SOUTH, SIMCOE 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 thereof, to be of architectural and historical value or interest;

AND WHEREAS notice of intention to designate the Varey/Moffat Residence, being Lot 26 and Part of Lot 28, Block 114, Plan 182, 162 Norfolk Street South, Simcoe was served on the owner and The Ontario Heritage Foundation and such notice of intention was published in the Simcoe Reformer, a newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reasons for designation are set out in Schedule "B" hereto;

AND WHEREAS no notice of objections to the proposed designation has been served on the Clerk of the municipality;

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

1. There is designated as being of architectural and historical value or interest, the real property known as the Varey/Moffat Residence including lands and buildings, being Lot 26 and Part of Lot 28, Block 114, Plan 182, 162 Norfolk Street South, Simcoe in the Town of Simcoe, as more particularly described in Schedule "A" attached hereto.
2. The Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the Land Registry Offices at Simcoe, Ontario.


3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the property described in Schedule "A" hereto and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the Simcoe Reformer once for each of three consecutive weeks.

ENACTED AND PASSED THIS 21st DAY OF MAY, 1985.

First Reading: May 21, 1985

Second Reading: May 21, 1985


Third Reading: May 21, 1985

  
Mayor

  
Town Clerk

C E R T I F I C A T I O N

I, Lorraine Heinbuch, Clerk of the Town of Simcoe, do hereby certify that this is a true and complete copy of Bylaw No. 85-42 which was given three readings and passed on the 21st day of May, 1985. .

  
L. Heinbuch,  
A.M.C.T., C.M.C., C.M.O.,  
Town Clerk.

DATED at Simcoe this  
29th day of May, 1985.

SCHEDULE "A"

BY-LAW No. 85 - 42

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Simcoe, in the County of Norfolk and Province of Ontario and being composed of:-

FIRSTLY: All of Lot 26 and Part of Lot 28 both in Block 114 of Registered Plan 182 of said Town of Simcoe shown as PART ONE on Reference Plan of Survey registered in the Norfolk Registry Office as Plan 37R 2498.

SCHEDULE "B"

By-Law No. 85 - 42

REASONS FOR DESIGNATION

The Varey/Moffat residence is a fine example of a late Victorian bungalow/cottage built by noted Simcoe developer/builder, Eber Varey. In Simcoe, it is one of the more impressive examples of this building type of which many exist.

For these reasons, this building warrants designation as a property of architectural and historical importance in the Town of Simcoe and protection under The Ontario Heritage Act, R.S.O. Chapter 337, with the following features being specifically noted for their architectural significance:

- South, east and north elevations of the eastern portion of the original brick structure.
- All windows and arches in these elevations.
- Front door, transom and sidelights.
- Soffit, eaves and bracket work.