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270090

Number .....  
**CERTIFICATE OF REGISTRATION**

16:25  
1986 JUN 10

PERTH  
No. 44  
STRATFORD

LAND REGISTRAR

New Property Identifiers

Additional:  
See  
Schedule ☐

Executions

Additional:  
See  
Schedule ☐

(1) Registry ☒

Land Titles ☐

(2) Page 1 of 5 pages

(3) Property  
Identifier(s)

Block

Property

Additional:  
See  
Schedule ☐

(4) Nature of Document

By-law Number 87-86

(5) Consideration

Dollars \$

(6) Description

Part Lot 5, Plan 93, City of Stratford,  
County of Perth, together with a right-  
of-way.

See Page 5

(7) This  
Document  
Contains:

(a) Redescription  
New Easement  
Plan/Sketch ☒

(b) Schedule for:

Description ☒

Additional  
Parties ☐

Other ☒

(8) This Document provides as follows:

See By-law attached

ONTARIO HERITAGE TRUST

MAY 15 2013

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

W. Stirling Kenny

1986 06 09

(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

170 John Street North  
Stratford, Ontario  
N5A 6L3

(15) Document Prepared by:

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

Fees and Tax

Registration Fee

16.00

Total

16.00

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BY-LAW NUMBER 87-86 OF THE CORPORATION OF THE CITY OF STRATFORD

BEING a by-law to designate the real property known municipally as 170 John Street North 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 170 John Street North 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:

- 2 -

1. There is designated as being of architectural and historical value or interest the real property known as 170 John Street North 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 26th day of May, A.D. 1986.

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MAYOR

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CITY CLERK

**SCHEDULE 'A'**

**Reasons for the Proposed Designation:**

This solid low-fired red brick house of matching gables and transverse wing was probably erected by Thomas Lunn, a Stratford contractor, in the early 1850's. It became the residence of Robert Moderwell, first sheriff in Perth County, in 1857, who subsequently erected a sizeable addition to the rear separated from the original by an interesting stairwell. The original section featured modest dimensions, floral badgeboards, large 2 over 2 window sashes, turned finials, period chimneys and elegant veranda. The whole was set off with a formal white fence and Victorian plantings. The basic structure remains today despite years of unsympathetic treatment and is worthy of protection and restoration.

SCHEDULE "B"

Part of Lot 5, Plan 93, City of Stratford, County of Perth, more particularly described as follows:

COMMENCING at a point in the easterly boundary of said Lot, a distance of 32.5 feet south from the north easterly angle of said Lot;

THENCE southerly along the easterly boundary of said Lot a distance of 57 feet to a point;

THENCE westerly and parallel with the northerly boundary of the said Lot a distance of 101 feet to a point;

THENCE northerly and parallel with the easterly boundary of said Lot a distance of 31.5 feet to a point;

THENCE westerly and parallel with the northerly boundary of said Lot a distance of 50.41 feet to the westerly boundary of the Lot;

THENCE northerly along the said westerly boundary of said Lot a distance of 58 feet more or less to the north westerly angle of said lot;

THENCE easterly along the northerly limit a distance of 45.1 feet to a point distant 105 feet westerly from the north easterly angle of said lot;

THENCE southerly and parallel to the westerly limit a distance of 32.5 feet;

THENCE easterly and parallel to the northerly boundary of said lot a distance of 105 feet more or less to the point of commencement.

TOGETHER with a right-of-way over Part Lot 5, Plan 93, more particularly described as follows:

COMMENCING at a point in the easterly boundary of said lot a distance of 29 feet south from the north easterly angle of said Lot;

THENCE southerly along the easterly boundary of said Lot a distance of 3.5 feet to a point;

THENCE westerly and parallel with the northerly boundary of said Lot a distance of 105 feet to a point;

THENCE northerly and parallel with the easterly boundary of said Lot a distance of 3.5 feet to a point;

THENCE easterly and parallel with the northerly boundary of said Lot a distance of 105 feet to the point of commencement.