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ALFRED ROSS
Mayor



JAMES CROCKER, A.M.C.T.
Clerk-Treasurer
LUANNE PHAIR, B.A.
Deputy-Clerk

TOWN OF SEAFORTH

PHONE(519) 527-0160

P.O. BOX 610
SEAFORTH, ONTARIO
NOK 1W0

March 16, 1984 .

Ontario Heritage Foundation
77 Grenville Street
Queen's Park
Toronto, Ontario
M7A 1E8



Gentlemen:

RE: Notice of Passing of By-law

Enclosed herewith is a copy of By-law 9 for 1984, passed at the March 13, 1984, regular meeting of Council of the Corporation of the Town of Seaforth which designates "THE COMMERCIAL HOTEL" 84 Main St. of architectural and historical value.

Yours truly,

A handwritten signature in dark ink, appearing to read "Luanne Phair".

Luanne Phair, BA
Deputy Clerk

/lp

c.c. - Dupuis Hotels Ltd.

I, Luanne Phair, Deputy Clerk of the Municipal Corporation of the Town of Seaforth, do hereby certify that the foregoing is a true copy of By-Law No. 9 passed at a meeting of Council on March 13, 1984 at Seaforth, Ontario.

Signed


Luanne Phair

THE CORPORATION
OF THE
TOWN OF SEAFORTH

BY-LAW NO. 9 for 1984

Being a by-law to designate certain properties of historic or architectural value or interest

WHEREAS the Ontario Heritage Act, 1974, as amended, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of historic or architectural value or interest, and

WHEREAS the Council of the Corporation of the Town of Seaforth has caused to be served upon the owner of the lands and premises known as The Commercial Hotel and upon the Ontario Heritage Foundation; notice of intention to so designate the aforesaid real property and has caused said notice of intention to designate to be published in 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 "A" attached hereto, and


WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality;


NOW THEREFORE the Council of the Corporation of the Town of Seaforth enacts as follows:

1. There is designated as being of architectural and historical value or interest, more particularly described in Schedule "B" attached hereto, the property known as The Commercial Hotel.
2. McConnell, Stewart and Devereaux are hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" attached hereto, in the proper land registry office.
3. The Town Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the Town of Seaforth.

Read a first and second time this 13th day of March, 1984.

Read a third time and finally passed this 13th day of March, 1984.



Mayor

Deputy-Clerk

SCHEDULE "A"

SHORT STATEMENT OF THE REASONS FOR
THE PROPOSED DESIGNATION

The Commercial Hotel is considered a building of architectural and historical importance on the Main Street. The Hotel is an integral part of the streetscape composition, distinguished by its imposing size, and style that compliments the street building facade. The Hotel is also one of a number of hotels built during the latter part of the nineteenth century in the Town and is testimony of the former prosperity and importance of Seaforth in the settlement of Huron County. While a number of architectural features have been lost during the life of building, proposed conservation will restore its former handsome appearance. This historic Hotel continues to serve the community as it has done for almost 100 years.

SCHEDULE "B"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Seaforth, in the County of Huron and Province of Ontario and being composed of Lots 20 and 21 on the East side of Main Street and Lot 49 and the West half of the North half of Lot 50 on the West side of Victoria Street all according to a Plan registered in the Land Registry Office for the Registry Division of Huron as Number 391.

SAVE AND EXCEPT therefrom that portion thereof more particularly described as follows:

COMMENCING at the Southwest angle of said Lot 21;

THENCE Easterly along the Southerly boundary of the said Lot a distance of 60 feet 7 inches;

THENCE Northerly and parallel with the Westerly limit of the said Lot a distance of 2 inches;

THENCE Westerly along the Northerly boundary wall of the buildings now known as the Commercial Hotel, Seaforth, Ontario a distance of 60 feet 7 inches, more or less, to a point in the Westerly limit of said Lot 21, distant 6.5 inches measured Northerly therealong from the Southwest angle of said Lot 21;

THENCE Southerly along the said Westerly boundary a distance of 6.5 inches to the place of commencement.

SUBJECT TO an easement over part of said Lots 20, 21 and 49 according to said Plan 391 in favour of The Corporation of the Town of Seaforth and registered as Instrument Number 10255.

AND FURTHER SUBJECT TO an easement in favour of Her Majesty the Queen in Right of Ontario as represented by the Ministry of the Environment over that part thereof more particularly described as Part 5 according to a Plan of Reference deposited in the Land Registry Office for the Registry Division of Huron as Number 22R-809 and being more particularly set forth in Instrument Number 168687.