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BY-LAW NUMBER 3-94 OF THE CORPORATION OF THE CITY OF STRATFORD

BEING a by-law to designate the real property known municipally as **151 Nile Street, Stratford** 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 **151 Nile Street, Stratford**, 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 **151 Nile 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 10th day of January, A.D. 1994.

ONTARIO HERITAGE TRUST
APR 05 2019

RECEIVED


MAYOR - Dave Hunt


CITY CLERK - R. Shaw

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SCHEDULE "A"

Resons for the Proposed Designation of 151 Nile Street, Stratford, Ontario are:

This Italianate home was built in 1891 by Jeremiah Duggan. As it is the only house of this style and size in this area, it makes a valuable contribution to the neighbourhood character. Jeremiah Duggan opened Stratford's first major department store in 1883. His reputation for quality and honesty followed his family throughout their business years. The Duggan's were active participants in Stratford community life. The 151 Nile Street home soon became the prime residence of Jeremiah's brother and associate, Daniel, and his family.

The exterior features of significance of this 2 1/2 storey red brick house are its brackets and gingerbread gables, three stained glass windows, dentil detailing in the cornice, two storey verandah, front double doors, rear gothic french doors, pendent, original windows and arched transom. An ornate wood and tile fireplace is a significant interior feature.

SCHEDULE "B"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Stratford, County of Perth and Province of Ontario, being composed of Lot 8 and part of Lots 7 and 80, all according to Registered Plan No. 12 of the said City of Stratford, and being more particularly described as follows:

COMMENCING at a point on the westerly limit of Lot 7 a distance of 55.0 feet southerly from the north westerly corner of the lot;

THENCE southerly along the westerly limit of Lots 7 and 8 a distance of 67.0 feet more or less to the south westerly corner of Lot 8;

THENCE easterly along the southerly limit of Lot 8 a distance of 102.16 feet more or less to the south easterly corner of the lot, being also the south westerly corner of Lot 80;

THENCE northerly along the westerly limit of Lot 80 a distance of 72.0 feet;

THENCE easterly parallel to the southerly limit of Lot 80 a distance of 40.04 feet more or less to the easterly limit thereof;

THENCE northerly along the easterly limit of Lot 80 a distance of 49.11 feet more or less to the north easterly corner of the lot;

THENCE westerly along the northerly limit of Lots 80 and 7 a distance of 48.68 feet more or less to a point, which point is distant 94.50 feet easterly from the north westerly corner of Lot 7;

THENCE southerly parallel to the westerly limit of Lot 7 a distance of 55.0 feet;

THENCE westerly parallel to the northerly limit of Lot 7 a distance of 94.50 feet to the point of commencement;

SUBJECT TO A RIGHT-OF-WAY over a part of Lots 7, 8 and 80, being more particularly described as follows;

COMMENCING at the south westerly corner of Lot 80;

THENCE northerly along the line between Lots 8 and 80 a distance of 72.0 feet;

THENCE easterly parallel to the southerly limit of Lot 80 a distance of 6.0 feet;

THENCE northerly parallel to the westerly limit of Lot 80 a distance of 8.0 feet;

THENCE westerly parallel to the southerly limit of Lots 80 and 8 to a point in Lot 7, which point is distant 94.50 feet easterly from the westerly limit of the lot;

THENCE southerly parallel to the westerly limit of Lot 7 to a point, which point is distant 55.0 feet southerly from the northerly limit of the lot;

THENCE easterly parallel to the northerly limit of Lot 7 a distance of 2.20 feet more or less to a point, which point is distant 6.0 feet westerly from the easterly limit of Lot 7;

THENCE southerly parallel to the easterly limit of Lots 7 and 8 to the southerly limit of Lot 8;



Document General

Form 4 — Land Registration Reform Act

Amended NOV. 1992

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| <p>FOR OFFICE USE ONLY</p> <p style="font-size: 24pt; font-weight: bold;">342223</p> <p style="font-size: 24pt; font-weight: bold;">JAN 17 1994</p> <p>New Property Identifiers</p> <p>Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p>Additional: See Schedule <input type="checkbox"/></p> | (1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/> | | (2) Page 1 of 5 pages | | | | | | | | | | | | | | |
| | (3) Property Identifier(s) Block Property | | Additional: See Schedule <input type="checkbox"/> | | | | | | | | | | | | | | |
| | (4) Nature of Document By-Law No. 3-94 | | | | | | | | | | | | | | | | |
| | (5) Consideration Dollars \$ | | | | | | | | | | | | | | | | |
| | (6) Description Lot 8 and Part of Lots 7 and 80, Registered Plan No. 12, City of Stratford, County of Perth, more particularly described in the attached Schedule. | | | | | | | | | | | | | | | | |
| | (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 type="checkbox"/> | | | | | | | | | | | | |
| (8) This Document provides as follows: See By-Law attached hereto By-Law No. 3-94 <div style="text-align: right;">Continued on Schedule <input type="checkbox"/></div> | | | | | | | | | | | | | | | | | |
| (9) This Document relates to instrument number(s) | | | | | | | | | | | | | | | | | |
| (10) Party(ies) (Set out Status or Interest) <table style="width: 100%; border: none;"><tr><td style="width: 40%;">Name(s)</td><td style="width: 30%;">Signature(s)</td><td style="width: 30%;">Date of Signature Y M D</td></tr><tr><td>THE CORPORATION OF THE CITY OF STRATFORD</td><td>X <i>W. Stirling Kenny</i> W. STIRLING KENNY</td><td>1994 01 17</td></tr><tr><td colspan="3">By its solicitor herein</td></tr></table> | | | | | | Name(s) | Signature(s) | Date of Signature Y M D | THE CORPORATION OF THE CITY OF STRATFORD | X <i>W. Stirling Kenny</i> W. STIRLING KENNY | 1994 01 17 | By its solicitor herein | | | | | |
| Name(s) | Signature(s) | Date of Signature Y M D | | | | | | | | | | | | | | | |
| THE CORPORATION OF THE CITY OF STRATFORD | X <i>W. Stirling Kenny</i> W. STIRLING KENNY | 1994 01 17 | | | | | | | | | | | | | | | |
| By its solicitor herein | | | | | | | | | | | | | | | | | |
| (11) Address for Service City Hall, Stratford, Ontario. N5A 6W1 | | | | | | | | | | | | | | | | | |
| (12) Party(ies) (Set out Status or Interest) <table style="width: 100%; border: none;"><tr><td style="width: 40%;">Name(s)</td><td style="width: 30%;">Signature(s)</td><td style="width: 30%;">Date of Signature Y M D</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table> | | | | | | Name(s) | Signature(s) | Date of Signature Y M D | | | | | | | | | |
| Name(s) | Signature(s) | Date of Signature Y M D | | | | | | | | | | | | | | | |
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| (13) Address for Service | | | | | | | | | | | | | | | | | |
| (14) Municipal Address of Property 151 Nile Street, Stratford, Ontario. N5A 4E1 | | (15) Document Prepared by: BYERS, KENNY, PARLEE & THORN Barristers and Solicitors, 25 William Street, STRATFORD, Ontario. N5A 6V6 | | Fees and Tax <table style="width: 100%; border: none;"><tr><td style="width: 50%;">Registration Fee</td><td style="width: 50%;">50-</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td>Total</td><td>50-</td></tr></table> | | Registration Fee | 50- | | | | | | | Total | 50- | | |
| Registration Fee | 50- | | | | | | | | | | | | | | | | |
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