

HERITAGE IMPACT ASSESSMENT



SYMMES HOUSE

492 Lakeshore Road East, Oakville ON

FINAL HIA_04 Oct 2022

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TABLE OF CONTENTS

EXECUTIVE SUMMARY

1.0	INTRODUCTION	1
2.0	LOCATION	1
3.0	SITE DESCRIPTION	1
4.0	HERITAGE PLANNING CONTEXT	2
5.0	HISTORICAL CONTEXT	4
6.0	HERITAGE VALUE	7
7.0	PROPOSED ALTERATIONS	9
8.0	IMPACT ASSESSMENT	11
9.0	CONCLUSIONS & RECOMMENDATIONS	12
10.0	SOURCES	13
11.0	QUALIFICATIONS OF THE AUTHOR	13
12.0	APPENDICES	ATTACHED

APPENDIX A: PHOTO DOCUMENTATION

APPENDIX B: HISTORIC DOCUMENTATION

APPENDIX C: ARCHITECTURAL DRAWINGS [JOHN WILLMOTT ARCHITECT INC.]

EXECUTIVE SUMMARY

The subject property is a non-Designated heritage property on Lakeshore Road East that is Listed on the Municipal Heritage Register and has been plaqued by the Oakville Historical Society. The property contains an Arts & Crafts style dwelling that was built in 1926 for Luther & Caroline Symmes. The house was designed by the Toronto architectural firm of Molesworth, West & Secord. The firm's principal George Nepean Molesworth was a life-long resident of Oakville.

The subject dwelling is located on a large corner lot. The owner proposes to move the house closer to Lakeshore Road East so that the lot can be subdivided to create a new residential lot on Park Avenue.

Architectural drawings for sensitive additions and alterations to the heritage house and for a compatible new dwelling on the Park Avenue lot have been prepared by John Willmott Architect Inc.

In order to mitigate the significant risks associated with relocation and structural changes to the heritage building, approval should be conditional on the owner providing the following additional information to heritage staff:

- a **Moving Plan** that includes details regarding the methods and timeline for the relocation and protection measures for securing the heritage building throughout the relocation
- a **Conservation Plan** that includes structural drawings for securing the building to a new foundation and alterations to the loadbearing walls and the roof structure for the proposed addition, as well as strategies for conserving or salvaging original fabric impacted by the alterations

It is recommended that the Town request the following securities from the owner:

- **Heritage Easement Agreement** during the relocation process
- **Proof of Insurance** for the heritage building during the relocation process
- **Letter of Credit** for the cost of relocation and securing to a permanent foundation

The Symmes House meets 5 criteria for Designation and is currently Listed on the Municipal Heritage Register as a Non-Designated property. It is recommended that the Town provide additional heritage protection through:

- **Part IV Designation** for exterior heritage attributes of the Symmes House

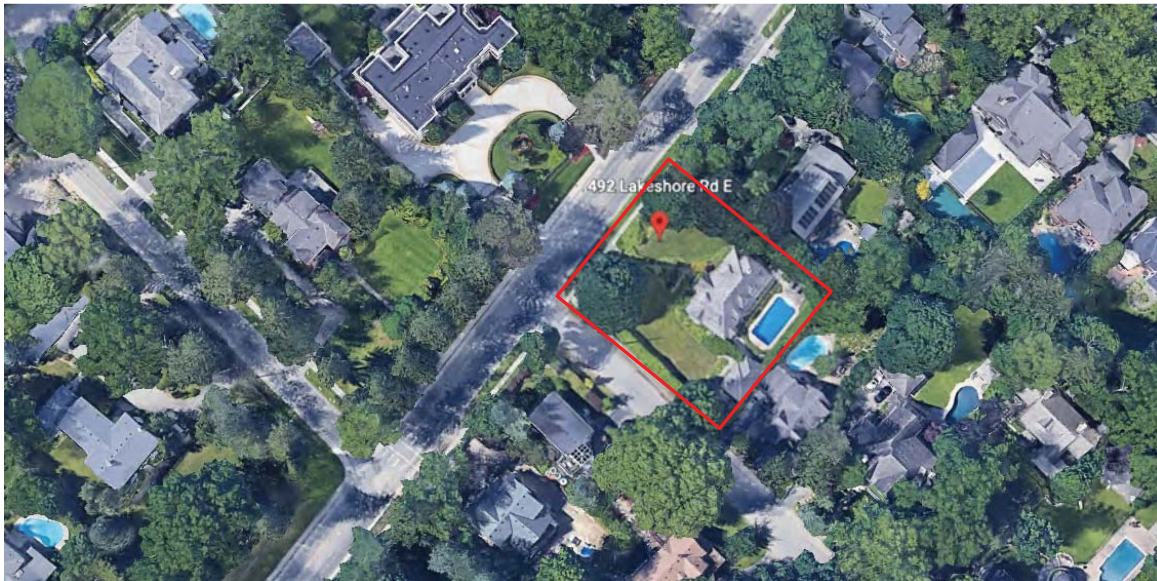
1.0 INTRODUCTION

This *Heritage Impact Assessment* (HIA) was prepared by Megan Hobson for Cindy Cottrelle, as a requirement for obtaining a heritage permit to make alterations to a Listed heritage building located at 492 Lakeshore Road East, known as the Luther & Caroline Symmes Residence. This report meets requirements of the City of Oakville for *Heritage Impact Assessments*.

A site visit was undertaken to document the current condition of the heritage building and its physical context on Lakeshore Road East. Historical research was undertaken and relevant heritage policies were reviewed. Recommendations in this report are consistent with applicable heritage policies and guidelines. Architectural drawings for the proposed alterations were prepared by John Willmott Architect Inc. and are included in the Appendix of this report.

2.0 LOCATION

The subject property is located in an established residential neighbourhood in the Town of Oakville. It is a rectangular lot on the corner of Lakeshore Road and Park Avenue. The house is oriented towards Lakeshore Road with the driveway and garage accessed from Park Avenue.



AERIAL VIEW – the subject property is a large corner lot at the corner of Lakeshore Road East & Park Avenue

3.0 SITE DESCRIPTION

The subject property contains a 1.5 storey dwelling with a rectangular footprint facing Lakeshore Road East and a small detached garage facing Park Avenue. There is an inground pool in the back yard. The lot configuration is unusual in that the house is located towards the back corner of the lot with a large front yard on Lakeshore Road East and a large side yard on Park Avenue. There is hedging and mature trees around the perimeter of the property.



492 LAKESHORE ROAD EAST – corner of Lakeshore Road East & Park Avenue

4.0 HERITAGE PLANNING CONTEXT

The subject dwelling is known as the Luther & Caroline Symmes House and is Listed as a non-Designated heritage building on the Town of Oakville's Municipal Heritage Register. It has been plaqued by the Oakville Historical Society and the plaque is mounted on the front of the house.

There are a number of Listed and Designated heritage properties in close proximity to the subject property and it is adjacent to a *Part IV Designated* property located at 85 Park Avenue.

The subject property was built in 1926 and is primarily associated with a period of development in the early 20th century, when large estates and farms were beginning to be subdivided for residential development. The subject dwelling is an example of one of the larger homes from this period and it sits on a larger lot in comparison to the lots behind it on Park Avenue.

Luther Symmes purchased four lots in the Carson Survey (1905) on Colborne Street (now Lakeshore Road East) and built a house on this prominent corner lot, across from historic estates including Balsam Lawn and Clearview. He commissioned Molesworth, West & Secord, a prominent architectural firm to design his house in a fashionable Arts & Crafts style.

The Designated houses at 85 & 65 Park Avenue are good examples of the typical cottages built in the Carson Survey (1905). These houses were built in Queen Anne and Period Revival styles.

The 19th century villas, such as Balsam Lawn and Clearview were originally surrounded by large gardens. The houses were oriented towards Lakeshore Road with large lawns in front. These villas were built in Late Victorian styles. Balsam Lawn (also known as the William Wass House) has recently been moved closer to Lakeshore Road so that the rear portion can be severed to create a new residential lot on Balsam Avenue. These 19th century villas are Designated under Part IV of the Ontario Heritage Act. In each case, the *Designation By-laws* protects the house and its orientation to Lakeshore Road, but the gardens, grounds and outbuildings associated with these houses are not identified as heritage attributes.



HERITAGE MAPPING

DESIGNATED

LISTED

*PLAQUED



BALSAM LAWN (1878)
114 Balsam Avenue



CLEARVIEW (1865)
109 Balsam Avenue



65 Park Avenue (1910)



85 Park Avenue (1905)

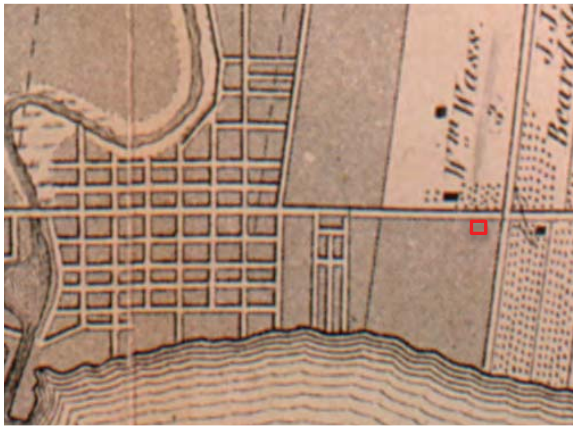


492 Lakeshore Road East - SYMMES HOUSE (1926)

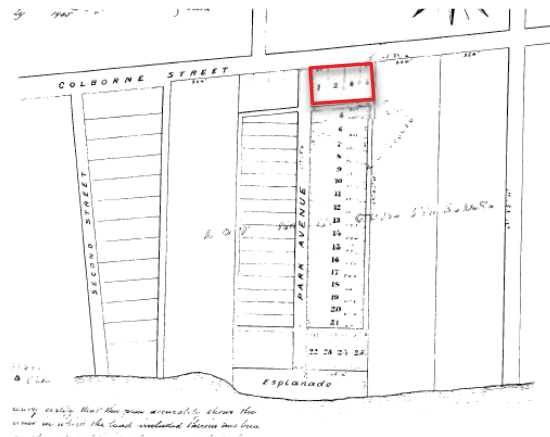
5.0 HISTORICAL CONTEXT

Carson Survey (1905)

Charles D. Carson registered a survey for building lots in Lot 2, Con 4 Trafalgar in 1905. In 1909 he sold Lots 1,2,3 & 4 to Thomas Miller. In The lots were transferred by his widow to their son Nicholas in 1922. In 1924 the lots were sold to Luther Richardson Symmes.



1877 COUNTY ATLAS; Lot 2 Con 4



1905 CARSON SURVEY; Lots 1, 2, 3 & 4

Luther Richards & Caroline Jackson Symmes.

Luther Richardson Symmes purchased Lots 1,2,3 & 4 in the Carson Survey from the heirs of Thomas Miller in 1924. The sale was not registered until 1928, possibly because a house was being built and was not completed in 1928. According to tax records, the house was situated on Lot 1 and was complete by 1926.

Luther Richardson Symmes was born in Quebec in 1857. His father Henry Richardson Symmes (1818-1875) was editor of an early newspaper in Aylmer and later Superintendent of Public Works on the River Sainte Maurice in Trois Riviere. His mother Abigail Symmes (1826-1910) was his father's first cousin and the daughter of Charles Symmes (1799-1868) of Aylmer, Quebec. Luther Symmes' maternal grandfather Charles Symmes was an American who emigrated to Lower Canada and founded the Town of Aylmer. Charles Symmes built the first Inn in Aylmer in 1831 that is now a museum and recognized as a National Historic Site. Luther Richards Symme's paternal grandparents were Deacon John Symmes & Pamela Richardson, of Medford, Massachusetts. Deacon John Symmes was deacon of the first Congregation Church in Medford and he left a valuable estate to his children. Luther Richards Symmes' great grandparents were Captain John & Elizabeth (Wright) Symmes of Medford, Massachusetts.

Luther Richardson Symmes was involved in various business ventures throughout his life. At the time of his marriage in 1885 to Caroline Amelia Jackson of Welland, Ontario he is listed on the marriage certificate as a 'manufacturer'. In 1888, he and his brother John Albert Symmes registered a patent for a 'Hay and Grain Cock Weather Shield', a waterproof cap made from wood pulp that protected piles of hay or grain from the elements that was very successful and widely used in the Eastern Townships and other places.



SYMMES HOUSE, 492 LAKESHORE ROAD EAST – note the apple trees in the yard and the cedar shake on the walls
[source: Oakville Historical Society, undated, identified as the Gray house?]



SYMMES HOUSE, 492 LAKESHORE ROAD EAST – the apple trees are gone and there are two small trees flanking the entrance – there is a curved path to the door and a wooden fence and gate on Lakeshore Road. [source: Oakville Historical Society, undated]

6.0 HERITAGE VALUE

The subject dwelling has historical, contextual and architectural value.

Historical & Contextual Values

The Symmes House was built for the Luther Richardson Symmes (1857-1928), a successful manufacturer and businessman from a prominent Quebec family who worked in various locations in Canada before retiring to Oakville with his wife Carolyn Jackson Symmes in 1926. He purchased four lots in the Carson Survey (1905) and built a large house on the corner of Lakeshore Road East and Park Avenue. It is associated with a period of development in Oakville when former farms and estates along Colborne Street (now Lakeshore Road East) were beginning to be subdivided for residential development.

Design Value

The Symmes House was designed by Molesworth, West & Secord, a prominent Toronto firm that designed a number of lavish homes in Toronto's elite residential neighbourhoods and surrounding areas. George Nepean Molesworth, the firm's founder, was a lifelong resident of Oakville and designed a number of notable buildings in Oakville.

The Symmes House is a good example of an Arts & Crafts style house and is indicative of the accomplished residential designs of Molesworth, Best & Secord (active from 1918-1936).

The house has a compact form with a steeply pitched roof with small dormers and one massive brick chimney. The exterior is clad with wood shingle and the windows are multi-pane casement style windows. There is a rustic portico at the front entrance and the sun porch in the southeast corner has rustic squared timbers supporting the roof.

List of Heritage Attributes

Physical and contextual features that contribute to its heritage value include the following:

- the orientation towards Lakeshore Road East
- the compact form with a steeply pitched roof with small roof dormers
- the tall brick chimney
- the multi-paned casement style windows grouped together
- the use of wood shingle on the walls and roof
- the gabled portico at the front entrance
- the rustic posts & beams in the sunporch

Evaluation According to Ontario Regulation 09/06

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	It is a good example of an Arts & Crafts style dwelling designed by Molesworth, West & Secord in 1926.
ii) Displays a high degree of craftsmanship or artistic merit	YES	It displays a high degree of craftsmanship and artistic merit.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a 1.5-storey residential building.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	YES	It is associated with Luther Richards Symmes, a successful manufacturer and businessman, who retired to Oakville with his wife Carolyn Jackson Symmes.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	It does not have potential to yield further information.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	YES	It was designed by Molesworth, West & Secord in 1926 and is a good example of an Arts & Crafts style residence by that firm. The firm's founder, George Nepean Molesworth, was a lifelong resident of Oakville.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	YES	It supports the residential character of Lakeshore Road East.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It is historically linked with Lakeshore Road East and the subdivision of farmland and large estates for residential development in the early 20 th century.
iii) Is a landmark	NO	It is a private residence that is listed on the Municipal Heritage Register but is not Designated.

Evaluation summary: the Symmes House (1926) meets 5 criteria for Designation

7.0 PROPOSED ALTERATIONS

The owner proposes to move the Symmes House closer to Lakeshore Road so they can build a new house behind it. The Symmes House will retain its existing orientation towards Lakeshore Road East. The detached garage behind the house will be demolished and a new 2-storey addition will be built at the rear of the Symmes House that contains a single car garage with living space above. An existing window on the side elevation will be enlarged to create a new side entrance on Park Avenue. The side entrance will have a portico that matches the portico over the front entrance on Lakeshore Road East.



Proposed rear addition to the Symmes House

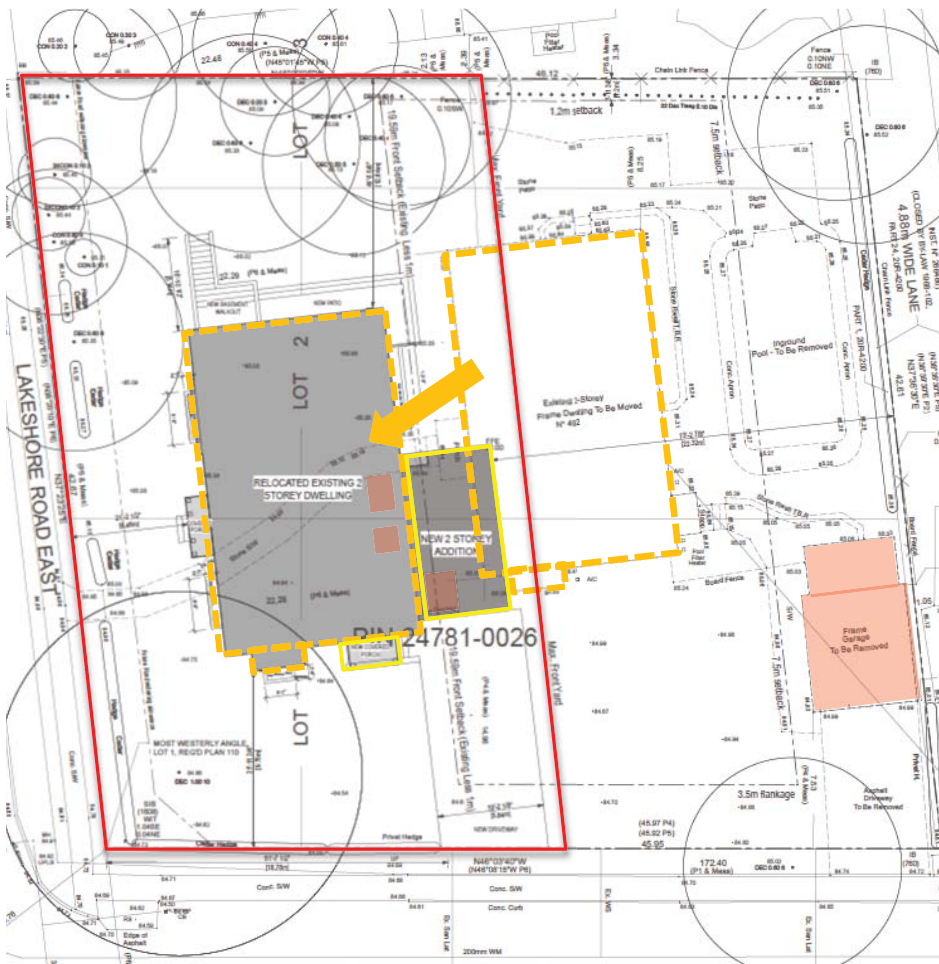


Proposed Neo-Tudor dwelling on Park Avenue



PROPOSED PARK AVENUE STREETSCAPE

[JOHN WILMOTT ARCHITECT INC.]



PROPOSED SITE PLAN



Symmes House to be moved closer to Lakeshore Road



Proposed additions



Proposed demolition of detached garage, back entrance porch & 2 roof dormers



DETACHED GARAGE to be demolished



BACK ENTRANCE PORCH & 2 ROOF DORMERS to be demolished
(the larger dormer on the left appears to be a later addition)
(the rear entrance porch is a later addition)

8.0 IMPACT ASSESSMENT

To following direct impacts are identified:

- separation of the Symmes House from its existing foundation and relocation onto a new foundation closer to Lakeshore Road East
- demolition of the existing detached garage
- alteration to the rear elevation of the Symmes House for the proposed rear addition
- alteration to an existing window on the west side elevation for a new entrance facing Park Avenue
- alterations to the sunporch to enclose it with new French doors
- interior renovations including removal of load bearing walls in some locations

The following indirect impacts are identified:

- construction of a new dwelling adjacent to the Symmes House

Relocation is a conservation strategy that is used as a last resort, as an alternative to demolition. If a lot severance is approved then relocation of the house is the only option to prevent demolition. The garage is a small outbuilding that appears to have been built at the same time as the house but was later modified for use as a garage and pool house. The proposed lot is not large enough to accommodate a detached garage and meet the zoning regulations for setbacks, therefore demolition of the garage is the only feasible option. Loss of this building will not have a significant impact on heritage value because this is an outbuilding located in the rear yard. Documentation of the garage is included in this report. No further mitigation is required.

Risks associated with relocation of the house should be minimized through careful planning and use of an experienced heritage building mover. A Moving Plan by a qualified building mover should be provided that outlines the moving procedure and timeline. The Moving Plan should include protection measures for securing the heritage building at all times until it is ready for occupancy. A Heritage Easement Agreement and a Letter of Credit to be held by Town during relocation are also recommended.

Additions to heritage buildings are sometimes needed to support ongoing use. In this case, the addition will support ongoing use as a private residence and is therefore beneficial for the long-term conservation of the Symmes House. The proposed addition is a good example of a compatible addition that is complementary and subordinate to the heritage building.

It is noted that the following design measures have been successfully employed by the architect:

- the proposed addition is located at the rear and set back from the side elevation
- the proposed side entrance will utilize an existing window opening and will have a portico that matches the existing portico over the front entrance
- the height and roof form of the addition matches the existing dwelling
- the architectural style and cladding materials of the addition matches the existing dwelling

To further minimize negative impacts, the applicant is encouraged to retain original fabric underneath the new addition and limit removal of original fabric as much as possible. A structural engineer should be consulted for all changes to structural elements, including securing the building to a new foundation, making new openings in exterior walls, removing loadbearing interior walls, and modifications to the existing roof structure to accommodate the addition. Given the age of the house and its steeply pitched roof, the owner should consult a heritage engineer who has experience with historic building materials and assemblies, so that the new addition can be integrated into the heritage structure in the least intrusive manner. Mitigation in the form of a Conservation Plan that includes detailed structural drawings is recommended.

The dwelling proposed for the new lot on Park Avenue is designed in a Neo-Tudor Revival style. The height, scale, massing, setbacks, building style and cladding materials are considered compatible with adjacent built heritage resources including the Symmes House and are consistent with zoning for this area. No variances are required and the house will contribute to the character of the area that includes a mix of building styles. Therefore, there are no heritage concerns with the proposed dwelling on Park Avenue.

9.0 CONCLUSIONS & RECOMMENDATIONS

In order to mitigate the significant risks associated with relocation and structural changes to the heritage building, approval should be conditional on the owner providing the following additional information to heritage staff:

- a **Moving Plan** that includes details regarding the methods and timeline for the relocation and protection measures for securing the heritage building throughout the relocation
- a **Conservation Plan** that includes structural drawings for securing the building to a new foundation and alterations to the loadbearing walls and the roof structure for the proposed addition, as well as strategies for conserving or salvaging original fabric impacted by the alterations

It is recommended that the Town request the following securities from the owner:

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The Symmes House meets several criteria for Designation and is currently Listed on the Municipal Heritage Register as a Non-Designated property. It is recommended that the Town provide additional heritage protection through:

- **Part IV Designation** for exterior heritage attributes of the Symmes House

10.0 SOURCES

Heritage Documents

Ontario Heritage Tool Kit, Ministry of Heritage

Standards & Guidelines for the Conservation of Historic Places in Canada, Parks Canada (2010)

Historical Background

Brimacombe, Phillip. "George N. Molesworth, Architect." *Oakville Historical Society News*, (December 2021); p. 4. Accessed online.

The Cultivator & Country Gentleman, vol. 54 (1889); pp. 310 & 350. Magazine on farming and life, published in Albany, NY from 1866 to 1897. Accessed online.

Darch, Heather. 'The Hay Cap; a common tool used in the Townships', *Le Tour Histoire & Patrimoine*, vol 40, no 1 (Automne / Fall 2022). Accessed online.

Hill, Robert. 'Molesworth, George Nepean (1885-1958)', entry in *Biographical Dictionary of Architects in Canada 1800-1950*. Accessed online.

Symmes, J.A. and L.R. 'Symmes Hay or Grain Cock Weather Shield', Patent No. 388,795; August 28, 1888 in Sawyerville, Quebec.

Vinton, John Adam. *The Symmes Memorial; A Biographical Sketch of Rev. Zechariah Symmes, Minister of Charlestown, MASS, 1634-1671 with a Genealogy and Brief Memoirs of Some of His Descendants*. (Boston, 1873)

11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching architectural history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



INTERIOR



VIEW TOWARDS LAKESHORE ROAD EAST



FRONT YARD



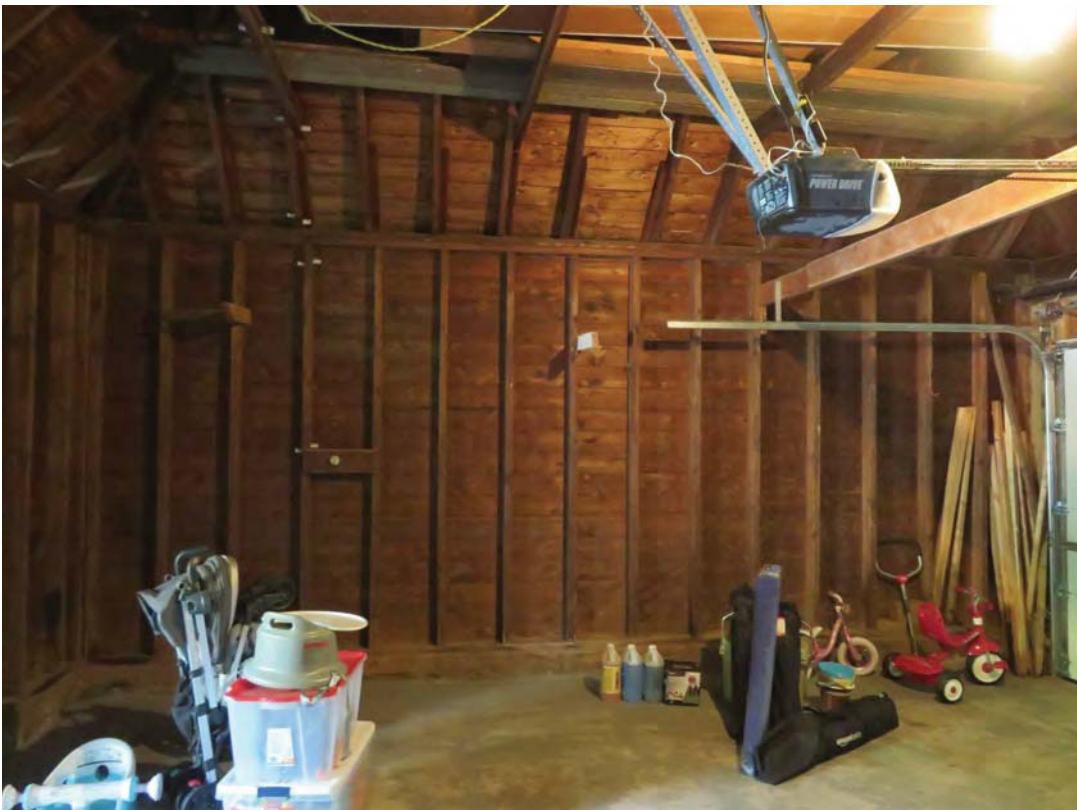
GARAGE



GARAGE



GARAGE



GARAGE

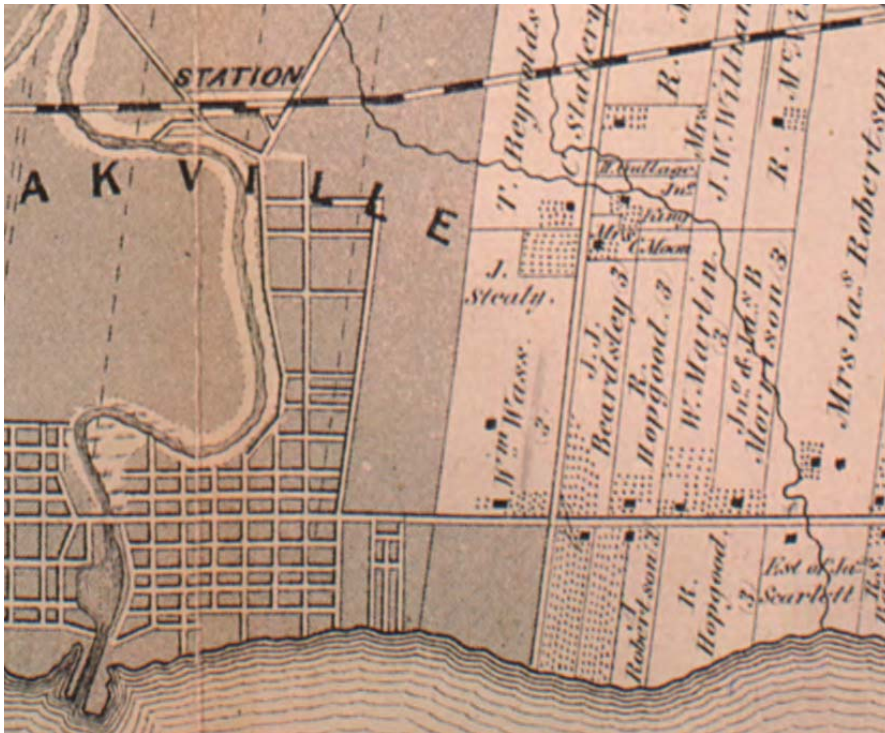


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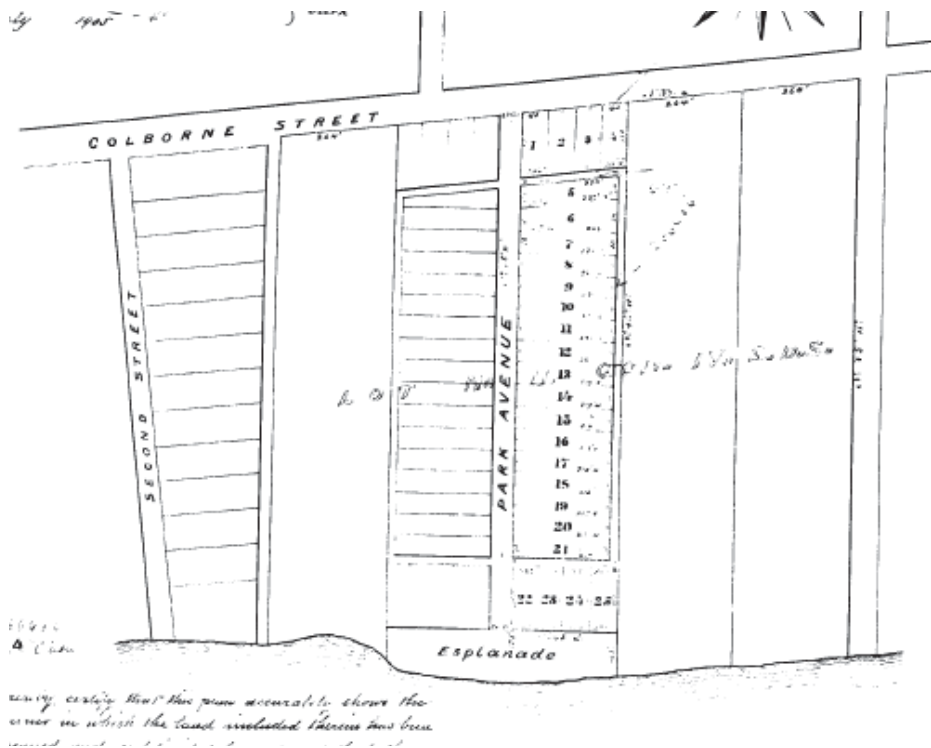


GARAGE

APPENDIX B: HISTORIC DOCUMENTATION



1877 HALTON COUNTY ATLAS



1905 Carson Survey (Oakville Plan 105)



1920s?

[Oakville Historical Society]



1970s?

[Oakville Historical Society]

(No Model.)

J. A. & L. R. SYMMES.

HAY OR GRAIN COCK WEATHER SHIELD.

No. 388,795.

Patented Aug. 28, 1888.

Fig. 1.

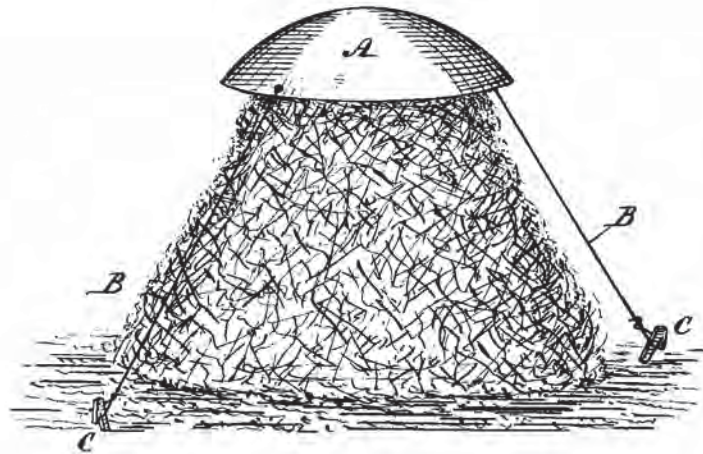
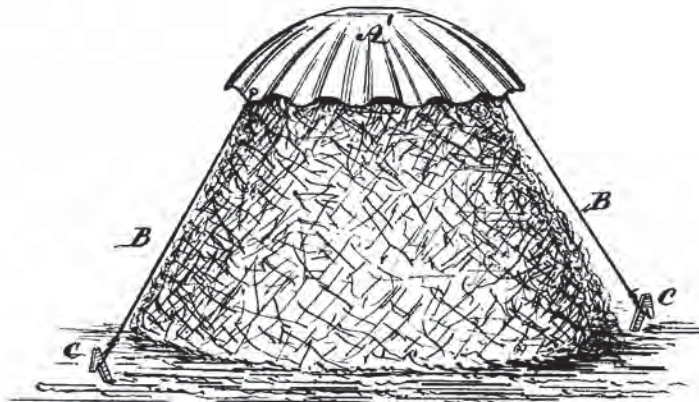


Fig. 2.



Witnesses:

*John Grist,
M. L. Magee*

Inventors:

*J. A. Symmes,
L. R. Symmes,
By Henry Grist,
Attorney.*

County of
Haldam
To wit:

1. That I was personally present and did see the within plan duly signed by Charles D. Carson
2. That the said plan was executed at the Town of Oakville approved
3. That I know the said Charles D. Carson
4. That I am a subscribing witness to the said plan

Subscribed and sworn to at Oakville
in the County of Haldam this
2nd day of July 1905

Owners Certificate

I hereby certify that the above correctly represents the subdivision of my land, and is submitted under my subscription

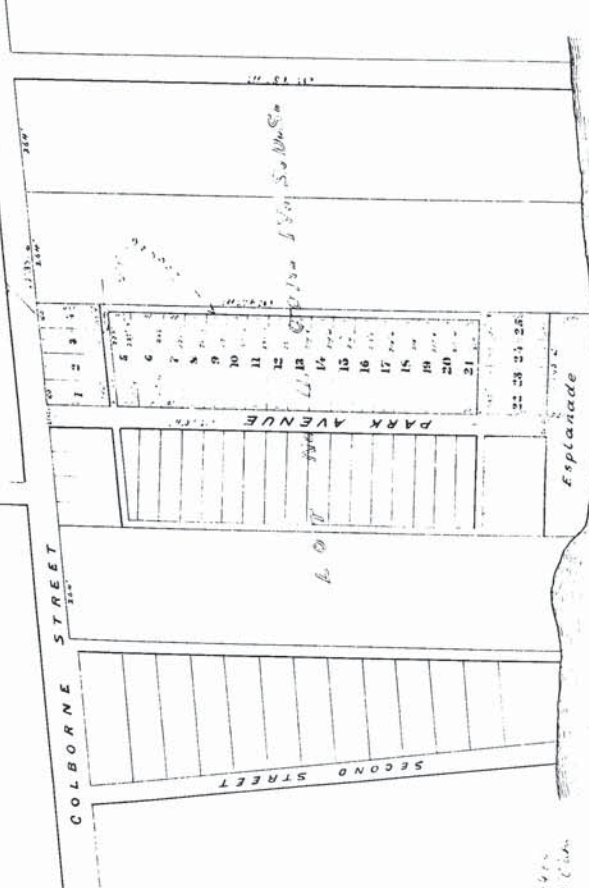


(PLAN OF)
PART OF THE TOWN OF
OAKVILLE
BEING A SUBDIVISION OF
PART OF
LOT NO. 11, CON. IV.
TRAFALGAR

200 feet to 0.85

The Corporation of the Town of Oakville
hereby consents to the subdivision of the above
shown portion, as per resolution dated
July 1905

Oakville
July 1905
Mayor
Clark



By Order of the
Town of Oakville

I hereby certify that this plan accurately shows the
division in which the land indicated therein has been
divided, and is submitted by me; and that the
said plan is approved in accordance with the
provisions of the Registry Act.

Noted at Oakville, Ont.
this 20th day of July, 1905

Edgar Bray,
Ontario Land Surveyor

ONTARIO

LAKE

105

(PLAN OF)

PART OF THE TOWN OF

DAKVILLE

BEING A SUBDIVISION OF

PART OF

LOT NO. 11, CON. IV.

TRAFALGAR

SCALE

200 feet to 1 inch

The Corporation of the Town of Oakville
hereby consents to the subdivision of
shown herein, in accordance with the
Act of 1905

Oakville
July 1905

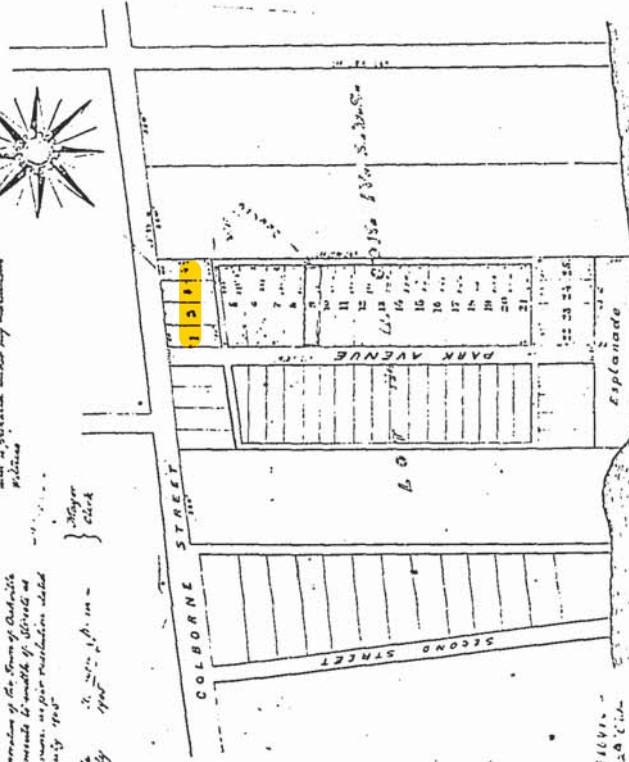
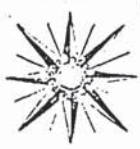
Mayor

Clark

County of York }
City of Toronto }
1. That I, Charles W. Clark, Mayor of the City of Toronto, do hereby certify that the plan of subdivision of the land shown on the map is in accordance with the provisions of the Act of 1905.
2. That I have caused the plan to be laid out and the same to be surveyed and the same to be shown on the map.
3. That I have caused the plan to be laid out and the same to be surveyed and the same to be shown on the map.
4. That I have caused the plan to be laid out and the same to be surveyed and the same to be shown on the map.

Surveyor

Charles W. Clark, Mayor of the City of Toronto, do hereby certify that the plan of subdivision of the land shown on the map is in accordance with the provisions of the Act of 1905.



I hereby certify that the plan shown on the map is in accordance with the provisions of the Act of 1905.

Mayor

Clark

ONTARIO

LAKE

Esplanade

Subdivided by Charles W. Clark
this 20th day of July, 1905

[illegible]

continued from 172 E Oakville.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
489765	Mort	13 Jan 1978	11 Oct 1978	James K. Anderson	The Canada Trust Company	40,000	Lot etc, with provision -
	Discharged by # 631662	Asst. D-p. Land Reg. 81					
475264	Ref 17	27 Sept 1978	17 Nov 1978	The Canada Trust Company	James K. Anderson		#78633 am
2084202	Plan	-	12 Apr 1979	Company Reference Plan			See plan re-250334
474381	D of M entered 10/11/80	30 Jan 1978	23 Feb 1978	The Canada Trust Company	Hughes and Joan M.H. Fwing		# 144847 am
533249	Deed	10 Dec. 1980	15 Dec. 1980	James K. Anderson & spouse	Donald R. & Evalyn G. Baker j.t.	\$2 & C	Lot etc. Cont: w angle of lot NE 140.01' SE 151.32' SW 139.80' NW 150.82' p.o.c.
533253	Mort.	8 Dec. 1980	15 Dec. 1980	Donald R. & Evalyn G. Baker	ASST. DEP. LAND REG. #8 -	\$20,000.	Lot etc. as in #533210 with provisions
629520	Grant		30 10 85	BAKER, Donald R. BAKER, Evalyn G.	HARPER, Peter D.	\$345,000.	All and OL
629521	Mort.		30 10 85	HARPER, Peter D. HARPER, Olga	The Royal Bank of Canada	\$238,000.	All and OL
635689	Deed		11 02 86	Town of Oakville			RE: 350064
350064	By-Law (1972-149)		16 11 72	Town of Oakville			A by-law to deem Registered Plan 105 not to be registered. All & OL
667434	Mort		29-05-87	HARPER, Peter D.	The Bank of Nova Scotia		All & O.L. (629520)
754541	Charge		YEAR/MON/DAY 90 11 21	HARPER, Olga HARPER, Peter-Dyson HARPER, Olga	HONGKONG BANK OF CANADA	\$275,000.	OL (632249)
787264	Assignment		92 06 25	ROYAL BANK OF CANADA	HONGKONG BANK OF CANADA		RE: Charge #629521
800747	Charge		93 02 17	HARPER, Peter Dyson	HONGKONG BANK OF CANADA	\$100,000.	OL
833607	Charge		95 01 13	HARPER, Peter Dyson HARPER, Olga	HONGKONG BANK OF CANADA	\$380,000.	OL
					NOTICE		
					The land in this abstract index is designated as of		
					FEB 26 1995		
					under the provisions of the Land Transfer Act, R.S.O. 1990, c. 161, s. 29, the registered instrument set out in this abstract index is hereby declared to be void.		

[illegible]

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
474381 entered 10/11/80	D of M 10/11/80 D.L.R.	30 Jan 1978	23 Feb 1978	The Canada Trust Company	Hughes and Joan M.H. Ewing		# 144617 en
533249	Deed	10 Dec. 1980	15 Dec. 1980	James K. Anderson & spouse	Donald R. & Evalyn C. Baker j.t.	\$2 & C	Lot etc. Comm: W angle lot Thence NE 140.01' SE 151.32' SW 139.80' NW 150.82. p.o.c.
533250	Mtgs.	8 Dec. 1980	15 Dec. 1980	Donald R. & Evalyn C. Baker DISCHARGED BY # 629520 ASST. DEP. LAND REG.	Jessie M. McKay	\$80,000.	lot etc. as in #533249 with provisions
629520	Grant		30 10 85	BAKER, Donald R. BAKER, Evalyn C.	HARPER, Peter D. HARPER, Olga, as JT.	\$345,000.	All and OL
629521	Mort.		30 10 85	HARPER, Peter D. HARPER, Olga	The Royal Bank of Canada	\$238,000.	All and OL
635689	Decl		11 02 86	Town of Oakville			RE: 350064
350064	By-Law (1972-149)		16 11 72	Town of Oakville			A By-Law to deem Registered Plan 105 not to be a Registered Plan All & OL
667434 DISCHARGED BY # 760063 ASST. DEP. LAND REG.	Mort		29-05-87	HARPER, Peter D. HARPER, Olga	The Bank of Nova Scotia		All & O.L. (629520)
754541	Charge		90 11 81	HARPER, Peter Dyson HARPER, Olga	HONGKONG BANK OF CANADA	\$275,000.	OL (533249)
787264	Assignment		92 06 25	ROYAL BANK OF CANADA	HONGKONG BANK OF CANADA		Re; Charge # 629521
800747	Charge		93-02-17	HARPER, Peter Dyson HARPER, Olga	HONGKONG BANK OF CANADA	\$100,000.	OL
833607	Charge		95 01 13	HARPER, Peter Dyson HARPER, Olga	HONGKONG BANK OF CANADA	\$380,000.	OL
							Notice The land in this instrument is designated as of FEB 26 1986 A property pursuant to the Act set out in Subsection 1.

[illegible]

PLAN 105

LOT 3

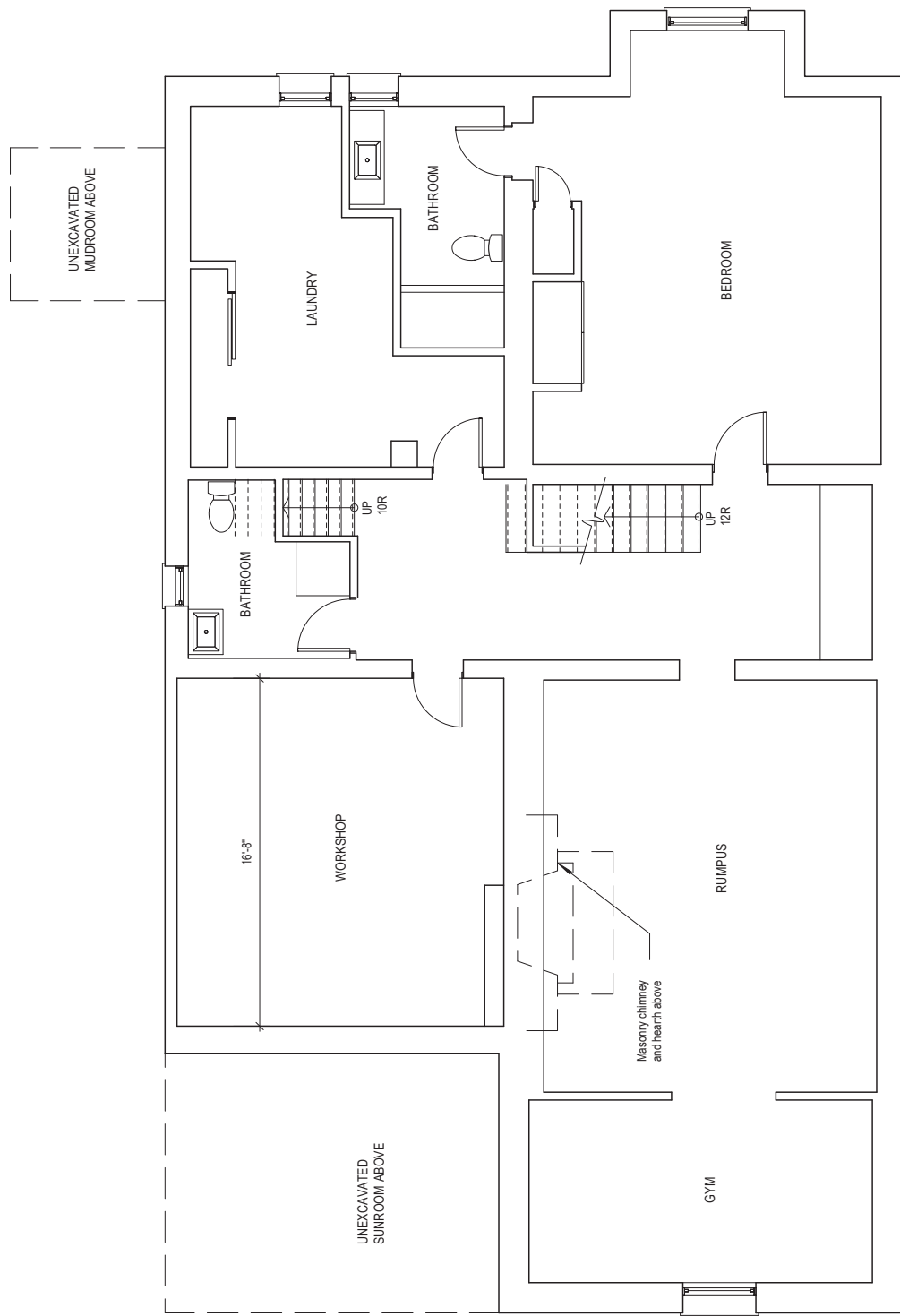
continued from 174 E Oakville

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
439765	Mort	13 Jan 1978	11 Oct 1978	James K. Anderson & spouse	The Canada Trust Company	\$40,000.00	Part lot etc. Conveyed by lot 174 E Oakville 140-01 SE 151.82' SW 131.80' NW 150.82' to 105 with provision 439765
439764	Deed	27 Sept 1978	17 Dec 1978	James K. Anderson & spouse	The Canada Trust Company	\$2 & C	Part lot 3 etc. as in #489765
533249	Deed	10 Dec. 1980	15 Dec. 1980	James K. Anderson & spouse	Donald R. & Evalyn C. Baker, Jt.	\$2 & C	Part lot etc. as in #489765
533250	Deed	10 Dec. 1980	15 Dec. 1980	Donald R. & Evalyn C. Baker	Jessie K. McNeil	\$2 & C	Part lot etc. as in #489765
629520	Grant		day/month/year 30 10 85	BAKER, Donald R. BAKER, Evalyn C.	HARPER, Peter D. HARPER, Olga, as JT.	\$145,000.	Part and 01 Com'g N'ly angle lot 1 Thence NE 140.01' SE 151.32' SW 139.80' NW 150.82' to POC
629521	Mort.		30 10 85	HARPER, Peter D. HARPER, Olga	The Royal Bank of Canada	\$238,000.	as in 629520
635689	Decl		11 02 86	Town of Oakville			RE: 350064
350064	Sub-Section 22(2) By-Law (1972-149)		16 11 72	Town of Oakville			A By-Law to deem Registered Plan 105 not to be a Registered Plan
667434	Mort		29 05 87	HARPER, Peter D. HARPER, Olga	The Bank of Nova Scotia		All & 01
678143	Grant		15 10 87	HANNIGAN, Lionel Victor	NELLA, Rozlyn Joan NELLA, Samuel JT	\$335,000.00	Part & O.E. (629520) DISCHARGED BY # 260063 ASST. DEP. LAND REG. 2
754541	Charge		YEAR/MON/DAY 90 11 21	HARPER, Peter Dyson HARPER, Olga	HONGKONG BANK OF CANADA	\$275,000.	Part 01 (533249) Part 01 (533249)
787264	Assignment		92 06 25	ROYAL BANK OF CANADA	HONGKONG BANK OF CANADA	\$100,000.	Part 01 (533249)
800747	Charge		93 02 17	HARPER, Peter Dyson HARPER, Olga	HONGKONG BANK OF CANADA	\$380,000.	Part 01 (629520)
833607	Charge		95 01 13	HARPER, Peter Dyson HARPER, Olga	HONGKONG BANK OF CANADA		
NOTICE							The land in this abstract index is designated as of
FEB 26 1996							under part of the L.F.E. & A. & B. & C. & D. & E. & F. & G. & H. & I. & J. & K. & L. & M. & N. & O. & P. & Q. & R. & S. & T. & U. & V. & W. & X. & Y. & Z. & AA. & AB. & AC. & AD. & AE. & AF. & AG. & AH. & AI. & AJ. & AK. & AL. & AM. & AN. & AO. & AP. & AQ. & AR. & AS. & AT. & AU. & AV. & AW. & AX. & AY. & AZ. & BA. & BB. & BC. & BD. & BE. & BF. & BG. & BH. & BI. & BJ. & BK. & BL. & BM. & BN. & BO. & BP. & BQ. & BR. & BS. & BT. & BU. & BV. & BW. & BX. & BY. & BZ. & CA. & CB. & CC. & CD. & CE. & CF. & CG. & CH. & CI. & CJ. & CK. & CL. & CM. & CN. & CO. & CP. & CQ. & CR. & CS. & CT. & CU. & CV. & CW. & CX. & CY. & CZ. & DA. & DB. & DC. & DD. & DE. & DF. & DG. & DH. & DI. & DJ. & DK. & DL. & DM. & DN. & DO. & DP. & DQ. & DR. & DS. & DT. & DU. & DV. & DW. & DX. & DY. & DZ. & EA. & EB. & EC. & ED. & EE. & EF. & EG. & EH. & EI. & EJ. & EK. & EL. & EM. & EN. & EO. & EP. & EQ. & ER. & ES. & ET. & EU. & EV. & EW. & EX. & EY. & EZ. & FA. & FB. & FC. & FD. & FE. & FF. & FG. & FH. & FI. & FJ. & FK. & FL. & FM. & FN. & FO. & FP. & FQ. & FR. & FS. & FT. & FU. & FV. & FW. & FX. & FY. & FZ. & GA. & GB. & GC. & GD. & GE. & GF. & GG. & GH. & GI. & GJ. & GK. & GL. & GM. & GN. & GO. & GP. & GQ. & GR. & GS. & GT. & GU. & GV. & GW. & GX. & GY. & GZ. & HA. & HB. & HC. & HD. & HE. & HF. & HG. & HH. & HI. & HJ. & HK. & HL. & HM. & HN. & HO. & HP. & HQ. & HR. & HS. & HT. & HU. & HV. & HW. & HX. & HY. & HZ. & IA. & IB. & IC. & ID. & IE. & IF. & IG. & IH. & II. & IJ. & IK. & IL. & IM. & IN. & IO. & IP. & IQ. & IR. & IS. & IT. & IU. & IV. & IW. & IX. & IY. & IZ. & JA. & JB. & JC. & JD. & JE. & JF. & JG. & JH. & JI. & JJ. & JK. & JL. & JM. & JN. & JO. & JP. & JQ. & JR. & JS. & JT. & JU. & JV. & JW. & JX. & JY. & JZ. & KA. & KB. & KC. & KD. & KE. & KF. & KG. & KH. & KI. & KJ. & KK. & KL. & KM. & KN. & KO. & KP. & KQ. & KR. & KS. & KT. & KU. & KV. & KW. & KX. & KY. & KZ. & LA. & LB. & LC. & LD. & LE. & LF. & LG. & LH. & LI. & LJ. & LK. & LL. & LM. & LN. & LO. & LP. & LQ. & LR. & LS. & LT. & LU. & LV. & LW. & LX. & LY. & LZ. & MA. & MB. & MC. & MD. & ME. & MF. & MG. & MH. & MI. & MJ. & MK. & ML. & MM. & MN. & MO. & MP. & MQ. & MR. & MS. & MT. & MU. & MV. & MW. & MX. & MY. & MZ. & NA. & NB. & NC. & ND. & NE. & NF. & NG. & NH. & NI. & NJ. & NK. & NL. & NM. & NN. & NO. & NP. & NQ. & NR. & NS. & NT. & NU. & NV. & NW. & NX. & NY. & NZ. & OA. & OB. & OC. & OD. & OE. & OF. & OG. & OH. & OI. & OJ. & OK. & OL. & OM. & ON. & OO. & OP. & OQ. & OR. & OS. & OT. & OU. & OV. & OW. & OX. & OY. & OZ. & PA. & PB. & PC. & PD. & PE. & PF. & PG. & PH. & PI. & PJ. & PK. & PL. & PM. & PN. & PO. & PP. & PQ. & PR. & PS. & PT. & PU. & PV. & PW. & PX. & PY. & PZ. & QA. & QB. & QC. & QD. & QE. & QF. & QG. & QH. & QI. & QJ. & QK. & QL. & QM. & QN. & QO. & QP. & QQ. & QR. & QS. & QT. & QU. & QV. & QW. & QX. & QY. & QZ. & RA. & RB. & RC. & RD. & RE. & RF. & RG. & RH. & RI. & RJ. & RK. & RL. & RM. & RN. & RO. & RP. & RQ. & RR. & RS. & RT. & RU. & RV. & RW. & RX. & RY. & RZ. & SA. & SB. & SC. & SD. & SE. & SF. & SG. & SH. & SI. & SJ. & SK. & SL. & SM. & SN. & SO. & SP. & SQ. & SR. & SS. & ST. & SU. & SV. & SW. & SX. & SY. & SZ. & TA. & TB. & TC. & TD. & TE. & TF. & TG. & TH. & TI. & TJ. & TK. & TL. & TM. & TN. & TO. & TP. & TQ. & TR. & TS. & TU. & TV. & TW. & TX. & TY. & TZ. & UA. & UB. & UC. & UD. & UE. & UF. & UG. & UH. & UI. & UJ. & UK. & UL. & UM. & UN. & UO. & UP. & UQ. & UR. & US. & UT. & UV. & UW. & UX. & UY. & UZ. & VA. & VB. & VC. & VD. & VE. & VF. & VG. & VH. & VI. & VJ. & VK. & VL. & VM. & VN. & VO. & VP. & VQ. & VR. & VS. & VT. & VU. & VW. & VX. & VY. & VZ. & WA. & WB. & WC. & WD. & WE. & WF. & WG. & WH. & WI. & WJ. & WK. & WL. & WM. & WN. & WO. & WP. & WQ. & WR. & WS. & WT. & WU. & WV. & WW. & WX. & WY. & WZ. & XA. & XB. & XC. & XD. & XE. & XF. & XG. & XH. & XI. & XJ. & XK. & XL. & XM. & XN. & XO. & XP. & XQ. & XR. & XS. & XT. & XU. & XV. & XW. & XX. & XY. & XZ. & YA. & YB. & YC. & YD. & YE. & YF. & YG. & YH. & YI. & YJ. & YK. & YL. & YM. & YN. & YO. & YP. & YQ. & YR. & YS. & YT. & YU. & YV. & YW. & YX. & YY. & YZ. & ZA. & ZB. & ZC. & ZD. & ZE. & ZF. & ZG. & ZH. & ZI. & ZJ. & ZK. & ZL. & ZM. & ZN. & ZO. & ZP. & ZQ. & ZR. & ZS. & ZT. & ZU. & ZV. & ZW. & ZX. & ZY. & ZZ.

[illegible]

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION day/month/year	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
635689	Decl Sub-Section 22(2)		11 02 86	Town of Oakville			RE: 350064
350064	By-Law (1972-149)		16 11 72	Town of Oakville			A By-Law to deem Registered Plan 105 not to be a Registered Plan
678143	Grant		15 10 87	HANNIGAN, Lionel Victor	NELLA, Rozlyn Joan NELLA, Samuel JT	\$335,000.00 All & 01 All & 0L	
<p style="text-align: center;">NOTICE</p> <p>The land in this CATALOG INDEX is designated as of</p> <p style="text-align: right;">FEB 26 1996</p> <p>under the provisions of the Land Transfer Act, R.S.O. 1990, c. 186, s. 29(1) and (2), as amended, and the Land Transfer Act, R.S.O. 1990, c. 186, s. 29(1) and (2), as amended, and the Land Transfer Act, R.S.O. 1990, c. 186, s. 29(1) and (2), as amended.</p>							

AS FOUND



Measured Drawings:

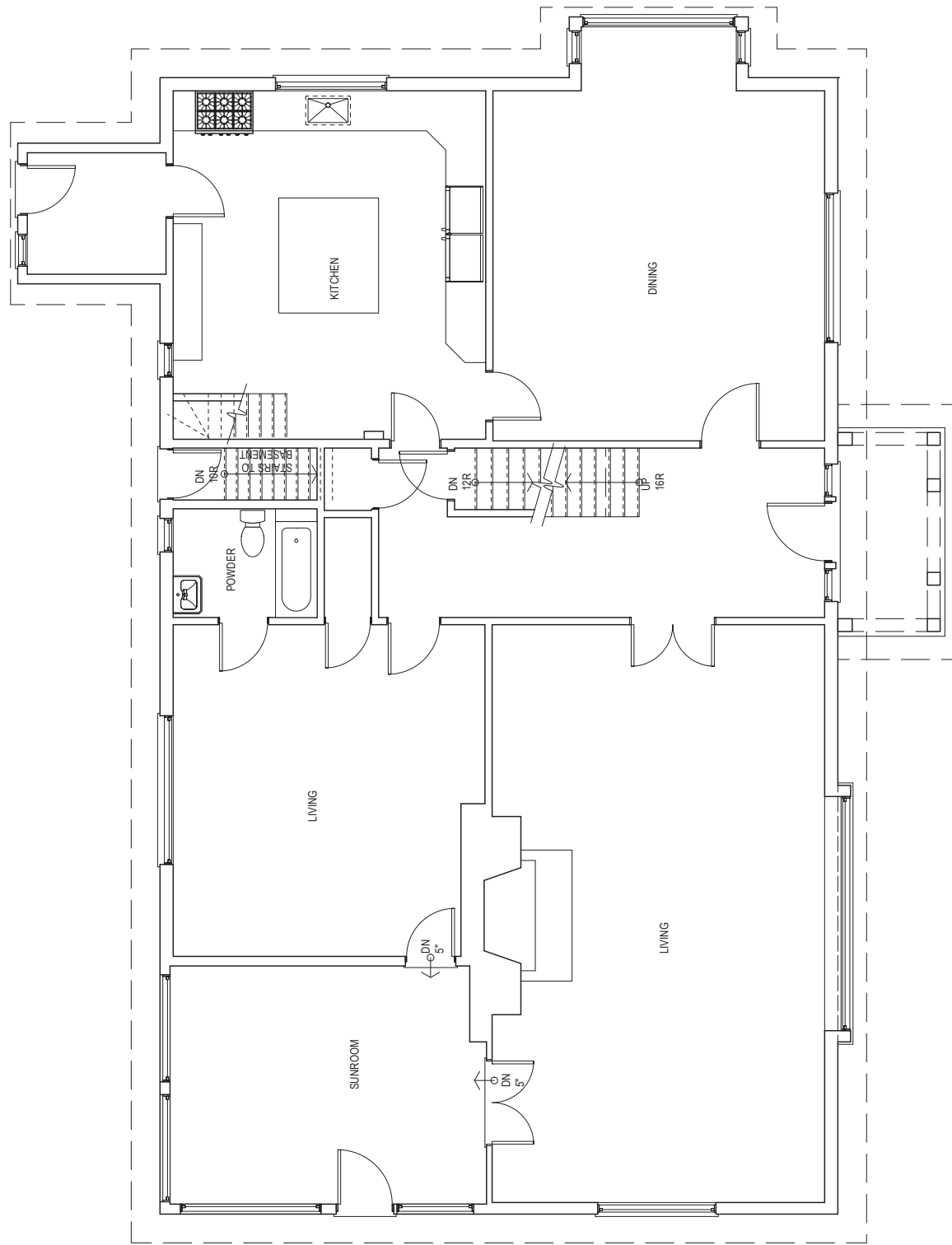
COTTRELL RESIDENCE

Basement Floor Plan • 3/16" = 1'-0" • 492 Lakeshore Rd., Oakville, ON • Aug. 19, 2022



JOHN WILLMOTT
ARCHITECT, INC.

AS FOUND



Measured Drawings:

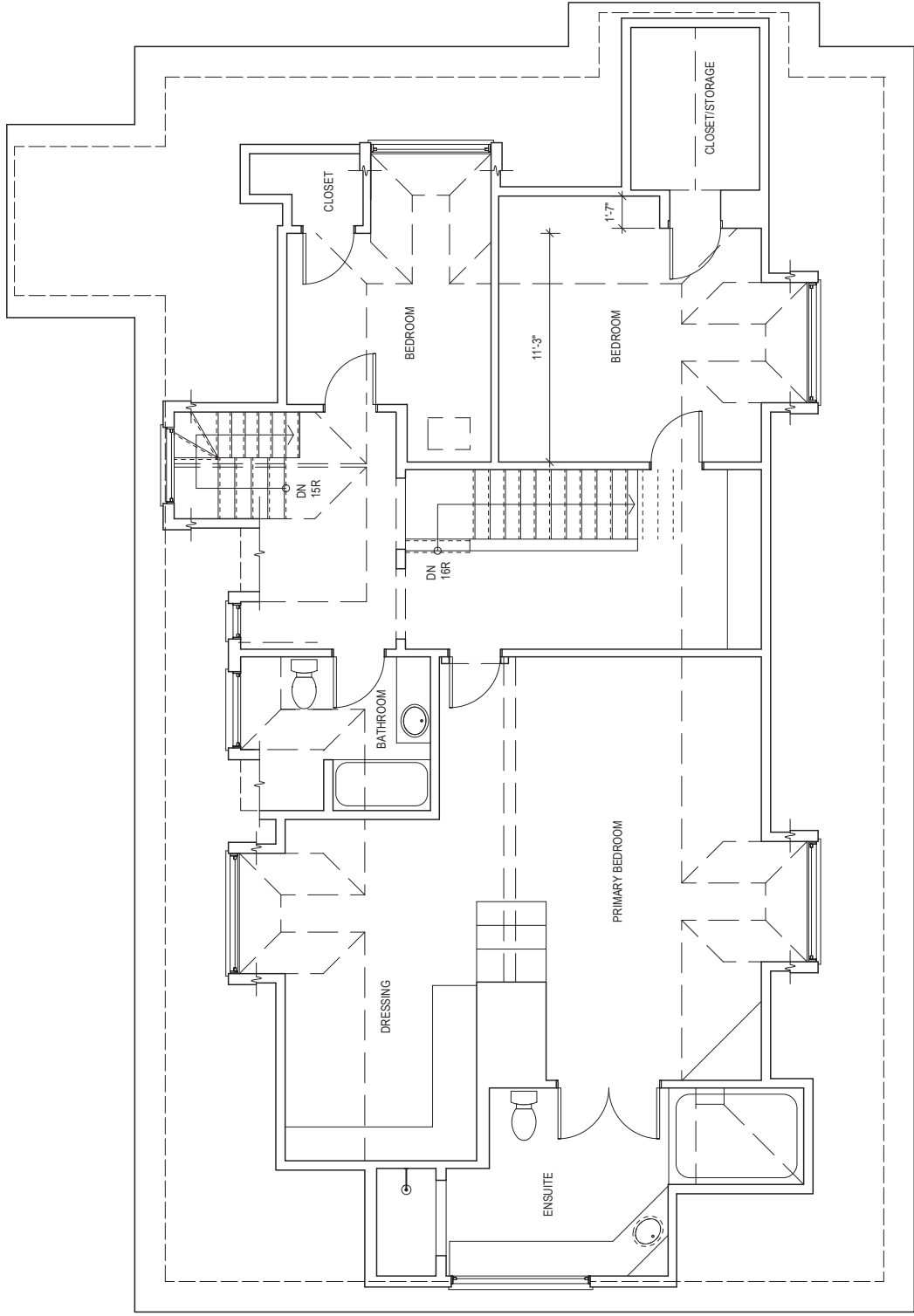
COTTRELLE RESIDENCE

Ground Floor Plan • 3/16" = 1'-0" • 492 Lakeshore Rd., Oakville, ON • Aug. 19, 2022



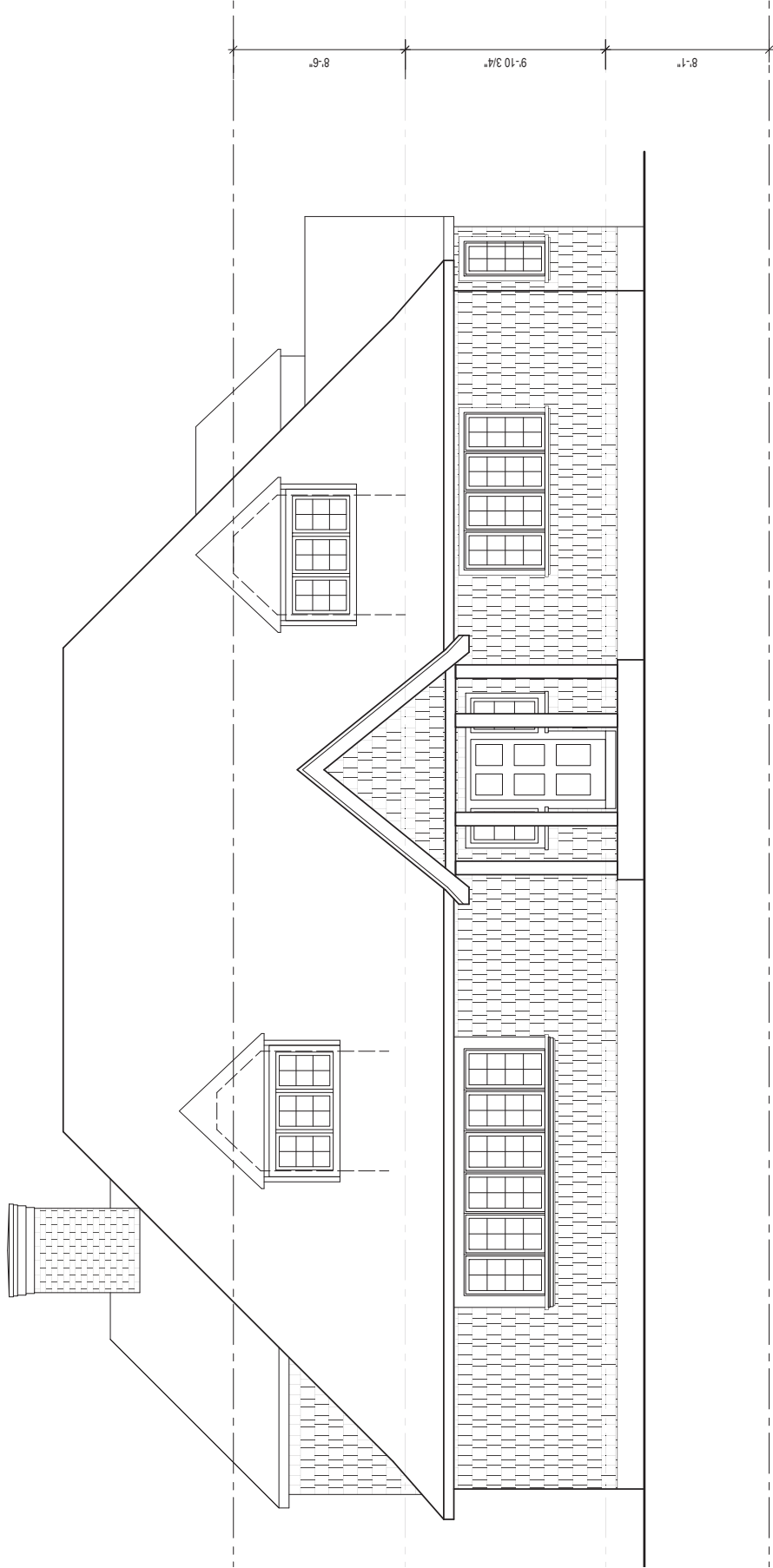
JOHN WILLMOTT
ARCHITECT, INC.

AS FOUND



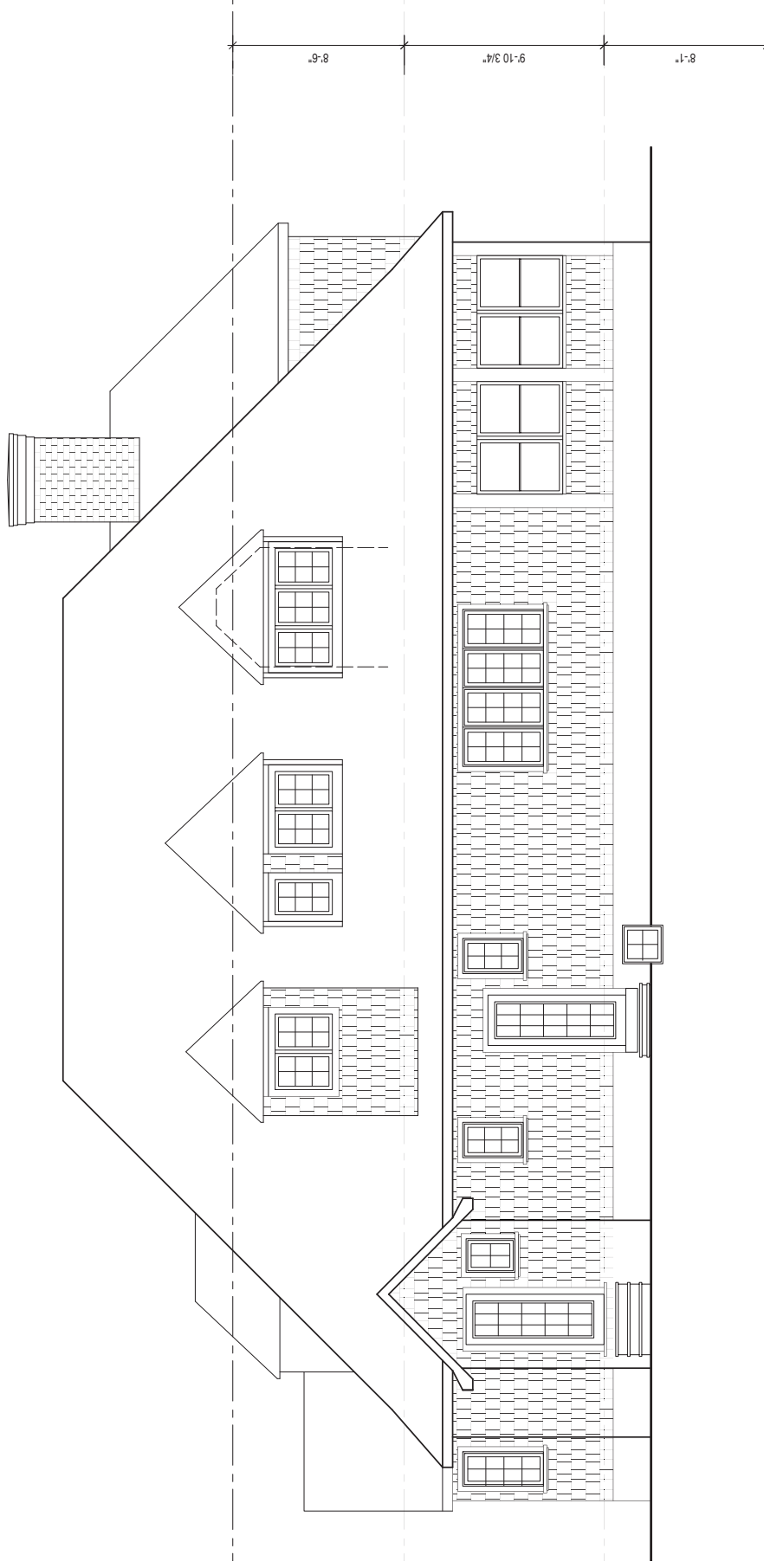
Measured Drawings:
COTTRELLE RESIDENCE
Second Floor Plan • 3/16" = 1'-0" • 492 Lakeshore Rd., Oakville, ON • Aug. 19, 2022

AS FOUND



Measured Drawings:
COTTRELL RESIDENCE
Front (West) Elevation • 3/16" = 1'-0" • 492 Lakeshore Rd., Oakville, ON • Aug. 19, 2022

AS FOUND



Measured Drawings:

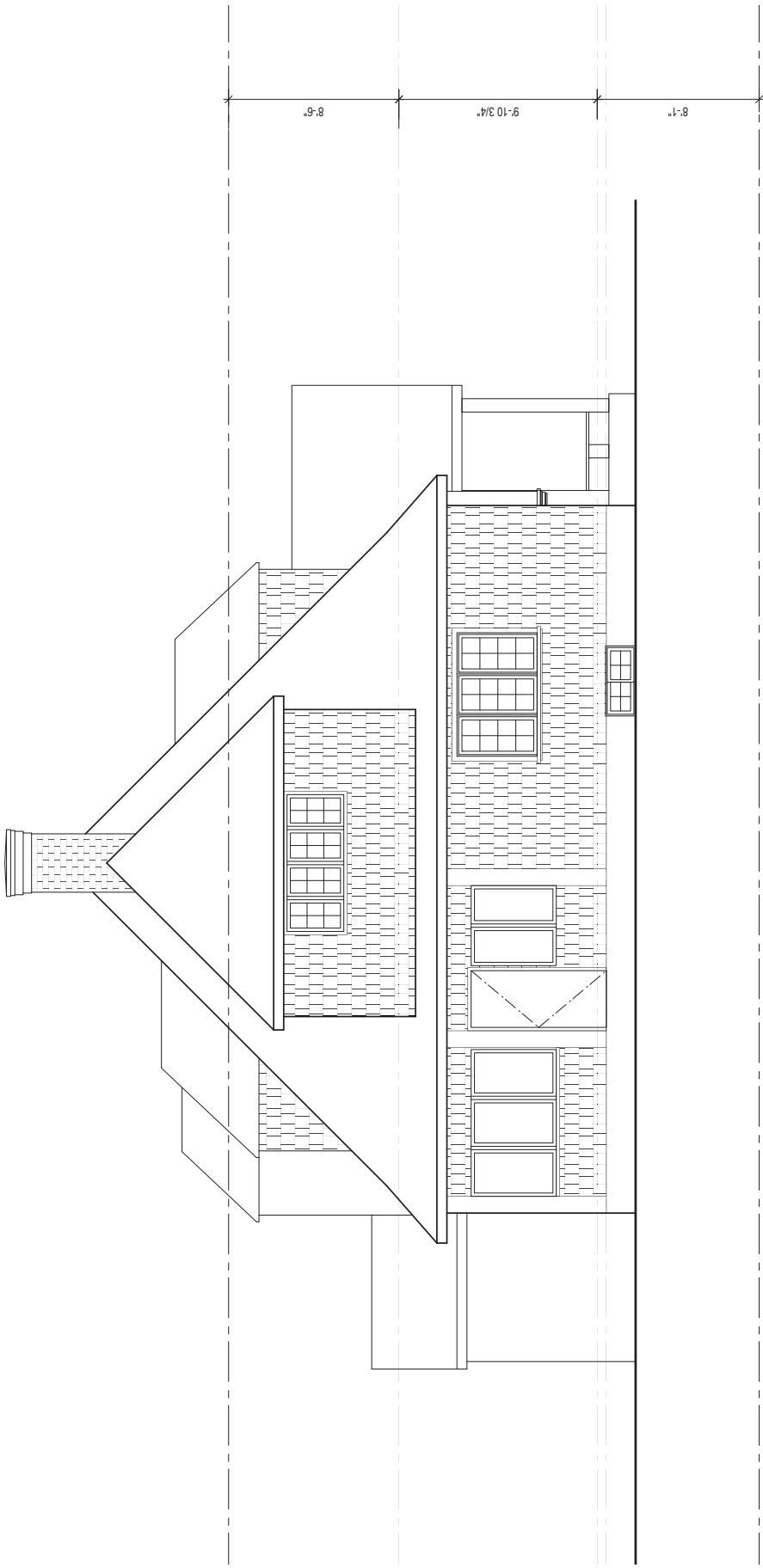
COTTRELL RESIDENCE

Rear (East) Elevation • 3/16" = 1'-0" • 492 Lakeshore Rd., Oakville, ON • Aug. 19, 2022



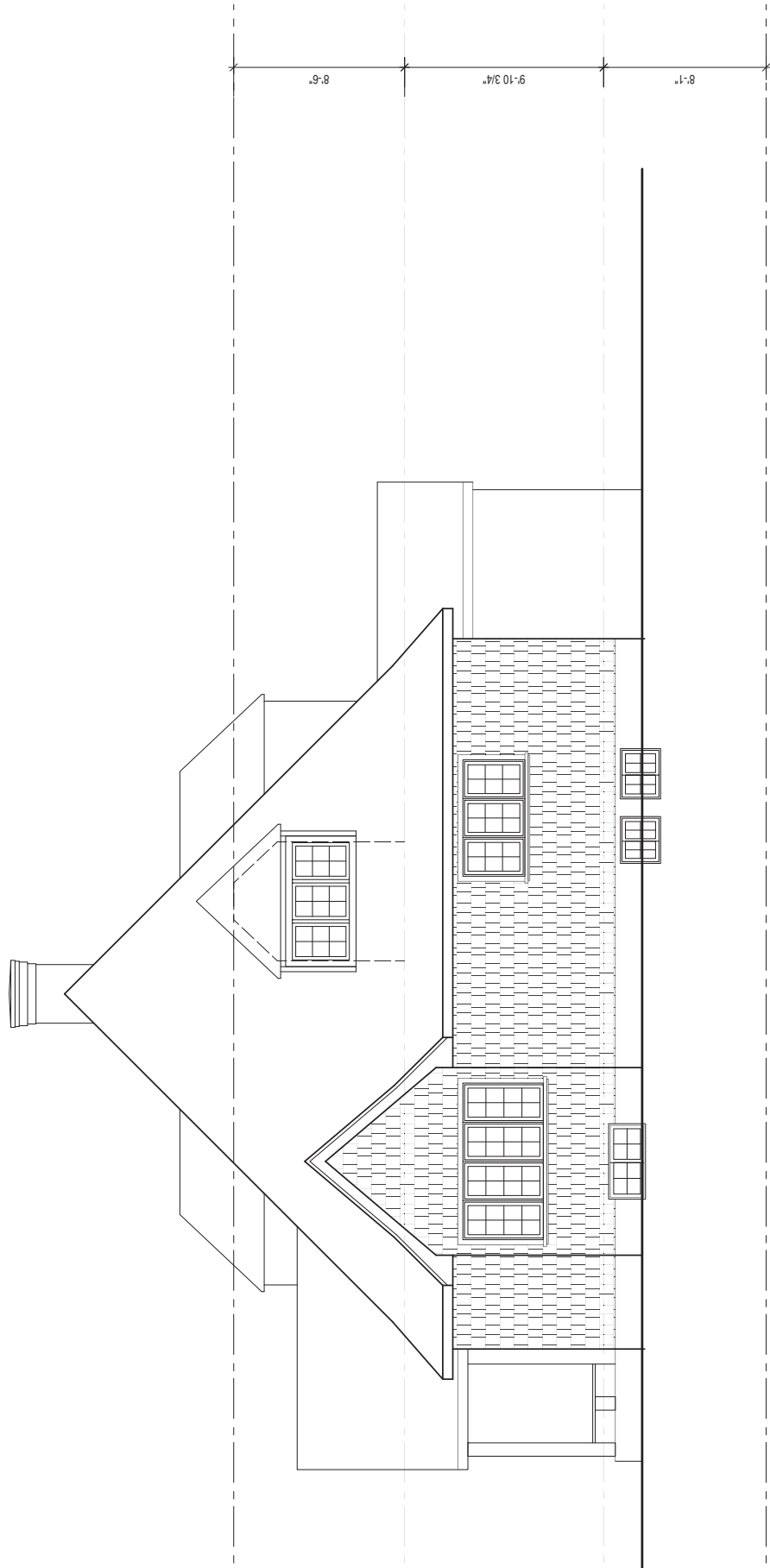
JOHN WILLMOTT
ARCHITECT, INC.

AS FOUND



Measured Drawings:
COTTRELLE RESIDENCE
Side (North) Elevation • 3/16" = 1'-0" • 492 Lakeshore Rd., Oakville, ON • Aug. 19, 2022

AS FOUND



Measured Drawings:

COTTRELLE RESIDENCE

Side (South) Elevation • 3/16" = 1'-0" • 492 Lakeshore Rd., Oakville, ON • Aug. 19, 2022