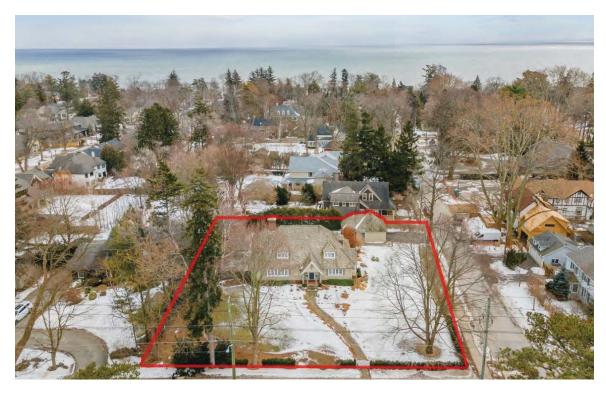
APPENDIX B

HERITAGE IMPACT ASSESSMENT



SYMMES HOUSE 492 Lakeshore Road East, Oakville ON

FINAL HIA_04 Oct 2022

MEGAN HOBSON CAHP M.A. DIPL. HERITAGE CONSERVATION Built Heritage Consultant 905.975-7080 mhobson@bell.net

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 $\underline{5}$ 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.







BALSAM LAWN (1878) 114 Balsam Avenue

CLEARVIEW (1865) 109 Balsam Avenue





65 Park Avenue (1910)

85 Park Avenue (1905)

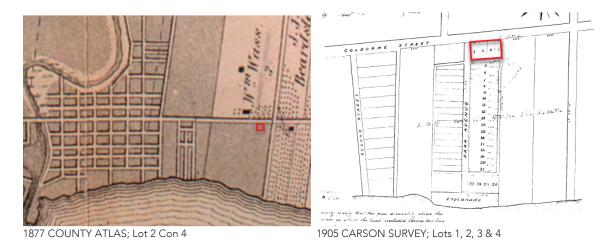


492 Lakeshore Road East - SYMMES HOUSE (1926

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.



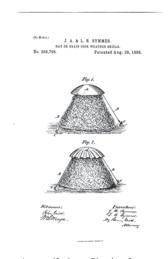
Luther Richards & Caroline Jackson Symmes.

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.





Left: SYMMES INN, AYLMER, QUE (1831) – built by Luther Richardson Symmes' grandfather, Charles Symmes, the founder of Aylmer. It is now a museum and National Historic Site.

Middle: SYMMES PATENT (1888) – Luther Richardson Symmes and his brother John Albert Symmes registered a patent for a waterproof cap to protect hay & grain stacks from mildew. The product was successful and used widely.

In the 1901 Census, the Symmes' are living in British Columbia and Luther Richardson Symmes is described as a 'machinist'. He was involved with railway building and gold mining in British Columbia. In the 1911 Census they are living in Toronto and he is described as a 'contractor'. In the 1921 Census they are living in Grimsby, Ontario and he is listed as a 'fruit grower'.

Luther Richards Symmes appears to have retired to Oakville, but he died shortly after their new house on Lakeshore Road East was completed at the age of 72. He is buried at St. Jude's Cemetery in Oakville. His widow remained in the Oakville house until 1947 when she sold the property and relocated to her birthplace in Welland. Their son Bert Henry Luther Symmes (born in 1888) lived in Toronto after graduating from law in 1914 and formed a successful law partnership under the name Smith, Caudwell, Symmes & Ferron.

The Symmes house was designed by Molesworth, West & Secord, a prominent Toronto architectural firm known for their lavish residential designs for wealthy clients, such as 'Glendon Hall' for Edward R. Wood (1924) and 'The Cheddington' for Murray P. Fleming (1928). The firm's principal, George Molesworth was a lifelong resident of Oakville and he secured a number of commissions in Oakville, such as the Lambert Syme house on the Smye Estate (1925) and farm buildings on Sir Joseph Flavelle's estate (1920). The firms work was featured regularly in the Journal of the Royal Architectural Institute of Canada (RAIC) and in Canadian Homes & Gardens. His son David H.G. Molesworth was the successor to the practice and was active as Armstrong & Molesworth from 1958 on. He died in 2021.

Since 1946, the Symmes House has had a number of owners and the lot has been reduced in size. Today the house currently occupies Lots 1 & 2 and Part of Lot 3 of the 1905 Carson Survey. The house is relatively unchanged from its original design.



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 location 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 Fast
- 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 used 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	RATIONALE		
	(YES/NO)			
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 $\underline{5}$ 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 SEVERANCE
- 1. SYMMES HOUSE TO BE MOVED CLOSER TO LAKESHORE ROAD
- 2. SYMMES GARAGE TO BE DEMOLISHED
- 3. IN-GROUND POOL TO BE FILLED IN



Proposed rear addition to the Symmes House

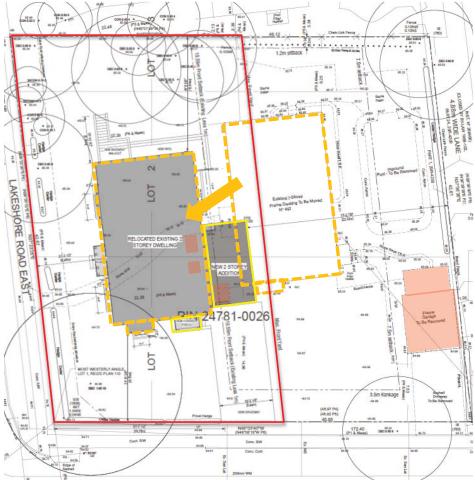


Proposed Neo-Tudor dwelling on Park Avenue



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:

- 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 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



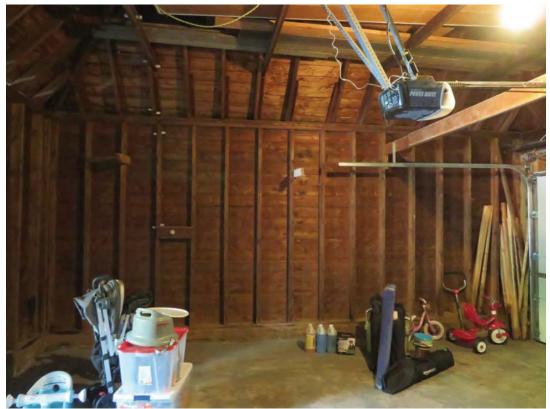
GARAGE



GARAGE



GARAGE



GARAGE

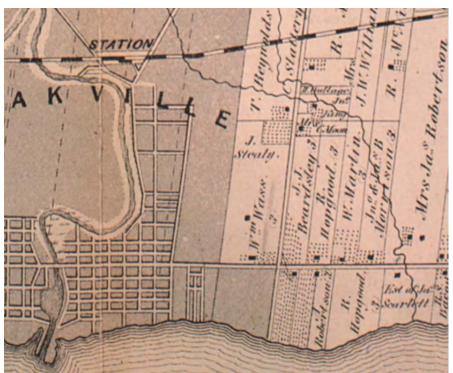


GARAGE

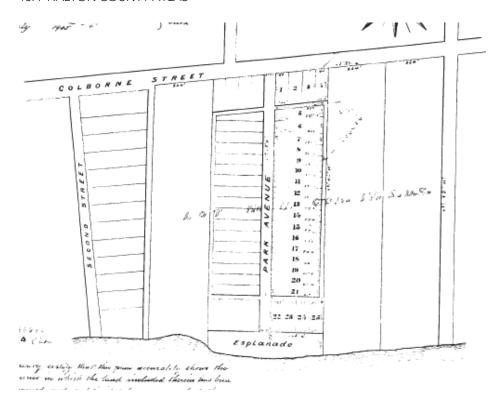


GARAGE

APPENDIX B: HISTORIC DOCUMENTATION



1877 HALTON COUNTY ATLAS



1905 Carson Survey (Oakville Plan 105)



1920s? [Oakville Historical Society]



1970s? [Oakville Historical Society]

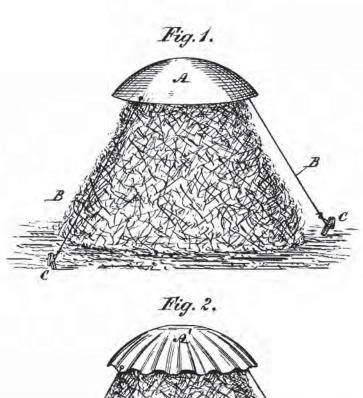
(No Model.)

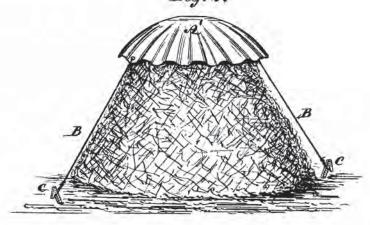
J. A. & L. R. SYMMES.

HAY OR GRAIN COCK WEATHER SHIELD.

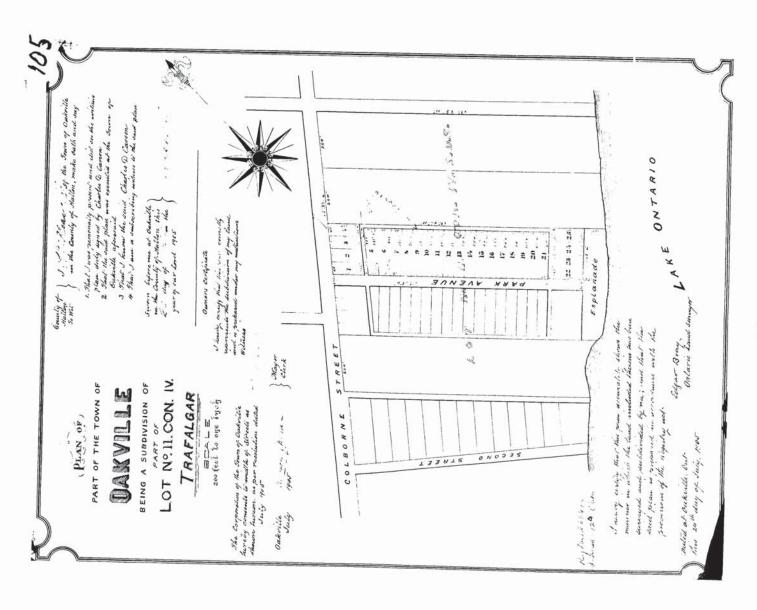
No. 388,795.

Patented Aug. 28, 1888.





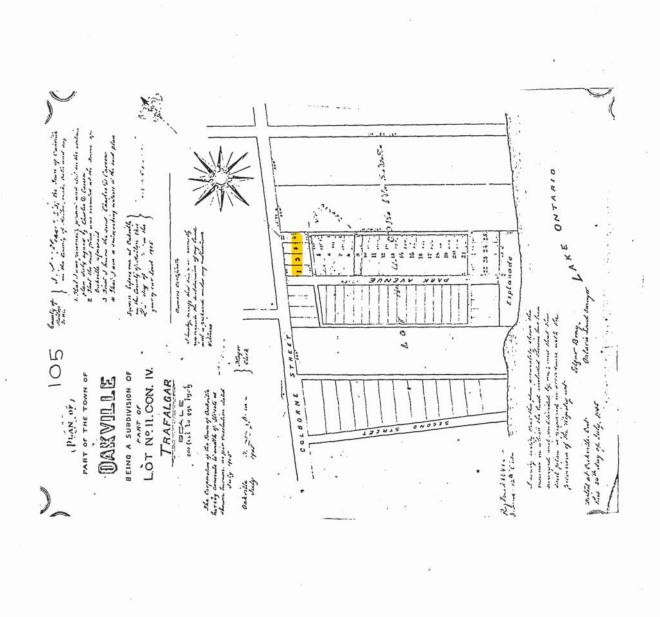
Witnesses: Sohn Grist, MI Magee Inventors:
J. A. Symmes,
L. R. Symmes.
By Henry Grist.
Attorney.



F.C. . .

)

" "



Consideration	de Montrees.	81502. Fl 90.	\$3000.	F/10.	و بر دیرور.		12	unagen	× 1		
	K	. वह	Signification	30/4/30	163334	Constitution of the			Sso weelor	Conce	
	DESCRIPTION, &C,	eleative to.	another lot. Legion 11193 Traction 11193 Traction 11193	ha strikk	1.01 C. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	(16455 T	the state of the s	77 77	olle 1.6	The first	**
		Lat. ma	26 / range 26 / range 27 / range 26 / range 27 / range 28 / range	C4 / 10C	Cit half	1100	1		STATE OF THE STATE		
-	ACRES.	1 1	1) !	14 PS 18 47	<u> </u>		1 20 12			
- Charles			The state of the s	Siring Sinder	h de france	Broke	14/1				
	1	Hilliam Miller	den se			Stand Stand			Inde	Smetand	
and to be delined	5	1: William	Cicluston destrondish medicardym cilm calculation	yer to the same	y F. B.	wife of	12 2	tital the	talk	Licin.	
		med J Tricks	Lecter	thank !	14 16	The state of the s	- 200	1		C	-
I.			- (14)		1946	7	7 0.0		n 3 7		
-		h' kuife	The state of the s	Service of the servic	7	11		1	The state of the s		3
-	JW.	hand Church farmen and he strates the strates to	R. Willer and M. William and M		to the	Letter of the section	A sold	The state of the s	2000		
	FROM		A. Richard	chevitions the	did i	The form	The fact of				
		4 5 4	of Williams Chelass	to the state of th	de la company de		The state of	Secondary of the	Huges &	0	
	. n		miles of 1608 1928 med 1928 me		4. 1979 B.	2 27	2011	E S	1768		
	REGISTERED.		12 Com 1928 13 Com 1928 14 Com 1928 15 Com 1928 16 Com 1928 17 Com 1928 16 Com	10 March 17 widowig 2 April 190	3/ Thete. 3/ Met. 7 cept 19	the n	9/201	tanil 6	. 8 7		
*		July 1905 21 July July 1945 9 des	1924 12 1924 12 1936 12 1949 14	2 3				1	2 6 4		
	DATED.	24 July 1905 9 aug 1909 17 ac. 1922	2. They, At # 12 Cong	25 Mev. 1746 out 1604 25 Tear. 1748	28 Febr. 1949 31 Mah. 1177	17 grace 1949	SI SECTIONS	The some	Charles Copies 1968	100	
		i .	- 1 2 2	Lee Deposit 1604			H. II. 962		1 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		
1775	1NSTRUMENT.	Pland.	History His	the 2	Thotograph	Con grant	OCI, 18, 1961 JAH. 11.	381	Control of the first of the fir	\$ 25.55 \$	
TOWN OF UARVILLE	SXI	1	Arcat Argana Britishis				= :1		12 12	360	'
N OF	N.	105 42313 9542 G	9431.	14506	161497	16273 16273 214534	918/1/11	(F) pp (4)	herese herese	3636//	

LOT

3	continues	ad show	114	E Carrelle.		The state of the s	
REGISTRATION 117 SPANGER	INSTRUMENT	2	REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
1/603/1	2 mat	13 Jan 1978	110- tross-	Ton W. and	The Bounds From	+ 310 can	Tat to the With
Theherman	15 7 63/6	,2 Asst. [a francis			
Manifer Su	920	8 1,000		7 1 0 BY	4 6 60 1		
1/0×0+	1,19001		1		Company of the compan	1	
3064200	Plan	,	12 Um 1979	a referen	ove Par		De fla re-250334
1		1000	23 Fob 1078	The Canada Taurt Company			# (1,84,7 00
entered 1	entered 10/11/80 #W	V D.L.R.	0.74				
533249	Deed	10 Dec. 1980	15 Dec. 1980	James K. Anderson & spouse	e Donald R. & Evalyn C.	\$2 & C	Lot etc. Comm: " angle of lot NE
		And the second s	# 1		Baker j.t.	1	140.01' SE 151.32' SW 139.80' MV
		Company of the compan			THE PERSON NAMED IN COLUMN TO THE PE		150.821 p.o.c.
533250	::t50	\$ Dec. 1980	15 Dec. 1980	7	DISCHARGED BY #629518 ASST. DFP 1 AND REG. 18	-ccc-cas	<u>lot ote. 82 ir #533219</u>
629520	Crant	The International Assembly Assembly Control of the International Assem	day/month/year	BAKER, Donald R.		\$345,000.	All and OL
				BAKER, Evalyn C.	HARPER, Olga, as JT.		
629521	Mort.	The second secon	30 10 85	HARPER, Peter D.	The Royal Bank of Canada	\$238,000.	All and OL
1		The state of the s		HARPER, Olga			
635589	Decl		11 02 86	Town of Oakville			RE: 350064
	Sub-Sect	Sub-Section 22(2)	*				
350064	By-Law (By-Law (1972-149)	16 11 72	Town of Oakville			A by-law to deem Registered Plan
		***************************************	***************************************				105 not to be registered. All & O
667434	Mort		29 05 87	HARPER, Peter D.	The Bank of Nova Scotiz		All s. O. L. (6295204
			YEAR/MON/DAY	-IMBPER, 0193-		DSCHARGED	DISCHARGED BY " ZEOOES ASST. DEP. LAND REG.
-754541	Charge		90 11 21	HARPER, Peter Dyson HARPER, 014	HONGKONG BANK OF CANADA	\$275,000.	100 5275,000. 0L (533249).
787264	Assignment		92 06 25	ROYAL BANK OF CANADA	HONGKONG BANK OF CANADA	3	RE; Charge #629521
800747	Charge		93 02 17	HARPER, Peter Dyson	HONGKONG BANK OF CANADA	\$100,000.	12/20
				HARPER, Olga	1	MAT OF LAND TO	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
833607	Charge	1000	95 01 13	HARPER, Peter Dyson	HONGHONG BANK OF CANADA	\$380,000.	10.
				HARPER, 01ga	NOTICE		energie de de la companya de la comp
		The second secon		as of	The land in this absuract index is designated as of		
ACAD 1 1 1 1 1 1 1 1 1					FEB 2 6 1996		
				pun	1 1		
				2.1	If C. C. A. P. C. L. Soul Subvision 1 is 100 and 100 a		

or Murran	159. 1. 1.	ZZFER.	3	9,	12 12		3	angay.	things of the	
DESCRIPTION, &c.	lot 2 technology from the test to the test	Let a renoched Lot. (18: 0)	1		1/15 de marco de la conse del la conse de	Had retiso T. opelog & T. W. Com			the total file related to the second of the	Moderate by Messace Acct. Cop. Land Reg.
ACRES.	1 1	1 1 1 1 1 1 1 1	2	1			7 1	3	Jun Juni	nog lond
. To	Shornes Milliam Milled	Fresher Encharder Syming the training the teacher of the straining the teacher of the straining the teacher of	of the left of recent feelences.	Generalshin Gener Claver Budner and seit of Lange F. Budner		o'recute Low beace Heavy Below	Keyber Lung and	13 K K =	from feeth Indiana	for the con-
FROM	Abarles Berick lanced and wife. Many tomin willer 31, con Exercise of site of state	Thickes of Dicker on with the Children of the	of Mings Boreron Charles Symmester Feeter Relation States Symmes In mange of Estimates of Symmes	Come Mingoust Stind Enter of Brown Harry Harry Charles Elict In history Paris of Paris Charles Classes Paris of	of foods.	Leady Wife bootst	Gleen Breeze	Survey for the soul flater	Sand Eury B. Chater	The Carport Trees
REGISTERED.	2) July 1905 9 dept 1709 2 doc. 1922 7 ade cenice	Julian 7141. Tur. 1924 12 Januar 1926 Tura 1926 2 g ag 1926 Turad 1996 4 g ag 1946 Turad 1996 4 g ag 1946	13 Marchill 14) of the late 1	31726.1949 31776.1949	9 apt. 1949	7 Lett 1955	Haw 1962	16 (413)	3177 100 1978 11 Oct 1938	171000 1778
DATED.	24 gety 1905 27 gety 1905 9 dest. 1905 9 dest. 1909 17 605 1922 2 dest. 1922	20 nov. 1924	unt 25 1/200 1/900 the Dispose 100 100 100 100 100 100 100 100 100 10	28 Fely 1949 31 Theb. 1949	1164 845 11	Cité 1959	16 Be 196.		00 4	27 Lape 1.978
INSTRUMENT	chan 3 v seh stant	Mercans Americans Americans Americans	Grant de 24	Grant Nortgage-	Ling Mat	13341 OCI. 18. 1961 JAN. 11. 1962 MANGAJARCH RE ORKWILLE - INSPAGAR	149846 Steart	(123/14/12/12/10/4/1948		Day 177.
ž.	8 28 24 8 28 24	4 50 5th	. 56841	16150	16163-	16323 27435-1 1330 1330 AUMGA	144846	-	1.7%	445364

PAGE. I

PLAN 105

BLOCK

LOT 2

TOWN OF OAKVILLE

				The second secon			
474381	D of M	30 Jan 1978	23 Peb 1976	The Canada Trust Company	Hisher and Jose W II Tuite		
ntered	entered 10/11/80 \$ W D.L.R.	U D.L.R.				***************************************	and the second of the second o
533249	Deed	10 Dec. 1980	15 Dec. 1980	James K. Anderson & spouse	Donald R. & Evalyn C.	\$2 & C	Lot etc. Comm: Wangle lot Thence
			***************************************	***************************************	Baker j.t.	***************************************	NE 140.01' SE 151.32' SW 139.80'
533259	0	8-Dec. 1980	15 000, 1080	15 Dec. 1080 Danald B. S. Brallum C	***************************************		Ni 150.82. p.o.c.
	Ò			16295	ASST. DEP. LAND REG. 448 .	.000 cos	
.629520	Grant		day/month/year 30_10_85	BAKER, Donald R.	HARPER Dator D	000 576	270 10 10 10 10 10 10 10 10 10 10 10 10 10
				BAKER, Evalyn C.	HARPER, 01ga, as JT.	.000.000	All and OL
629521	Mort.		30 10 85	HARPER, Peter D.	Canada	\$238,000.	All and OL
1	27 100 100 100 100 100 100 100 100 100 10			HARPER, Olga	THE THE TAXABLE PROPERTY AND THE PROPERT		
635689	Decl	***************************************	11 02 86	Town of Oakville			RE: 35006/.
	Sub-section 22(2)	on 22(2)	***************************************				
350064	By-Law (1972-149)	972–149)	16 11 72	Town of Oakville			A By-Law to deem Registered Plan
		The state of the s			**************************************		105 not to be a Registered Plan
				***************************************			A11 & OL
667434	Hort		29 05 87	KARPER, Peter D.	The Bank of Neva Scotia		A11 & O.L. (629520)
SCHAME	1911	CISCHARGED BY * LESCRESANST. DEP. LAND REG.	VEAR/MON/DAY	-tonpen, olga-		***************************************	
754541	Charge		90 11 31	HARPER, Peter Dyson	HONGKONG BANK OF CANADA	\$275,000.	01 (533249)
September 1	B. to 34460	D fort Pept 120 20 2	1 0 C	HARPER, Olga			
787264	Assignment		92 06 25	ROYAL BANK OF CANADA	HONGKONG BANK OF CANADA		Re; Charge # 629521
800747	Charge	100	93,02 17	HARPER, Peter Byson	HONGKONG BANK OF CANADA	000 0013	10
A DESCRIPTION	SSHILL S	STATES OF USE OF THE PERSON OF			***************************************		
833607	Charge		95 01 13	HARPER, Peter Dyson	HONGKONG BANK OF CANADA	\$380 000	
				HARPER, Olga			
							отоблинованулите винализментериянательный потоблитивний потоблитивний
			T	N. C. T. State of the second test of the second tes			
				FEE 2 6 '596			
		1	5				
			7 12				
				פוסטכנונט זיי יי יי יי יי פוסטכנונט	***************************************	***************************************	
						***************************************	***************************************

PAGE]

Constitution of Acetan	72.03	12000,	14 1	1/46	*		100	1		Sang.	8/11	1
, &c.	to with	crex 19/48	Shittmangy	0. "	- Trustelsa.	Elsa St. Herry			1494	1. Laid Reg	E Sercula	Lay - Control of the Land
DESCRIPTION, &c.	Lat 3 sather late	200 3 50 (10) 100 100 100 100 100 100 100 100 100	Leit 3 vetter leits. Sufettet matzag	Let 3 with lite.	# 17/18/58 & 00 10/10 26 P. 20 10/10 20 P. 20 10/10	120 L. 16150 I 178085	Spel of persons	The second of the second	which was " man	1028/39. 453. U. Laid Rept	Suly 20° 01/2, le Servento	1 3
ACRES.			7		.				1	Discharged by #42281		
10	Shormal William Milled	Forder of marie Agrees Lichar	Ame montperson is consisted.	of endeling Bruce Elemen Bakes		Lour Trugant Clind	They be burne and	Second Second	The welling of the way	" thering	Dense Reit Problem.	The Lanado Lind Compa
PROM.	1915 Sharle B. Carner Owner. 1909 Charles Baid Carner and wife. 1925 nay some miller Midas.	more involved and of the		1949 and Magaret Elica Long	and they theretoe.	6 6 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Gundaly Ames D.	buyber furery to started of	hung the wayley	Sureling Sec Eliera Between	Mark S	South & Calence of 110
REGISTERED.		77 20 2 2 2 2 2 3 2 3 2 4 2 4 2 2 2 2 2 2 2 2	" moreling	31 That 1949		71.54 1927	Thousas.		x p. 1.163	164 1963	28 Jun 1968	22. ho for 1975
. ЪАТЕВ.	24 July 1905 27 July 9 augh 1909 9 degt		25 The 1946 10 March 1749 The	28 Fely 1949 31 Mch.		17 g - 1949	CAR WOLL Ffor	26 "	3 % 1563	16 Ch. 1912	326/	8161 mg 1978
Na INSTRUMENT.	Orlani Break Frans	Shirt of the state of		Frank 1) to se	16173 Cang That		H3411 DG. 18. 1961 JAN. 11. 1962 PURCHALE - PREPERENCE 14 84 6	Showell .	Kart	Conf. of Mit	14	11 12 14 14 14 14 14 14 14 14 14 14 14 14 14
a.N.	1, 42373, 9430 C	498657	14305 -	16149.7	14/637	4.323 H. 323	13411 1.23(53)2 1.48/4/6	HANA	13/9/4	Sotet.	250354 0 N A	42435 1426

MICROFILMED

continued from 174 & Oakville

Pt lat ate Come why ang late 140.01' SE 151.32' SW 139.80' NW 150.82' Part and OL Com's W'ly angle lot 1 Thence A By-Law to deem Registered Plan 105 not to be a Registered Plan DISCHARGED BY " ZBDG63ASST. DEP. LAND REG. - 3 Part lot 3 etc. as in #489765 3335,000.0d NEly 40' from front to rear & OL Part 1st etc. as ir #489765 500 139.80 NW 159.82 HONGKONG BANK OF CANADA (4) 1897, IRP 1 4:0 FEE, ACO | 1908 C 18:0 F LAND AND REMARKS Part & O.L. (629520) with Procession 478638pm RE; Charge # 629521 tth provisions. the Dark load Bag \$275,000. Part OL (533249) Part OL (629520) RE: 350064 as in 629520 A11 & OL Their 1 3 834 460 \$380,000. The Canada Trust 40,000.00 *ccc*c\$\$ \$238,000. \$2 & C \$345,000. ber part it at the L.M.F. A. Diu, dur quelling properties
L.G., T., The Merson Lobertum in the last of The land in this abstract index is designated The Bank of Nova Scotia 148 Discharged by # 6 3/66 2. Asst. Day, Land Reg. 47 James K. Anderson & spouse Donald R. & Evalyn C. HONGKONG BANK OF CANADA The Royal Bank of Canada HONGKONG BANK OF CANADA HONGKONG BANK OF CANADA FEB 2 6 1996 HARPER, Olga, as JT. NOTICE GRANTEE DISCHARGED BY# 6295184SST. DEP. LAND REG. NELLA, Rozlyn Joan NELLA, Samuel JT HARPER, Peter D. Baker j.t. as of James K. anderson Canado ha Donald R. & Evalyn C. HANNIGAN, Lionel Victor HARPER, Peter Dyson HARPER, Peter Dyson HARPER, Peter D. ROYAL BANK OF CANADA MARRER, Peter Dyson Town of Oakville Town of Oakville HARPER, Peter D. BAKER, Donald R. BAKER, Evalyn C. HARPER, 01ga--HARPER, Olga HARPER, Olga 15 Dec. 1983 Mot 13 San 1978 11 act 1978 15 Dec. 1980 72 day/month/year 30 10 85 86 17 Age YEAR/MON/DAY 90 11 21 8661 30 10 85 29 05 87 92 06 25 10 87 93 02 17 05 95 01 13 16 11 17 15 2) Legt 10 Dec. 1980 \$ Dec. 1989 8/6/ Sub-Section 22(2) By-Law (1972-149) Defins Assignment INSTRUMENT -Charge-Charge Charge Grant Mort. Deed Decl HOLL Grant 189765 490004 833607 533249 629520 667434 629521 533853 635589 350054 678143 75454 899747 787264

Crima Titergon Letter

wife of Cale Leether C. chardon!

21863

Hinora 3 Jan 1963

18197

Time View the

w beach Eleanor Buch

to butt

Cturent 17/8/54 87.

4/40

Eleanor Budue

wife of heary. I. Budges.

the Elicited

2 mas Margaret Einsterny fordini Imeria Symmes a

menter, and

the late Souther Richardson Lynnus

rait 160%

Lee 34

xxxxxx Grant

16149.7

Mrant.

+ monday to monday anna magnit & wind

special magazin

25 Mer. 17 to 10 March Handrie Broken Lain

when you seemed 8 - grant - gally 1936 Breide - Cardidat one Can

Souther tilliet

of Bonge

-president from

2 dec. 1948 down thougant Execute on ?

correspon Extended when you her Olid her hich

Axongs

Freshirt.

16150 16/63 40.93

16 apr. 1799 a.

7 apt 1949

12 373 St. 19 9 77. 17 9 ATTECATION E DAKWILE - TRAFLICAR

- 16 grant

Lie & Thout

A the Late . Lucio Preferencia

Lithe Richarden Summer Annad Hilliam Miller

B+ Lale

4236 3.

Frant

24 gety 1905 27. July 1905 Charles B. Corners, Bursol

REGISTERED.

DATED

INSTRUMENT.

Chans

BLOCK

LOT 4

TOWN OF OAKVILLE

of redivionistational instead

. Ecosoline Constion Sym

\$ 1500. 3000

4 44 Cat 4.

PAGE

PLAN 105

ACKES.

2

44507

Discount for the first of the f	
(= (
· · · · · · · · · · · · · · · · · · ·	
- -	
_	
-	/
_	

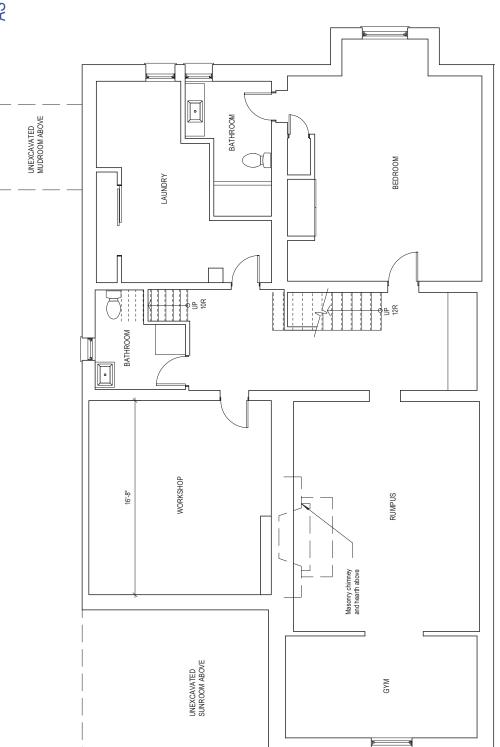
LOT

FAGE NO.

105 PLAN

		The state of the s	day/m8Mf/yr	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
635689 Decl.	c)	***************************************	11 02 86	Town of Oakville			RE: 350064
Su	b-Secti	Sub-Section 22(2)	4			***************************************	and the state of t
350064. By	-Law (1	By-Law.(1972-149.)	16 11 72	Town of Oakville			A By-Law to deem Registered Plan
					***************************************	***************************************	105 rot to be a Registered Plan
678143 Gr	Grant		15 10 87	HANNIGAN, Lionel Victor	NELLA, Rozlyn Joan	\$335,000.00	1 1
					NELLA, Samuel JT		
1000							eringe communication equality interpretation of the entrice of the entrice of the entrice of the entrice of the
	100		The la	The land in this connect index is designated			
# 1			5 00	FES.Z 8 1998		To the second se	
			under son O Si			***************************************	
			Salar			Andrew County County Designation	
Annual design and the state of		THE STATE OF THE S				OFFICE AND ADDRESS OF THE ADDRESS OF	
	100						
THE CONTRACT OF THE CONTRACT O		and the second s		*			
						THE CHARLES AND ADDRESS OF THE CONTRACT OF THE	

						Transfer of the transfer of th	
***************************************		***					***************************************
			Character from the property of the same and control or the same and th				



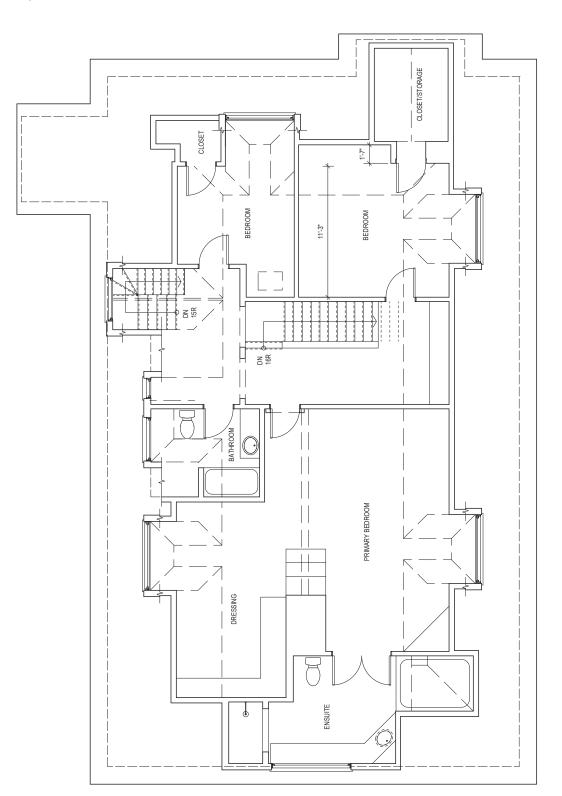


Measured Drawings: **COTTRELLE RESIDENCE**Basement Floor Plan • 3/16" = 1'-0" • 492 Lakeshore Rd., Oakville, ON • Aug. 19, 2022

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

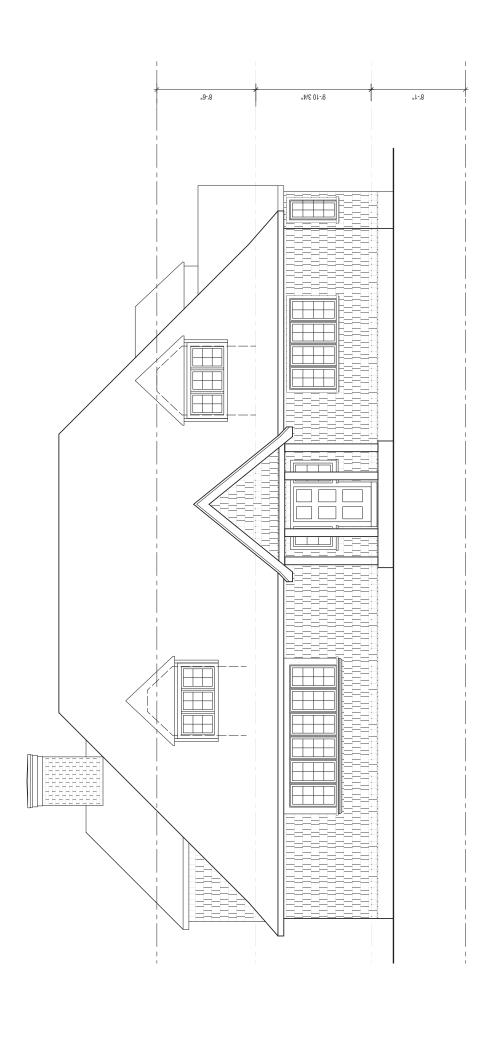
JOHN WILLMOTT
ARCHITECT, INC.





Measured Drawings:

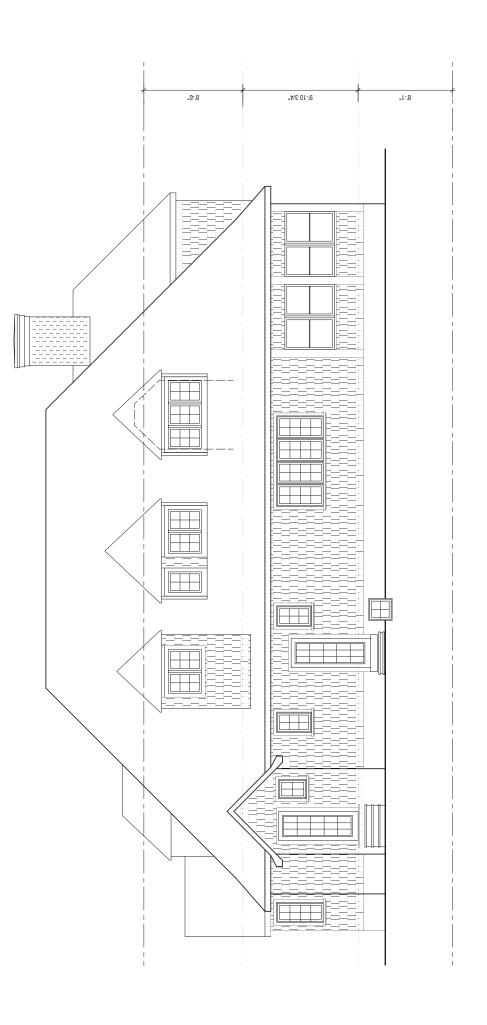
COTTRELLE RESIDENCE
Second Floor Plan • 3/16" = 1'-0" • 492 Lakeshore Rd., Oakville, ON • Aug. 19, 2022





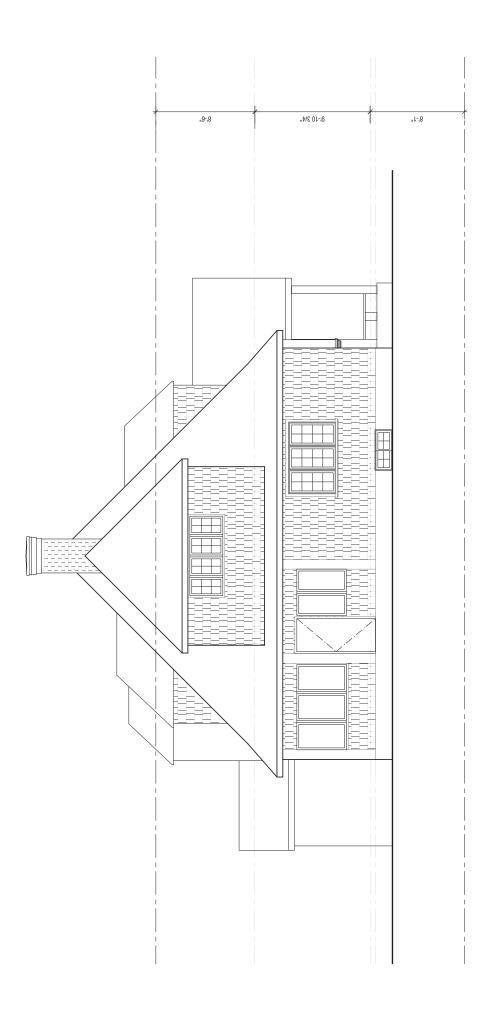
Measured Drawings:

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





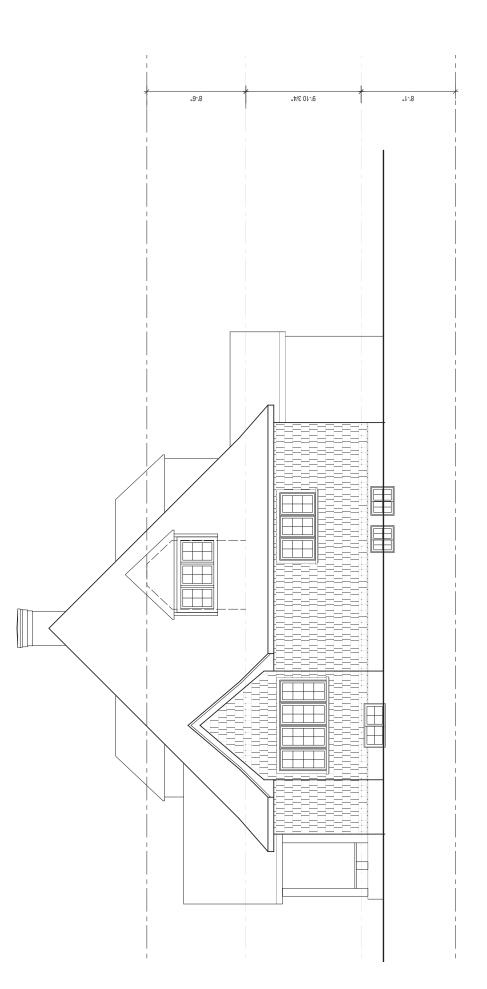
Measured Drawings: **COTTRELLE RESIDENCE**Rear (East) Elevation • 3/16" = 1'-0" • 492 Lakeshore Rd., Oakville, ON • Aug. 19, 2022





Measured Drawings:

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





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