

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

BY-LAW NUMBER 3341-22

**Being a By-law to amend By-law 918-86
to correct the legal description of the property**

WHEREAS designating By-law 918-86 was enacted by the Council of The Corporation of the Township of North Dumfries (the “**Township**”) on September 15th, 1986;

AND WHEREAS the designated property has been severed as a result of Consent Application Number B-03/20 and pursuant to subsection 53(42) of the *Planning Act*, R.S.O. 1990, C. P.13, as amended;

AND WHEREAS amending By-Law 3315-22 was enacted by Council on April 11, 2022, but contained an incorrect legal description of the property;

AND WHEREAS pursuant to subsection 30.1 (1) of the *Ontario Heritage Act*, R.S.O. 1990, C.0.18, as amended (the “**OHA**”), the council of a municipality may, by by-law, amend a by-law designating a property made under section 29 and section 29 applies with necessary modifications to an amending by-law as though it were a by-law to designate property under that section;

AND WHEREAS, pursuant to subsection 30.1(2) of the OHA, the purpose of the amendments contained in this By-law is to correct the legal description of the property;

AND WHEREAS, pursuant to subsection 30.1(5) of the OHA, the requirement for Council to consult with its Municipal Heritage Committee has been fulfilled;

AND WHEREAS, pursuant to subsection 30.1(3) of the OHA, the Council of the Township has given the owner of the designated property written notice of the proposed amendments in accordance with subsection 30.1(4) of the OHA;

AND WHEREAS, pursuant to subsection 30.1(15) of the OHA, if the council of a municipality proposes to amend a by-law designating property made under section 29 that does not comply with requirements that are prescribed for the purposes of paragraph 2 of subsection 29(8) of the OHA, if any, the council shall include in the amendment such changes as are necessary to ensure that the by-law satisfies those requirements;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES ENACTS AS FOLLOWS:

1. By-law 918-86 is hereby amended by replacing Schedule “A” of By-law 918-86 with the Schedule “A” attached to this By-law.
2. Pursuant to subsection 30.1(11)(b) of the OHA, the Township’s Clerk shall ensure that a copy of this By-law is registered against the property affected by this By-law in the appropriate land registry office and that a copy of the registered amending by-law is served on the Trust.
3. Notwithstanding any provision to the contrary in By-Law 3315-22 or any other by-law, the Township’s solicitor is hereby authorized to:
 - (a) ensure that the land register reflects that, pursuant to this amendment, By-law 918-86 only applies to the property legally described as:

PART LOT 30 CONCESSION 10 NORTH DUMFRIES, PART 2 PLAN 58R21178; TOWNSHIP OF NORTH DUMFRIES (PIN 03851-0235)

and not to:

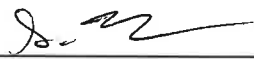
PART LOT 30 CONCESSION 10 NORTH DUMFRIES, PARTS 1 AND 3 PLAN 58R21178; SUBJECT TO AN EASEMENT OVER PART 3, PLAN 58R21178 AS IN WR39896; TOWNSHIP OF NORTH DUMFRIES (PIN 03851-0234); and

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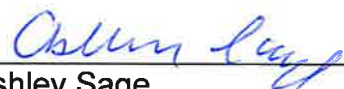
- (b) cause a copy of this By-law to be registered against the title of both properties noted in subclause 3(a) above.

READ A FIRST AND SECOND TIME THIS 8th DAY OF AUGUST, 2022

READ A THRID TIME AND PASSED THIS 8th DAY OF AUGUST, 2022



Sue Foxton,
Mayor



Ashley Sage,
Clerk

SCHEDULE 'A' TO BY-LAW 334 -22

THE DESIGNATED PROPERTY

Municipal Address: 2596 Alps Road, Township of North Dumfries

Legal Description: PART LOT 30 CONCESSION 10 NORTH DUMFRIES, PART 2 PLAN 58R21178; TOWNSHIP OF NORTH DUMFRIES (PIN 03851-0235)

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

General Description

The property located at 2596 Alps Road in the Township of North Dumfries, as described above (the "**Subject Property**"), is a residential property located in the rural settlement of Reidsville. The Subject Property is occupied by a 1.5 storey home known as the Elmcroft Home and a detached carriage style barn.

Statement of Cultural Heritage Value or Interest

The Subject Property has cultural heritage value for its physical/design value and historical/associative value.

The Subject Property has historical/associative value. Originally, this land had been a section of 5065 acres that William Dickson Junior obtained from his father. For 28 years, the Heastie family were tenants until becoming the sole owner in 1860. The Heastie family developed a farm, which provided food for the Northern Armies during the US Civil War. Walter Heastie was a regular participant in a local debating society and a member of the Galt circulating library. Other owners are William T. Edgar, Cameron L. Edgar, William G. Edgar and Dr. K.H. Berkley.

The 1.5 storey residential dwelling on the Subject Property is a good example of gothic architecture. A log cabin was built between 1861 and 1871 and replaced with a stone dwelling built by Walter Heastie. The Subject Property is known as the 'Elmcroft,' as large trees used to adorn the Subject Property. The expansive elm tree, which once stood a long time ago, had earned the farm the name Elmcroft.

All elevations of the Elmcroft, with the exception of the small ante-room on the west elevation, are considered to have design and physical value. The dwelling is in excellent condition. The house exhibits a variety of stone masonry styles, with the original section built circa 1865, being of split fieldstone in various colours, and set in broken course. The larger addition built in 1875, is of cut stone, much of which particularly on the façade is of matching gray granite. Limestone quoins at the corners and around the front door and windows provide a contrast to the darker granite. The façade also features a centre gable and semi-circular window and date stone. The gable roof is comprised of cedar shingles.

Heritage Attributes

The heritage attributes of the residential dwelling on the Subject Property relate to the following exterior façade elements, with the exception of: a) the small ante-room on the west elevation; b) the sunroom on the east side of the residential dwelling; and, c) the detached garage:

1. the original exterior façade built circa 1865, constructed of split fieldstone and set in broken course;
2. the exterior façade of the 1875 addition, constructed with cut stone;
3. the limestone quoins at the corners and around the front door and windows;
4. the medium gable roof;
5. the south façade (front façade) semi-circular window below the centre of the gable roof, consisting of voussoirs and a plain log sill;
6. the south façade (front façade) first storey bay windows of one sash, double hung, with a pane arrangement of two over two;
7. the bay and window dormers of the original dwelling and addition; and,
8. the two stone chimneys visible along the front façade.