

BY-LAW NO. 603

TO DESIGNATE THE HARMON TOFFEY HOUSE (KNOWN AS PAUL BYINGTON HOUSE), VILLAGE OF PORTLAND, AS A DESIGNATED PROPERTY UNDER THE ACT.

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

WHEREAS The Council of the Corporation of the Township of Bastard and South Burgess has caused to be served upon the owner of the lands and premises known as the Harmon Toffey House, Village of Portland, upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the Municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

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

THEREFORE, the Council of the Corporation of the Township of Bastard and South Burgess ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest, the real property more particularly described in Schedule "A" hereto, known as the Harmon Toffey House, Village of Portland.
2. The Township Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land Registry Office.
3. The Township Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the Township of Bastard and South Burgess.

PASSED THIS 20TH. DAY OF AUGUST, 1984.

Goodson Mathie
.....
Reeve

Shirley Snyder
.....
Clerk

All and Singular those certain parcels or tract of land and premises being composed of the Village of Portland, in the Township of Bastard in the County of Leeds and being composed of:

FIRSTLY: Part of Lot "A" and part of the unopened portion of Short Street according to a Plan of the said Village filed in the Registry Office for the said County of Leeds as No. 27; said parcel being more particularly described as follows:

PREMISING that the bearings herein mentioned are astronomic and are referred to the meridian through the South-Eastern corner of the Township of Bastard (Long. $75^{\circ}59'W$) according to a Plan of Queen's Highway No. 15 attached to an instrument registered in the said Registry Office as No. 9505 for the Township of Bastard;

COMMENCING at an iron bar planted in the Southern limit of the travelled road crossing part of said Lot "A" in lieu of Short Street distant South $71^{\circ}44'30''$ East thereon 120 feet from the intersection of said limit with the South-Eastern limit of Colborne Street; said point of commencement being the most easterly angle of those lands described in Registered Instrument No. 35214.

THENCE South $46^{\circ}45'30''$ West parallel with the South-Eastern limit of Colborne Street a distance of 108.20 feet to an iron bar planted;

THENCE South $44^{\circ}44'30''$ East a distance of 93.15 feet to an iron bar planted in the North-Western limit of Queen's Highway No. 15, according to the hereinbefore mentioned plan attached to Instrument No. 9505;

THENCE North $45^{\circ}15'30''$ East along said highway limit a distance of 154.19 feet to an iron bar planted at the intersection of said limit with the Southern limit of the travelled road laid down in lieu of Short Street;

THENCE North $71^{\circ}44'30''$ West along the Southern limit of said travelled road a distance of 101.37 feet more or less to the point of commencement;

SAID DESCRIBED PARCEL being shown outlined in red on a plan of survey made by K.M. Wiseman, Ontario Land Surveyor, dated September 29, 1970, a copy of which is attached to Deed registered as Inst. No. 45987.

SECONDLY: Part of Lot "A" according to a Plan of the said Village filed in the Registry Office for the Registry Division of Leeds (No.28) as No. 27, more particularly described as follows;

PREMISING that the bearings herein mentioned are astronomic and are referred to the meridian through the South-Eastern corner of the Township of Bastard (Long. 75°59'W) according to a Plan of Queen's Highway 15 attached to an Instrument registered in the said Registry Office as No. 9505 for the Township of Bastard;

COMMENCING at an iron bar planted in the North-Western limit of Queen's Highway 15 according to said Plan attached to Instrument 9505, distant South 45 degrees 15 minutes 30 seconds West thereon 154.19 feet from an iron bar planted at its intersection with the Southern limit of the travelled road laid down in lieu of Short Street;

THENCE South 45 degrees 15 minutes 30 seconds West along said North-Western limit of Queen's Highway 15, a distance of 10 feet;

THENCE North 44 degrees 44 minutes 30 seconds West 93.41 feet to a point;

THENCE North 46 degrees 45 minutes 30 seconds East 10 feet to an iron bar planted;

THENCE South 44 degrees 44 minutes 30 seconds East 93.15 feet more or less to the point of commencement;

SAID DESCRIBED PARCEL being shown outlined in red on a plan of survey made in the office of K.M. Wiseman, Ontario Land Surveyor, dated September 29, 1970, and revised by M.H. Kaldeway, O.L.S., September 30, 1971, a copy of which is attached to Deed registered as Inst. No. 45987.

THIRDLY: Part of Unnumbered Lot and part of Short Street (Not Open) as shown on a Plan of subdivision of part of Township Lots Numbers Nineteen (19) and Twenty (20) in the Second (2) Concession of the Township of Bastard, now within the limits of the Village of Portland, Registered Plan No. 27, and which said parcel may be more particularly described as follows;

BEARINGS herein are referred to North 45 degrees 7 minutes 30 seconds East (assumed astronomic) of the North-Westerly limit of the Road Allowance between Concessions Two (2) and Three (3);

COMMENCING at an iron bar planted in the Northerly limit of Queen's Highway No. 15, Registered Plan No. 9505, distant 39.52 feet measured North 12 degrees 10 minutes West from the intersection of the North-Westerly limit of said Road Allowance between Concessions Two (2) and Three (3) with the North-Easterly limit of Short Street (not open);

THENCE North 51 degrees 01 minute East along said limit of Highway 96 feet to an iron bar planted;

THENCE North 35 degrees 36 minutes West 120 feet to a point;

THENCE South 51 degrees 1 minute West 181 feet to an iron bar planted in the Northerly limit of a travelled road;

THENCE South 72 degrees 01 minute 30 seconds East along the last-mentioned limit, 143 feet to the point of commencement.

SCHEDULE "B"

Reasons for the designation of the Harmon Toffey House,
Village of Portland.

Constructed by Harmon Toffey, a local lumberman, in 1892, this impressive two storey frame Italianate style house features paired brackets under the projecting eaves, double hung windows with original trim, a double hung window above the main entrance with sculptured pediment and supporting brackets, tall double doors in the main entrance, and a highly decorative porch with detailed posts and railings. (designated as Architectural).