

THE CORPORATION OF THE TOWN OF HALDIMAND

BY-LAW # 769/89

Being a By-Law to designate the property known municipally as the Cooke - Peart House situated on Part of the William Cook Tract in the former Township of Oneida, now in the Town of Haldimand, Regional Municipality of Haldimand-Norfolk as being of historical and architectural value.

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WHEREAS The Ontario Heritage Act, 1980, Chapter 337, authorizes the council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest; and,

WHEREAS the Council of the Corporation of the Town of Haldimand has caused to be served on the owners of the land and premises known as the Cooke - Peart House situated on Part of the William Cook Tract, in the former Township of Oneida, now in the Town of Haldimand, in the Regional Municipality of Haldimand-Norfolk, and upon The Ontario Heritage Foundation, notice of intention to designate the aforesaid property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for three consecutive weeks; and

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "A" hereto;

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NOW THEREFORE the Council of the Corporation of the Town of Haldimand enacts as follows:

- 1) That the real property known as the Cooke - Peart House situated on Part of the William Cook Tract, in the former Township of Oneida, now in the Town of Haldimand, in the Regional Municipality of Haldimand-Norfolk, be designated as being of historical and architectural value or interest, more particularly described in Schedule "A" hereto.
2. That a copy of this by-law will be registered against the property described in Schedule "B" hereto, in the proper land registry office.
3. That the Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on The Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ a first and second time this 14th day of August, 1989.

READ a third time and finally passed this <sup>14th</sup> day of August, 1989.

*[Signature]*  
MAYOR

*[Signature]*  
CLERK

**CERTIFIED TRUE COPY**

*[Signature]*  
**JANIS LANKESTER**  
CLERK  
**TOWN OF HALDIMAND**

SCHEDULE "A"

Reasons for Designation:

Built in the early 1830's by Nicholas Cook on land granted him by Joseph Brant it is a fine example of the two-storey Georgian style popular with the early settlers in Upper Canada.

Architectural Items Designated:

The north, east and west elevations including the front door with its curved fanlight and glass side lites; window detail 12 over 12 lites on first floor and 8 over 12 on the second floor; fireplaces with pine mantels; pine stairs with black walnut handrails all cut from trees grown on the farm.

## SCHEDULE "B"

All and Singular that certain parcel of land and premises situate lying and being in the Town of Haldimand, in the Regional Municipality of Haldimand-Norfolk, formerly in the geographic Township of Oneida, in the County of Haldimand, and Province of Ontario containing 100 acres more or less and being composed of part of the William Cook Tract in the said Township of Oneida more particularly described as follows:-

COMMENCING at a point in the southwest limit of the William Cook Tract where it is intersected by the dividing line between the William Cook Tract and the William Dennis Tract;

THENCE Northwesterly along the southwesterly limit of the William Cook Tract, 1315.4 feet to a point;

THENCE North 46 degrees 14 minutes East 7,000 feet more or less to the water's edge of the Grand River;

THENCE Southeasterly along the water's edge, 750 feet more or less to a point which is arrived at as follows:-

COMMENCING at a point in the southwesterly limit of the William Cook Tract where it is intersected by the dividing line between the William Cook Tract and the William Dennis Tract;

THENCE North 45 degrees 43 minutes East, 381.5 feet;

THENCE North 45 degrees 10 minutes West, 657.7 feet;

THENCE North 46 degrees 14 minutes East, 3838.4 feet to a point;

THENCE North 45 degrees 59 minutes East, 2305 feet to a point;

THENCE North 46 degrees 09 minutes East, 268 feet to a point;

THENCE North 68 degrees 32 minutes East, 360 feet more or less to the water's edge of the Grand River;

THENCE South 68 degrees 32 minutes West, 360 feet;

THENCE South 46 degrees 09 minutes West, 268 feet;

THENCE South 45 degrees 59 minutes West, 2305 feet;

THENCE South 46 degrees 14 minutes West, 3838.4 feet;

THENCE South 45 degrees 10 minutes East, 657.7 feet;

THENCE South 45 degrees 43 minutes West, 381.5 feet to the point of commencement.

TOGETHER with a small island in front of the said lands and lying in the Grand River;



SAVING AND EXCEPTING THEREOUT AND THEREFROM all that portion of the Cook's Road and all that portion of the Given Road along the Grand River included in the above described parcel, Subject to an easement No. 7188 in favour of Hydro Electric Power Commission of Ontario.

SECONDLY:- In the Town of Haldimand in the Regional Municipality of Haldimand-Norfolk, formerly in the geographic Township of Oneida, in the County of Haldimand and Province of Ontario and being composed of a southeasterly part of the William Cook Tract in the said Township containing 93 acres more or less after excepting out the area of the Given Road and Cook's Road and premising the bearing of the northwesterly limit of the said William Cook Tract to be North 45 degrees 0 minutes East and referring all bearings herein thereto, the parcel is more particularly described as follows:-

COMMENCING at a point in the line between the William Cook Tract and the William Dennis Tract, as fenced, distant North 45 degrees 43 minutes East, 381.5 feet from the most southerly angle of the William Cook Tract as found fenced;

THENCE along the line of a fence and its production, North 45 degrees 10 minutes West, 657.7 feet to a point in the centre line of Cook's Road.

THENCE North 46 degrees 14 minutes East, 3838.4 feet along the said centre line to a point;

THENCE North 45 degrees 59 minutes East, 2305.0 feet along the said centre line to a point;

THENCE North 46 degrees 09 minutes East, 268.0 feet along the said centre line to a point;

THENCE North 68 degrees 32 minutes East, 360.0 feet more or less along the said centre line and its production to a point in the southwesterly water's edge of the Grand River;

THENCE Downstream along the said Water's Edge, 470 feet more or less to a point where it is intersected by the aforesaid line between the William Cook Tract and the William Dennis Tract;

THENCE along the said line between the William Cook Tract and William Dennis Tract, South 45 degrees 43 minutes West, 128 feet more or less to a point in the southwesterly limit of a Given Road as found fenced;

THENCE continuing along the line between the William Cook Tract and the William Dennis Tract as fenced, South 45 degrees 43 minutes West 6739.2 feet to the point of commencement.

SAVING AND EXCEPTING thereout and therefrom all that portion of the Cook's Road and all that portion of the Given Road along the Grand River included in the above described parcel;

SUBJECT to an easement No. 7188 in favour of Hydro Electric Power Commission of Ontario.