THE CORPORATION OF THE TOWN OF DUNDAS

BY-LAW NO.3990-92

A BY-LAW OF THE CORPORATION OF THE TOWN OF DUNDAS, BEING A BY-LAW TO DESIGNATE A PROPERTY IN THE TOWN OF DUNDAS TO BE OF HISTORIC AND ARCHITECTURAL VALUE OR INTEREST.

(HISTORICAL DESIGNATION - 781 GOVERNOR'S ROAD)

WHEREAS this Council is empowered under Subsection 6 of Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, as amended, to enact by-laws to designate property, including exteriors of buildings, as described in Schedule "A" attached hereto to be of historic or architectural value or interest;

AND WHEREAS this Council has caused to be served upon the owners of the property known municipally as 781 Governor's Road in the Town of Dundas and upon the Ontario Heritage Foundation notice of intention to so designate the said property and has caused such notice of intention to be published in a newspaper having a general circulation in this Municipality, once for each of three consecutive weeks;

AND WHEREAS no notice of objection to the proposed designation of the said property has been served on the Clerk of this municipality within the time prescribed by the said statute;

AND WHEREAS this Council's reasons for the proposed designation are as set forth in Schedule "B" attached hereto,

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF DUNDAS ENACTS AS FOLLOWS:

1. There is hereby designated as being of historic and architectural value or interest, the exterior of the property known municipally as 781 Governor's Road, in the Town of Dundas, more particularly described in Schedule "A" attached hereto.

2. The Town Solicitor is hereby authorized and directed to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto in the Land Registry Office for the Registry Division of Wentworth.

3. The Clerk is hereby authorized and directed to cause a copy of this By-law to be served upon the owners of the property and upon the Ontario Heritage Foundation and to cause a notice of this By-law to be published in a newspaper having general circulation in the Town of Dundas.

READ a First, Second and Third time and finally PASSED this Twentieth day of January, A.D. 1992.

MAYOR
(John Addison)

TOWN CLERK
(Susan L. Steele)

SCHEDULE "A"

DESCRIPTION OF LANDS

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth (formerly in the Township of West Flamboro) being composed of Part of Lot Number Six (6) in the First Concession of the said Township of West Flamboro, and which may be more particularly described as follows, that is to say:

COMMENCING at a point in the Northern limit of The King's Highway Number 99 as shown on plan of survey prepared by the Department of Highways, Ontario and deposited in the Registry Office for the Registry Division of Wentworth as Plan Number 706 Miscellaneous where the same is intersected by the line of a present existing wire fence marking the Eastern limit of the herein described parcel of land, the said point being arrived at as follows:

BEGINNING at an iron bar planted at the South-eastern corner of Lot Number Six (6) in the First Concession of the Township of West Flamboro;

THENCE following the Northern limit of the aforesaid King's Highway Number Ninety-nine (99) the following courses and distances namely: South Eighty-one Degrees and Five Minutes West (S.81° 5′ W.) One Hundred and Thirty-eight and Seven One-hundredths Feet (138.07′) to a point;

THENCE South Eighty Degrees Twenty-two Minutes Thirty Seconds West (S.80° 22′ 30" W.) Twenty and Ninety-three One-hundredths Feet (20.93′) to a concrete monument planted;

THENCE South Eighty-two Degrees, Two Minutes and Thirty Seconds West (S. 82° 2′ 30" W.) One Hundred and Forty and Ninety-four One-hundredths Feet (140.94′) to a concrete monument planted;

THENCE South Eighty-four Degrees and Forty-six Minutes West (S. 84° 46′ W.) Two Hundred and Twenty-eight and Eighty-four One-hundredths Feet (228.84′) to a concrete monument planted;

THENCE South Eighty Degrees Twenty-five Minutes and Thirty Seconds West (S. 80° 25′ 30" W.) Fifty-five and Twenty-three One-hundredths Feet (55.23′) to the point of commencement of the herein described parcel of land;

THENCE North Eighty-one Degrees and Fifty-nine Minutes West (N. 81° 59′ W.) continuing along the aforesaid Northern limit of King's Highway Number Ninety-nine (99) Two Hundred and Forty-two and Fifty-nine One-hundredths Feet (242.59′) to an iron bar planted in the line of another present existing wire fence marking the western limit of the herein described parcel of land;

THENCE North Twelve Degrees and Six Minutes West (N.12° 6′ W.) along the line of the last mentioned fence Two Hundred and Forty-four and Thirty-three One-hundredths Feet (244.33′) to an iron bar planted in the line of a present existing wire fence marking the northern limit of the herein described parcel of land;

THENCE North Seventy-two Degrees and Twenty Minutes East (N. 72° 20′ E.) along the line of the last mentioned fence Two Hundred and Twenty-seven and Eight One-hundredths Feet (227.08′) to an iron bar planted in the line of the hereinbefore mentioned wire fence marking the eastern limit of the herein described parcel of land;

THENCE South Twelve Degrees Twenty-five Minutes and Thirty Seconds East (S. 12° 25′ 30" E.) along the line of the fence marking Eastern limit of the herein described parcel of land Three Hundred and Forty-nine and Eighty-three One-hundredths Feet (349.83′) more or less to the point of commencement.

THE ABOVE DESCRIBED PARCEL of land contains by admeasurement One and Fifty-five One-hundredths acres (1.55 acres) be the same more or less.

The bearings used herein are astronomic and are referred to the King's Highway No. 99, Miscellaneous Plan Number 706;

SAVE AND EXCEPT PART 3 on Reference Plan 62R-155.

The above lands being lastly described in Deed Number 457628 C.D.

SCHEDULE "B"

REASONS FOR DESIGNATION

781 GOVERNOR'S ROAD

HISTORICAL SIGNIFICANCE

A school has occupied this site on the north side of Governor's Road since 1837.

The present brick structure was preceded by two frame buildings, erected in 1837 and 1853, respectively. The existing school building was built by Martin Hewitt, who later married Evelyn Davies, the first teacher in the school.

During the reign of Queen Victoria, her name was given to many schools in Ontario, and very likely was applied to the earlier buildings on this site.

The present Victoria School, built in 1916, was considered very modern at the time of its construction. It was built as a model school, with such features as indoor toilets, separate boys' and girls' entrances, a well-equipped kitchen, and tools for wood working classes, as well as a teacher's room.

The building functioned as a school, serving pupils in West Flamborough and Ancaster, until its closing in 1958. Since that time, it has been a private residence.

ARCHITECTURAL SIGNIFICANCE

The school is of red brick construction on a stone foundation.

It is striking for its symmetrical facade with matching front entrances. Each entrance is capped by an arched transom whose bricks are arranged in a lanceated design with the key pinions in white inverted at the apex.

Beneath the cottage roof, which was originally slate-covered, the eaves are decorated in wood carved design with modillions.

The large central windows are set off by pilasters of brick work. These are crowned by an end gable carried well above the school's hip roof.

Inset and centered in the gable end above the large windows is the name of the school and number of the section.

The front facade has been largely restored to its original appearance since modern additions were recently removed. The school was an integral part of the educational system in this area, and its historical importance is further valued for its interesting architectural features.

Designation:

The portions to be designated are the front facade of the building including the brick walls, windows, canopies, entrances, roof, and centre gable with stone insets.

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

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CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
WENTWORTH (NO.) HAMILTON

'92 02 11 15 04

LAND REGISTRATION REGISTRATE

New Property Identifiers

Additional: See Schedule ☐

Executions

Additional: See Schedule ☐

(1) **Registry** ☒ **Land Titles** ☐

(2) Page 1 of 10 pages

(3) **Property Identifier(s)** Block Property

Additional: See Schedule ☐

(4) **Nature of Document**

By-law

(5) **Consideration**

Dollars $

(6) **Description**

Part of Lot 6, Concession 1, former Township of West Flamborough, now in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth

(7) **This Document Contains:** (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☒

(8) **This Document provides as follows:**

See By-law No. 3990-92 of The Corporation of the Town of Dundas attached

Continued on Schedule ☐

(9) **This Document relates to instrument number(s)**