THE CORPORATION OF THE TOWN OF ANCASTER

BY-LAW NO. 93-16

To designate the Lands and Building municipally known as 435 Carluke Road West, in the Town of Ancaster, as Lands and Building of Historic Value, Architectural Value and Interest

WHEREAS this Council is empowered under subsection (6) of Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, to enact By-laws to designate real property, including buildings and structures thereon, 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 owner of the lands and premises municipally known as 435 Carluke Road West, in the Town of Ancaster, and upon the Ontario Heritage Foundation notice of intention to so designate 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 described property has been served on the 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 ANCASTER ENACTS AS FOLLOWS:

1. In this By-law the word "property" means real property and includes all buildings and structures thereon.

2. There is hereby designated as being of historic value, architectural value and interest the property municipally known as 435 Carluke Road West, in the Town of Ancaster, and more particularly described in Schedule "A" attached hereto.

3. Town Solicitor Lee A. Pinelli, of the legal firm of Evans, Philp 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.

4. The Clerk-Treasurer is hereby authorized and directed to cause a copy of this By-law to be served upon the owner of the 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 Town of Ancaster.

ENACTED AND PASSED THIS 22nd **DAY OF** FEBRUARY **1993.**

Mayor

Clerk-Treasurer

SCHEDULE "A"

Description

ALL and Singular that certain parcel or tract of land and premises, situate, lying and being in the Town of Ancaster, in the Regional Municipality of Hamilton-Wentworth (formerly the Township of Ancaster, in the County of Wentworth), in the Province of Ontario, and being composed of part of Lot 38, in the Sixth Concession, more particularly described as follows:

COMMENCING at a post planted in the south east corner of the said Lot 38, said south east corner being in the northerly side line of the road allowance between the 6th and 7th concessions of the Township of Ancaster.

THENCE south seventy-seven degrees, forty-two minutes, thirty seconds west (S 77° 42′ 30" W) a distance of one hundred and sixty-five feet (165′) along the north side of the said road allowance to a post;

THENCE north twelve degrees seventeen minutes thirty seconds west (N 12° 17′ 30" W) a distance of two hundred and sixty-four feet (264′) to a post;

THENCE north seventy-seven degrees forty-two minutes thirty seconds east (N 77° 42′ 30" E) a distance of one hundred and sixty-five feet (165′) to post;

THENCE south twelve degrees seventeen minutes thirty seconds east (S 12° 17′ 30" E) a distance of two hundred and sixty-four feet (264′) to the place of beginning.

The bearings used in the above description are based on the bearings used in Instrument Number 1918, a survey carried out by the Wentworth County Roads Department and the parcel described contains exactly one acre.

SCHEDULE "B"

REASONS FOR DESIGNATION OF CARLUKE COMMUNITY CENTRE, 435 CARLUKE ROAD WEST, IN THE TOWN OF ANCASTER

The reasons for the proposed designation are that the Carluke Community Centre figures prominently in the history of Ancaster, and plays an important role in the history of the Carluke area of the Town, given that it has served as the focal point and only schoolhouse serving the local rural population for more that 100 years.

In 1844 this site was originally occupied by a log schoolhouse, which was commonly referred to as the "Little Red Schoolhouse". A larger, red brick school was constructed in 1858, which was damaged by fire, and subsequently altered to the present "Ontarian" type structure in 1925.

This structure was built with red brick with a rough cut, uneven stone base. An enclosed porch of similar construction protrudes from the front facade of the structure. A "belfry", with weather vane mounted on top, is designed in the gothic tradition, with four double arched openings. Round, eight paned window frames are situated in the centre of both the front and rear walls. The east wall contains five joined four over four double hung windows, which provided morning sunlight for students.

The use of the building ceased as a school in 1969, and is currently being used as a Community Centre for the local rural residents of Ancaster.

In addition, and without restricting the generality of the foregoing, the reasons for this Council designating the described premises include the intention that the whole of the exterior surfaces should be preserved in accordance with its original design, but this Council has no intention that any alterations, maintenance, repair, replacement or improvement of elements of the premises requires the prior written consent of this Council unless such affects the reasons for designation of the premises.

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

147915

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
WENTWORTH (62) HAMILTON
'93 03 5 10 31

D. Mattucci
LAND REGISTRAR/REGISTRATEUR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) **Registry** ☒ **Land Titles** ☐ (2) Page 1 of 4 pages

(3) **Property Identifier(s)** Block Property — Additional: See Schedule ☐

(4) **Nature of Document**

By-law

(5) **Consideration**

Dollars $

(6) **Description**

Part of Lot 38, Concession 6, in the former Township of Ancaster, County of Wentworth, now in the Town of Ancaster, in the Regional Municipality of Hamilton-Wentworth as more particularly described in the Schedule attached hereto.

As in Instrument No. 97226 A.B.

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

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

See Schedule attached being The Corporation of the Town of Ancaster By-law No. 93-16, being a by-law to designate the lands and Building municipally known as 435 CarlukeRoad West, in the Town of Ancaster, as Lands and Building of Historic Value, Architectural Value and Interest.

Continued on Schedule ☐

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

(10) **Party(ies)** (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D
THE CORPORATION OF THE TOWN OF ANCASTER				
By its Solicitor, Lee A. Pinelli		1993	03	03

(11) **Address for Service** 300 Wilson Street East, ANCASTER, Ontario L9G 2B9

(12) **Party(ies)** (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D

(13) **Address for Service**

(14) **Municipal Address of Property**

435 Carluke Road
ANCASTER, Ontario

(15) **Document Prepared by:**

Lee A. Pinelli
EVANS, PHILP
ONE KING STREET WEST
16th FLOOR
MAIL:
P.O. BOX 930 STATION A
HAMILTON, CANADA
L8N 3P9

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	27
Total	

Newsome and Gilbert,
Form LF1333 (1/85)

April, 1985