

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 134-1992

A By-law to designate the exterior facade of the property known as 6207 Guelph Line, Part Lots 6 & 7, Concession 4 N.S., in the City of Burlington, Regional Municipality of Halton, as property having historical and architectural value and interest pursuant to the Ontario Heritage Act.

WHEREAS by Section 29(6)(a) of the Ontario Heritage Act, R.S.O. 1990, chapter 0.18, as amended, the Council of a municipality shall pass a by-law designating property to be of historical and architectural value and interest where no Notice of Objection to the designation has been served on the City Clerk within thirty days after the date of first publication of the Notice of Intention to designate in a newspaper having general circulation in the municipality;

AND WHEREAS Notice of Intention to Designate 6207 Guelph Line was published in a local newspaper and served on the Ontario Heritage Foundation by registered mail;

AND WHEREAS the reasons for the said designation are set out in Schedule "A" attached hereto and forming part of this by-law;

AND WHEREAS no Notice of Objection was served on the City Clerk of the City of Burlington.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

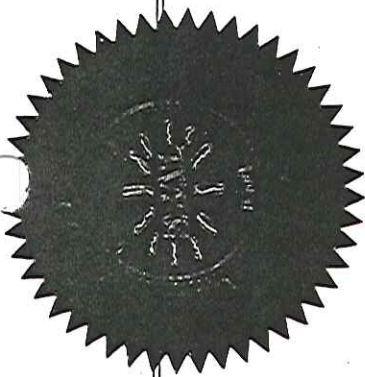
1. THAT the exterior facade of 6207 Guelph Line, more particularly described in Schedule "B" attached hereto and forming part of this by-law, be designated as being of architectural and historical value and interest.
2. THAT the City Clerk be directed to cause a Notice of this by-law to be published in a local newspaper having general circulation in the municipality.
3. THAT the City Clerk be directed to cause a certified true copy of this by-law to be served upon the Ontario Heritage Foundation.

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4. THAT this by-law shall take effect on the date of its registration in the Land Registry Office for the Land Registry Division of Halton (No. 20).

ENACTED AND PASSED this 23rd day of November, 1992.



John P. ... MAYOR

Debra ... CITY CLERK

Debra ... CERTIFIED A TRUE COPY
DEPUTY CITY CLERK

SCHEDULE "A"

REASONS FOR DESIGNATION

6207 GUELPH LINE

The Lowville School, also known as Limestone Valley School, was built in 1889 on land donated from the farm of Joseph Featherstone, and served the students of S.S. No. 9 until 1953, when it was replaced by Fairview Consolidated School. It was built on local fieldstone from the farm of Mervyn Coulson; sand for the mortar came from the Cleaver Mill Pond. Its front gable is marked by a kingpost infill and crowned with a belcote and weathervane. The woodshed at the end gable is part of the original structure. The separate boys' and girls' entrances are located, unusually, not at the ends but on the four-bay sides. The windows retain their six-over-six panes and some of the original shutters. The Schoolhouse is a well-known landmark in Lowville Park.

SCHEDULE "B"

DETAILED PROPERTY DESCRIPTION

6207 GUELPH LINE

Firstly, Part Lot 7, Concession 4 N.S:

COMMENCING at a point in the southwesterly boundary of the said half lot, distance 635' in a southeasterly direction therealong from the westerly angle of the said half lot;

THENCE North 46° 20' East, 189' 7";

THENCE South 81° 10' East, 159' 5";

THENCE North 55° 19' East, 246';

THENCE North 63° 50' East, 248' 1";

THENCE South 63° 07' East, 171';

THENCE North 38° 42' East, 336' 5";

THENCE North 67° 09' East, 251' to a point hereinafter referred to as point "A";

THENCE on the same bearing 114' 10";

THENCE North 80° 17' East, 122' 11";

THENCE North 52° 34' East, 123' 1";

THENCE North 57° 20' East, 351' 7";

THENCE North 50° 31' East, 198' 10" to a point in the dividing line between the northeast and southwest halves of the said lot; the said line being shown on sketch of survey attached thereto to instrument registered as No. 32529 for Nelson;

TOGETHER WITH a right-of-way over, along and upon a strip of land 20' in width, measured perpendicular from that part of the above described line lying between its point of commencement and the said point "A", and lying immediately northwest of the northwesterly boundary of a portion of the land above described; which right-of-way is shown on the sketch of survey attached thereto to said instrument No. 32529 for Nelson.

AND SUBJECT to the right of the owners of the thirty acre parcel lying to the northwest of a portion of the above described parcel of land, which thirty acre parcel is more particularly described in a certain conveyance Fisher et al to Coulson, dated the 10th day of October, 1949, and registered in the Registry Office for the Registry Division of the County of Halton on the 5th day of December 1949, in Book F-2 for Nelson as No. 32476, and which is shown on the sketch of survey attached thereto to said instrument No. 32529 for Nelson, to use a right-of-way 16 1/2' wide lying immediately southwest of the line dividing the northeast and southwest halves of the said lot and extending in a southeasterly direction from the said thirty acre parcel to the waters of the Twelve Mile Creek.

SAVING AND EXCEPTING however, out of the above described parcel of land the following three parcels:

SCHEDULE "B"

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FIRSTLY: Part of the southwest half of the said Lot 7 containing by admeasurement 2 acres be the same more or less, as described in instrument registered as No. 223-A for Nelson, as follows:

COMMENCING where a post has been planted at the southerly angle of the said west half lot;

THENCE North 45° West three chains 16 1/5 links; 208.69'

THENCE North 38° East six chains 32 2/5 links; 417.384'

THENCE South 45° East three chains 16 1/5 links more or less, to the southerly limit of the said west half lot; 208.69'

THENCE South 38° West six chains 32 2/5 links more or less to the place of beginning.

SECONDLY: Part of the southwest half of said Lot 7 containing by admeasurement 2/5 of an acre be and the same more or less, as described in instrument registered as No. 163-B for Nelson, as follows:

COMMENCING three chains 16 1/5 links from where a post has been planted at the southerly angle of the said west half lot and at the east side of the allowance for road in front of the said half lot;

THENCE North 45° West two chains;

THENCE North 38° East two chains;

THENCE South 45° East two chains more or less to within three chains 16 1/5 links of the southeast limit of the said half lot;

THENCE South two chains more or less to the place of beginning.

THIRDLY: Part of the southwest half of said Lot 7 as described in instrument registered as No. 2112-I for Nelson, as follows:

COMMENCING 8 chains 16 links from where a post has been planted at the southerly angle of the aforesaid west half lot;

THENCE North 45° West along the allowance for road 5 chains more or less;

THENCE North 38° East 2 chains more or less;

THENCE South 45° East 5 chains more or less;

THENCE South 38° West 2 chains more or less to the place of beginning.

ALSO: All and Singular that certain parcel or tract of land and premises, lying and being in the Town of Burlington, formerly the Township of Nelson, in the County of Halton, and being composed of that part of the West Half of Lot 7 in the Fourth Concession, New Survey of the said Township, more particularly described as follows:

COMMENCING at a point in the Southwesterly boundary of the Lot, distance 7 chains 66 links in a Northwesterly direction thereon from the Southerly angle of the Lot;

THENCE in a Northwesterly direction and following along said boundary of said Lot, 5 chains to a point;

THENCE North 38° East a distance of 2 chains to a point;

THENCE in a Southeasterly direction parallel to said first mentioned boundary, a distance of 5 chains to a point;

THENCE in a Southwesterly direction a distance of 2 chains to the place of beginning;

ALL AS DESCRIBED in Instrument Number 106409.

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Secondly, Part Lot 6, Concession 4 N.S.:

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Town of Burlington, in the County of Halton and being composed of Part of Lot 6 in Concession 4 New Survey of the Township of Nelson and which said parcel may be more particularly described as follows:

COMMENCING at an iron bar in the northeasterly limit of the Road Allowance between Concessions 3 and 4 New Survey, called the Guelph Line, distance two hundred and thirty-six and twenty-five one-hundredths feet (236.25') South Forty Four degrees fifty minutes and thirty seconds East (S.44°50'30"E.) thereon from an iron bar at the most westerly angle of said Lot;

THENCE South forty-four degrees fifty minutes and thirty seconds East (S.44°50'30"E.) along the northeasterly limit of the Guelph Line, one hundred and thirty-two feet (132') to an iron bar;

THENCE North forty-three degrees thirty-nine minutes and thirty seconds East (N.43°39'30"E.) to and along a post and wire fence and continuing in all a distance of thirty-two hundred and nineteen feet (3219') to an iron bar in the north easterly limit of the lands described in instrument 59311;

THENCE North forty-one degrees and twenty-eight minutes West (N.41°28'W.) along the southwesterly limit of the lands described in instrument number 59311, three hundred and eighty-six one-hundredths feet (300.86') to an iron bar;

THENCE on the following courses and distances following a post and wire fence:- South sixty-three degrees thirty-six minutes and thirty seconds West (S.63°36'30"W.) forty-eight and one one-hundredths feet (48.01') to an iron bar; South forty-one degrees forty minutes West (S.41°40'W.) one hundred and eighty-nine and ninety-five one-hundredths feet (189.95') to an iron bar; South twenty-five degrees and fifty-seven minutes West (S.25°57'W.) fifty-eight and ninety-four one-hundredths feet (58.94') to an iron bar; South eighteen degrees seventeen minutes and thirty seconds West (S.18°17'30"W.) one hundred and sixty-one hundredths feet (100.61') to an iron bar; South one degree forty-two minutes East (S.01°42'E.) one hundred and eighty-seven and eleven one-hundredth feet (187.11') to an iron bar; South fifteen degrees forty-one minutes West (S.15°41'W.) thirty-eight and three one-hundredths feet (38.03') to an iron bar; South seventy-five degrees and ten minutes West (S.75°10'W.) three hundred and ten and fifty-one one-hundredths feet (310.51') to an iron bar; North seventy-eight degrees forty-one minutes and thirty seconds West (N.78°41'30"W.) forty-one and sixteen one-hundredths feet to an iron bar; North seventy-three degrees twenty-six minutes and thirty seconds West (N.73°26'30"W.) two hundred and thirteen and fifty-four one-hundredths feet (213.54') to an iron bar; South eighty-three degrees and forty-nine minutes West (S.83°49'W.) thirty-six and thirty-one one-hundredths feet (36.31') to an iron bar; North eighty-six degrees twenty-three minutes and thirty seconds West (N.86°23'30"W.) thirty-seven and ninety one-hundredths feet (37.90') to an iron bar in the existing limit between Lots 6 and 7 and which said iron bar is hereinafter referred to as point "A";

THENCE South thirty-nine degrees twenty-one minutes West (S.39°21'W.) along a post and wire fence marking the limit between Lots 6 and 7, eighteen hundred and thirty-four and seventy-nine one-hundredths feet (1834.79') to an iron bar in the line of a post and wire fence extending south easterly therefrom;

THENCE South forty-six degrees and fourteen minutes East (S.46°14'E.) thereon one hundred and one and twelve one-hundredths feet (101.12') to an iron bar in the line of a post and wire fence extending south westerly therefrom;

THENCE South thirty-nine degrees and one minute West (S.39°01'W.) thereon two hundred and ninety-two and eight-five one-hundredths feet (292.85') to an iron bar in the line of a post and wire fence extending south easterly therefrom;

SCHEDULE "B"

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THENCE South forty-four degrees and fifty-minutes and thirty seconds East (S.44°50'30"E.) thereon one hundred and thirty-two feet (132') to an iron bar;

THENCE South thirty-nine degrees eleven minutes and thirty seconds West (S.39°11'30"W.) one hundred and thirty-two feet (132') to the point of commencement.

BEING SUBJECT to a right-of-way over that portion of the hereinbefore described lands more particularly described as follows:

COMMENCING at the point hereinbefore referred to as Point "A";

THENCE South thirty-nine degrees and twenty-one minutes West (S.39°21'W.) one hundred and thirty-eight and eighty-four one-hundredths feet (138.84');

THENCE South fifty-seven degrees and forty-five minutes East (S.57°45'E.) seventy feet (70');

THENCE North sixty degrees and eight minutes East (N.60°08'E.) twenty and forty-two one-hundredths feet (20.42');

THENCE North thirty-three degrees twenty-three minute and ten seconds East (N.33°23'10"E.) ninety-six and thirty-five one-hundredths feet (96.35');

THENCE North four degrees thirty minutes and forty seconds West (N.04°30'40"W.) fifty-one and eighty-seven one-hundredths feet (51.87')

THENCE North eighty-six degrees twenty-three minutes and thirty seconds West (N.86°23'30"W.) thirty-seven and ninety one-hundredths feet (37.90') to the point of commencement.

The said parcel containing by admeasurement 27.90 acres be and the same more or less,

ALL AS DESCRIBED in Instrument Number 170427.