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Notice of Passing of Designation By-law – 80 Brock Road S, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 019-2024

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 019-2024 on March 20, 2024, which designates the lands, buildings and structures located at Part Lots 22 & 23, Concession 7, Part Lot 22, Concession 8, Township of Puslinch, known municipally as 80 Brock Road S, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the Municipal Clerk, Township of Puslinch 7404 Wellington Road 34, Puslinch, Ontario, N0B 2J0; Email: admin@puslinch.ca within thirty days of April 4, 2024, which is May 6, 2024.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>

Who Can File An Appeal:

Any persons who objected to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the designation is available for public inspection by contacting the Administration Department at admin@puslinch.ca.

Received

APR 10 2024

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 019-2024

Being a by-law to authorize the designation of real property located at 80 Brock Road S, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 80 Brock Road S to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 80 Brock Road S, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 20th DAY OF MARCH 2024

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 019-2024

80 Brock Rd S,
Puslinch

PIN: 71195-0209

Legal Description: PT LOTS 22 & 23, CONCESSION 7, TOWNSHIP OF PUSLINCH AS IN RO703524; PT LOT 22, CONCESSION 8, TOWNSHIP OF PUSLINCH AS IN RO703524; PT TAVERN

Schedule "B"
To
By-law Number 019-2024

80 Brock Rd S,
Puslinch

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property located at 80 Brock Rd S, Puslinch, holds significant cultural heritage value stemming from its association with the grist milling history of the Township. This value is retained in the large brick mill complex and pond on site. The property's architectural value lies in its design and singular presence in the Township. Built initially in 1863 by George McLean, and subsequently rebuilt in 1869 by him following a fire, it remains the only extant grist mill structure in Puslinch. The mill architecture is in excellent condition. Situated in the heart of Aberfoyle, the property is located alongside other heritage residences and industries that were established during the mid-1800s in connection with the mill. The property's significance is further seen by its transformation into a restaurant in later years, effectively highlighting its enduring importance and adaptability over time. The property meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. The property is listed on the Township of Puslinch Municipal Heritage Register and has received a plaque from the Township's Heritage Committee for its cultural heritage value.

Design Value:

The property showcases a grist mill complex. The primary structure consists of a tall two-and-a-half-storey rectangular building. A one and one-half storey smaller brick wing is attached on the south side. Both buildings are rendered in yellow brick from the Morriston brickyards, laid in common bond by local mason James Freed. A small one-storey fieldstone and board and batten shed is attached to the north side of the building. The rear of the complex has had several additions. A one and one-half storey fieldstone section remains at the rear that appears to date from the 1869 building based on archival photographs.

The main building has a Georgian design: rectangular, side-gabled form with symmetrically placed multi-paned and vertically sashed windows. The front facade has four, six over six paned windows on the second story; with three identical windows placed directly below on the first floor. The main entrance lies below the fourth window. Italianate ornamentation on these fenestrations include details such as brick labels and stops, and brick soldier lintels with dentils on the second storey side windows.

The one and one-half storey brick wing of the complex was reportedly used for drying grain. It has two smaller windows with four over four panes on the front facade, and three on the side facade. A lower six over six paned window with a brick label and stop is on the front facade and on the side facade. An entrance is in the rear corner of this structure.

Historical/Associative Value:

The property, situated at Lot 22 Front Concession 8, saw the construction of the present grist mill in 1869 after a fire burnt down the original 1863 building in 1866. The building and its reconstruction were undertaken by owner George McLean, who also dug out the mill raceway. The mill products achieved international recognition: its oatmeal received a gold medal for its high quality at the 1867 World's Fair in Paris, France. During George McLean's ownership, the mill was called "The Puslinch Mills" and was subsequently named "The Aberfoyle Mill." Throughout its history, the mill serviced a significant number of Puslinch farmers, and served as an industrial anchor to the growing Village of Aberfoyle. The building passed through the hands of numerous proprietors and millers during its active years. Among them were W.H. McDonald, R.B. Morison, Herbert Hamersley, and its final owner, James Murphy.

By the 1960s, the property had been acquired by the Owens Family, who transformed the mill building into a restaurant. It continues in that capacity today as the "Aberfoyle Mill Restaurant".

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APR 10 2024

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Contextual Value:

Due to the property's function, many early settlers were drawn to establish their residences near the mill which was essential to their farm economy. The property is in close proximity to numerous other heritage properties situated in the Aberfoyle area of the Township such as the Malcolm McBeath, John Hammersley, and Peter McLaren houses, and the 1857 house built for George McLean across the road from the mill, known today as "The Miller's House." Additionally, the property is closely situated to other buildings that provided essential services for the Aberfoyle area during the 19th century, including a blacksmith and wagon shop, and the Aberfoyle Schoolhouse. Given its pivotal role in enhancing the area's prosperity and its later reputation as a restaurant, the property is a landmark, and the most significant heritage structure in the community.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 80 Brock Rd S:

Aberfoyle Mill:

- Height, scale, and form of 1869 two and a half storey brick building and one and one-half storey wing
- Yellow brick exterior walls
- Original fenestration, with brick labels and stops
- Extant original doors and wood windows
- Original stone foundation walls and rear fieldstone stone section