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Notice of Passing of Designation By-law – 4347 Concession 11, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 017-2025

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 017-2025 on January 22, 2025, which designates the lands, buildings and structures located at Concession 11 Part Lots 25 and 26 Part RD; Allow, Township of Puslinch, known municipally as 4347 Concession 11, Puslinch, 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 January 27, 2025, which is February 26, 2025.

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.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 017-2025

Being a by-law to authorize the designation of real property located at 4347 Concession 11, 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*;

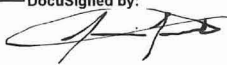
AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4347 Concession 11, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, 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:

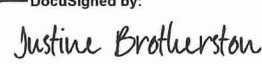
1. That the property located at 4347 Concession 11, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
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 22nd DAY OF JANUARY 2025.

DocuSigned by:


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James Seeley, Mayor

DocuSigned by:


95537782C92E4F3...

Justine Brotherston, Interim Municipal Clerk

Received
FEB 11 2025
Ontario Heritage Trust

Schedule "A"
To
By-law Number 017-2025

4347 Concession 11,
Puslinch

PIN: 71190-0083

Legal Description: RD ALLOWANCE BTN LTS 25 & 26, CON 11 & PT LTS 25 & 26, CON 11
PUSLINCHAS IN ROS239827 EXCEPT PT 1, 61R8070, PUSLINCH

Schedule "B"
To
By-law Number 017-2025

4347 Concession 11,
Puslinch

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

The property, situated at 4347 Concession 11, Puslinch, 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.

This property holds significant cultural heritage value retained in its exceptionally fine Neoclassic architecture rendered in stone. It is historically linked to the McLaren family, and Highland Scots immigration from Perthshire to the Corwhin and Badenoch areas of the Township. It is contextually related to properties with similar architecture from the same period on Wellington Road 34, Watson Road and Arkell Road, including properties built by Robert Lamb, stonemason.

Design Value:

The residence on the property is an outstanding representation of domestic architecture in a Neoclassic style of the mid-1860s. The two-storey stone residence with side gabled roof illustrates features of this style including; a five-bay symmetrical front façade with central entranceway with transom and sidelights, large double hung vertical windows on both stories, and paired stone chimneys. A one and one-half storey side-gabled kitchen extension with gabled dormers and a large stone chimney is at the rear, perpendicular to the main part of the house. The front facade of the house is squared ashlar limestone with lime mortar, large tooled limestone lintels, sills and quoins. The side facades are coursed limestone and the extension is random coursed rubble stone. Decorative bargeboard trim in an elegant open weighted scallop pattern is applied along the roofline of the main part of the house with large turned vertical finials at gable ends and peaks. The front portico is a replacement. Robert Lamb, son-in-law of the property builder is believed to have been the mason. The property is named "Stonefield."

Historical / Associative Value:

The property, situated on Lots 25 and 26, Concession 11, was initially acquired by Peter McLaren, a Scottish immigrant from Perthshire who arrived in the Corwhin/Badenoch area in 1831. Circa 1863, either Peter or his son James McLaren and wife Margaret Stewart commissioned the construction of the stone house on the property, where they resided until 1883. Following their departure, James' nephew, John McKenzie, purchased the farm while James and his family relocated to Drumbo. John McKenzie later sold the property to his son-in-law, R.T. Amos, who held ownership until 1944. With the sale in 1944, the 110-year ownership by Peter McLaren and his extended family ended. Jame's brother, Peter McLaren, taught at the Corwhin school for over 20 years and was named "The Professor of Puslinch."

Contextual Value:

The property seamlessly aligns with and enhances the character of the area as it contributes to a series of properties in the eastern part of the Township that were constructed in the Neoclassic style for Scots from Perthshire. Among these residences are notable examples such as the Duncan Campbell, and Duncan McFarlane properties. Robert Lamb was also the stonemason for the Arkell Teacherage and the property at 4677 Watson Road South in Puslinch. The property and those in the area serve as physical evidence of the collective significance of Highland Scot settlement during the late 18th to mid-19th century in the landscape and culture of Puslinch Township.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4347 Concession 11:

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- Original door and window fenestrations
- Limestone masonry walls, lintels and sills
- Bargeboard scallop ornamentation and finials
- Stone chimneys
- Height, scale, and massing of original two-storey property and one-and-one-half story original kitchen extension