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Notice of Passing of Designation By-law – 7751 Maltby Rd E, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 020-2025

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 020-2025 on January 22, 2025, which designates the lands, buildings and structures located at Concession Part Lot 16 RP;61R2020 Part Part 2, Township of Puslinch, known municipally as 7751 Maltby Rd E, 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 020-2025

Being a by-law to authorize the designation of real property located at 7751 Maltby Road East, 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 7751 Maltby Road East, 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:

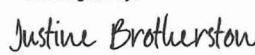
1. That the property located at 7751 Maltby Road East, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
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:


9F3AUA8BD61844F...

James Seeley, Mayor

DocuSigned by:


95537782C92E4F3...

Justine Brotherston, Interim Municipal Clerk

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Schedule "A"
To
By-law Number 020-2025

7751 Maltby Road East,
Puslinch

PIN: 71189-0169

Legal Description: PT LOT 16, CONCESSION 10, TOWNSHIP OF PUSLINCH, DESIGNATED AS PT 2 PL 61R2020 SAVE & EXCEPT PT 1 PL 61R20431; SUBJECT TO AN EASEMENT IN

Schedule "B"
To
By-law Number 020-2025

7751 Maltby Road East,
Puslinch

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

The property situated at 7751 Maltby Road East, 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.

The property holds significant cultural heritage value in the exceptional architecture and stonemasonry of the primary residence. The property is associated with the McFarlane family, early settlers in Puslinch. The current structures were built for Duncan McFarlane, a farmer and prominent community figure in Puslinch Township during the latter half of the nineteenth century. The property is contextually associated with other nearby residences constructed by mason Peter Hume, a Scottish stonemason, and with School Section No.10, also known as the Corwhin Schoolhouse.

Design Value:

The property is an outstanding representation of a two-storey side-gabled Neoclassic stone residence, with a one-storey side-gabled kitchen tail perpendicular to the main building. The structure encompasses features that characterize Neoclassic style, such as a three-bay front façade, large quoins, wide cornices, tall rectangular window fenestration with voussoirs, and a central entranceway with stone voussoir, transom and side-lights. The reproduced windows maintain mullioned panes. Original stone chimneys are at gable ends of the house.

The residence was constructed in 1870 by Peter Hume, using distinctive Aberdeen bond masonry on the front and side facades, a style used in Scotland and brought to Puslinch by Scottish stone masons. Notably, the coursed stone walls are constructed using fieldstone and granite, alternately laid with "H" connector stones in the Aberdeen masonry style. Large slab limestone quoins and voussoirs highlight the corners and window and door fenestrations. The kitchen tail of the property is likewise constructed of fieldstone and granite with limestone voussoirs.

Historical/ Associative Value:

The residence was built on the land originally owned by John McFarlane, the father of Duncan McFarlane. John purchased Lot 16 and part of 17 on Concession 10 upon his arrival from Perthshire, Scotland in 1834, becoming one of the first settlers in the north-eastern part of the Township. He owned the first store in Aberfoyle and named the village after his Scottish birthplace in Perthshire. Duncan, at the age of 16, accompanied his father to Puslinch from Scotland and assisted in clearing the farmland (Annals of Puslinch: 1850-1950, 73).

Duncan McFarlane remained on Lot 16 and in 1870, he commissioned the construction of the present property. He employed stonemason Peter Hume, who utilized large limestone slabs from Georgetown to build the house. The property served as Duncan McFarlane's residence while he dedicated his time to various roles in the community. He served as a founder of the School Section 10, School Trustee, Township Councillor for twenty years, Deputy Reeve for three years, and was a Justice of the Peace member until his passing in 1892.

Following Duncan's death, his youngest son, Robert James McFarlane, took over the homestead and resided there until his own passing in 1927. By 1950, Duncan, the son of Robert, had become the occupant of the property.

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The property remained within the McFarlane family for several generations until recently when it was sold. The new owners conducted sympathetic renovations, aiming to preserve the physical appearance of the property as closely as possible to its original state.

Contextual Value:

The property maintains a strong visual and historical connection to its surroundings, as it stands amidst numerous residences belonging to Scottish settlers from Perthshire in the Badenoch/Corwhin/Arnell area, as well as other structures built by Peter Hume. Its physical presence serves as a testament to the craftsmanship of local tradesmen and highlights the interplay between industries beyond Puslinch, as the building materials were sourced from nearby areas. Furthermore, the property effectively exemplifies its purpose within its immediate environment, having served as a farmhouse for the adjacent farmland owned by the McFarlane family.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 7751 Maltby Rd. E.

Duncan McFarlane:

- Original fenestration
- Extant doors and windows
- Limestone and granite bricks exterior walls and Aberdeen bond masonry
- Original chimneys
- Limestone voussoirs and quoins
- Height, scale, and massing of the two storey residence
- Original stone chimneys