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Received

JUL 16 2025

Ontario Heritage Trust

## **Notice of Passing of Designation By-law – 880 Victoria Road South, Puslinch**

### **NOTICE OF PASSING OF DESIGNATION BY-LAW 065-2025**

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 065-2025 on July 9, 2025, which designates the lands, buildings and structures located at Puslinch Concession 10 Part Lots 7 to;9, Township of Puslinch, known municipally as 880 Victoria Road South, 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](mailto:admin@puslinch.ca) within thirty days of July 14, 2025, which is August 13, 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](mailto:admin@puslinch.ca).

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

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Ontario Heritage Trust

BY-LAW NUMBER 065-2025

Being a by-law to authorize the designation of real property located at 880 Victoria Road South, 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 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;

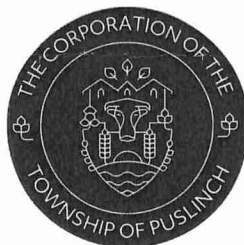
**AND WHEREAS** the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 880 Victoria Road South to be of cultural heritage interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

**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 880 Victoria Road South 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.
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 9<sup>th</sup> DAY OF JULY 2025.



A handwritten signature in dark ink, appearing to read "James Seeley".

James Seeley, Mayor

A handwritten signature in dark ink, appearing to read "Justine Brotherston".

Justine Brotherston, Interim Municipal Clerk

Schedule "A"  
To  
By-law Number 065-2025

880 Victoria Road South,  
Puslinch

PIN: 71185-0059

Legal Description: PT LOT 2, WEST OF BLIND LINE, PLAN 131, PT 1, 61R2727; PT LOT 3 & 4, WEST OF BLIND LINE, PLAN 131, AS IN MS27654; TOWNSHIP OF PUSLINCH

Schedule "B"  
To  
By-law Number 065-2025

880 Victoria Road South,  
Puslinch

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

**Short Statement of Cultural Heritage Value or Interest**

The property located at 880 Victoria Road South, Puslinch, holds significant cultural value due to its association with the Caulfield and Carter families, who were part of the initial wave of immigration to the Township and were deeply involved in agriculture, sawmilling, and grist milling in the Arkell area. The architectural value of the property lies in its farmhouse, as the 2-storey Georgian/Neoclassic style farmhouse was built out from the side wall of the original, single-storey stone farmhouse. The dwelling is situated on Concession 9 and is a significant part of the early settlement along the part of Victoria Road that leads from the City of Guelph into the Township. The property meets the requirements for designation prescribed by the Province Ontario as it satisfies at least two of the nine criteria for determining cultural heritage value or interest under Ontario Regulation 9/06 (as amended by O. Reg. 569/22) under the Ontario Heritage Act.

*Design Value:*

The property provides excellent and early representations of two comparatively different styles. The initial one-storey, stone Caulfield farmhouse was constructed with a limestone façade and fieldstone rubble side and rear walls, incorporating large granite pieces into the lower east side wall. The front window of the original farmhouse had a hung sash design with 12-over-12 glass panes. The building footprint has a T-shape with and an end gable main roof a gable roof tail. The roof of the tail still contains its original wooden framing underneath the modern shingled exterior and is reflective of very early construction. The entrance to the original farmhouse located beside the rear wall of the later farmhouse addition and still contains an original sliding wooden door on the rear wall. The two-storey Georgian/Neoclassic farmhouse was made of roughly coursed limestone with various stone sizes. The windows had hung sashes and the remains of an extremely rare original 8-over-12 window on the second floor of the rear wall. Many of the windows were subsequently changed to 1-over-1 and 2-over 2 pane arrangements under single stone lintels or flat arches with stone voussoirs. A distinctive belt course of corbelled limestone is seen at the floor plate of the upper level on the façade. The hipped roof has two chimneys made of limestone and is indicative of the Georgian/Neoclassic style. Original woodwork is extant in the Carter farmhouse including: the front door surround (transom and sidelights); main stair with bannister and newel post; wood trim (window and door casings, corner blocks and baseboards). When the northwest side of the original dwelling was incorporated into the new house, it served as a connected woodshed.

*Historical/Associative Value:*

The property, located on Lot 2, Concession 9, was first owned by John Caulfield, who was one of the earliest settlers in the area. He immigrated to Puslinch from Ireland and was recorded as living in the Township as early as 1831. By 1840, he had built the stone cottage. In 1844, John Caulfield had built a flour and a grist mill south of the property. In 1855, the new Georgian style property was built. When John died in 1871 the property was inherited by his son, James. In 1879, William Haines acquired the property and had divided the plot into front and rear in 1885, selling the front half to Alice and Thomas Petty which also included the homestead.

In 1897, the Pettys had sold the land to Thomas Carter Jr., the grandson of James Carter, who came to the Township in 1831 and was also one of the earliest settlers in Arkell. Thomas had lived there for many years, when in 1920, his son Earl and his wife inherited the land. In 1971, Earl retired and built a red brick house on the property but was later demolished. He had rented out the farmhouse to a tenant until 1983 when the City of Guelph purchased the property.

### *Contextual Value:*

The property is situated in an area deeply intertwined with early settlement in the Farnham/Arkell area. The property plays a crucial role in defining the character of the surrounding area, primarily due to its architectural transformations during the 1840s-50s. These changes demonstrate the evolution of architectural styles and design preferences within a relatively short period. Additionally, the property's use of limestone and timber directly connect it to its immediate surroundings.

### **Description of Heritage Attributes**

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 880 Victoria Road South:

John Caulfield and Thomas Carter Farmhouse:

- Form, height, scale, and massing of original one-storey, T-plan farmhouse and two-storey Georgian/Neoclassic farmhouse addition
- Two limestone chimneys over hip roof
- Exterior walls of limestone and granite
- Wooden roof support beams in Caulfield dwelling
- Location and form of original doors and windows (including front door transom and sidelights)

It is intended that non-original features may be returned to document earlier designs or to their document original without requiring Council to amend the designating by-law.

Schedule "C"  
To  
By-law Number 065-2025

880 Victoria Road South,  
Puslinch



Denotes the Heritage Designated Structure