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London
CANADA

March 19, 2025

Ontario Heritage Trust
Via e-mail

RECEIVED
2025/07/14
(YYYY/MM/DD)
Ontario Heritage Trust

Wilton Grove Holdings Inc.
8177 Torbram Rd
Brampton ON L6T 5C5

**Re: Designation of 1361 Wilton Grove Road
The Ontario Heritage Act, R.S.O. 1990, c. 0.18**

NOTICE IS HEREBY GIVEN THAT the Council of The Corporation of the City of London at its meeting on March 4, 2025 passed By-law No. L.S.P.-3524-72 to designate **1361 Wilton Grove Road, London Ontario** as being of cultural heritage value or interest pursuant to the *Ontario Heritage Act, R.S.O. 1990*.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal by serving a notice of appeal on the Tribunal and City Clerk within 30 days of the date of publication of the notice of passing of the by-law. A notice of appeal must set out the objection to the by-law and reasons in support of the objection, accompanied by the fee charged by the Tribunal. Further details, including forms and prescribed fees can be found on the OLT website: <https://olt.gov.on.ca>.

If no notice of appeal is given, the by-law will come into force and be registered in the Land Registry Office against the property affected by the by-law.

Publication Date: March 20, 2025

Last Date for Objection: April 19, 2025


Michael Schulthess
City Clerk
/kg

Encl.

cc: Heritage Planners, Heritage@london.ca
Rachel Redshaw, MHBC
Dan Currie MHBC
Laxman Patel, KALP Architect Inc
Chirag Patel, Flora Designs Inc.

Bill No. 90
2025

By-law No. L.S.P.-3524-72

A by-law to designate 1361 Wilton Grove Road
to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 1361 Wilton Grove Road has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 1361 Wilton Grove Road more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on March 4, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.



Josh Morgan
Mayor



Michael Schulthess
City Clerk

First Reading – March 4, 2025
Second Reading – March 4, 2025
Third Reading – March 4, 2025

SCHEDULE "A"
To By-law No. L.S.P.-3524-72

Legal Description

Part Lots 10 And 11, Concession 3 And Part Of The Original Road Allowance Between Lots 10 And 11, Concession 3 As Closed By By-law 169214 As In 384689; Save And Except Part 1, Plan 33r-641; Parts 1 And 3, Plan 33r-3517; Part 1, Plan 33r-4646 And Part 1, Plan 33r-16862; Subject To Wu53189, Wu39772, 604933 "description In 384689 May Not Be Acceptable In The Future, 4thly Re: Travelled Road" London/Westminster.

SCHEDULE "B"
To By-law No. L.S.P.-3524-72

Description of Property

The property at 1361 Wilton Grove Road is located on the south side of Wilton Grove Road with frontage on Highbury Avenue to the east, Green Valley Road to the south, and Hubrey Road to the west. The property is located in the former Westminster Township, annexed by the City of London in 1993.

Statement of Cultural Heritage Value or Interest

The property of 1361 Wilton Grove Road contains a two and a half storey brick dwelling that is representative of the Queen Anne Revival style with Edwardian influences. The dwelling was constructed at or near the turn of the century (~1900) given its architectural expressions. The building is cross gabled with a front facing gable, has a steeply pitched roof, and is primarily composed of red brick with a brick foundation. The front elevation of the building has an off-centered entrance with a transom window, a shallow covered porch with decorative columns, textured shingles and a window within the gable, a two-storey bay window, vertical banding in the brickwork of the bay window, tall and narrow window openings, cornices with dentils and block-like cornice brackets on the second storey. The easterly dwelling and accessory structures (Buildings 2, 3, 4, 5, 6, 7, 8, and 9) on the property do not have significant design value.

The Laidlaw family has been associated with the Wilton Grove area since 1832 and have owned the property for over 180 years (1840-2021). Moreover, George Wallace Laidlaw (1916-1991) was a significant person locally and to the agricultural community. George W. Laidlaw was instrumental in the family's transition from mixed farming to cattle farming (Holsteins) and producing registered seed grain under the prefix of "Croslea". The agricultural setting of the property continues to relate to the historic use of the property by the Laidlaw family, specifically by George W. Laidlaw. George W. Laidlaw was likely responsible for the construction of the majority of the existing farm complex buildings given that their primary dates of construction range between 1940 and 1970. Further, the Laidlaw family was likely responsible for the construction of the Queen Anne style dwelling (Building 1) given their ownership of the property at the approximate date of construction.

George W. Laidlaw was inducted into the Canadian Seed Growers' Hall of Fame in 1992 and the Middlesex County Agricultural Hall of Fame in 2001 as a respect agronomist who dedicated his life to the production and promotion of pedigreed seed. George W. Laidlaw was also involved with many organizations, including:

- Ontario Soil and Crop Association as a representative at the Ontario Seed Growers' Association,
- Western Fair Association as a director and later as a president (1977-1979),
- Middlesex County as a warden (1973),
- Middlesex Soil and Crop Improvement Association as a member and later as a president (1937-1947) who contributed to the development of the Western Fair Farm Show, and
- Canadian Seed Growers' Association as a long-serving director and chair of its Ontario Pedigreed Seed Growers' section.

George W. Laidlaw also served as a township councillor reeve between 1961 and 1974, a trustee at the local school board, member and president of the Westminster

Agricultural Society, trustee of the First Westminster United Church, and board member of the Upper Thames River Conservation Authority, University of Western Ontario and Victoria Hospital. George W. Laidlaw's wife, Mary Agnes Laidlaw, was also active in the community as a past president and honorary lifetime member of the London Area Women's Institute and his father, George B. Laidlaw also served as a warden for the County of Middlesex in 1937.

Heritage Attributes

Heritage attributes which contribute to the cultural heritage value or interest of this property, and support Building 1 meeting Criterion 1 as a representative example of Queen Anne Revival architectural styling with Edwardian influences, include:

Building 1 (Queen Anne Revival Farmhouse)

- Two and a half storey massing;
- Red brick construction;
- Steeply pitched cross-gable roof;
- Shallow covered porch with decorative columns;
- Off-centered entrance with transom;
- Two storey bay window on the north elevation with vertical banding in brickwork;
- Tall and narrow window openings on lower two storeys;
- Textured shingles and windows in gables; and
- Cornices with dentils and cornice brackets.