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NOTICE OF THE PASSING OF BY-LAW

The Council of the Town of Whitchurch-Stouffville passed By-law 2025-085-DS to designate the following property as a property of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, Part IV, Section 29.

**Preston House
14205 Woodbine Avenue
Town of Whitchurch-Stouffville
Regional Municipality of York**

The Preston House has cultural heritage value as the previous dwelling of Preston family. George Preston first had the dwelling constructed c. 1910 to the north of Preston Lake. He opened the lake for tourism, providing road access through his farm, renting out his house as a hotel, and also constructing swimming, dancing, and sports facilities around the lake. He later subdivided the land at the northeast corner for the lake for cottage development creating the community of Preston Lake. The dwelling is also significant as a large farmhouse constructed in the Edwardian architectural style that was common at the time of construction.

Written Notice of Objection

Any person may, within 30 days after the date of this Notice, November 14th, 2025, appeal this By-law to the Tribunal by giving the Tribunal and the clerk of the municipality a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee of the Tribunal.

Contact: If you have any questions, please reach out at clerks@townofws.ca or (905) 640-1900 ext. 2224

By-law 2025-085-DS is attached to this email.

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Ontario Heritage Trust

THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2025-085-DS

BEING A BY-LAW to designate 14205 Woodbine Avenue
(Preston House) as having Cultural Heritage Value

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, the Council of a Municipality is authorized to enact by-laws to designate real property including the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the Town of Whitchurch-Stouffville has caused to be served on the owners of the lands and premises at 14205 Woodbine Avenue and upon the Ontario Heritage Trust, notice of intention to designate the aforesaid real property, and has caused such notice of intention to be published on the Town website in accordance with Section 26(4) of the *Ontario Heritage Act* and the Town's Public Notice Policy; and

WHEREAS the reasons for designation are set out in Schedule "A" attached hereto and forming part of this By-law; and

WHEREAS no notice of objection to the said proposed designation has been served upon the Clerk or filed with the Ontario Land Tribunal within the prescribed objection period; and

WHEREAS any changes, modifications, or alterations to any of the significant cultural heritage attributes listed in Schedule "A" require the issuance of a Heritage Permit approved by the Town of Whitchurch-Stouffville.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. That the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest.

14205 Woodbine Avenue
Town of Whitchurch-Stouffville
Regional Municipality of York; and

2. That the Town is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto in the proper Land Registry Office and that a copy of the registered By-law is served on the Ontario Heritage Trust.

READ a first and second time this 5th day of November, 2025.

READ a third time and passed this 5th day of November, 2025.


Iain Lovatt, Mayor


Jenn Peplinski, Deputy Clerk

Schedule A
To By-law 2025-085-DS

REASON FOR DESIGNATION OF 14205 WOODBINE AVENUE (PRESTON HOUSE)

Part of Lot 14 Concession 4, Whitchurch, being Part 2 65R-13383; Part of Lot 13 Concession 4, Whitchurch, being Parts 1 to 12 on 65R-10571; Subject to R530234 & R540235 & R556253; Town of Whitchurch-Stouffville.

STATEMENT OF CULTURAL HERITAGE VALUE

Description of Historic Place

The property known municipally as 14205 Woodbine Avenue is located on part of Lots 13 and 14, Concession 4 in the former Township of Whitchurch. The property is located on the east side of Woodbine Avenue approximately midway between Vandorf Sideroad and Bloomington Road. The property is mainly comprised of cultivated fields in addition to a two and a half storey brick farmhouse in the American Foursquare style on a rise overlooking Preston Lake. There is also a large gambrel roof barn with wings to the southeast of the dwelling and a garage and workshop to the southwest of the dwelling.

Statement of Cultural Heritage Value

The property located at 14205 Woodbine Avenue has cultural heritage value as the residence of George Preston, who opened the area around Preston Lake for development, and of his grandson Rick Preston, a significant member of the community who worked to spread the Town's history through his volunteer work at the museum and in the broader community.

The property contains design or physical value as an example of American Foursquare architectural style and features a square footprint for the primary portion of the dwelling, hipped roof with hipped dormer, covered porch with a pediment above the main entry way, and symmetrical main floor. The rear wing is an adaptation of the style featuring further Edwardian attributes and has a gabled roof and two storey covered porch. The style is also expressed in the brick construction and two and a half storey built form of the structure.

The property contains historical or associative value as the dwelling was constructed for George Preston circa 1910. George opened Preston Lake for development and built up the area as a vacation destination, including installing beaches, a wharf, diving facilities, a dance hall, ball diamond, and tennis courts in the 1920s. While these facilities no longer exist, the area has continued to develop as a residential community initially following George's subdivision of the east end of the Lake in the 1930s. The Preston name is carried on in the name of the community. The dwelling was then passed to Richard Preston, who worked as a volunteer at the Whitchurch-Stouffville Museum for many years to share his passion for history with the community. He did both maintenance work and provided tours, as well as providing financial support to the Museum. His work has helped protect the Town's history and also share it with future generations to come. The Preston family has been significant to the Preston Lake and Vandorf communities and to the heritage of the Town.

The property contains contextual value due to its location on a rise overlooking Preston Lake, with the dwelling oriented towards the Lake. The property is also in proximity to the original development initiated by George Preston. The tree lined access to Woodbine Ave for the dwelling and farm complex is mirrored in the North Road along the southern limit of the property, which provides access to the residential

development around Preston Lake. The farm complex is surrounded by agricultural uses to the east and west with tree lines separating the complex from the fields.

Cultural Heritage Attributes

The following heritage attributes display cultural heritage value and contribute to the design and physical value of the property at 14205 Woodbine Avenue:

- Hip Roof with gabled rear;
- Pediment in rear gable peak;
- Hipped dormer roof on the south facade;
- Covered veranda with pediment over main entryway;
- Covered veranda around the rear tail;
- Red brick veneer;
- Two and a half storey built form;
- Segmental arches over openings consisting of a stretcher course and header course; and,
- All window and door openings on the dwelling.

The following heritage attributes display cultural heritage value and contribute to the contextual value of the property at 14205 Woodbine Avenue:

- Location on a rise overlooking Preston Lake.
- Orientation of the dwelling to the south towards Preston Lake.