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**ACKNOWLEDGEMENT AND DIRECTION**

TO: [REDACTED]

AND TO: SmithValeriote Law Firm LLP

RE: The Corporation of the Township of Puslinch  
Heritage Bylaw Registrations  
Part Lot 2, West of Blind Line, Plan 131, Part 1, 61R2727; Part Lot 3 & 4, West of Blind  
Line, Plan 131 as in MS27654; Township of Puslinch  
PIN: 71185-0059  
Our File: 076898-0119

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**This will confirm that:**

- I/We have reviewed the information as set out in this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employees are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached hereto;
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Ontario as of the date of the Agreement of Purchase and Sale, or Finance Agreement, or Agreement herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the document has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we has signed them;
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- In the event of any investigation by the Director of Land Registration appointed under subsection 6(1) of the *Registry Act* (the "Director") regarding suspected fraudulent or unlawful activity or registration in connection with the Document attached to this Acknowledgement and Direction, the undersigned hereby consents to you releasing to the Director a true copy of this Acknowledgement and Direction, upon request by the Director;
- The undersigned, hereby irrevocably authorize and direct SmithValeriote Law Firm LLP to amend the documentation where necessary and to make minor non-material amendments to the documentation and this shall be your full and sufficient authority for so doing, and
- The parties agree that the execution and delivery of this document, notice of acceptance thereof and delivery of all such notices and communications may be made by facsimile machine and/or electronic machine to the parties or their solicitors, and shall be binding on all parties as if it was their original signatures.

***I/we acknowledge that you have advised me/us that I/we must retain, for a period of at least 7 years, such documents, records and accounts in such form and containing such information as will enable an accurate determination of taxes payable under the Land Transfer Act.***

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SEP 16 2025

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**DESCRIPTION OF ELECTRONIC DOCUMENT(S)**

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

1. **Heritage ByLaw 065-2025**

Dated this 25 day August, 2025.



**THE CORPORATION OF THE TOWNSHIP  
OF PUSLINCH**

Per: *Justine Brotherston*  
Name: Justine Brotherston  
Title: Municipal Clerk

Per: *James Seeley*  
Name: James Seeley  
Title: Mayor

I/We have the authority to bind the corporation.

**Properties**

*PIN* 71185 - 0059 LT

*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

*Address* PUSLINCH

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Acting as a company

*Address for Service* 7404 Wellington Road 34  
Puslinch, Ontario N0B 2J0

This document is being authorized by a municipal corporation James Seeley, Mayor and Justine Brotherston, Interim Municipal Clerk.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

**File Number**

*Applicant Client File Number :* 076898-0119/KMT/LV

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**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH**

**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.





James Seeley, Mayor



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

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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 an end gable main roof and 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 [REDACTED] and his wife inherited the land. [REDACTED]

*Contextual Value:*

The property is situated in an area deeply intertwined with early settlement in the Farnham/Arnell 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.

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The original Schedule C can be viewed during normal business hours at: Township of Puslinch, 7404 Wellington County Road 34, Puslinch, Ontario NOB 2J0 or by emailing [planning@puslinch.ca](mailto:planning@puslinch.ca)