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Sent by Email

February 10, 2026

Provincial Heritage Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

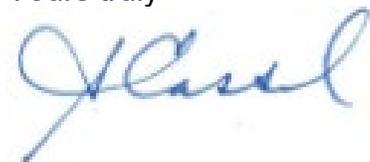
RECEIVED
2026/02/10
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Ontario Heritage Trust

Subject: Registration of By-law 8220/25
895 Wonder Drive, Pickering
Part of Block 4, Plan 40M-2770, being Part 1, Plan 40R-32906
Percy House

In accordance with Section 29(19) of the *Ontario Heritage Act*, By-law 8220/25 which designates the lands legally described as Part of Block 4, Plan 40M-2770, being Part 1, Plan 40R-32906, (the "Percy House") and municipally known as 895 Wonder Drive, Pickering, as being of cultural heritage value or interest, has been registered against the property. A copy of the registered By-law is attached hereto.

For additional information regarding this matter, please contact Matthew Somerville, Senior Planner, Heritage, Planning, City Development Department at 905.420.4660, extension 1147, or at msomerville@pickering.ca during regular business hours.

Yours truly



Susan Cassel
City Clerk

Encl.

SC:am

Copy: Director, City Development & CBO
Division Head, Development Review & Urban Design
Senior Planner, Heritage

Properties

PIN 26386 - 0227 LT Affects Part of Prop
Description PART BLOCK 4, PLAN 40M2770, BEING PART 1, 40R-32906; CITY OF PICKERING
Address PICKERING

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF PICKERING
Address for Service One The Esplanade, Pickering, ON L1V 6K7

This document is being authorized by a municipal corporation The Corporation of the City of Pickering by Kevin Ashe, Mayor and Susan Cassel, City 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.

Signed By

Chantelle Felicia Adair One The Esplanade acting for Signed 2026 02 04
Pickering Applicant(s)
L1V 6K7

Tel 905-420-4660
Email cadair@pickering.ca

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORPORATION OF THE CITY OF PICKERING One The Esplanade 2026 02 04
Pickering
L1V 6K7

Tel 905-420-4660
Email cadair@pickering.ca

Fees/Taxes/Payment

Statutory Registration Fee \$71.55
Total Paid \$71.55

File Number

Applicant Client File Number : 895 WONDER

The Corporation of the City of Pickering

By-law No. 8220/25

Being a by-law designate the lands legally described as Part of Block 4, Plan 40M-2770, being Part 1, Plan 40R-32906 (the “Percy House”) and municipally known as 895 Wonder Drive, Pickering, as being cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact a by-law to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas on December 15, 2025, Council endorsed the recommendations of its Heritage Advisory Committee to designate the Percy House as being of cultural heritage value or interest; and

Whereas the reasons for designation are set out in Schedule “A” to this by-law; and

Whereas the Council of The Corporation of the City of Pickering has caused to be served on the owners of the Percy House and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having general circulation in the municipality as requested by the *Ontario Heritage Act*; and

Now therefore the Council of The Corporation of the City of Pickering enacts as follows:

1. The Percy House, known municipally as 895 Wonder Drive is designated as being of cultural heritage value or interest for reasons set out in Schedule “A” attached hereto.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered on title to the 895 Wonder Drive (the Percy House).
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the 895 Wonder Drive (the Percy House) and the Ontario Heritage Trust and to publish notice of this by-law in a newspaper having general circulation in the City of Pickering as required by the *Ontario Heritage Act*.

By-law passed on this 15 of December, 2025.

“Kevin Ashe”

Kevin Ashe, Mayor

“Susan Cassel”

Susan Cassel, City Clerk

Schedule “A” By-law No. 8220/25

Reasons for Designation

Description of Property

895 Wonder Drive is a one-and-a-half storey Ontario Cottage built c. 1853. The brick building was originally located on the south side of Highway 7 (815 Highway 7), west of Whites Road, in 2024, the building was moved approximately 150 metres west to its current location.

Reason for Designation

The mid-nineteenth century farmstead, known as the Percy House, possesses design or physical value for the built heritage resource displaying a high degree of craftsmanship located on the property. The one-and-a-half storey brick residence constructed c. 1853 demonstrates representative elements of an Ontario Cottage with Neo-Classical and Georgian influences. These representative elements include the rectangular plan and symmetrical three-bay façade, side gable roof, entrance details including a wood surround with transom and sidelights, and multipaned windows. The residence reflects a unique vernacular interpretation of the style, characterized by its elaborate dichromatic brickwork, including the decorative stringcourse, quoins, and jack arches.

Through its function as a farm since 1853, the Percy House is directly associated with the agricultural development of the former Ontario Township and City of Pickering. This theme is significant as it historically contributed to the community’s early economic growth and continues to be practiced today.

Description of Heritage Attributes

The heritage attributes that contribute to the cultural heritage value or interest of 895 Wonder Drive include:

Residence Exterior

- One-and-a-half storey massing built to a rectangular plan;
- Red brick construction using the Flemish bond, dichromatic brickwork including quoins and decorative brickwork under the moulded cornice;
- Granite and fieldstone foundation;
- Symmetrical three-bay façade and symmetrical two-bay side elevations;
- Side gable roof with return eaves and extant moulded cornice;
- Paired interior end chimneys; Centrally placed entrance with side lights, transom and wood surround with classical detailing;
- Rectangular window openings with six-over-six double-hung sash windows, radiating brick voussoirs and wood sills;

Residence Interior

- Extant original layout;
- Fireplace mantle;
- Floor boards;
- Tall baseboards;

- Window and door surrounds;
- Balustrade and knob capped newel post; Stone fireplace collar embedded in second floor bedroom (southwest room); and
- Built-in corner cupboard in parlour on main floor.