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**NOTICE OF THE PASSING OF BY-LAW**

The Council of the Town of Whitchurch-Stouffville passed By-law 2026-006-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.

**Pleasantview House  
16776 Woodbine Avenue  
Town of Whitchurch-Stouffville  
Regional Municipality of York**

The Pleasantview House has cultural heritage value as the dwelling of Edward Randall, the blacksmith of the community of Pleasantville and also an early Quaker settler of the area, his father being one of the original settlers coming from Pennsylvania with Samuel Lundy. It is also the residence of Captain William Beresford prior to the construction of his manor, Coombwood, to the south of this property. The dwelling is also significant for its Regency Cottage design and high degree of craftsmanship displayed in the brickwork over the front window and door openings. The property has contextual value in its proximity to the historic crossroads of the hamlet, overlooking the nearby creek and road as is typical of the style.

**Written Notice of Objection**

Any person may, within 30 days after the date of this Notice, February 14th, 2026, 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](mailto:clerks@townofws.ca) or (905) 640-1900 ext. 2224

By-law 2025-006-DS is attached to this email.

**RECEIVED**  
2026/02/13  
(YYYY/MM/DD)  
Ontario Heritage Trust

**THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE**

**BY-LAW NUMBER 2026-006-DS**

BEING A BY-LAW to designate 16776 Woodbine Avenue  
(Pleasantview House) as having Cultural Heritage Value

**WHEREAS** pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the "*Ontario Heritage Act*"), 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 16776 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 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.

16776 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 4<sup>th</sup> day of February 2026.

READ a third time and passed this 4<sup>th</sup> day of February 2026.

  
Iain Lovatt, Mayor

  
Jenn Peplinski, Deputy Clerk

**Schedule A**  
**To By-law 2025-006-DS**

**REASON FOR DESIGNATION OF 16776 WOODBINE AVENUE  
(PLEASANTVIEW HOUSE)**

Part of Lot 31 Concession 3 former Township of Whitchurch, as in R230726; Town of Whitchurch-Stouffville;

**Description of Historic Place**

The property known municipally as 16776 Woodbine Avenue is located on Part of Lot 31, Concession 3 in the former Township of Whitchurch. The property is located on the west side of Woodbine Avenue just to the north of the intersection with Vivian Road. The property contains a one-storey brick home in the Regency Cottage architectural style and a detached rear yard garage.

**Statement of Cultural Heritage Value**

The property located at 16776 Woodbine Avenue has cultural heritage value as a rare example of the Regency Cottage architectural style in the Town and as the residence of Colonel William Beresford, a retired officer from the Prince Regent's Own Rifles. It also was the residence of local blacksmith in the community and early Quaker settler Edward Randall, and the later blacksmith James Sisler. Identified as Pleasantview House, the structure was likely built in the 1840s.

The property contains design or physical value in its Regency Cottage architectural style, common with British Officers who settled in Canada. This style is reflected in the rectangular floor plan, hip roof, and large windows which allow plenty of light into the interior. The large 12 over 12 windows appear to be original and mark the early construction of the property. The most prominent feature of the dwelling is the large front entryway with carved wooden door, sidelights, and prominent fanlight above. This is a rare example of the architectural style in the Town, with only one other known dwelling constructed in this style.

The property contains historical or associative value as the dwelling was likely constructed as the residence of Captain William Beresford (commonly referred to as Colonel, possibly due to a later militia posting) on the property of Edward Randall in advance of the construction of his larger home to the south of the intersection. It likely later served as the residence of Edward Randall and later James Sisler, both of whom practiced blacksmithing from the blacksmith structure that once stood immediately south of the property at the corner of Vivian Road and Woodbine Avenue. Edward Randall was born to an early Quaker settler of the area, John Randall, who settled in the first decade of the nineteenth century on Lot 30 of Concession 3. He represents the theme of early Quaker settlement in the area as well as the expansion of the farms and industries of these early Quaker immigrants throughout the nineteenth century.

The property contains contextual value due to its location in the community of Pleasantville, located close to the historic primary intersection of the hamlet. The property is also situated at the peak of a rise overlooking the nearby road and creek, typical of the Regency style. The property would also have been adjacent to the now lost blacksmith at the northwest corner of the intersection which previous owners Edward Randall and James Sisler both would have operated.

**Cultural Heritage Attributes**

The following heritage attributes display cultural heritage value and contribute to the design and physical value of the property at 16776 Woodbine Avenue:

- Regency Cottage architectural style;
- Rectangular floorplan with offset rear addition;
- Hip roof with overhanging eaves;
- Masonry construction;
- Twelve over twelve windows with brick jack arches;
- Sidelights on front façade windows;
- Front entryway with wooden sidelights and fanlight;
- Curved brick arch following curve of fanlight on front façade;
- Fieldstone foundation;
- Central brick chimney;
- Window and door openings on south, east, and north facades; and,
- Covered porch on south façade.

The following heritage attributes display cultural heritage value and contribute to the contextual value of the property at 16776 Woodbine Avenue:

- Proximity to intersection of Vivian Road and Woodbine Avenue, located within the Community of Pleasantville; and,
- Location on the top of the crest of a hill overlooking Vivian Road.